

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union

2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use

3. Applicant: TYSON HERMES, HERMES CONSTRUCTION Co.

Address: 8 GIRARD ST.

FLORENCE City KY State 41042 Zip Code

Phone Number: 859-781-992-2470 Fax Number: 859-781-7197

Email: thermes@HermesConstructionCo.com

4. Description of Request: ADDITIONAL PARKING

5. Name of Development: THE BLACK GOOSE

6. Location of Development: 10829 US HWY 42

UNION City KY State 41091 Zip Code

7. Acreage Under Review: 0.88 ac.

8. Lot Number and Name of Subdivision (if part of a subdivision):
DEED BOOK/PAGE # 1139/522 PLAT.D. C2124 (53-25B)

9. Current Owner: BRADBURY DESIGN LLC

Address: 2575 SWEET HARMONY LN

UNION City KY State 41091 Zip Code

Phone Number: 513-652-0289 Fax Number: —

Email: —

10. Proposed Use(s) on Site: ANTIQUUE STORE, COFFEE SHOP
11. Total Square Footage of Existing and/or Proposed Buildings: 3,800 SF
12. Current Zoning: A-2
13. 1139 522 ~~53-25B~~ 2063
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: Janine Bradbury
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: Tyann Hem
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 1/24/2023 Fee Received: \$ 666.00 Receipt #: 87668

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 3/18/2023

5. Board Action: 3/18/2023

Approved

Approved with Conditions (see #6)

Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#2

APPLICANT: Hermes Construction Co., per Tyson Hermes, on behalf of Bradbury Design LLC

LOCATION: 10829 US 42, Boone County, Kentucky

ZONING: Agricultural Estate (A-2)

DATE: March 8, 2023

PROPOSAL

The applicant is requesting a Change in Nonconforming Use that would increase the off-street parking area.

SITE HISTORY

- 1960 to
1969 Based on information contained in the Boone County GIS, the existing building on the site was constructed.
- 1988 The Boone County Occupational License office opened an account for Reeves Collision Center Inc.
- 1993 On May 20, 1993, the Boone County Planning Commission approved a Conveyance Plat for the site in question. The plat had the following notation: "This parcel is a pre-existing non-conforming lot of record created by the division of Parcel 1; 1.608 acs. Recorded in D.B. 262, P. 176, 7-12-79."
- 2015 On October 2, 2015, the Boone County Zoning Administrator determined that the Reeves Collision Center was a nonconforming use.
- 2020 On September 9, 2020, the Boone Board of Adjustment approved a Change of Nonconforming Use, changing the use of the site from an auto repair facility to an antique and gift shop with antique and furniture restoration (BCBOA-20-021).
- 2020 On September 30, 2020, the Boone County Planning Commission approved a Minor Site Plan for interior renovation and parking lot site work.
- 2021 On January 14, 2021, the Boone County Planning Commission approved a Sign Permit allowing the installation of a building mounted sign on the front of the building (SP-BC-003-2021).
- 2021 On March 10, 2021, the Boone Board of Adjustment approved a Change of Nonconforming Use to change a portion of the interior of the building from an antique and gift shop to an eating and drinking establishment (coffee bar) (BCBOA-21-008).
- 2021 On March 23, 2021, the Boone County Planning Commission approved a Minor

Site Plan for interior renovation for a coffee bar.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant changes in nonconforming uses as specified in this order.
- B. Section 206.C.2 of the Boone County Zoning Regulations states that the board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification.
- C. In permitting such change in nonconforming use, the Board may require appropriate conditions and safeguards in accord with other provisions of this order, such as the provision of landscaping and buffering, the improvement of parking areas, and restrictions on the hours of operation.
- D. Kentucky Revised Statute (KRS) 100.253 (2), reads as follows: “The board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.”
- E. Section 6200 of the Boone County Zoning Regulations state that “the purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.”

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “Commercial” uses. This designation is defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this

application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

Local agriculture, business products, and services shall be encouraged and supported (Economy Goal A, Objective 4).

Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).

- C. US 42 is identified as an arterial street, providing for two-way traffic within two driving lanes (one lane in each direction). There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 0.9 acre property is located along the west side of US 42, approximately 300 feet north of New Haven School Road.
- B. The site is currently occupied by an approximate 3,600 square foot commercial structure. The ground level of the structure contains approximately 2,400 square feet. The rear lower level of the structure contains approximately 1,200 square feet.
- C. The approved site plan identifies the provision of nine (9) off-street parking spaces.
- D. Access to the site is from: (1) a U-shaped driveway with two curb cuts onto US 42, which accesses the upper ground floor of the structure; and (2) a gravel driveway, with a curb cut onto US 42, which access the lower level of the structure.
- E. The site drops 14 feet in elevation from US 42 to the rear property line at an average grade of approximately 8%.
- F. There are mature trees along the north and west property lines.

SURROUNDING LAND USES AND ZONING

North: Single-family residential (A-2)

South: Single-family residential (A-2)

East: Single-family residential (A-2)

West: Single-family residential (A-2)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to:
1. Enlarge the off-street parking area to provide for a total of twenty (20) spaces.
 2. Provide for a stormwater detention area.
 3. Install landscaping along US 42, in front of the enlarged parking area.

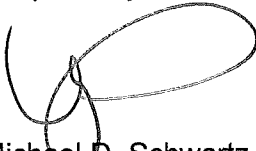
STAFF COMMENTS

- A. In reviewing the submitted application, the applicant should address, and the Board must find, that the new nonconforming use is as equally or more compatible with permitted uses in the district in which it is located as the previous nonconforming use.
- B. The Board must find that the new nonconforming use is not an increase or enlargement over the previous nonconforming use and that the new nonconforming use is not occupying a greater land area than was occupied by the previous nonconforming use.

CONCLUSION

KRS 100.253 and Section 202 of the Boone County Zoning Regulations gives the Boone Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Michael D. Schwartz
Planner

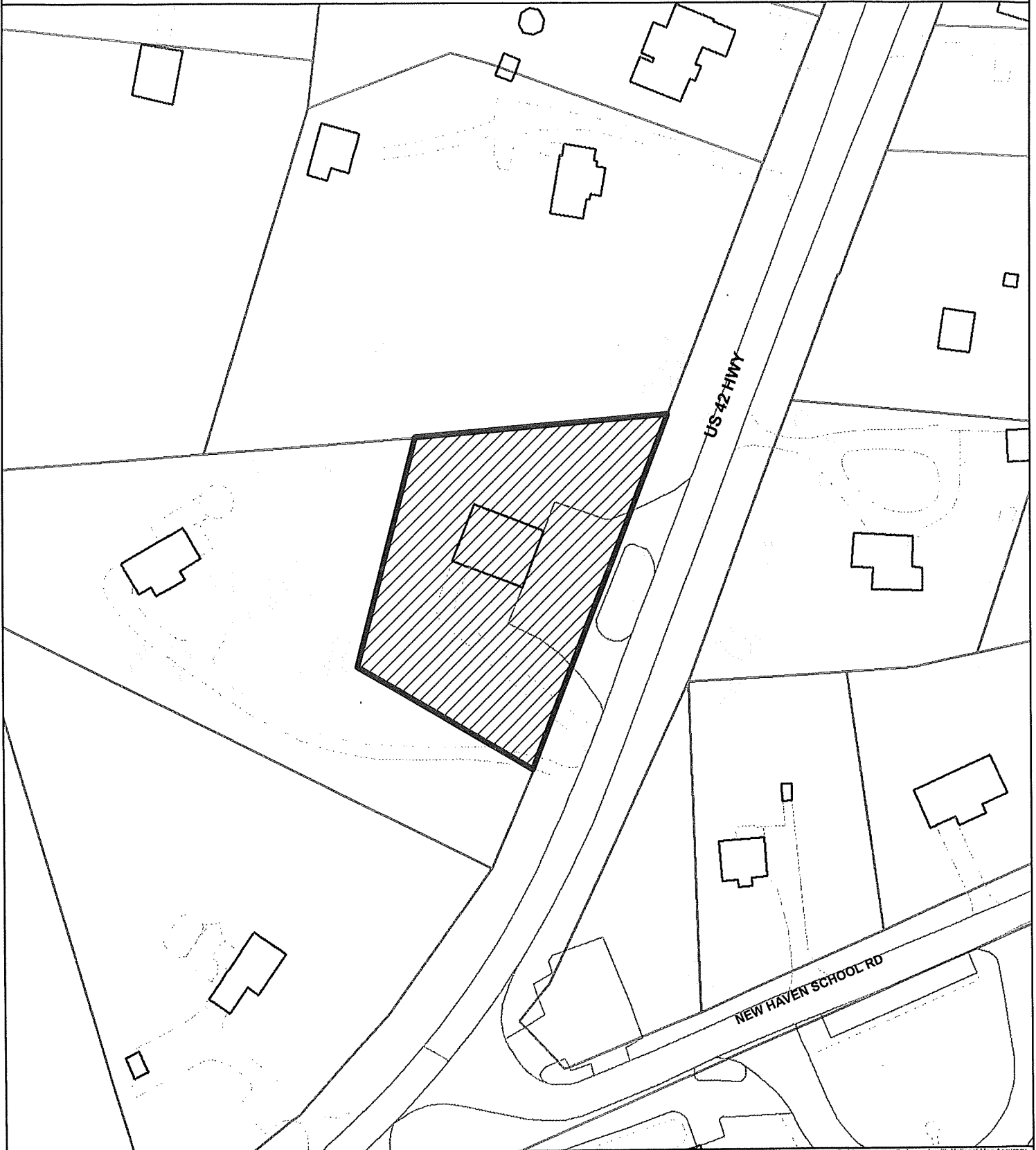
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

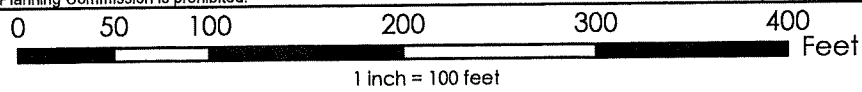
Vicinity Map

www.boonecountygis.com

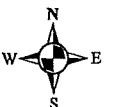


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Boone County GIS - Putting Northern Kentucky on the Map

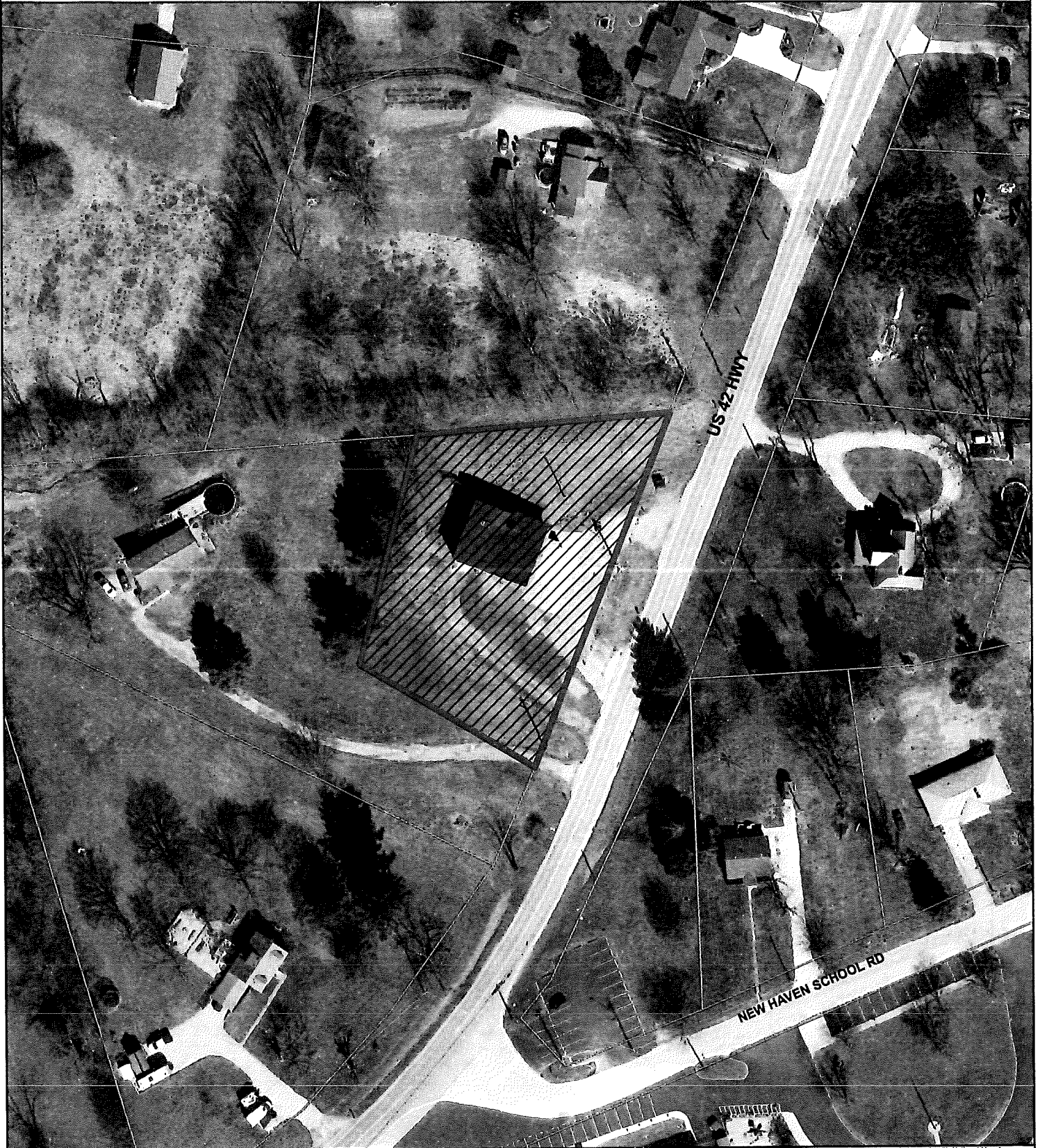


Map Created: 01/01/2018

Boone County GIS
ArchMap Document: *.mxd

Aerial Map

www.boonecountygis.com



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0 50 100 200 300 400 Feet

1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 01/01/2018

Map File: C:\boone\GIS\Map\Map 1108
ArcMap Document: *.mxd

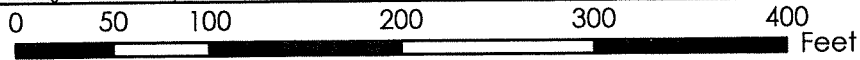
Topographical Map

www.boonecountygis.com



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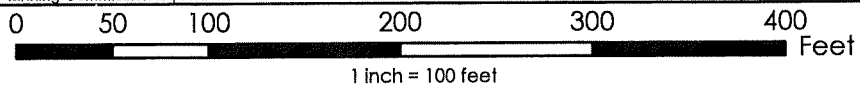
Zoning Map

www.boonecountygis.com



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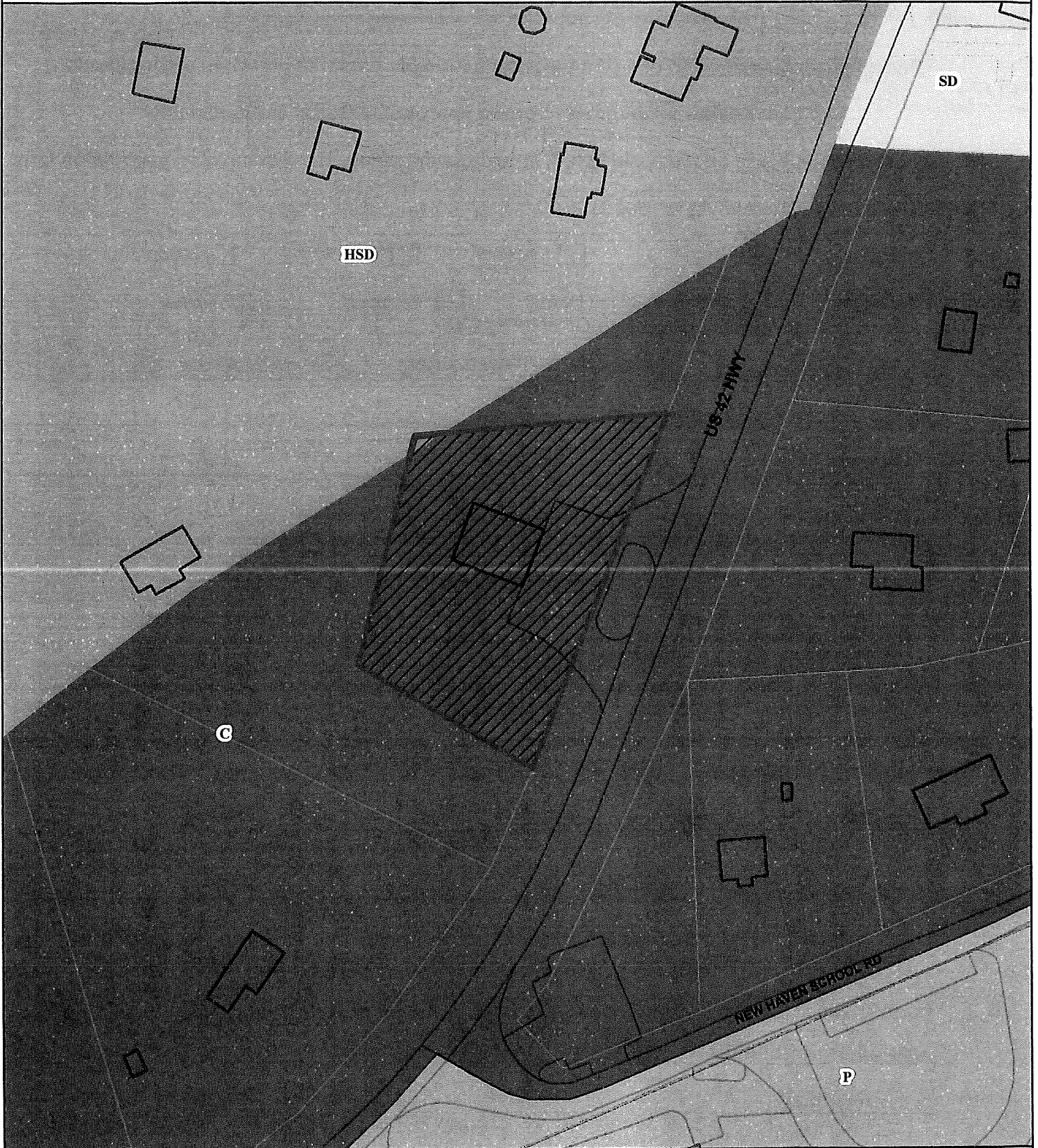


Map Created: 01/01/2018

ArcMap Document: *.mxd

2040 Future Land Use Map

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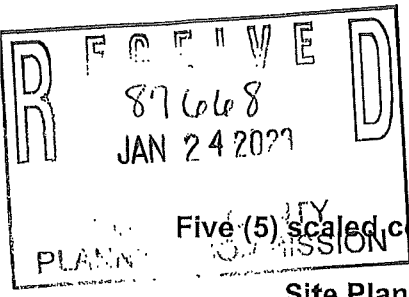
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City State Zip Code

Phone Number: 859-781-992-2470 Fax Number: 859-781-7197

Email: thermes@HermesConstructionCo.com

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6. Location of Development: 10829 US HWY 42

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Phone Number: 513-652-0289 Fax Number: —

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If yes, date of approval: _____
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ORIGINAL Property Owner's Signature: Jamie Bradbury
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: Tom Ham
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 01/29/2023 Fee Received: \$ 666.00 Receipt #: 87668

2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

_____ Approved

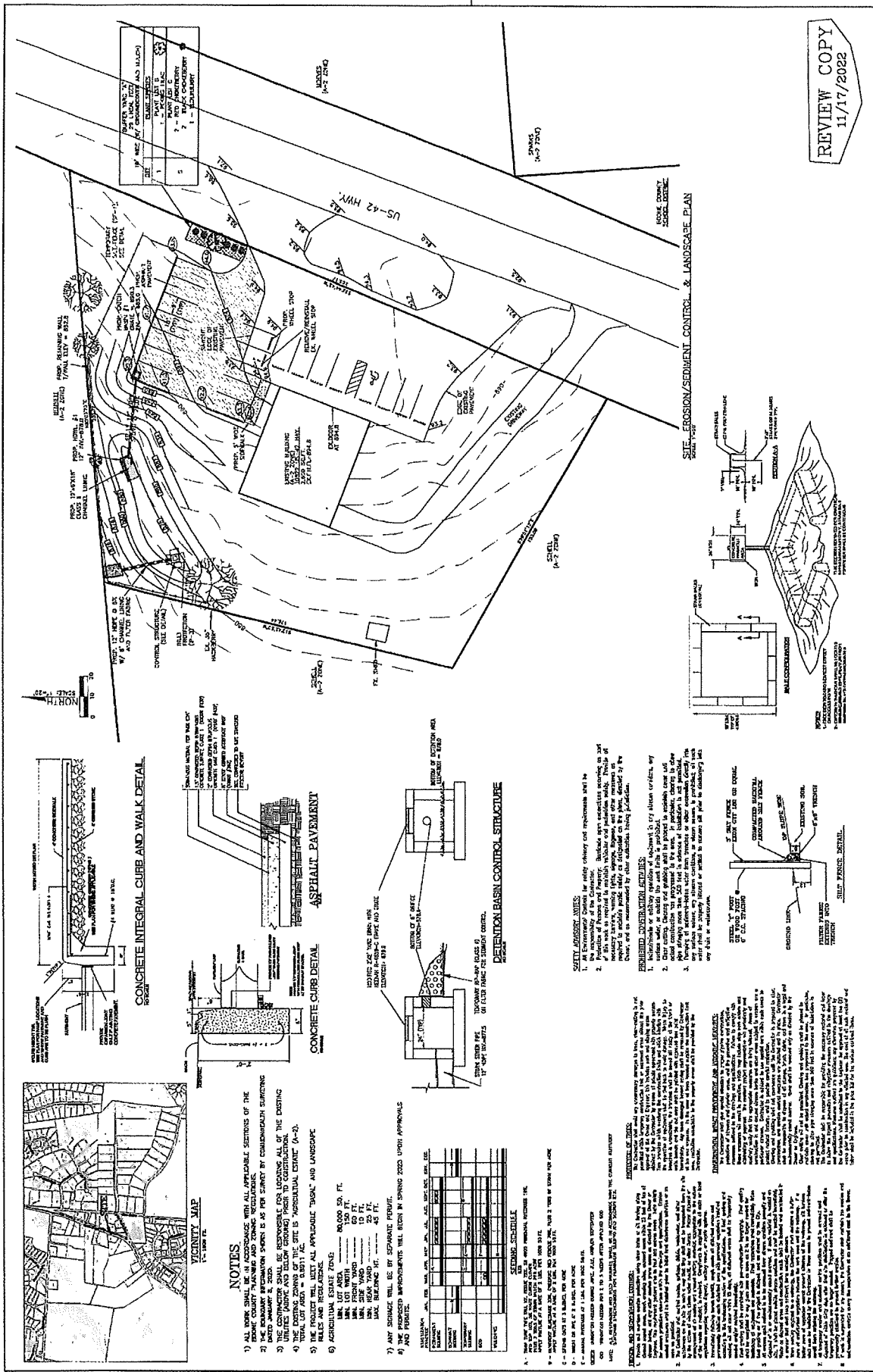
_____ Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
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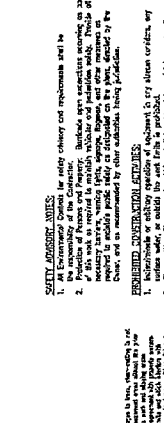
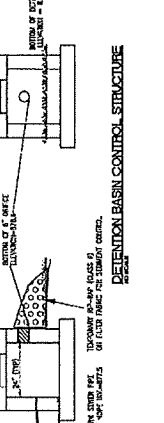
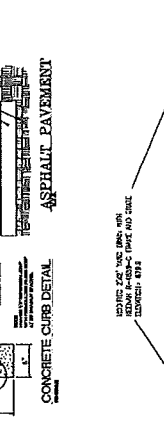
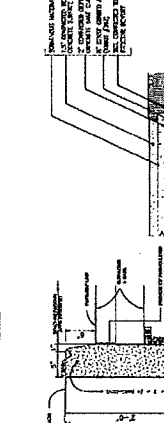
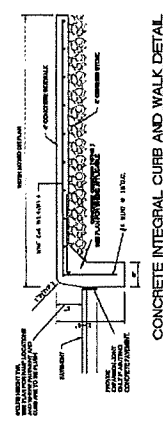
REVIEW COPY
11/17/2022

SITE PLAN & EROSION/SEDIMENT CONTROL PLAN
BLACK GOOSE SHOP - ADDITIONAL PARKING
10829 US-42
UNION, KY

HERMES CONSTRUCTION
8 GRAND ST.
FLORENCE, KENTUCKY 41042

MASON CARR
Civil Engineering, PLLC
605 WEST 601 LEXINGTON, KY 40508
(606) 250-2242

NO.	REVISION	DATE	BY



- NOTES**
- 1) ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE EDITIONS OF THE UNIFORM CODE BOOKS.
 - 2) THE FUNDAMENTAL INFORMATION SHEET IS AS FOR ENTRY BY COMMUNICALLY SUBJECTING TO THE UNIFORM CODE BOOKS.
 - 3) THE DISTINGUISHING AND BOUNDING AREAS ARE AS SHOWN ON THE EXISTING SURVEY AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - 4) THE DISTINGUISHING AND BOUNDING AREAS ARE AS SHOWN ON THE EXISTING SURVEY AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - 5) THE PROJECT WILL BE IN ACCORDANCE WITH ALL APPLICABLE "DESIGN" AND LANDSCAPE PLANS AND SPECIFICATIONS.
 - 6) AGRICULTURAL ESTATE ZONE:
 - MIN. LOT WIDTH: 60 FT.
 - MIN. FRONT YARD: 20 FT.
 - MIN. REAR YARD: 20 FT.
 - MIN. SIDE YARD: 10 FT.
 - MIN. SETBACK: 45 FT.
 - 7) ANY STRUCTURE SHALL BE BY SEPARATE PERMIT.
 - 8) AND FINISH.

SCEDULE

NO.	DESCRIPTION	DATE	BY

PERMITS AND APPROVALS

1. THE CITY OF UNION, KY, HAS REVIEWED AND APPROVED THIS PLAN FOR THE CITY OF UNION, KY.

2. THE COUNTY OF BOONE, KY, HAS REVIEWED AND APPROVED THIS PLAN FOR THE COUNTY OF BOONE, KY.

3. THE STATE OF KENTUCKY HAS REVIEWED AND APPROVED THIS PLAN FOR THE STATE OF KENTUCKY.

CONSTRUCTION SCHEDULE

1. THE PROJECT WILL BE COMPLETED BY THE DATE SHOWN ON THE CONSTRUCTION SCHEDULE.

2. THE PROJECT WILL BE COMPLETED BY THE DATE SHOWN ON THE CONSTRUCTION SCHEDULE.

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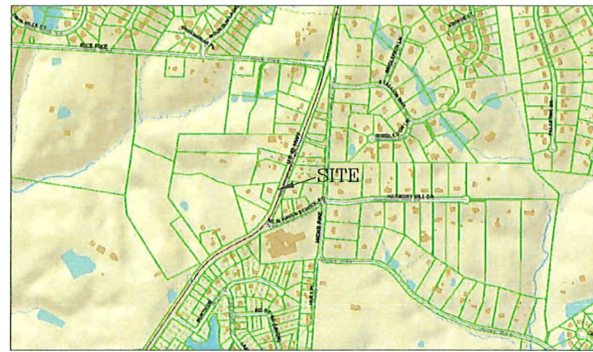
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VICINITY MAP
1" = 1000 FT.

NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE BOONE COUNTY PLANNING AND ZONING REGULATIONS.
- THE BOUNDARY INFORMATION SHOWN IS AS PER SURVEY BY COMMONWEALTH SURVEYING DATED JANUARY 8, 2020.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL OF THE EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION.
- THE EXISTING ZONING OF THE SITE IS "AGRICULTURAL ESTATE" (A-2). TOTAL LOT AREA = 0.8911 AC.
- THE PROJECT WILL MEET ALL APPLICABLE "BASAL" AND LANDSCAPE RULES AND REGULATIONS.
- AGRICULTURAL ESTATE ZONE:
 - MIN. LOT AREA ----- 80,000 SQ. FT.
 - MIN. LOT WIDTH ----- 150 FT.
 - MIN. FRONT YARD ----- 60 FT.
 - MIN. SIDE YARD ----- 10 FT.
 - MIN. REAR YARD ----- 25 FT.
 - MAX. BUILDING HT. ----- 45 FT.
- ANY SIGNAGE WILL BE BY SEPARATE PERMIT.
- THE PROPOSED IMPROVEMENTS WILL BEGIN IN SPRING 2023 UPON APPROVALS AND PERMITS.

STABILIZATION PRACTICE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING				A								
DORMANT SEEDING	B											
TEMPORARY SEEDING				C	E							
SOD					F							
MULCHING					G							

SEEDING SCHEDULE

- ILL**
- A - TITAN TURF TYPE TALL KY. FESCUE 75%, SR 4000 PERENNIAL RYEGRASS 10%, RED TOP 10%, 5% WHITE DUTCH CLOVER PLUS 2 TONS OF STRAW MULCH PER ACRE APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.
 - B - KENTUCKY BLUEGRASS 30%, CREEPING RED FESCUE 70%, PLUS 2 TONS OF STRAW PER ACRE APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.
 - C - SPRING OATS AT 3 BUSHEL PER ACRE
 - D - WHEAT OR RYE AT 2 BUSHEL PER ACRE
 - E - ANNUAL RYEGRASS AT 1 LBS. PER 1000 SQ.FT.
- IRRI**
- IRRI IRRIGATION NEEDED DURING JUNE, JULY, AND/OR SEPTEMBER
 - OO IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
- NOTE: ALL RESTORATION AND SEED MIXTURES SHALL BE IN ACCORDANCE WITH THE CURRENT KENTUCKY STANDARD SPECIFICATIONS FOR PERMANENT SEEDING AND SECTION 212.

EROSION AND SEDIMENTATION CONTROL:

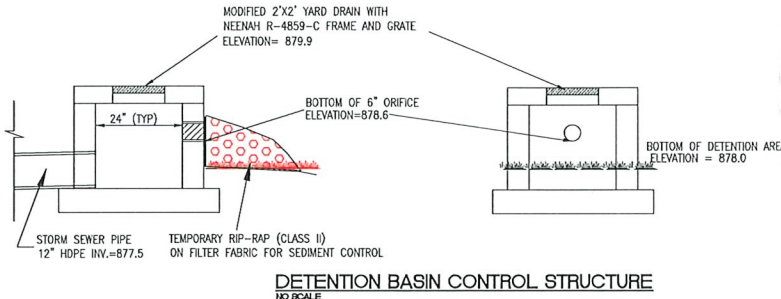
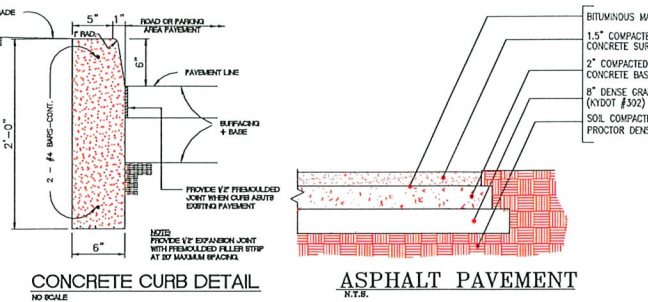
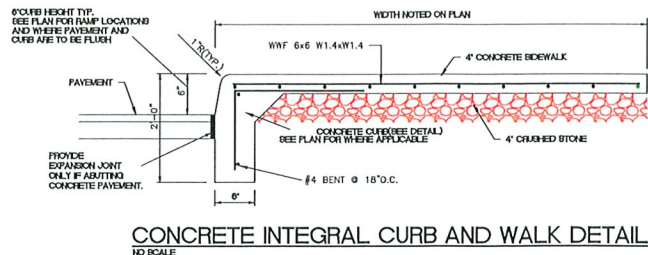
- Provide and maintain erosion protection using straw bales or silt fencing along cleared sloped areas, creek crossing sites, exposed areas within 25 feet of top stream banks, and any other erosion prone areas as directed by the Owner or Engineer. This requirement pertains also to haul and access roads. Hole details for erosion protection elsewhere within the drawings and specifications. Erosion control measures shall be installed prior to initial land disturbance activities or as soon as practical.
- The Contractor shall control wastes, garbage, debris, wastewater, and other substances on the site in such a way that they shall not be transported from the site by the action of winds, storm water runoff, or other forces. Proper disposal or management of all wastes and unused building material, appropriate to the nature of the waste or material, is required. Compliance is required with all state or local regulations regarding waste disposal, sanitary sewer, or septic systems.
- Immediately following trench backfill, rough grade all disturbed areas and permanently stabilize each disturbed area with perennial vegetation installed according to the landscaping section of the specifications. If final grading and seeding will not occur within 15 days, all disturbed areas shall be temporarily seeded and/or mulched immediately.
- Final grading shall be consistent with pre-construction topography. Final grading shall be completed in any given area as soon as it is no longer needed for trafficking of equipment and materials. Final restoration shall immediately follow final grading as if the project is delayed, and as directed by the City.
- All excess spoil material is to be removed from stream corridors promptly and disposed of in an environmentally sound manner. If such material is wasted on site, it shall be placed outside stream corridors and shall be seeded immediately. Waste or disposal areas and construction roads shall be located and constructed in a manner that shall keep sediment from entering streams.
- When working adjacent to a waterway, the Contractor shall maintain a buffer zone of undisturbed vegetation between the work area and the waterway. If a buffer zone of vegetation cannot prevent siltation of the waterway, silt barriers shall also be installed by the Contractor in these areas to prevent sediment-laden runoff from entering the waterway.
- All temporary erosion and sediment control practices shall be removed and disposed of within thirty days after final site stabilization is achieved or after the temporary practices are no longer needed. Trapped sediment shall be permanently stabilized to prevent further erosion.
- If work is suspended for any reason, the Contractor shall maintain the erosion and sedimentation controls during the suspension at no additional cost to the Owner.

PROTECTION OF TREES:

The Contractor shall avoid any unnecessary damages to trees, clear-cutting is not permitted within temporary construction limit or easement areas without the prior approval of the Owner and Engineer. This includes work and staging areas obtained by the Contractor by means of private agreement with property owners. Tree branches which overhang the construction limits and which interfere with the operation of equipment shall be tied back to avoid damage. Where injury to branches is unavoidable, the branches shall be saved off neatly at the trunk or main branch and the cut area shall be painted with approved tree paint immediately. Any trees damaged beyond saving shall be removed by Contractor at his own expense. In the case of trees located outside the construction limit area, restoration acceptable to the property owner shall be provided by the Contractor.

ENVIRONMENTAL IMPACT PREVENTATIVE AND MITIGATIVE MEASURES:

The Contractor shall give special attention to proper pipeline construction, protection of streams and riparian areas, and the preventive and mitigative measures outlined in the drawings and specifications. Failure to comply with these measures will result in penalties, which may include stop work orders and withholding of payment. The resident project representative will periodically and routinely verify that the appropriate measures are being followed. Areas of construction in and around stream banks and other areas subject to erosion are a particular concern. Contractor is advised to use special care within such areas to protect natural features and to provide careful restoration. Clearing and grubbing shall not commence until the Contractor is prepared to start construction, and erosion control measures are installed and in place. Contractor shall be responsible to dispose of all stumps, brush, debris, and trees in a legal and environmentally sound manner. Items shall be removed only as directed by the Owner or Engineer. Clear cutting will not be permitted. Clearing and grubbing shall be phased to maintain cover until actual construction has progressed to the area. In particular, clearing to allow pipe stringing more than 500 feet in advance of installation is not permitted. The Contractor shall be responsible for providing the necessary material and labor to follow the impact prevention and mitigation measures outlined in the drawings and specifications. Measures outlined are guidelines; any alternatives proposed by the Contractor shall be submitted to the Engineer for approval at least two (2) weeks prior to construction in any affected area. The cost of all such material and labor shall be included in the price bid for the various contract items.

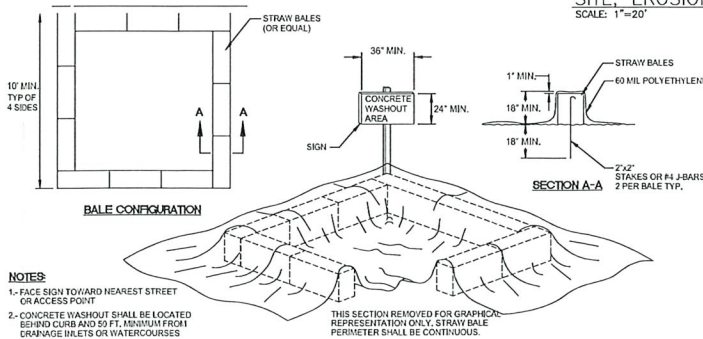
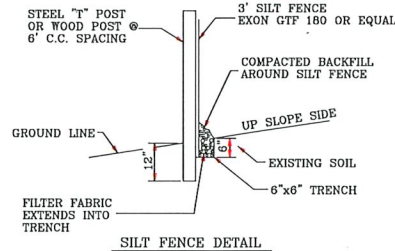


SAFETY ADVISORY NOTES:

- All Environmental Controls for safety advisory and requirements shall be the responsibility of the Contractor.
- Protection of Persons and Property: Barricade open excavations occurring as part of this work as required to maintain vehicular and pedestrian safety. Provide all necessary barriers, warning lights, signage, flagman, and other measures as required to maintain public safety as designated on the plans, directed by the Owner, and as recommended by other authorities having jurisdiction.

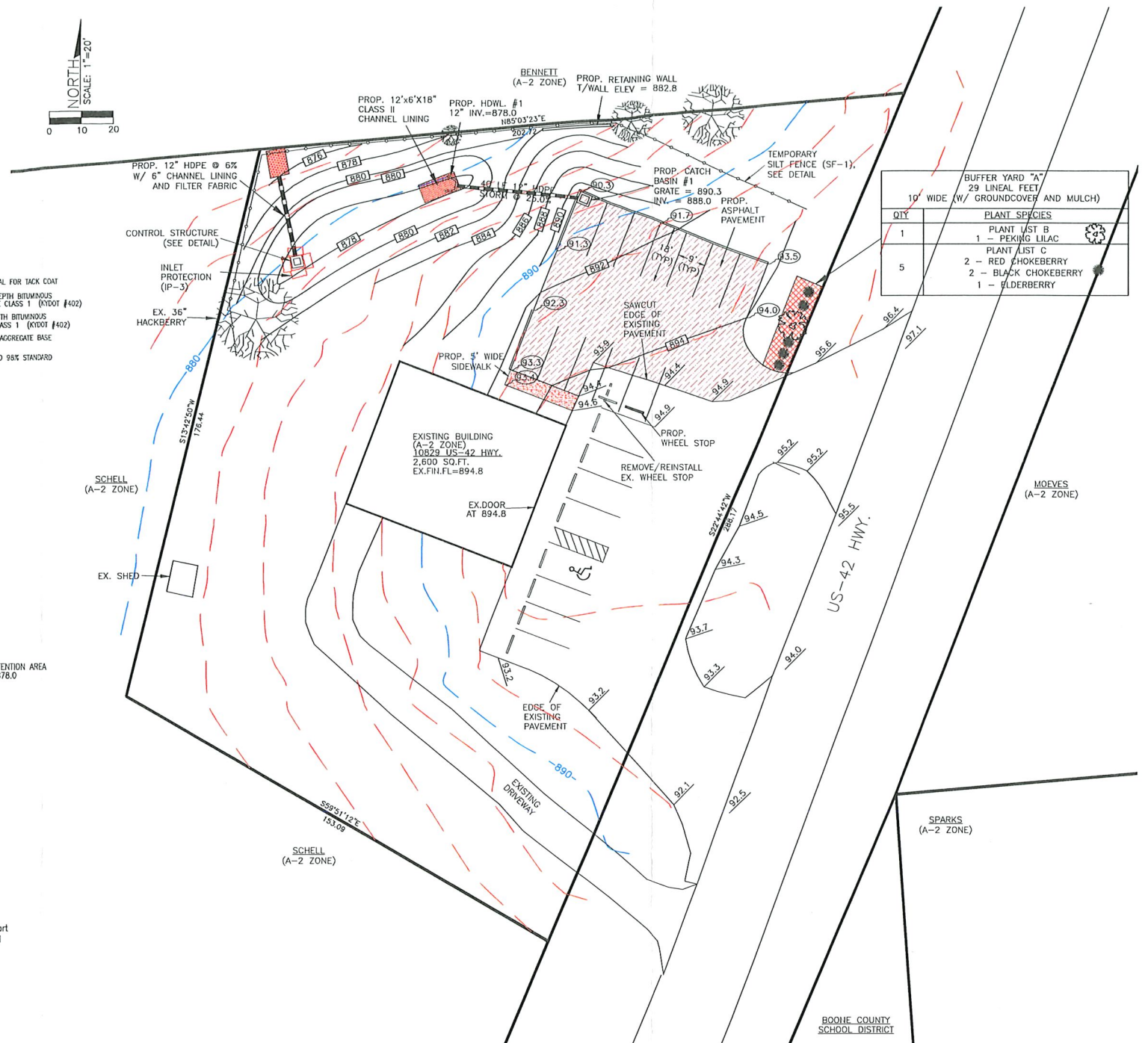
PROHIBITED CONSTRUCTION ACTIVITIES:

- Indiscriminate or arbitrary operation of equipment in any stream corridors, any surface water, or outside the work limits is prohibited.
- Clear cutting, clearing and grubbing shall be phased to maintain cover until actual construction has progressed to the area. In particular, clearing to allow pipe stringing more than 500 feet in advance of installation is not permitted.
- Pumping of sediment-laden water from trenches or other excavation directly into any surface waters, any stream corridors, or storm sewers is prohibited; all such water shall be properly filtered or settled to remove silt prior to discharging into any drain or watercourse.



NOTES:

- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES



BUFFER YARD "A" 29' LINEAL FEET 10' WIDE W/ GROUND COVER AND MULCH

QTY	PLANT SPECIES
1	PLANT LIST B 1 - PEKING LIAC
5	PLANT LIST C 2 - RED CHOKEBERRY 1 - ELDERBERRY

REVIEW COPY
11/17/2022

NO.	REVISION	DATE:	BY:	CHK.

MASON CARR
Civil Engineering, PLLC
P.O. BOX 661 ALEXANDRIA, KY 41001
(513) 260-2982 (859) 823-9378

HERMES CONSTRUCTION
8 GIRARD ST
FLORENCE, KENTUCKY 41042

SITE PLAN & EROSION/SEDIMENT CONTROL PLAN
BLACK GOOSE SHOP - ADDITIONAL PARKING
10829 US-42
UNION, KY

DATE:	OCT, 2022
JOB NO:	202203
FILE NO:	BLKGOOSE2.DWG
SCALE:	AS SHOWN
SHEET	1 OF 1

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone
County Planning Commission this 10th day of March, 2023.

Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:

Nicole Dierna
Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)