

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. MS 24-10 Fee Amount: \$ 150.00 Date Fee Received: 6/14/2024

1. APPLICANT Ellis Brent Garrison

MAILING ADDRESS 1135 Karla Dr Paris

PHONE NO. 859-707-6493 (HOME) 859-987-0597 (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: NUMBER OF LOTS: 2

5. EXISTING USE: House ZONING DISTRICT: R-3

6. LOT INFORMATION (as it pertains to individual application):
Acreage of Original Lots: Property 1- 0.086 2- 0.086 3- 4- 5-
Acreage of Parcel to be divided:

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)
N/A 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 [Signature] DATE 5-6-24

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.

1) Property across the street: 863 Lylesville ST (Lot # 31)

A&A Bassett Properties LLC

5445 Paris Pike

Georgetown KY 40324

2) Property to the Left: 859 Lylesville St

Eva & Williams & Richard Fields

859 Lylesville St

Paris, KY 40361

3) Property to the Right:

Stephanie Porter

4611 Frogtown Lane

Lexington, KY 40513

4) Empty Lot across the Street: 873 Lylesville ST (Lot #35)

Demarcus Burdette

873 Lylesville St

Paris, KY 40361

5) Corner lot: 875 Lylesville St

Ho Duc Minh & Thu Hoai Thi Do

231 E Main St

Paris, KY 40361

Adjoining
property
owners

mailed to
Ellis Garrison
3/4/05

LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK

02 DEC 23 PM 3:14

\$7.50
R & TAU PD
12/23/02

Richard Stipp Eads REC
By: Mary Elizabeth Subbitt

BOOK 249 PAGE 348

DEED

THIS DEED OF CONVEYANCE executed into this 18th day of December, 2002 by and between TWANA JOHNSON AND REV. WINFRED C. SMITH AS POWER OF ATTORNEY FOR IZMA FIELDS whose mailing address is 863 Lylesville Street, Paris, KY 40361, hereinafter Grantor; and Ellis B. Garrison whose mailing address is 1135 Karla Drive, Paris, KY 40361, hereinafter Grantee.

WITNESSETH:

That for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500), cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant and convey unto Grantee, for and during his life, his heirs and assigns forever, in fee simple, the following described property located in the County of Bourbon, in the Commonwealth of Kentucky:

Lot No. 32 represented on the plat of certain lands laid out by John A. Lyle's Executrix into town lots, in the City of Paris on Houston Creek. Said lot is 40 by 85 feet fronts on new street 40 feet and runs back the same width 85 feet to the line of V. Bros. Vineyard (now Lancaster Northutt).

Being the same property conveyed to Richard Fields and Izma Fields by deed from Christina Adkins, Trustee, filed of record in Deed Book 245, Page 566, Office of the Bourbon County Clerk, Paris, Kentucky.

TO HAVE AND TO HOLD, the above described property, together with all appurtenances and privileges thereunto belonging unto the said Grantee, his heirs and assigns forever.

Grantor does hereby release and relinquish unto Grantee, his heirs and assigns of her right, title and interest in and to the above described property, including dower, curtesy and all exemptions allowed by law, and does hereby covenant to and with Grantee, his heirs and assigns, that she is lawfully seised in fee simple title to

Legal
Description
House
LOT



property and has good right to convey the same as herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that she will WARRANT GENERALLY the title to said property.

Provided, however, this conveyance and the covenants herein made are expressly subject to all restrictions and easements which may appear of record in the Bourbon County Court Clerk's Office.

Grantee assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this deed is the full consideration paid for the property.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

Signature of Twana Johnson
IZMA FIELDS by TWANA JOHNSON
POWER OF ATTORNEY
("Grantor")

Signature of Rev. Winfred C. Smith
IZMA FIELDS by REV. WINFRED C. SMITH
POWER OF ATTORNEY
("Grantor")

Signature of Ellis B. Garrison
ELLIS B. GARRISON, Individually
("Grantee")

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed was subscribed, sworn to, and acknowledged before me this 18th day of December, 2002, by Izma Fields by Twana Johnson, Power of Attorney, as Grantor.

My commission expires on: 4/13/2005

Linda H. Johnson
NOTARY PUBLIC-STATE AT LARGE

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed was subscribed, sworn to, and acknowledged before me this 18th day of December, 2002, by Izma Fields by Rev. Winfred C. Smith, Power of Attorney, as Grantor.

My commission expires on: 4/13/2005

Linda H. Johnson
NOTARY PUBLIC-STATE AT LARGE

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed was subscribed, sworn to, and acknowledged before me this 18th day of December, 2002, by Ellis B. Garrison, as Grantee.

My commission expires on: 4/13/2005

Linda H. Johnson
NOTARY PUBLIC-STATE AT LARGE

THIS DEED PREPARED BY:

Shari Overly
OVERLY & JOHNSON LLC
6 EAST FOURTH STREET, LLC
PARIS, KENTUCKY 40361
(859) 987-9879

State of Kentucky, County of Bourbon, Sci.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court, do certify that the foregoing

was, on the 18 day of Dec, 2002
at 3:14 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 thereon
enclosed. Given under my hand.

Richard Stipp Eads, Bcc

mailed to:
Ellis Garrison
3/4/03

LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK

4450
R. E. Taylor
12-23-02
Richard Stipp Eads/ACC
By: Marylualee Valboe

BOOK 249 PAGE 351

02 DEC 23 PM 3: 15



DEED

THIS DEED OF CONVEYANCE executed into this 20th day of December, 2002 by and between TWANA JOHNSON AND REV. WINFRED C. SMITH AS POWER OF ATTORNEY FOR IZMA FIELDS whose mailing address is 863 Lylesville Street, Paris, KY 40361, hereinafter Grantor; and ELLIS B. GARRISON whose mailing address is 1135 Karla Drive, Paris, KY 40361, hereinafter Grantee.

WITNESSETH:

That for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500), cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant and convey unto Grantee, for and during his life, his heirs and assigns forever, in fee simple, the following described property located in the County of Bourbon, in the Commonwealth of Kentucky:

A certain lot lying and being on the Paris & Georgetown Pike in Bourbon County, Kentucky, near Houston Creek being Lot No. 30 on the plat as laid out by John A. Lyle's Executrix in town lots said lot on new street 40 feet and extends back therefrom with the line of Lot No. 28 on one side and the line of Lot No. 32 on the other side a distance of 85 feet to the Catholic Convent, now Bourbon Female College same width as in front.

Being the same property conveyed to Richard Fields and Imza Fields by deed from Christina Adkins, Trustee, filed of record in Deed Book 245, Page 566, Office of the Bourbon County Clerk, Paris, Kentucky.

TO HAVE AND TO HOLD, the above described property, together with all appurtenances and privileges thereunto belonging unto the said Grantee, his heirs and assigns forever.

Grantor does hereby release and relinquish unto Grantee, his heirs and assigns, all of her right, title and interest in and to the above described property, including dower and curtesy and all exemptions allowed by law, and does hereby covenant to and with said

Legal Description
GARAGE
LOT

Grantee, his heirs and assigns, that she is lawfully seised in fee simple title to said property and has good right to convey the same as herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that she will WARRANT GENERALLY the title to said property.


Provided, however, this conveyance and the covenants herein made are expressly subject to all restrictions and easements which may appear of record in the Bourbon County Court Clerk's Office.


Grantee assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.


CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this deed is the full consideration paid for the property.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.


IZMA FIELDS by TWANA JOHNSON
POWER OF ATTORNEY
("Grantor")


IZMA FIELDS by REV. WINFRED C. SMITH
POWER OF ATTORNEY
("Grantor")


ELLIS B. GARRISON, Individually
("Grantee")

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed was subscribed, sworn to, and acknowledged before me this 18th day of December, 2002, by Izma Fields by Twana Johnson, Power of Attorney, as Grantor.

My commission expires on: 4/13/2005

Linda H. Johnson
NOTARY PUBLIC-STATE AT LARGE

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

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Linda H. Johnson
NOTARY PUBLIC-STATE AT LARGE

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed was subscribed, sworn to, and acknowledged before me this 18th day of December, 2002, by Ellis B. Garrison, as Grantee.

My commission expires on: 4/13/2005

Linda H. Johnson
NOTARY PUBLIC-STATE AT LARGE

THIS DEED PREPARED BY:

Shirley Overly
OVERLY & JOHNSON, LLC
6 EAST FOURTH STREET, LLC
PARIS, KENTUCKY 40361
(859) 987-9879

State of Kentucky, County of Bourbon, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court, do certify that the foregoing

was on the 23 day of Dec, 2002
at 3:52 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 thereon
endorsed. Given under my hand.

Richard Stipp Eads, BCC

862 Lylesville St – House – Lot # 32

Land

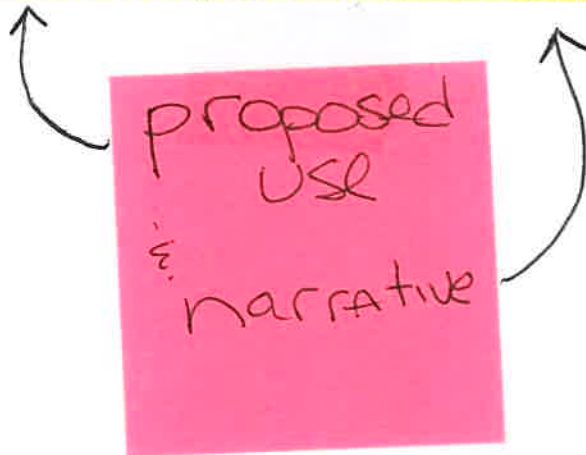
Plat Book DB 55/412
Lot Size 0.086
Frontage 68

Depth 90
Zoning R-3
Flood Plane No



Vac Lot = L#30 – Zoning R-3

We would like to have the two Lots combined so a garage can be built on the empty lot.





Garrison
Consolidation

Proposed
Use



Plat
of
Consolidation
①

-Garage