

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. MS24-11 Fee Amount: \$150⁰⁰ Date Fee Received: 6/14/2024

1. APPLICANT Steven E. Davis & Sarah G. Davis

MAILING ADDRESS 711 Ardery Road, Paris, KY 40361

PHONE NO. Steve-(859) 421-4460 (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: 81.415 NUMBER OF LOTS: 2

5. EXISTING USE: agriculture ZONING DISTRICT: A-1

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

Acreage of Original Lots: Property 1- 1=5.912; 2+3=75.503 2- _____ 3- _____ 4- _____ 5- _____

Acreage of Parcel to be divided: N/A-two existing tracts of record to be consolidated into one

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)

Steven E. Davis Sarah G. Davis 5-30-24
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. You are not required to employ an attorney but you are encouraged to do so.

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Telephone

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
allenpatrickdarnell@gmail.com (EMAIL)

June 14, 2024

File No. 24-5781

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

RE: Consolidation @ #711 Ardery Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 15.912 acre parcel with an existing 75.503 acre parcel. 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:

GARRY R & BRENDA S STITH, 695 ARDERY RD, PARIS KY 40361
PATSY H SAUNDERS REVOCABLE TRUST, 102 RAMSEY CIRCLE #B, VERSAILLES KY
40383
DONALD RAY & SANDRA HOGAN, 1525 MILLERSBURG RD, PARIS KY 40361
LEEANN MAY, 739 ARDERY RD, PARIS KY 40361
VEDA VAUGHN MIRACLE, 721 ARDERY RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

REAL ESTATE TAX PAID AMT \$ 0
CYNTHIA SANTANA WILSON, BCC
DATE 11/7/23 BY DeJay Hurst DC

327/357

DEED

This **DEED OF CONVEYANCE** made and entered into this the 27th day of September, 2023 by and between **CHAD T. DAVIS**, a single person, 123 Bourbon Acres Road, Paris, Kentucky 40361 and **JESSICA L. DAVIS**, a single person, 123 Bourbon Acres Road, Paris, Kentucky 40361 (“Grantors”), and **STEVEN E. DAVIS** and **SARAH G. DAVIS** husband and wife, 711 Ardery Road, Paris, Kentucky 40361 (“Grantees”). The in-care of tax mailing address for the current year is c/o Steven E. Davis and Sarah G. Davis, 711 Ardery Road, Paris, Kentucky 40361.

WITNESSETH:

For and in consideration of the love and affection between parties, Chad T. Davis being the son of Steven E. Davis and Sarah G. Davis, Grantors do hereby gift, grant, and convey unto Grantees, for and during their joint lives with remainder in fee simple to the survivor or them, his or her successors and assigns forever, in fee simple, the following described real property located in Bourbon County, Kentucky, to-wit:

Being all of Parcel 1 of the Steven E. Davis and Sarah G. Davis land division, containing 5.912 acres and in accordance with a survey and plat by Darnell Engineering, Inc. on May 25, 2021 of record in Plat Cabinet D, Sheet 69, Bourbon County Court Clerk’s Office, Paris, Kentucky, to which said plat reference is hereby made for a more particular description.

BEING the same property conveyed to Chad T. Davis and Jessica L. Davis, husband and wife, by deed dated July 27, 2021, and of record in Deed Book 318, Page 543, in the Office of the Clerk aforesaid.

T-DAVIS

EXHIBIT "A"

A 5.093 acre tract of land fronting on the Ardery Pike and designated as Tract Two (2) in a Plat recorded in Plat Cabinet B, Slide _____.

Being a part of the same property conveyed to Steven E. Davis and Sarah G. Davis, wife, from E. R. Davis, Jr. and Aleitha Davis, wife, by deed dated November 10, 1997, and of record in the Bourbon County Clerk's Office in Deed Book 229, Page 749.

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

Deed
was, on the 3 day of Dec., 1998
at 2:18 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, Sec

LOGGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK
98 DEC -3 PM 2:18

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

RICHARD D. JORDON
DB 217, PG 73

11/18/98

DATE

OWNER'S CERTIFICATE

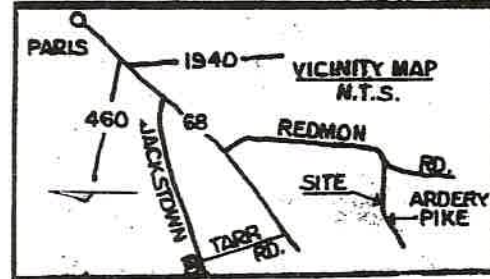
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS AS MY(OUR) PLAN OF LOTS FOR THIS PROPERTY.

OWNER

DATE

OWNER

DATE



Line	Bearing	Dist.
L1	S 86 04 27 E	62.95'
L2	S 87 33 08 E	78.85'
L3	S 88 28 00 E	118.08'
L4	S 04 14 24 W	874.35'
L5	N 86 27 15 W	250.00'
L6	N 03 32 45 E	868.76'

Note:

This division is for mortgage purposes. Should foreclosure result in the sale of this parcel, the purchaser is hereby notified that the permitted land use of this parcel is agricultural, as defined by law.

NOTE:

ALL CORNERS MARKED WITH 1/2" REBAR (SET) W/ YELLOW ID CAP (1662) UNLESS NOTED OTHERWISE.

CERTIFICATE OF APPROVAL COUNTY ROAD SUPERVISOR

I HEREBY CERTIFY THAT THE BOURBON COUNTY ROAD DEPARTMENT HAS INSPECTED THE SITE OF THE ENTRANCE PROPOSED ON THIS PLAT AND FOUND IT TO MEET ALL CURRENT SAFETY STANDARDS INCLUDING THE TIME/SITE DISTANCE STANDARDS OF SECTION 345(A) 4(1) IN THE BOURBON COUNTY SUBDIVISION REGULATIONS.

SIGNATURE: *Don Merkle* DATE: 11-11-98



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 A UNADJUSTED ERROR OF CLOSURE BEING GREATER THAN 1:5000. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL GOVERNING AUTHORITIES. THIS IS A CLASS B SURVEY.

SIGNATURE: *William E. Hudnall* DATE: 11/11/98

REGISTERED FOR RECORD

Richard D. Jordan
Richard Stipp Eads
Bourbon County Clerk
98-Dec-3-PM 2:17
1:11 PM

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

AGRICULTURAL LAND DIVISION
FOR
STEVE DAVIS
ARDERY ROAD

WILLIAM E. HUDNALL LAND SURVEYOR
158 WOODMONT COURT
PARIS, BOURBON COUNTY, KENTUCKY

DATE 11-9-98	SCALE 1" = 600'	DRAWN BY W.E.H.	CHECKED BY
SHEET NO. 10F1	PROJECT NO. N998	DRAWING NO. N998I	

TRACT 1
81.415 ACRES
-5.093 "
76.322 ACRES

TRACT 2
SEACV E60.5
L5
L6
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LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK
98-DEC-3-PM 2:17
1:11 PM

GARRY STITH
DB 192, PG 467

ARDERY PIKE

THOMAS DAVIS
DB 229, PG 745

STEVE B.
THOMAS DAVIS
DB 229, PG 753

0.6 MI TO REDMON RD.

B/391B



1-11-99
Mailed to:
S. Davis

234/168



DEED

THIS DEED made and entered into this 12/3/98
by and between STEVEN E. DAVIS and SARAH G. DAVIS, husband
and wife, 1807 Primrose Path, Paris, KY 40361, Parties of
the First Part, GRANTORS, and STEVEN E. DAVIS, a married
man, Party of the Second Part, GRANTEE, whose mailing
address is 1807 Primrose Path, Paris, KY 40361.

WITNESSETH

That for and in consideration of the sum of \$1.00
and other good and valuable consideration paid to First
Parties by Second Party, the receipt of all of which
consideration is hereby acknowledged by First Parties, First
Parties have bargained and sold and by these presents do
hereby grant and convey unto Second Party, in fee simple the
following described real property, located in BOURBON
County, Kentucky, and more particularly described as
follows:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

Being a part of the same property conveyed to
Steven E. Davis and Sarah G. Davis, wife, from
E. R. Davis, Jr. and Aleitha Davis, wife, by
deed dated November 10, 1997, and of record in
the Bourbon County Clerk's Office in Deed Book
229, Page 749,

TO HAVE AND TO HOLD to the Second Party in fee
simple, together with all improvements thereon and
appurtenances thereof with covenant of General Warranty,
free and clear of all encumbrances, / subject however, to ^{except \$107,850.00 mortgage to Kentucky} Bank
easements, restrictions of record, and planning and zoning

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment, using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are related to Kentucky North Zone State Plane.

Date June 23, 2021

Allen Patrick Darnell
P.O. Box 175
Cynthiana, Kentucky 41031

COMMISSIONER'S CERTIFICATION

I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

Date 7-15-2021

AR
Planning Commission Official

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by See Sources of Title, and recorded in Deed Book , page , in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Steven E. Davis
Witness

Sarah G. Davis
Owner

5-16-164 Hwy 304th Cynthiana, KY 41031
Address

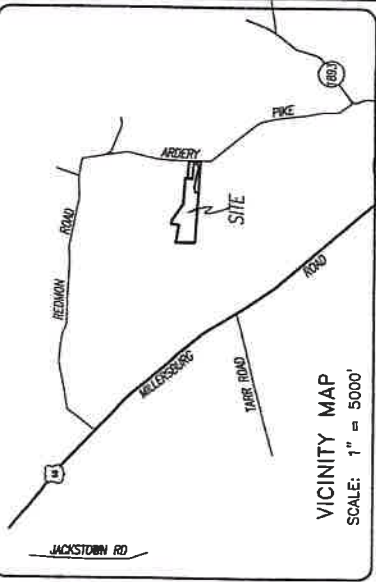
Date 6/27/21

CONSOLIDATION AGREEMENTS:

BEFORE CONSOLIDATION:
Parcel 1 + Parcel 2 = 76.322 Acres
Parcel 3 = 5.912 Acres
AFTER CONSOLIDATION:
Parcel 1 = 5.912 Acres
Parcel 2 + Parcel 3 = 75.503 Acres

SOURCES OF TITLE:

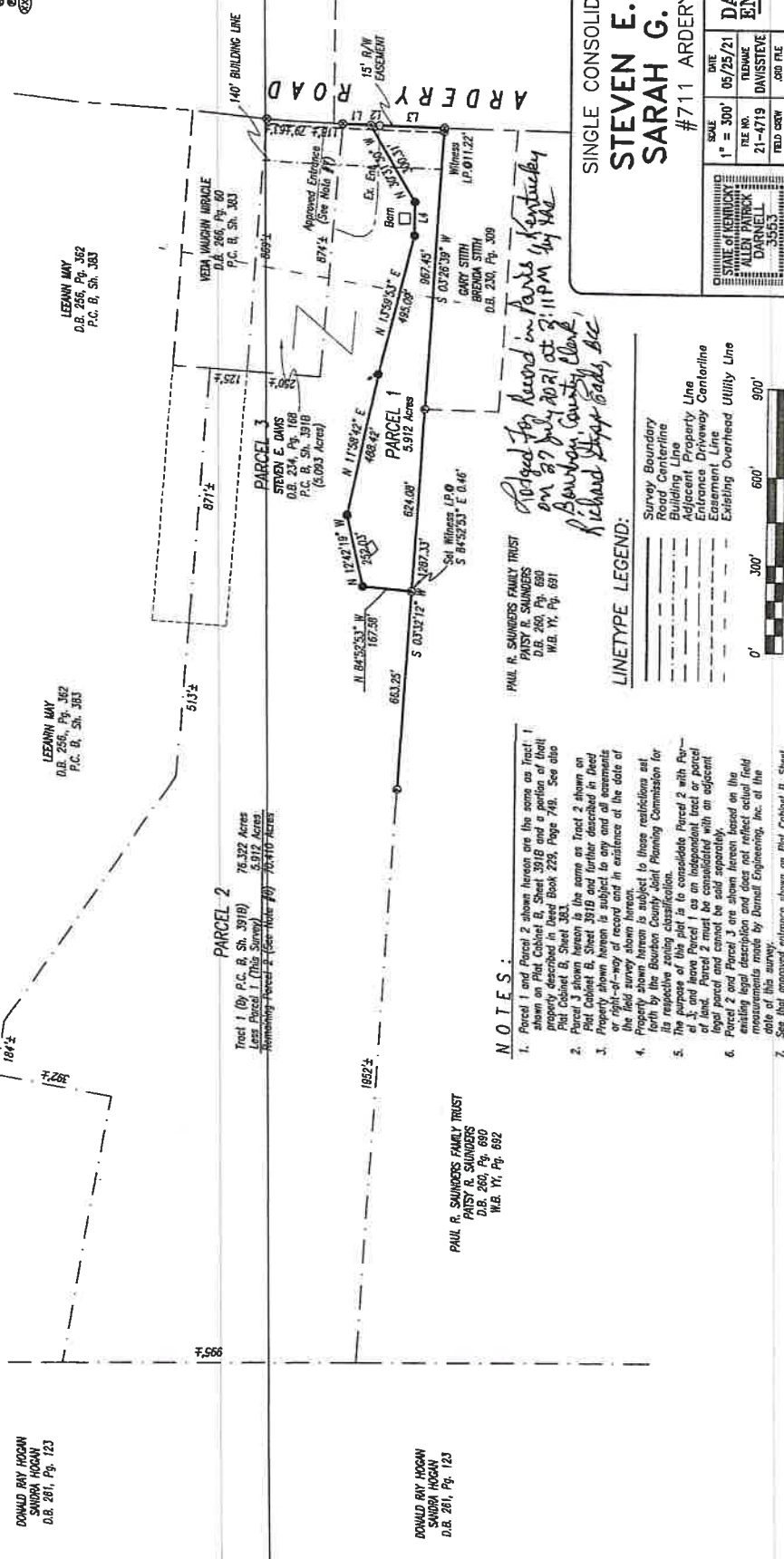
Being that property divided Steven E. Davis & Sarah G. Davis by E. Davis, Jr. & Melissa Doss by deed dated November 10, 2017 and recorded in Deed Book 229, Page 749.
Being that property divided by Steven E. Davis & Sarah G. Davis by deed dated December 3, 1990 and recorded in Deed Book 254, Page 168.



LEGEND:

- Iron Pin Found long, with I.D.
- Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D.
- Cap bearing "Witness 3553"
- Set this Survey
- Cap bearing "Darnell 3553"
- Peg Nail Set in Road
- Peg Nail Set in Road
- Property Corner w/Reference Address

LINE	BEARING	DISTANCE
L1	S 87°49'00" E	95.29
L2	S 87°49'00" E	30.35
L3	S 86°45'14" E	219.65
L4	N 00°13'00" E	116.82



NOTES:

1. Parcel 1 and Parcel 2 shown hereon are the same as Tract 1 shown on Plat Cabinet B, Sheet 391B, and further described in Deed Book 229, Page 749. See also Plat Cabinet B, Sheet 383.
2. Parcel 3 shown hereon is the same as Tract 2 shown on Plat Cabinet B, Sheet 391B and further described in Deed Book 229, Page 749.
3. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
5. The purpose of this plat is to consolidate Parcel 2 with Parcel 1, and have Parcel 1 as an independent tract or parcel of land. Parcel 2 must be consolidated with an adjacent Parcel and cannot be sold separately.
6. Parcel 2 and Parcel 3 are shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of this survey.
7. See that approved entrance shown on Plat Cabinet B, Sheet 391B.

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway
- Contourline
- Easement Line
- Existing Overhead Utility Line



Recorded for record in Paris, KY on 27 July 2021 at 2:11 PM by Richard Steggs, Clerk, Bourbon County, KY

SINGLE CONSOLIDATION PLAT
STEVEN E. DAVIS
SARAH G. DAVIS
#711 ARDERY ROAD

DATE: 05/25/21
RENAME: DAVISSTEVE
FILE NO.: 21-4719
FIELD CREW: JBF/NIC
DRAWN BY: APD
CHECKED BY: APD

SCALE: 1" = 300'
DATE: 05/25/21
RENAME: DAVISSTEVE
FILE NO.: 21-4719
FIELD CREW: JBF/NIC
DRAWN BY: APD
CHECKED BY: APD

DARNELL ENGINEERING, INC.
P.O. Box 175
Cynthiana, Kentucky 41031
(855) 234-8857

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPRES WITHIN THE 10'

2021 JUL 27 2:11
PAMELA POLLOCK-BECKER
DANIEL BECKER
D.B. 308, Pg. 443
P.C. B. Sh. 351

DANIEL CLAY MASTIN
SOUTHER MASTIN
D.B. 307, Pg. 425
P.C. B. Sh. 351

LEZANN MAY
D.B. 256, Pg. 362
P.C. B. Sh. 383

VEDA WASHING IRABLE
D.B. 265, Pg. 60
P.C. B. Sh. 383

PAUL R. SAUNDERS FAMILY TRUST
PAUL R. SAUNDERS
D.B. 256, Pg. 362
W.B. 11, Pg. 681

PAUL R. SAUNDERS FAMILY TRUST
PAUL R. SAUNDERS
D.B. 256, Pg. 680
W.B. 11, Pg. 682

DONALD RAY HOGAN
SMODR HOGAN
D.B. 261, Pg. 123

DONALD RAY HOGAN
SMODR HOGAN
D.B. 261, Pg. 123

T-DAVIS

EXHIBIT "A"

A certain parcel of land fronting on the Ardery Pike in Bourbon County and containing 78.915 acres and designated as Tract 2 in that plat of record filed in Plat Cabinet B, Slide 82, and more particularly described as follows:

(Tract 2)

Beginning at a point in the center of the Ardery Pike a corner to Garry Stith(DB192,PG467), thence leaving said pike and running with the line of Garry Stith (DB192,PG467) South 03 deg. 02 min. 19 sec. West-967.45 feet to a corner to Paul Saunders(DB219,PG358) thence running with the line of Paul Saunders(DB219, PG358) for two calls: South 03 deg. 07 min. 52 sec. West-1287.33 feet and South 03 deg. 07 min. 43 sec. West-1951.80 feet to a iron pin(exist) in the line of Richard D. Jordan(DB217,PG73); thence running with the line of Richard D. Jordan(DB217,PG73) South 88 deg. 58 min. 34 sec. West-994.68 feet to a corner to Tract 1; thence running with the line of Tract 1 for five calls: North 09 deg. 26 min. 58 sec. East-910.58 feet; North 79 deg. 59 min. 28 sec. West-392.47 feet; North 06 deg. 47 min. 41 sec. East-183.60 feet; North 33 deg. 53 min. 57 sec. East-1018.71 feet and North 03 deg. 32 min. 45 sec. East-513.36 feet to a iron pin(set) in the line of Tom & Steve Davis(DB ,PG); thence running with the line of Tom & Steve Davis(DB ,PG) for two calls: South 86 deg. 27 min. 15 sec. East-124.97 feet and North 03 deg. 32 min. 45 sec. East-1740.24 feet to a point in the center of the Ardery Pike; thence running with the center of said pike for five calls: South 86 deg. 04 min. 27 sec. East-62.95 feet; South 87 deg. 33 min. 08 sec. East-78.85 feet; South 88 deg. 28 min. 00 sec. East-118.08 feet; South 88 deg. 21 min. 53 sec. East-126.37 feet and South 89 deg. 10 min. 04 sec. East-219.65 feet to the point of beginning and containing 78.915 acres more or less.

Being a part of the same property acquired by Grantor in Deed Book 218, Page 477, and of record in the Bourbon County Clerk's Office.

CLERK OF BOURBON COUNTY
197 NOV 11 AM 9 51
M FT
LCSHED FOR RECORD
RICHARD STIPP EADS

State of Kentucky, County of Bourbon, Sct. 1, RICHARD STIPP EADS, Clerk of the Bourbon County Court, do certify that the foregoing

was, on the 11 day of Nov 1997, at 9:51 A.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 this 11 day of Nov 1997
Clerk Richard Stipp Eads
BCL

229/749

11-25-97
Mailed to:
Preparer.

no
tax



DEED

THIS DEED made and entered into this 11/10/97
by and between E. R. DAVIS, JR. and ALEITHA DAVIS, husband
and wife, Parties of the First Part, GRANTORS, whose mailing
address is 1325 Clintonville Rd., Paris, KY 40361 and STEVEN
E. DAVIS and SARAH G. DAVIS, husband and wife, Parties of
the Second Part, GRANTEES, whose mailing address is
1807 PRIMROSE PATH PARIS, KY. 40361.

WITNESSETH

That for and in consideration of the love and
affection which First Parties have for Second Parties, son
and daughter-in-law, the receipt of all of which
consideration is hereby acknowledged by First Parties, First
Parties have bargained and sold and by these presents do
hereby give, grant and convey unto 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
forever the following described real property, located in
BOURBON County, Kentucky, and more particularly described as
follows:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

And being a part of the same property acquired
by Grantor in Deed Book 218, Page 477, and of
record in the Bourbon County Clerk's Office.