

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 18-21 Fee Amount: \$ 175⁰⁰ Date Fee Received: 11/19/18

1. APPLICANT (prospective purchaser) Keith Kelley Amanda Kelley

MAILING ADDRESS _____

PHONE NO. (859) 707-7819 (HOME) _____ (WORK)

2. OWNER Timothy Evans & Tracey Evans

MAILING ADDRESS 2494 Peacock Road, Paris, KY 40361

PHONE NO. (859) 749-6997 (HOME) (859) 707-5220 (WORK)

3. LOCATION OF LAND AND BRIEF DESCRIPTION OF LAND: flat to gently rolling located on Townsend Valley Road

5. ACREAGE: 5 ZONING DISTRICT: Ag

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES house in the future

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)

Keith Kelley Amanda Kelley _____ 11-15-18
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
allenpatrickdarnell@gmail.com (EMAIL)

November 19, 2018

File No. 18-4029

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

RE: Ag Land Division @ Townsend Valley Road, 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:

TIMOTHY LAYNE & TRACEY CAROL EVANS, 2494 PEACOCK RD, PARIS KY 40361
JASON R. & REGINA THORNBERRY, 422 GRIMES BATTERTON RD, PARIS KY 40361
MICHAEL L. & JUDY L. EVANS, 1215 TOWNSEND VALLEY RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Timothy Evans
Tracey Evans, 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.

Timothy Evans Tracey Evans
Landowner

STATE OF Ky
COUNTY OF Bourbon

Sworn and subscribed to before me by Timothy & Tracey Evans on this the 15 day of November, 2018.

My commission expires 10-18-20.

W. Owen A. Thruette

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 Keith Kelley Amanda Kelley, 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.

Amanda Kelley
Keith Kelley

~~Landowner~~
 Prospective Purchaser

STATE OF Ky
 COUNTY OF Bowling

Sworn and subscribed to before me by Amanda & Keith Kelley on this the 15 day of November, 2018

My commission expires 10-18-20.

Wanda A. Thies

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.

247.64

6-10-02
Ret to
preparer

247.64 # 27.00
This 5-2-02
Richard Stipp Eads
Bourbon Co. Ky
D.C.C.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into this 5th day of April, 2002, by and between JEANETTE JONES, single, of 1745 North Broadway, Lexington, Kentucky 40505, hereinafter referred to as Grantor, and TIMOTHY LANE EVANS and TRACY CAROL EVANS, his wife, of 2494 Peacock Road, Paris, Kentucky 40361, hereinafter referred to as Grantees.

WITNESSETH

FOR AND IN CONSIDERATION of TWENTY SEVEN THOUSAND DOLLARS (\$27,000.00) paid by Grantees to Grantor, the receipt of which is hereby acknowledged, the Grantor has this day and by these presents, does hereby grant, sell and convey unto the Grantees, for and during their joint and natural lives with remainder in fee simple unto the survivor of them, his or her heirs and assigns forever, the hereinafter described real estate located in Bourbon County, Kentucky, and being more particularly described as follow, to-wit:

That certain tract of land situated on the south side of the Townsend Valley Road in Bourbon County, Kentucky, and more particularly described as follows:

Beginning at a point in the center of the Townsend Valley Road, a corner to Smith and running with the line of Smith S 38 degrees 25 minutes W 201.0 feet; thence with the line of Smith S 42 degrees 50 minutes W 299.0 feet; thence with the line of Smith S 50 degrees 20 minutes W 471.0 feet to a post, a corner to Ammerman; thence first with the line of Ammerman and then with the line of Glick N 49 degrees W 1571.00 feet to a point in the center of the Townsend Valley Road; thence with the center of said Road S 85 degrees 50 minutes E 1170.0 feet; thence with the center of said Road S 78 degrees 30 minutes E 75.0 feet; thence with the center of said road S 68 degrees 25 minutes E 686.0 feet to the point of beginning, containing 20.88 acres of land, more or less.

PROVIDED HOWEVER, there is excepted from the above tract 5.236 acres which was conveyed by Floyd Jones, Jr., a single person, to Carl L. Phipps and Ivette J. Phipps, his wife, by deed dated January 23, 1995, and of record in Deed Book 220, Page 504, and described by plat of record in Plat Book B, Plat 237 in the Bourbon County Court Clerk's Office.

FURTHER there is excepted from the above described tract, 5.166 acres which was conveyed by Floyd Jones, Jr., a single person, to Sandord Holbrook, by deed dated February 16, 1996, and of recorded in Deed Book 223, Page 865, and described by plat of record in Plat Book B, Plat 278, in the Bourbon County Court Clerk's Office.

RICHARD STIPP, EADS
BOURBON COUNTY CLERK
02 MAY -2 AM 10:47