

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-24-13 Fee Amount: \$ 575⁰⁰ Date Fee Received: 6/14/2024

1. APPLICANT Town & Country Real Estate Holdings, LLC

MAILING ADDRESS 241 Russell Cave Road, Georgetown, KY 40324

PHONE NO. (859)987-2883 (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: 139.82 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- 10.85 2- 128.97 3- _____ 4- _____ 5- _____

Acreage of Parcel to be divided: 128.97 & 10.85

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)

Kiki L Courtelis _____
APPLICANT SIGNATURE 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 ⁵⁷⁹³

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

RE: Consolidation @ Georgetown Road (US 460), Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 9.374 acres parcel and a 4.45 acre parcel with 6.341 acres; and to consolidate 4.504 acres with 100.54 acres. 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

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.

LOUISE H. COURTELIS
 RICHARD STIFFLEADS
 BOURBON COUNTY CLERK

2015 OCT 29 PM 12:42

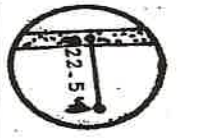
LAND SURVEYOR'S CERTIFICATE
 I (We) do hereby certify that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this as my (our) Plan of Lots for this Property.

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

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.

W. E. Hudnall
 Chairman, Planning Commission
 Date 6/21/00

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'



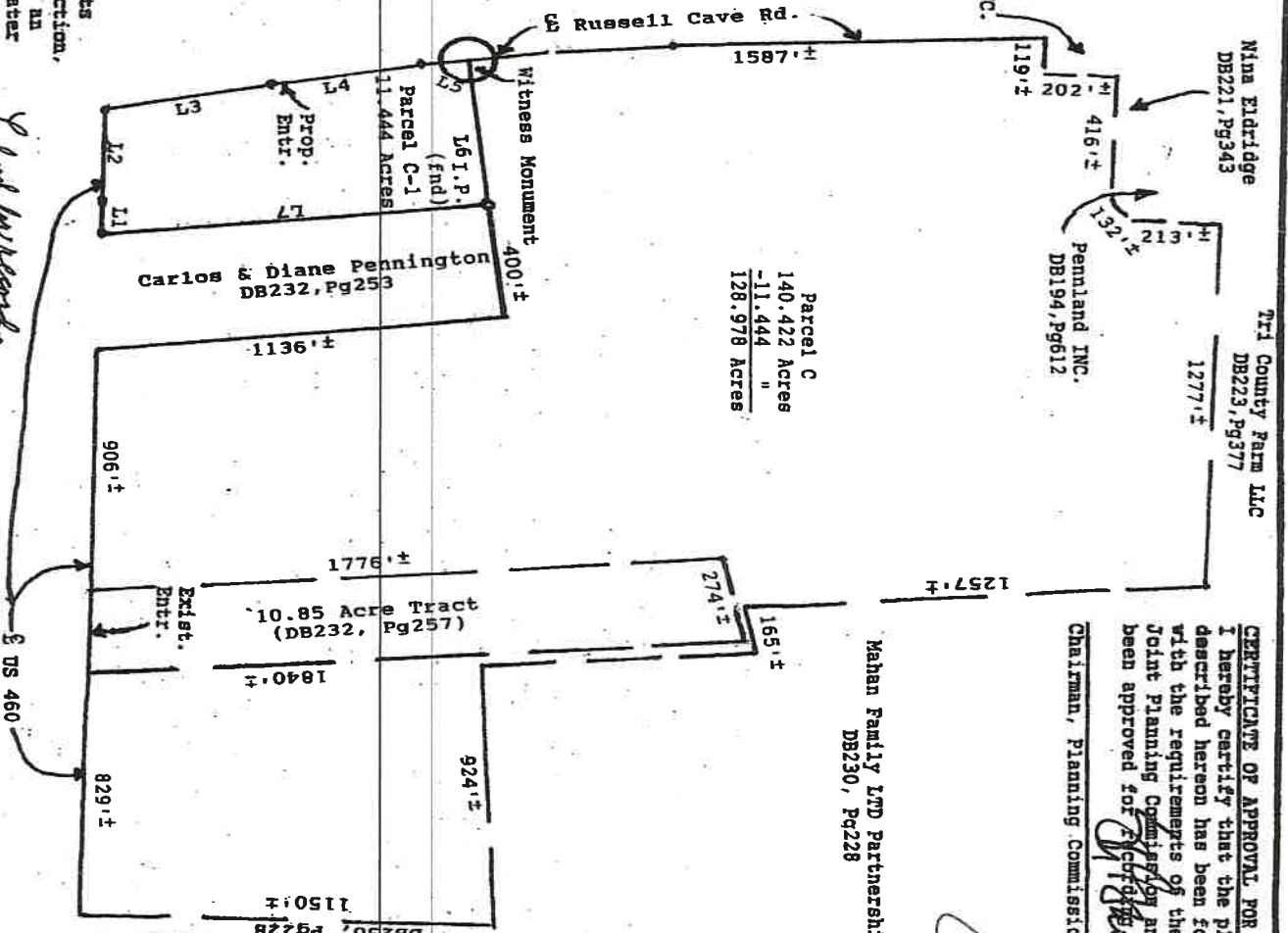
Witness Monument

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

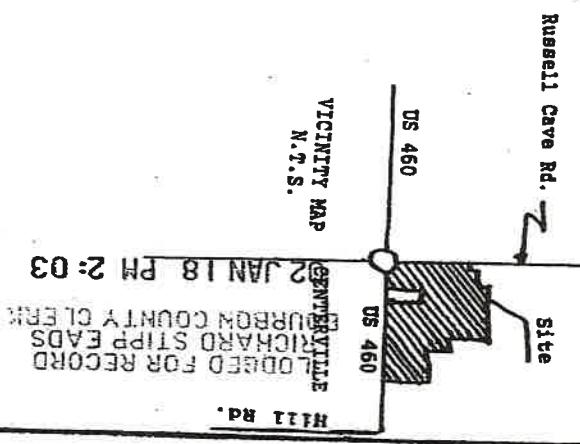
ENGINEER'S CERTIFICATE

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 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



*Adopted for records
 Richard Stipp Clerk
 Bourbon County Clerk
 Jan. 18, 2002, 2:03 PM.
 Richard Stipp Clerk B.C.C.
 By: GAT Spenser, D.C.*



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, BOURBON 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