

DARNELL ENGINEERING, INC.

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ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
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ALD 24-17

June 14, 2024

150⁰⁰

File No. 24-5793

6/14/2024

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

RE: Ag Land Division @ Georgetown Road (US 460), Bourbon County

Dear Sirs:

Please find transmitted herewith an Agricultural Land Division Application and plat. The purpose of this plat is to create and divide off a 13.315 acre parcel. The land use will remain the same; agricultural. To our knowledge there has been no previous action taken by the board of adjustments in regards to this property.

The adjoining property owners are:

TOWN & COUNTRY REAL ESTATE HOLDINGS LLC, 241 RUSSELL CAVE RD,
GEORGETOWN KY 40324
BILLY GENE ELDRIDGE, 221 RUSSELL CAVE RD, GEORGETOWN KY 40324
HILLARY K & HOLLAND E YOUNG, 13890 WILLISTON WAY, NAPLES FL 34119
SANDRINGHAM FARM LLC, 13890 WILLISTON WAY, NAPLES FL 34119
WILLIAM & ELIZABETH MAHAN REVOCABLE TRUST, PO BOX 13411, LEXINGTON KY
40583

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

OWNER'S CERTIFICATE
 I (We) do hereby certify that I am (We are) the owners of the property shown and described hereon and that I (We) hereby adopt this as my (our) plan of lots for this property.

Owner: *S. Stipp*
 Date: _____

Penland Inc.
 DB180, Pg32

LINE	BEARING	DIST.
L1	N 89 18 26 E	- 109.98'
L2	S 89 52 26 E	- 331.07'
L3	S 12 51 51 E	- 455.36'
L4	S 12 42 03 E	- 427.05'
L5	S 09 51 56 E	- 136.71'
L6	S 81 30 30 W	- 509.41'
L7	N 08 17 32 W	- 1081.14'

I.P. (set)
 W/ID Cap
 (1662)



Witness Monument

STATE OF KENTUCKY
 W. E. HUDNALL
 1662
 REGISTERED
 LAND SURVEYOR

ENGINEER'S CERTIFICATE

I hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverse with an unadjusted error of closure traverse with an error of closure not being greater than 1:5000. The bearings and distances shown hereon have not been adjusted for closure. This is a Class B Survey and meets or exceeds the minimum standards of all governing authorities.

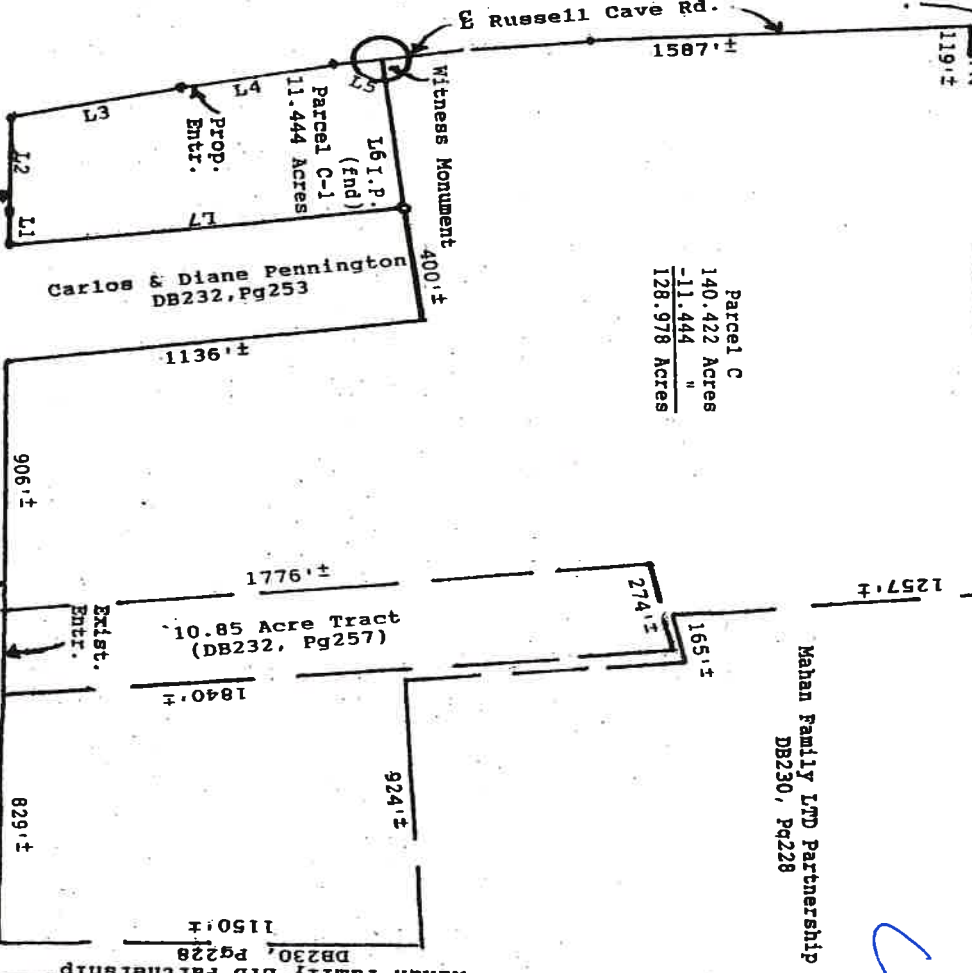
W. E. Hudnall
 Date: 4/27/00

Nina Eldridge
 DB221, Pg343

Tri County Farm LLC
 DB223, Pg377

Penland Inc.
 DB194, Pg612

Parcel C
 140.422 Acres
 -11.444
 128.978 Acres



CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the plat shown and described hereon has been found to comply with the requirements of the Bourbon County Joint Planning Commission and that it has been approved for recording.

Chairman, Planning Commission
[Signature]
 6/21/00

Mahan Family LTD Partnership
 DB230, Pg228

C/2004

Site
 Russell Cave Rd.

DS 460

VICINITY MAP
 N.T.S.

RECORDED FOR RECORD
 RICHARD STIPPE
 BURBON COUNTY CLERK
 02 JAN 18 PM 2:03
 HILL RD.

Note:
 The basis of the bearings was in relation to the southern boundary line of the Carlos & Diane Pennington Property. (DB232, Pg253).



AGRICULTURAL LAND DIVISION
 FOR
 PARSONS COMMERCIAL MAINTENANCE
 & CONTR. CO., INC.
 2975 Georgetown Rd. Bourbon Co., KY.

WILLIAM E. HUDNALL LAND SURVEYOR
 156 WOODMONT COURT
 PARIS, BURBON COUNTY, KENTUCKY

DATE	SCALE	DRAWN BY	CHECKED BY
4-25-2000	1" = 500'	W.E.H.	
DB232, Pg260		SHEET NO. 1 OF 1	PROJECT NO. A252000 DRAWING NO. A25200001



QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this 16 day of October, 2015, by and between **LOUISE H. COURTELIS**, a single person, of 2975 Russell Cave Road, Paris, KYK 40361, PARTY OF THE FIRST PART, and **TOWN & COUNTRY REAL ESTATE HOLDINGS, L.L.C.**, a Kentucky Limited Liability Company, with a mailing address of 241 Russell Cave Road, Georgetown, KY 40324, PARTY OF THE SECOND PART.

The property tax bill for the current year should be mailed "in care of" Town & County Real Estate Holdings, L.L.C., 241 Russell Cave Road, Georgetown, KY 40324.

WITNESSETH:

That the Party of the First Part does hereby remise, release, quitclaim and convey unto the Party of the Second Part, in fee simple, its successors and assigns forever, all of the right, title, interest or claim of the Party of the First Part in and to the following described real property in Bourbon County, Kentucky, to-wit:

TRACT 1

Being all of Lot No. 3 of a subdivision plat of Unit 1-A, Pennland, Incorporated, prepared by John George Home & Assoc., of record in the Bourbon County Clerk's Office in Plat Cabinet A, Slide 138 and shown as Pennland-Unit 1A on Consolidation Minor Subdivision of Pennington Property of record in Plat Cabinet B, Slide 378, in the aforesaid Clerk's Office; said property contains 10.85 acres and designated as 2975 Georgetown Road.

TRACT 2

Being all of Parcel C (consisting of 128.9789 acres of land) of the Agricultural Land Division for Parsons Commercial Maintenance & Construction Co., Inc., an Illinois corporation, as shown by plat of record in Plat Cabinet C, Slide 94, of the Bourbon County Clerk's Office; the subject property being known as 3005 Georgetown Road.

BEING the same property conveyed to Louise H. Courtelis, a single person, by deed dated January 18, 2008, and of record in the Office of the Bourbon County Court Clerk in Deed Book 274, at Page 78.

LOUJEN FOX HILLARD
RICHARD STIFFLEADS
BOURBON COUNTY CLERK

2015 OCT 29 PM 12:42