

APPLICATION TO PLANNING COMMISSION

Agricultural Land Division

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. ALD 18-16 Fee Amount: \$ 175<sup>00</sup> Date Fee Received: 7/16/18

1. APPLICANT (prospective purchaser) Brandon + Alison Murrell

MAILING ADDRESS 819 Short Stoney Creek Rd, Carlisle, Ky. 40311

PHONE NO. 859-556-1106 (HOME) 859-771-3154 (WORK)

2. OWNER Brandon + Alison Murrell

MAILING ADDRESS 819 Short Stoney Creek Rd, Carlisle, KY 40311

PHONE NO. 859-556-1106 (HOME) 859-771-3154 (WORK)

3. LOCATION OF LAND AND BRIEF DESCRIPTION OF LAND: 1016 Rueddes Mills. Rd. 10.1 acres with rental house and barn.

5. ACREAGE: 10.1 ZONING DISTRICT: \_\_\_\_\_

6. IDENTIFY CURRENT USE OF BUILDINGS house rented + barn for livestock.

7. PROPOSED STRUCTURES house

8. INFRASTRUCTURE:

Does the Division involve a new street? no

Is public water available? yes

What agricultural use will you make of this property? hay for livestock + agriculture

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION:

CHECKLIST:

- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
- Attach a plat of the Division
- 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)

Alison Murrell

APPLICANT SIGNATURE

7/16/18  
7/16/18

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](mailto:allenpatrickdarnell@gmail.com) (EMAIL)*

July 16, 2018

File No. 18-3924

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

RE: Ag Land Division @ Ruddles Mill Road (KY 1940), Bourbon County

Dear Sirs:

Please find transmitted herewith an Agricultural Land Division Application and plat. The land use will remain the same; agricultural. To our knowledge there has been no previous action taken by the board of adjustments in regards to this property.

The adjoining property owners are:

STEPHEN LINVILLE & JULIE FERRELL, 649 RUDDLES MILL RD, PARIS, KY 40361  
MICHAEL J. THORNTON, PO BOX 5343, PARIS, KY 40362

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

**AFFIDAVIT**

(Land Use)

The Affiant Alison Murrell, first being duly sworn, states that:

1. He (she) is the owner of one of the parcels of land shown in the attached application:
2. An agricultural use is now and will be made of the property as set out in K.R.S. 100.111 (2) .
3. Any residence on the premises or hereafter constructed on the premises will be occupied by a person, and their family, who is engaged in this agricultural use.
4. This is not a division so as to allow for residential building development for sale or lease to the public.

Alison Murrell

Landowner

STATE OF Kentucky  
COUNTY OF Bourbon

Sworn and subscribed to before me by Alison Murrell on this the 16<sup>th</sup> day of July, 2018.

My commission expires 8/20/18.

 ID# 517700

NOTARY PUBLIC

STATE AT LARGE

K.R.S. 100.111 (2) "Agricultural Use" means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard, fruits, vegetable, flowers, or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public.

**AFFIDAVIT**

(Land Use)

The Affiant Brandon Murrell, first being duly sworn, states that:

- 5. He (she) is the prospective purchaser of one of the parcels of land shown in the attached application:
- 6. An agricultural use is now and will be made of the property as set out in K.R.S. 100.111 (2) .
- 7. Any residence on the premises or hereafter constructed on the premises will be occupied by a person, and their family, who is engaged in this agricultural use.
- 8. This is not a division so as to allow for residential building development for sale or lease to the public.



Landowner

STATE OF Kentucky  
COUNTY OF Bourbon

Sworn and subscribed to before me by Brandon Murrell on this the 16<sup>th</sup> day of July, 2018.

My commission expires 8/20/18.

 ID# 517700

NOTARY PUBLIC

STATE AT LARGE

K.R.S. 100.111 (2) "Agricultural Use" means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard, fruits, vegetable, flowers, or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public.

REAL ESTATE TAX PAID AMT \$ 100.00  
RICHARD STIFFHEADS BCC  
DATE 6-3-17 BY A. Jay Hurd

BOOK 304 PAGE 293

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

### DEED

**THIS DEED** made and entered into this 30th day of May, 2017, by and between **MICHAEL J. THORNTON**, single, of P.O. Box 5343, Paris KY 40362, party of the first part, and **BRANDON MURRELL** and **ALISON MURRELL**, husband and wife, of 819 Short Stoney Creek Rd., Carlisle, KY 40311, parties of the second part; transfer year taxes in care of Brandon Murrell and Alison Murrell, 819 Short Stoney Creek Rd., Carlisle, KY 40311.

### WITNESSETH:

For and in consideration of the sum of **ONE HUNDRED THOUSAND DOLLARS** (\$100,000.00) 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, 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:

#### **PARCEL 1 (10.100 Acres)**

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the east side of Ruddles Mill Road (KY 1940); and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to the Parent Tract. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

Beginning at a mag nail in the center of Ruddles Mill Road (KY 1940), a corner to Parcel 2, a new division of Michael J. Thornton (D.B. 303, Pg. 549); said point lying N.12°09'10"W. 2,601.60 feet from a point in the center of said road, a corner to William J. Murphy (D.B. 293, Pg. 270); thence with the center of said Ruddles Mill Road (KY 1940) N.03°58'24"E. 508.32 feet to a mag nail, a corner to Stephen Llnville & Julie L. Ferrell (D.B. 269, Pg. 143); thence with said

C/396 - Michael J. Thornton  
#-3538  
plot- 4/10/17 @ 12:00  
thornton.crd

Linville & Ferrell for three calls as follows: (1) S.86°56'26"E. passing an iron pin bearing "Witness 3553" at 16.61 feet, in all 781.16 feet to an iron pin, (2) S.43°04'10"E. 286.07 feet to a mag nail set in a fence post, and (3) S.45°18'26"E. 110.96 feet to an iron pin, a corner to Parcel 2, a new division of Michael J. Thornton (D.B. 303, Pg. 549); thence with said Parcel 2 S.72°35'00"W. 785.58 feet to an iron pin and N.80°31'20"W. passing an iron pin bearing "Witness 3553" at 323.69 feet, in all 344.65 feet to the point of beginning containing an area of 10.100 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on April 4, 2017. See Plat recorded May 23, 2017 in Plat Cabinet C, Sheet 396.

AND BEING PART OF the same property conveyed to Michael J. Thornton, single, by Deed dated March 10, 2017, and of record in Deed Book 303, Page 549, Bourbon County Court 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, 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 his hand on this date, which is first above written.

  
\_\_\_\_\_  
MICHAEL J. THORNTON

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me this 30th day of May, 2017 by Michael J. Thornton, single, as first party herein.

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE AT LARGE  
My Commission expires: 10/16/2020  
Notary ID #565444