

# APPLICATION TO BOURBON COUNTY JOINT PLANNING COMMISSION

## Agricultural Land Division

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. A1020-24 Fee Amount: \$ 175<sup>00</sup> Date Fee Received: 12/16/2020

1. APPLICANT (prospective purchaser) Marielys Santiago

MAILING ADDRESS 16811 Whirley Rd, Lutz, FL 33558

PHONE # (HOME) 787-717-1005 (OTHER) \_\_\_\_\_

2. OWNER Isidore Farm Kentucky, LLC (C/o Joyce Santiago)

MAILING ADDRESS 501 Townsend Valley Road, Paris, KY 40361

PHONE # (HOME) 787-717-1005 (OTHER) \_\_\_\_\_

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

4. ACREAGE: 5.000 acres 5. ZONING DISTRICT: A1

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES house

8. INFRASTRUCTURE:

Does the Division involve a new street? Yes/No No Is public water available? Yes/No No

What agricultural use will you make of this property? horses

9. FEE: Refer to Fee Schedule

10. 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)

  
APPLICANT SIGNATURE

11/23/2020  
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. Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

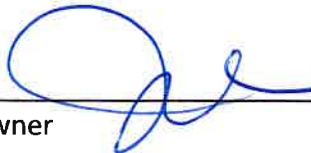
**AFFIDAVIT**

(Land Use)

The Affiant Joyce Santiago, first being duly sworn, states that:

for Isisdore Farm Kentucky, LLC

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.

  
\_\_\_\_\_  
Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Joyce Santiago on this  
the 23 day of November, 2020.

My commission expires 9/29/2022.

  
\_\_\_\_\_  
PUBLIC NOTARY  
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 Marielys Santiago, first being duly sworn, states that:

1. He (she) is the Prospective Purchaser 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.

  
\_\_\_\_\_  
Prospective Purchaser

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Marielys Santiago on this  
the 23 day of November, 2020.

My commission expires 9/29/2022.

  
\_\_\_\_\_  
PUBLIC NOTARY  
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

REAL ESTATE TAX PAID AMT \$ 25750  
RICHARD STIPP EADS, BCC  
DATE 2/27/18 BY A. Jay Hunt DC

BOOK 306 PAGE 543

THIS DEED made and entered into this the 26<sup>th</sup> day of February, 2018, by and between MATTHEW PICKUP and KATHY A. PICKUP, husband and wife whose mailing address is 1146 Clay Kiser Road, Paris, Kentucky 40361 ("Grantors"), and ISIDORE FARM KENTUCKY, LLC, a Kentucky limited liability company, whose address is 5391 Lexington Road, Lexington, Kentucky 40511, ("Grantee") with the in-care of mailing address for the current tax year to be in Isidore Farm Kentucky, LLC, 5391 Lexington Road, Lexington, Kentucky 40511.

WITNESSETH:

THAT for and in consideration of the sum of Two Hundred Fifty-Seven Thousand and No/100 (\$257,500.00) Dollars, the receipt of which is hereby acknowledged, the Grantors have bargained and sold and do hereby grant and convey unto the Grantee, in fee simple, its successors and assigns, forever, all of the following property located in Bourbon County, Kentucky, and more fully described as follows, to-wit:

That certain tract of land on the waters of Townsend Creek, described as follows:

Beginning at a post corner to Hub Griffith and Lydia Kuster qLake; thence N 13 degrees 45' W 459 feet; thence N 26 degrees 15' W 600 feet to a post at the corner of the yard; thence N 18 degrees 30' W 305 feet to a point in the pike; thence with the pike S 48 degrees 25' W 360 feet S 44 degrees W 300 feet S 35 degrees W 400 feet S 43 degrees 45' W 100 feet S 58 degrees W 100 feet S 78 degrees 30' W 157 feet to an iron spike in the center of pike corner to Hayes and Lail; thence S 81 degrees W 103 feet to a point in pike corner to Griffith; thence with his line S 45 degrees 20' E 1283 feet; thence N 49 degrees 10' E 894 feet to the beginning, containing 33.50 acres.

Being the same property conveyed to Matthew Pickup and Kathy A. Pickup, husband and wife, by Deed dated January 6, 2017 and of record in Deed Book 303, Page 88, in the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above property together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee, in fee simple its successors and assigns, forever.

AND the Grantors do hereby release and relinquish unto the Grantee, its successors and assigns, all of their right, title and interest in and to the above property, including all exemptions allowed by law, and do hereby covenant to and with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said property and have good right to sell and convey the same as herein done; that the title to said property is clear, perfect and unencumbered except for the taxes for 2018, which the Grantee assumes and

LODGED FOR RECORD  
RICHARD STIPP EADS  
BOURBON COUNTY CLERK  
18 FEB 27 PM 4:15

Please Return To:  
DINSMORE & SHOHL, LLP  
250 West Main Street, Suite 1400  
LEXINGTON, KENTUCKY 40507

**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)

December 18, 2020

File No. 20-4573

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 purpose of this plat is to create and divide off a 5.000 acre parcel. 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:

DOUGLAS L DENNIS, 463 TOWNSEND VALLEY RD, PARIS KY 40361  
JOHN T FRITSCH, 545 TOWNSEND VALLEY RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures