

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. MS 24-12 Fee Amount: \$150 Date Fee Received: 6/14/2024

1. APPLICANT Harriet Schiele

MAILING ADDRESS 893 Ardery Road, Paris, KY 40361

PHONE NO. 561-339-3821 (HOME) (WORK)

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

3. PLEASE CIRCLE: Paris/ Bourbon County/ North Middletown/ Millersburg 107.206 Net Acres

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

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

6. LOT INFORMATION (as it pertains to individual application): 2A+2B=47.024; 3=60.182 Net Acres Acreage of Original Lots: Property 1- 2- 3- 4- 5-

Acreage of Parcel to be divided: 47.024

7. FEE: Refer to Fee Schedule

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

CHECKLIST:

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

APPLICANT SIGNATURE Harriet Schiele DATE 6-13-24

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. 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. 24-5719

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

RE: Consolidation @ Ardery Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 17.065 acre parcel with an existing 60.182 net 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:

MICHAEL & SHANNON SPARKMAN, 525 RIDGE RD, LEXINGTON KY 40503
DACULA FARM INC, 548 ARDERY RD, PARIS KY 40361
PAMELA POLLAK-BECKER & DANIEL BECKER, 19331 IL ROUTE 76, POPLAR GROVE IL
61065
GAYLE CROSSFIELD, 1108 TAMMY DR, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFTER RECORDING RETURN TO:
JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this 17th day of April, 2024, by and between **RUDDLES FORT PROPERTIES, LLC**, a Ky. liability company, of 600 Ruddles Fort Rd., Cynthiana, KY 41031, party of the first part, and **RICKY A. CLAYPOOL and CLAUDIA L. CLAYPOOL**, husband and wife, of P. O. Box 273, North Middletown, KY 40357, and **JEFFREY K. McALMOND and ANGELA S. McALMOND**, husband and wife, of 454 Levy Rd., Paris, KY 40361, parties of the second part; transfer year taxes in care of Ricky A. Claypool, Claudia L. Claypool, Jeffrey K. McAlmond, and Angela S. McAlmond, c/o P. O. Box 273, North Middletown, KY 40357.

WITNESSETH:

For and in consideration of the sum of **ONE MILLION ONE HUNDRED SEVEN THOUSAND THREE HUNDRED THIRTY DOLLARS (\$1,107,330.00)** paid to the party of the first part by the parties of the second part, the receipt of all of which the party of the first part hereby acknowledges, the party of the first part hereby bargains, sells and conveys unto the parties of the second part, Ricky A. Claypool and Claudia L. Claypool, a one-half undivided interest, in fee simple, to the survivor of them, his or her heirs and assigns forever, and unto the parties of the second part, Jeffrey K. McAlmond and Angela S. McAlmond, a one-half undivided interest, in fee simple, to the survivor of them, his or her heirs and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first party's right, title and interest, in and to the following described real property located in Bourbon County, Kentucky:

BEING all of Tract 1 consisting of **95.620 net acres** and all of Tract "B" consisting of **52.024 acres**, as set out on the Retracement Plat, James Park,

Jr., Redmon Road & Ardery Road, recorded January 18, 2022 in Plat Cabinet D, Slide 79, in the Bourbon County Clerk's Office, and to which said plat reference is hereby made for more particular descriptions thereof.

AND BEING PART OF the same property conveyed to Ruddles Fort Properties, LLC, a Ky. limited liability company, by Deed dated December 13, 2022, and of record in Deed Book 328, Page 463, Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part, Ricky A. Claypool and Claudia L. Claypool, a one-half undivided interest, in fee simple, to the survivor of them, his or her heirs and assigns forever, and unto the parties of the second part, Jeffrey K. McAlmond and Angela S. McAlmond, a one-half undivided interest, in fee simple, to the survivor of them, his or her heirs and assigns forever, with Covenant of **GENERAL WARRANTY** subject, however, to easements and restrictions of record.

IN TESTIMONY WHEREOF the party of the first part has hereunto signed its hand on this date, which is first above written.

The undersigned, Lewis Benjamin Furnish III, Kendall Furnish Henson, and Lewis Benjamin Furnish, Jr., Members of Ruddles Fort Properties, LLC, a Ky. limited liability company, Grantor herein, and Ricky A. Claypool and Claudia L. Claypool (by and through her Attorney in Fact Ricky A. Claypool – see POA recorded in MB 381-797A), husband and wife, and Jeffrey K. McAlmond and Angela S. McAlmond, husband and wife, Grantees herein, do hereby certify, pursuant to K.R.S. 382, that the above stated consideration in the amount of \$1,107,330.00 is the true, correct and full consideration paid for the property herein conveyed.