

APPLICATION TO BOURBON COUNTY JOINT PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. MS22-42 Fee Amount: \$150 #12741 Date Fee Received: 12/9/22

1. APPLICANT PEGGY L MENKER

MAILING ADDRESS 3575 NEWTOWN PIKE, LEXINGTON, KY 40511

PHONE NO. 419-722-4256 (HOME) (WORK)

2. TYPE OF REQUEST (Check one) MINOR SUBDIVISION MAJOR SUBDIVISION
AMENDED SUBDIVISION PLAT CONSOLIDATION

3. PLEASE CIRCLE: Paris/Bourbon County/ North Middletown/ Millersburg

4. SUBDIVISION NAME: TOTAL ACREAGE: 0.168 NUMBER OF LOTS: 1

5. EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONING DISTRICT: R-3

6. LOT INFORMATION (as it pertains to individual application):

Acreege of Original Lots: Property 1- 0.098 2- 0.070 3- 4- 5-

Acreege of Parcel to be divided: N/A

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

CHECKLIST:

- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
Attach a plan of the proposed use (as described above)
Attach a narrative of the proposed use (as described above)
Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
Attach a list of adjoining property owners (name and address)

Peggy L Menker

12-9-2022

APPLICANT SIGNATURE

DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court.

Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

REAL ESTATE TAX PAID AMT \$ 18.00
CYNTHIA SANTANA WILSON, BCC
DATE 11/7/22 BY A. Jay Hurst DC

BOOK **323** PAGE **803**

2022 NOV - 7 PM 4: 23
LODGED FOR RECORD
CYNTHIA SANTANA WILSON
BOURBON COUNTY CLERK

When Recorded Return To:
Bluegrass Land Title, LLC
449 Lewis Hargett Circle
Suite 190
Lexington, KY 40503
LEX2-22-41551

DEED

THIS DEED, made and entered into this 2nd day of November, 2022, by and between Margaret A. Chambers and Ronald R. Chambers, wife and husband, Anthony Chambers and Ashley Barnett, husband and wife, and Ahsya Chambers and Raphael Brown, wife and husband, First Party, with a mailing address of 314 East Jackson Street, Carbondale, IL 62901; AND Dual H Investments LLC, a Kentucky Limited Liability Company, Second Party, with a mailing address of 3575 Newtown Pike, Lexington, KY 40511;

The property tax bill to be sent in c/o Dual H Investments LLC at: 3575 Newtown Pike, Lexington, KY 40511;

WITNESSETH:

THAT, for a valuable consideration of \$18,000.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, its successors and/or assigns, as their interests may appear forever, the following described property located in Bourbon County, Commonwealth of Kentucky:

Beginning at a point on the south east margin of Cypress Street, in Paris, Kentucky, and at a corner to the property of Jack Dickerson, formerly owned by James Corbin, thence with Dickerson's line South 47 East 127 feet, to a corner to the property of Minnie Steele, formerly Al Hickman; thence South 49 West 28.5 feet, to another corner to Steele; thence with Steele' line North 40 West 51 feet, to another corner with Steele; thence with Steele's line South 49 West 17 feet, to another corner with Steele; thence with another line of Steele North 41 West 81 feet to a point on the south east margin of Cypress Street and corner to Minnie Steele; thence with the margin Cypress Street, North 51 1/2 East 35 feet, to the point of beginning.

Being the same property conveyed to John Guess and Alice M. Guess, by deed dated August 24, 1950 and of record in Deed Book 129, page 368, in the Bourbon County Clerk's office. Alice M. Guess predeceased John Guess, and pursuant to the survivorship clause in the aforesaid deed, fee simple title vested in John Guess. John Guess died testate on October 19, 1980, and pursuant to the Terms and Conditions of his Last Will and Testament recorded in Will Book EE, Page 402 in the Bourbon County Clerk's office, he devised this property to his friend Nannie Brooks. Nannie Brooks, a/k/a Nanine Brooks, died testate on September 5, 2018 and pursuant to the Terms and Conditions of her Last Will and Testament recorded in Will Book CCC, Page 711 in the Bourbon County Clerk's office, Margaret A. Chambers received a life estate to subject property with the remainder vesting in her children.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, its successors and/or assigns, as their interests may appear forever.

FIRST PARTY does hereby release and relinquish unto the Second Party, its successors and/or assigns, as their interests may appear forever, all of their right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, its successors and/or assigns, as their interests may appear forever, that they are lawfully seized in fee simple title to said

FIRST PARTY:

Margaret A. Chambers

Margaret A. Chambers

R. Chambers

Ronald R. Chambers

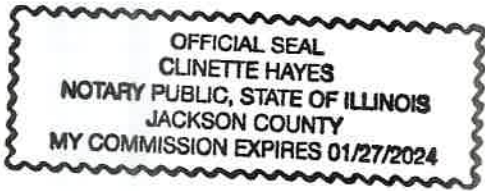
STATE OF Illinois
COUNTY OF Jackson

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 1 day of November, 2022 by Margaret A. Chambers and Ronald R. Chambers, wife and husband, First Party.

[Signature]

Notary Public

My Commission Expires: 01/27/2024



FIRST PARTY:

Ahsya Chambers

Ahsya Chambers

Raphael Brown

Raphael Brown

STATE OF Florida
COUNTY OF Broward

31st

The foregoing instrument was subscribed, sworn to and acknowledged before me on this ____ day of
October, 2022 by Ahsya Chambers and Raphael Brown, wife and husband, First Party.

Raphael Brown ID Produced Driver License

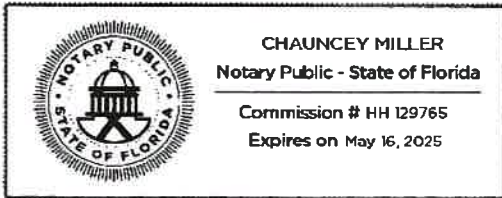
Ahsya Chambers ID Produced USA passport

Chauncey Miller

Notary Public Chauncey Miller

My Commission Expires: 05/16/2025

Notarized online using audio-video communication



SECOND PARTY:

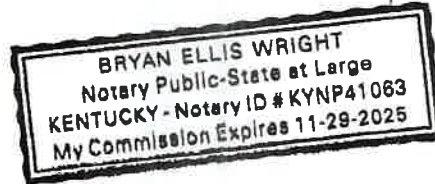
Dual H Investments LLC, a Kentucky Limited Liability Company

By: Peggy Lynn Menker Member
Peggy Lynn Menker, Member

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 3 day of November, 2022 by Peggy Lynn Menker, Member of Dual H Investments LLC, a Kentucky Limited Liability Company, Second Party.

B. E. Wright
Notary Public
KENTUCKY, State at Large
My Commission Expires: 11/29/25



Prepared By:
Mitchell & Grant, PLLC

[Signature]
Jeremy D. Mitchell, Attorney
2800 Palumbo Drive, Ste. 102
Lexington, KY 40509
(859) 266-1611

STATE OF KENTUCKY
COUNTY OF BOURBON, Sct.
I, CYNTHIA SANTANA WILSON, Clerk of Bourbon County Court,
do certify that the foregoing DEED
was on 11/7/2022 lodged in my office for record,
and that it has been duly recorded in my said office,
together with this and the certificate thereon endorsed.
Given under my hand.
CYNTHIA SANTANA WILSON, CLERK

Cynthia Santana Wilson, BCC.



5-13-88
mailed to
Thomas M &
Carol D. Brannock
116 Duncan Ave.
Paris, Ky

Filing Fee \$10.50
R.E. Tax 15.50
04-19-88
Betty Denton Hick
Cude

1322 CYPRESS ST.

DEED

THIS DEED between Charles Warrick, Executor of The Estate of Sunie S. Warrick, whose address is 4601 North Park Avenue, Chevy Chase, Maryland; Party of the First Part, and Thomas M. Brannock and Carol D. Brannock, husband and wife, whose address is 116 Duncan Avenue, Paris, Kentucky, Parties of the Second Part,

W I T N E S S E T H:

That for and in consideration of the sum of FIFTEEN THOUSAND-FIVE HUNDRED (\$15,500.00) DOLLARS, cash in hand paid, the receipt of which sum is hereby acknowledged by the First Party, the First Party has bargained and sold and by these presents does hereby grant and convey equally and jointly unto the Second Parties for their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described real estate, to-wit:

A certain house and lot of ground situated on the east side of Cypress (or Sycamore) street in the City of Paris, Bourbon County, Kentucky, bounded and described as follows:- Beginning at a point in the east line of Cypress or Sycamore Street, corner to Hickman heirs and Martha Brown; thence with the line of Martha Brown S. 35° 30' E 162.8 feet to a point corner to John O. Ayers; thence with the line of John O. Ayers N. 54° 30' E. 19 feet another corner to said Ayers; thence with another line of said Ayers S. 35° 30' E 64.5 feet to a point in the west line of Wainright Street; thence running with the margin of said street N. 73° 30' E 10.5 feet to a point corner to the lot of Nathan Steele; thence with the line of said Steele N. 31° W 45 feet to a point, another corner to said Steele; thence running with the line of said Steele N. 44° E 44 feet, more or less, to another corner to said Steele; thence running with said Steele's line S 46° E 10 feet to a point corner to the lot of John O. Ayers; thence with the line of said Ayers and Emma Berry N. 57° 30' E. 47 feet, more or less, to a point in the line of James H. Corbin and corner to Emma Berry;

JEFF V. LAYSON, JR.
PITTINGER BUILDING
P. O. Box 146
PARIS, KENTUCKY 40361



thence with the line of said Corbin N 47° W. 60 feet, more or less, to a point in his line and corner to Mollie Jones; thence with the line of said Jones S. 49° W. 28.5 feet to another corner to said Jones; thence with the line of said Jones N. 40° W. 51 feet, more or less, to another corner to said Jones; thence running with the line of said Jones S. 49° W 17 feet to another corner to said Jones; thence running with another of said Jones' Lines N. 41° W. 81 feet, more or less, to a point in the east margin of Cypress Street; thence running with the margin of Cypress Street S. 57° 30' W 47.5 feet, more or less, to the point of beginning, and being a part of the same property conveyed to Alfred Hickman, now deceased, by Oliver T. Stark and Louisa Stark, his wife, by deed of date April 2nd. 1886, and recorded in deed book No. 68 at page 634 of the Bourbon County, Kentucky Court records; And being the same property that was conveyed to Minnie W. Steele, Sunie S. Warrick and Charles T. Steele for and during their joint lives with remainder in fee simple to the survivor of them by deed dated September 23, 1959, of record in Deed Book 137, Page 173 in the Bourbon County Court Clerk's Office; the said Minnie W. Steele having thereafter died a resident of Bourbon County, Kentucky, on January 27, 1969, and said Charles T. Steele having thereafter died, a resident of Jefferson County, Kentucky in 1970; thereby the said Sunie S. Warrick became the owner of the entire fee simple interest in and to said property.

THERE IS EXCEPTED from the above described property the following:

Beginning at an iron post set in a block wall in the line of property of said Urban Renewal Area (shown on said Property Line Map as Parcel No. 1), thence S 67° 48' W 124.59 feet to a concrete monument, a corner with said Urban Renewal Area; thence with another line of said Urban Renewal Area S 35° 47' 30" E 3.89 feet to a post, another corner with said Urban Renewal Area; thence with other lines of said Urban Renewal Area N 56° 20' 30" E 19.09 feet to a post; S 34° 22' East 64.44 feet to a post; N 55° 32' 30" E 10.98 feet to a post, N 33° 37' 30" W 41.35 feet to a post; N. 42° 50' E 45.63 feet to a post; S 31° 35' E 9.20 feet to a post; and N 55° 34' 30" E 47.04 feet to the point of beginning and containing 1,468.52 square feet or 0.0337 acres; and being the same property conveyed to City of Paris Municipal Housing Commission by deed from Minnie W. Steele, ET AL dated June 23, 1966, of record in Deed Book 150, Page 140 in the Bourbon County Court Clerk's Office.

TO HAVE AND TO HOLD the hereinabove described real property unto said Second Parties equally and jointly for their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns for-

1318 Cypress Street
Paris, Bourbon County, Kentucky

December 9, 2022

Plan / Narrative of Proposed Use

The property located at 1318 Cypress Street will continue to be used for residential purposes. Please see plat for lot configuration.

Prior Board of Adjustment Actions

No prior Board of Adjustment actions have been taken regarding the subject property.

List of Adjoining Property Owners

1314 Cypress Street

John Thomas & Mary L. Dickerson

425 Hanson Street

Paris, Ky 40361

1401-1421 High Street

Housing Authority of Paris

2 Horton Drive

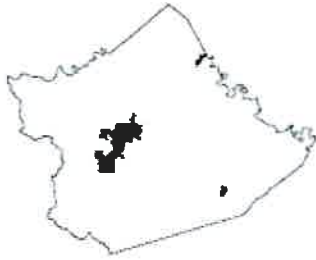
Paris, KY 40361

1322 Cypress Street

Thomas M. & Carol D. Brannock

P.O. Box 551

Paris, KY 40362


BOURBON COUNTY JOINT PLANNING OFFICE
525 High Street
Paris, KY, 40361
859.987.2150
www.bourboncountyplanning.com
Permit #: 373
Permit Type:
Address: CYPRESS ST 1318
City: PARIS
State: KY
Zip: 40361
Owner: Dual H Investments
Owner Address: 3575 Newton Pike
Owner City: Lexington
Owner State: KY
Owner Zip: 40511
Owner Phone: 419-722-4256
Owner Email: dualhinvestments@gmail.com
Receipt #: 261
Date: 12/09/2022
Paid By: Check # 12741
Description: Paid Check # 12741 for MS 22-42
Payment Type: Check
Payment Type Description: #12741
Accepted By: Micki Sosby
Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Consolidation Plat	Application		0.00	150.00	150.00
				Total:	\$150.00