

APPLICATION TO PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. M523-04 Fee Amount: \$ 150.00 # 12190 Date Fee Received: 2/10/2023

1. APPLICANT Arthur St. George & Michelle Sposato

MAILING ADDRESS 4865 Lexington Road, Paris, KY 40361

PHONE NO. 859 621 1617 (HOME) 859 621 1617 (WORK)

2. TYPE OF REQUEST (Check one)

MINOR SUBDIVISION MAJOR SUBDIVISION

AMENDED SUBDIVISION PLAT CONSOLIDATION

3. PLEASE CIRCLE: Parts/ Section 54.20 / North Middletown/ Millersburg

4. SUBDIVISION NAME: TOTAL ACREAGE: 617.38 NUMBER OF LOTS: 2

5. EXISTING USE: agriculture

ZONING DISTRICT: A-1

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

Acres of Original Lots: Property 1- 5+6=318.120+/-; 7=299.26

4-

Acres of Parcel to be divided: 318.12 +/-

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)

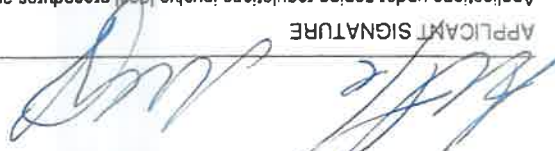
Attach a plan of the proposed use (as described above)

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)

APPLICANT SIGNATURE



DATE

1/20/2023

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. You are not required to employ an attorney but you are encouraged to do so.

File No. 23-5304

February 10, 2023

Bourbon County Planning Commission
525 High Street, Room 127
Paris, Kentucky 40361

RE: Consolidation @ Hutchison Road (KY 1939), Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 53.306 acre tract with an existing 299.26 acre tract. The land use will remain the same-agricultural.

To our knowledge, the board of adjustments has not taken any prior action in regards to this property.

The adjoining property owners are:

TIMOTHY C & BETTY L THORNTON, 655 HUTCHISON RD, PARIS KY 40361
ANN B JONES & DAMIAN C LYNCH, 613 HUTCHISON RD, PARIS KY 40361
BARBARA J REYNOLDS, 5009 LEXINGTON RD, PARIS KY 40361
STONELEIGH FARM LLC, 4891 LEXINGTON RD, PARIS KY 40361
ROBERT A & MARTHA S BIDDLE, 4888 LEXINGTON RD, PARIS KY 40361
FORE OAKS LLC, 402 HOUSTON OAKS DR, PARIS KY 40361
MINGUA RONALD TRUST, PO BOX 412, PARIS KY 40362
RONALD MINGUA & PAMELA MINGUA, PO BOX 412, PARIS, KY 40362
MARGARET T BUCKLEY REVOCABLE TRUST, 741 HUTCHISON RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made and entered into this 15th day of September, 2005, by and between, and TIMOTHY C. THORNTON and BETTY LEBUS THORNTON, husband and wife, and MARGARET T. BUCKLEY and MICHAEL J. BUCKLEY, wife and husband, of 741 Hutchison Road, Paris, Kentucky 40361 ("First Parties") and THRAVE MAIN STUD, L.L.C., a Kentucky limited liability company of 741 Hutchison Road, Paris, Kentucky 40361 ("Second Party").

W I T N E S S E T H :

That the First Parties, for and in consideration of the sum of \$1.00, cash in hand paid by Second Party, the receipt of which is hereby acknowledged, have BARGAINED and SOLD and do hereby GRANT and CONVEY unto the Second Party, its successors and assigns FOREVER, the following described real property together with all improvements thereon and appurtenances thereunto belonging, located in the County of Bourbon, State of Kentucky, and more fully described as follows, to-wit:

All that tract or parcel of land situated on the northerly side of the Hopewell and Bethlehem Pike in Bourbon County, Kentucky, and more fully described and bounded as follows, viz:

Beginning at a point in the center of the Hopewell and Bethlehem Pike, corner to (now or formerly) Nichols; thence with said Nichols for five lines N 00° 15' W 2581.3 feet, S 89° 45' W 826.5 feet, N 00° 05' E 3342 feet, S 88° 34' E 232.6 feet and N 03° 38' E 197.5 feet to the line of (now or formerly) Thomas Wilson heirs; thence with said Wilson McLeod; thence with (now or formerly) McLeod and continuing with (now or formerly) Claybrook for ten lines S 03° 45' W 960 feet, S 03° 36' W 402 feet, S 68° 00' W 104 feet, S 02° 40' E 600 feet, S 02° 00' E 381 feet, S 09° 00' E 300 feet, S 07° 09' E 600 feet, S 03° 55' E 378 feet, N 88° 00' E 61+ feet, and S 08° 20' W 2445 feet to the center of the aforesaid Hopewell and Bethlehem Pike; thence with the center of said pike for two lines S 88° 32' E 942 feet and S 87° 55' E 2121.5 feet to the beginning; and containing 334.12 acres, more or less, as per survey made by Cecil C. Harp, a Registered Civil Engineer of Lexington, Fayette County, Kentucky bearing the date of July 21, 1945.

Being the same property conveyed to First Parties by Deed dated June 15, 2005 of record in Deed Book 261, Page 145 in the Bourbon County Clerk's office.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the said Second Party, its successors and assigns FOREVER.

First Parties do hereby release and relinquish unto the Second Party, its successors and assigns, all of their right, title and interest in and to said property, including homestead, dower

MAIL TO ATTORNEY

05 SEP - 7 PM 3:49

INDEXED FOR RECORD
APR 24 2006
MARIAN STIMPERS
CLERK

REAL ESTATE TAX PAID AMT \$ 2,950.00
RICHARD STIPP EADS, BCC
DATE 5-20-16 BY Mary Talbot DC

BOOK 300 PAGE 788

DEED

THIS DEED made and entered into this 17th day of May, 2016, by and between Stoneleigh Farm, LLC, a Kentucky limited liability company, whose address is 4891 Lexington Road, Paris, KY 40361, party of the first part, and Arthur St. George and Michelle Sposato husband and wife, whose address is 4865 Lexington Road, Paris, KY 40361, parties of the second part. This address is also the in care of address to which the current year's property tax bill(s) may be mailed pursuant KRS 382.135(1)(c).

WITNESSETH:

That for and in consideration of the sum of TWO MILLION NINE HUNDRED FIFTY THOUSAND DOLLARS (\$2,950,000.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the party of the first part, the party of the first part has bargained and sold and does hereby grant, sell, alien, and convey in fee simple, unto the parties of the second part, jointly for and during their natural lives with remainder in fee simple unto the survivor of them, his or her heirs and assigns forever, the following described property lying and being in BOURBON County, Kentucky, and being more particularly described as follows

See Exhibit A. Attached Hereto and Made a Part Hereof for Legal Description.

Being a part of the same property conveyed to Stoneleigh Farm, LLC, by deed dated January 3, 2006, and of record in Deed Book 263, page 703, Bourbon County Clerk's Office..

TO HAVE AND TO HOLD the above described property with improvements thereon and appurtenances thereunto belonging in fee simple unto the parties of the second part, jointly for and during their natural lives with remainder in fee simple unto the survivor of them, his or her heirs and assigns forever, with covenant of GENERAL WARRANTY OF TITLE. This conveyance is made subject to all applicable zoning regulations, and any easements, covenants, and/or restrictions of record.

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify, pursuant to KRS Chapter 382, that the consideration reflected in this Deed is the correct and full consideration paid for the property. We further certify our understanding that falsification of the stated consideration of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000. Second parties join in this Deed solely for the purpose of this Consideration Certificate.

IN TESTIMONY WHEREOF, witnesseth the signatures of the parties on this the day and

year first above written.

RECORDED - 2016 MAY 20 10:38 AM
RICHARD STIPP EADS
BOURBON COUNTY CLERK

J. Eric Coffman
Bullock & Coffman, LLP
234 North Limestone
Lexington, KY 40507
MAIL TO

EXHIBIT A

Beginning at an iron pin found (stamped "KYDOT") on the southeastern right of way of U.S. Highways 27 and 68 (Parts Lexington Road) a the northeast corner of those lands of Reynolds (D.B. 248, Pg. 01); thence along the southeasterly right of way of the Parts-Lexington Road the following calls: N 58° 15' 43" E 332.07' to an iron pin set (#2434); thence N 57° 59' 50" E 595.51' to an iron pin set (#2434); thence N 57° 59' 50" E 1419.88' to an iron pin set (#2434); thence N 57° 59' 50" E 297.64' to an iron pin set (#2434); thence N 57° 59' 50" E 584.31' to an iron pin set (#2434); following calls: S 59° 59' 48" E 564.31' to an iron pin set (#2434); thence S 03° 37' 06" W 1112.72' to a fence post, with a witness iron pin set at the base of the post (#2434); thence S 87° 00' 42" E 2019.82' to a T-Rail Post with a witness iron pin set at the base of the post (#2434) at the corner of those lands of Rankin (D.B. 258; Pg. 403); thence along the line of Rankin the following calls: S 03° 30' 49" W 1990.75' to a found stone, and a witness iron pin set (#2434) set alongside; thence N 84° 57' 37" W 418.37' to a fence post, with a witness iron pin set at the base of the post (#2434); thence 02° 41' 13" W 832.00' to a T-Rail Post, with a witness iron pin set at the base of the post (#2434) at the corner of those lands of Thomson (D.B. 261; Pg. 145); thence along the line of Thomson, N 87° 53' 24" W 2165.83' to an iron pin set at the corner of those lands of Reynolds (D.B. 246, Pg. 01); thence along the lines of Reynolds the following calls: N 02° 58' 25" E, 217.26' to a fence post with a witness iron pin set at the base of the pole (#2434); thence N 79° 46' 35" W 479.12' to a T-Rail Post, with a witness iron pin set at the base of the post (#2434); thence N 03° 35' 38" E 873.54' to an iron pin set (#2434); thence N 67° 48' 22" W 1375.06' to an iron pin set (#2434); thence 44° 40' 04" W 151.90' to an iron pin set (#2434); thence N 49° 38' 22" W 1860.16' to the point of beginning, containing 353.879 acres as surveyed and described by Sam Bailey, P.L.S., #2434.

THERE IS HOWEVER EXCEPTED HEREFROM AND NOT CONVEYED HEREBY: That Tract or Parcel containing 54.617 acres, more or less, as is shown on plat entitled " Farm Division Stoneleigh Farm" of record in Plat Cabinet C, Slide 377, in the Bourbon County Clerk's Office.

The Tract herein conveyed consisting of 299.26 acres, more or less.

State of Kentucky, County of Bourbon, Scl.
 I, RICHARD STIPP EADS, Clerk of Bourbon County
 Court, do hereby certify that the foregoing
 was, on the 20th day of May, 2016
 at 3:01 P.M., lodged in my office for record, and
 that it has been duly recorded in my said office,
 together with this and the certificate hereon endorsed,
 Give under my hand.
Richard Stipp Eads, BCC



122653
 Filed on: 05/20/2016 12:00:00 AM
 Book: DEED Number: 300
 Pages: 788 - 798
 Richard Stipp Eads, Bourbon County
 DC: MARY TALBOT