

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. ALD21-01 Fee Amount: \$ 175⁰⁰ Date Fee Received: 1/7/2021

1. APPLICANT (prospective purchaser) Larry & Joni Hiler

MAILING ADDRESS 269 Whitson Road, Cynthiana, KY 41031

PHONE # (HOME) (561) 719-6642 (OTHER) (561) 719-9186

2. OWNER John L. & Debra D. Hutchison

MAILING ADDRESS 2931 Little Rock-Jackstown Rd, Carlisle, KY 40311

PHONE # (HOME) John-(859) 749-2787 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: #2931 Little Rock-Jackstown Road;
flat to gently rolling

4. ACREAGE: 18.535 5. ZONING DISTRICT: A1

6. IDENTIFY CURRENT USE OF BUILDINGS house, barn, acc. bldg.

7. PROPOSED STRUCTURES run in shed

8. INFRASTRUCTURE:

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

What agricultural use will you make of this property? horses, cattle

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)

[Signature] 12-29-20
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. Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

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)

December 23, 2021

File No. 20-4596

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

RE: Ag Land Division @ #2931 Little Rock-Jackstown 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 an 18.535 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:

KATHY WERKING, 2201 LITTLE ROCK-JACKSTOWN, CARLISLE KY 40311
RANDALL L ROBINSON, 4323 LOWER JACKSTOWN RD, CARLISLE KY 40311
CHRISTOPHER & MARGARET ODGERS, 1601 LITTLE ROCK-JACKSTOWN, CARLISLE KY
40311
BOURBON A & BELINDA A GRAVES, 2925 LITTLE ROCK-JACKSTOWN, CARLISLE KY
40311

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Larry Hiler
Joni Hiler, 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.

Joni Hiler
Prospective Purchaser

STATE OF Kentucky

COUNTY OF Harrison

Sworn and subscribed to before me by Larry Hiler - Joni Hiler on this
the 29th day of December, 2020

My commission expires January 9, 2022

Travis Brumley
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 John L. Hutchison
Debra D. Hutchison, 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.

John L. Hutchison
Debra D. Hutchison
Landowner

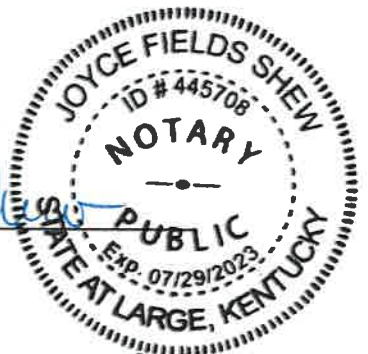
STATE OF KENTUCKY

COUNTY OF Bourbon

Sworn and subscribed to before me by John Hutchison & Debra D. Hutchison on this
the 29th day of DECEMBER, 2020.

My commission expires 7/29/2023

Joyce Fields Shew
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.

\$116,310
RETAI Pd 4-25-03
Richard Stepp Esq BCC
By: Mary Elizabeth Calvert
DEED

5-23-03
Mailed to John
& Debra Hutchison

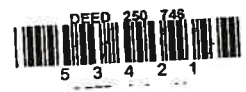
THIS DEED, made and entered into this the 19th day
of March, 2003, by and between **BILLY G. HOPKINS AND
BARBARA G. HOPKINS**, his wife, of 650 Barterville Road,
Carlisle, Kentucky, 40311 AND **JUDY H. MANSFIELD AND RONNIE
MANSFIELD**, her husband, of 748 Howard Street, Marina del Rey,
California, 90292, GRANTORS; and **JOHN L. HUTCHISON AND DEBRA
D. HUTCHISON**, husband and wife, of 245 Stone Road, Paris,
Kentucky, 40361, GRANTEES.

W I T N E S S E T H:

That for and in consideration of the sum of **ONE
HUNDRED SIXTEEN THOUSAND THREE HUNDRED TEN DOLLARS**
(\$116,310.00), cash in hand paid, the receipt of which is
hereby acknowledged, the Grantors have bargained and sold and
do hereby grant and convey unto the Grantees, for and during
their joint lives with remainder in fee simple to the survivor
of them, his or her heirs and assigns forever, the following
described real estate situate in Bourbon County, Kentucky,
to-wit:

A certain tract or parcel of land lying and being in
Bourbon County, Kentucky, located on the Jackstown-
Little Rock Road, about eight miles south west of
Carlisle, Kentucky, bounded and described as follows:

BEGINNING at a point in the middle of the pike at a
quarry; and thence North 11 deg West 1429 feet to a
point in a rock fence, corner to E. C. Wasson; thence
along his line, North 85 deg East 1093 feet to an
angle in rock fence; thence South 65 deg East 244
feet to an angle in rock fence; thence South 82 1/2 deg
East 425 feet to a juncture of two rock fences;



thence North 21 deg East 170 feet to the abutment of water gap and North side of small creek; thence South 89 deg East 1078 feet to juncture of two rock fences near barn; thence South 9 deg East 1376 feet at Myer's line; thence South 21 deg East 222 feet; thence due South 178 feet; thence South 35 deg West 274 feet to center of Pike; thence following the center of the pike to the beginning as follows: North 18 deg West 422 feet; North 30 deg West 190 feet; North 35 deg West 527 feet; North 42 ½ deg West 50 feet; North 62 ½ deg West 50 feet; North 65 deg West 32 feet; South 70 ½ deg West 520 feet; South 72 deg West 260 feet; South 71 deg West 350 feet; South 75 deg West 300 feet; South 85 deg West 133 feet; South 76 deg West 600 feet to the beginning; and containing 82.72 acres, more or less.

Being the same property conveyed to Charles L. Hopkins and Catherine G. Hopkins, husband and wife, as joint tenants with right of survivorship, by deed dated May 25, 1966, and of record in Deed Book 150, Page 14, of the Bourbon County Clerk's Office. Said Catherine G. Hopkins died on July 17, 1968, and title to the above property vested solely in said Charles L. Hopkins by operation of law by virtue of his being the survivor. Said Charles L. Hopkins died testate on February 6, 1994, and under the provisions of his Last Will of record in Will Book "NN", page 132-136, of the Bourbon County Clerk's Office, he devised all of his real estate to his children, Billy G. Hopkins and Judy H. Mansfield.

There is **EXCEPTED** from the above described property the tract of land containing 5.180 acres, conveyed by deed dated May 8, 1995, and of record in Deed Book 221, Page 600, of said office, to wit:

That certain tract or parcel of land with all improvements thereon, lying and being on the Little Rock Road-Jackstown Road, situated in Bourbon County, Kentucky, and more particularly described as follows:

BEGINNING at a point in the center of the Jackstown-Little Rock Road, said point being 175.00 feet northeast of a corner to the 140 acre tract, and being a corner to the Charles Hopkins Estate, thence leaving said road and running with the line of the Charles Hopkins Estate North 12 deg 00 min 00 sec, West 435.84 feet; North 81 deg 47 min 22 sec East 166.25 feet; North 08 deg 53 min 22 sec West 17.06

feet; North 81 deg 06 min 38 sec East 50.00 feet; S 08 deg 53 min 22 sec East 16.69 feet; North 77 deg 30 min 42 sec East 75.63 feet; North 83 deg 01 min 03 sec East 249.90 feet; South 09 deg 43 min 24 sec East 277.55 feet; South 08 deg 19 min 22 sec East 52.24 feet and South 06 deg 27 min 34 sec East 89.00 feet to a point in the center of the Jackstown-Little Rock Road; thence running with the center of said road South 85 deg 43 min 08 sec West 115.00 feet; South 78 deg 45 min 20 sec West 100.00 feet and South 78 deg 00 min 00 sec West 303.51 feet to the point of beginning and containing 5.180 acres, more or less. See plat of record in Plat Cabinet B, Page 252, of the Bourbon County Clerk's Office.

This conveyance is made subject to all easements and restrictions of record, applicable zoning regulations and the water line easement in favor of the property owned by Belinda Graves and Bourbon Graves, her husband and Hiland Jolly and Phyllis Jolly, his wife, of record in Deed Book 243, Page 539, of said office.

TO HAVE AND TO HOLD the above described property together with all the appurtenances and privileges thereunto belonging unto Grantees, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with covenant of GENERAL WARRANTY of title.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands, this the day and year first above written.

We, **BILLY G. HOPKINS, BARBARA G. HOPKINS, JUDY H. MANSFIELD AND RONNIE MANSFIELD**, Grantors, and **JOHN L. HUTCHISON AND DEBRA D. HUTCHISON**, Grantees, do hereby certify, pursuant to KRS Chapter 382, that consideration in the amount of \$116,310.00, is the true, correct and full consideration paid for the property herein conveyed. We further certify our