

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. ALD18-05 Fee Amount: \$ 175⁰⁰ Date Fee Received: 3/19/18

1. APPLICANT (prospective purchaser) Sarah Sturgeon, Kyle Sturgeon

MAILING ADDRESS 49 Horseshoe Dr. Paris, KY 40361

PHONE NO. 859-707-5662 (HOME) 859-333-3199 (WORK)

2. OWNER Sam and Emily Roe, Kim and Eddie Roe

MAILING ADDRESS 2601 Millersburg Ruddles Mills Rd. Paris KY 40361

PHONE NO. 859-707-7442 (HOME) 859-749-3728 (WORK)

3. LOCATION OF LAND AND BRIEF DESCRIPTION OF LAND: Millersburg-Ruddles Mill Road (KY 1893); flat to gently rolling pasture

5. ACREAGE: 5 acres ZONING DISTRICT: ~~Bourbon~~ Ag.

6. IDENTIFY CURRENT USE OF BUILDINGS N/A

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? cattle & hay

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)

Sarah Sturgeon Kyle Sturgeon 3/12/18
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
patdarnell@kyemail.com (EMAIL)

March 19, 2018

File No. 17-3544

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

RE: Ag Land Division @ Millersburg-Ruddles Mill Road (KY 1893), Bourbon County

Dear Sirs:

Please find transmitted herewith an Agricultural Land Division Application. 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:

EDDIE & KIMBERLY & SAM & EMILY ROE, 2402 MILLERSBURG-RUDDLES MILL RD,
PARIS, KY 40361
LARRY & BETTY K. OVERLY, 298 ARDERY RD, PARIS, KY 40361
GARRY & SUZANNE SPEIGHT, 370 ARDERY RD, PARIS, KY 40361
HARP W TODD & KENDAL BUTLER, 444 ARDERY RD, PARIS, KY 40361
CLARENCE & JUDY ABNEY, 3491 MILLERSBURG-RUDDLES MILL ROAD, PARIS, KY 40361
DACULA FARM INC, 548 ARDERY RD, PARIS, KY 40361
BMJ FARM LLC, 116 GREEN HILL PARK DR, SOMERSET, KY 42501
BRENDA K. CALLAHAN, 2701 MILLERSBURG-RUDDLES MILL ROAD, PARIS, KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Sam Roe, Emily Roe
Eddie Roe, Kim Roe, 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.

Eddie Roe Kim Roe Emily Roe Sam C Roe

Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Eddie, Kim
Emily & Sam Roe on this the 12 day of March
2018.

My commission expires 9/29/2018

ID# 520072

[Signature]

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 Kyle and Sarah Sturgeon, 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.

Sarah Sturgeon Kyle Sturgeon
 Landowner

STATE OF Kentucky
 COUNTY OF Bourbon

Sworn and subscribed to before me by Sarah Sturgeon & Kyle Sturgeon on this the 12 day of March, 2018.

My commission expires 9/29/2018
10# 520072

Joseph D. Hample
 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.



DEED

THIS DEED OF CONVEYANCE executed this 27th day of February, 2009 by and between EDDIE C. ROE and JO ANN ROE, husband and wife, 253 Cardinal Lane, Paris, KY 40361, hereinafter Grantors; and SAM C. ROE and EMILY ROE, husband and wife, 184 Lail Lane, Paris, KY 40361 and EDDIE G. ROE and KIM ROE, husband and wife, 2403 Millersburg-Ruddles Mill Road, hereinafter collectively Grantees.

WITNESSETH:

That for and in consideration of the love and affection that Grantors have for Grantees, all of which consideration is hereby acknowledged by Grantors, Grantors have bargained and sold and do hereby grant and convey all of their right, title and interest in and to the herein described real property, unto Sam C. Roe and Emily Roe, an undivided one-half interest in and to the following described real property, with remainder in fee simple, the survivor of them, his or her heirs or assigns forever and unto Eddie G. Roe and Kim Roe, an undivided one-half interest in and to the following described real property, with remainder in fee simple, the survivor of them, his or her heirs or assigns forever located in the County of Bourbon, Commonwealth of Kentucky:

09 FEB 27 PM 3:26

All of Tract No. 1 located on Kentucky 1893 and consisting of 60.280 acres as shown on plat of record in Plat Cabinet B, Slide 188, Bourbon County Clerk's Office, Paris, Kentucky.

Being a portion of the same property conveyed to Eddie C. Roe and Jo Ann Roe, husband and wife, Sam C. Roe and Emily A. Roe, husband and wife, and Eddie G. Roe and Kimberly H. Roe, husband and wife, by deed dated February 8, 2000 of record in the aforesaid office in Deed Book 239, Page 216.

TO HAVE AND TO HOLD, the above described property, together with all appurtenances and privileges thereunto belonging unto Sam C. Roe and Emily Roe, an undivided one-half interest in and to the following described real property, with remainder in fee simple, the survivor of them, his or her heirs or assigns forever and unto