

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. ALD21-02 Fee Amount: \$ 175⁰⁰ Date Fee Received: 1/7/2021

1. APPLICANT (prospective purchaser) Michael Dean Patrick Jr.

MAILING ADDRESS _____

PHONE # (HOME) _____ (OTHER) _____

2. OWNER Kenwood Soper

MAILING ADDRESS 11160 Jonesville Rd Dry Ridge KY 41035

PHONE # (HOME) 859-391-5183 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: 82 acre track of land at 2602 Little Rock Jacksontown Rd

4. ACREAGE: 5 AC RS 5. ZONING DISTRICT: Agricultural

6. IDENTIFY CURRENT USE OF BUILDINGS house is a residence and barns for storage and working cattle

7. PROPOSED STRUCTURES none

8. INFRASTRUCTURE:

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

What agricultural use will you make of this property? Garden - Livestock

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)

Kenwood Soper

APPLICANT SIGNATURE

12/10/2020
DATE

Applications under zoning regulations involve legal procedure: 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)*

January 15, 2021

File No. 20-4594

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

RE: Ag Land Division @ 2602 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 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:

HAROLD C. AND KENWOOD C. SOPER, 3299 LITTLE ROCK-JACKSTOWN, CARLISLE KY
40311
HIDDEN HARBOUR CONSULTING LLC, 2161 CANE RIDGE RD, PARIS KY 40361
THOMAS J WOOD & JAYNE FERGUSON, 1826 LITTLE ROCK-JACKSTOWN, CARLISLE KY
40311

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Kenwood Soper, 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.

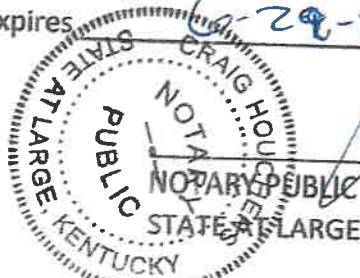
Kenwood C Soper
Landowner

STATE OF KY

COUNTY OF Boyd

Sworn and subscribed to before me by Kenwood C Soper on this
the 10th day of DECEMBER, 2020

My commission expires 10-20-2022



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 Michael Dean Patrick Jr., 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.

Michael D Patrick Jr.
Prospective Purchaser

STATE OF Ky
COUNTY OF Carter

Sworn and subscribed to before me by Michael D Patrick Jr. on this
the 16th day of December, 2020.

My commission expires 2/1/2023.

Freda Williams
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.

161/584

no tax due
12.27.71
Att'y for donor
Kish, C.B.C.C.

DEED

THIS DEED made and entered into this 22nd day of December, 1971, by and between Kenneth C. Soper and Jean C. Soper, his wife, of Bourbon County, Kentucky, parties of the first part, and Kenwood C. Soper, who resides at R. F. D. #1, Carlisle, Bourbon County, Kentucky, party of the second part,

WITNESSETH:

Parties of the first part, for and in consideration of the love and affection which they have for party of the second part, he being their son, have bargained and sold and do by these presents give, grant and convey unto the said party of the second part, his heirs and assigns forever, the following described real estate located in Bourbon County, Kentucky, to-wit:

*Beginning at (1) at center of pike opposite quarry which is on north side of pike; thence with center of pike S 76 W 533 ft. to (2) corner to Joe Hopkins; thence leaving the pike along Joe Hopkins' line S 25 E 1275 ft. to (3) corner to Ivan Soper; thence along his line N 76 E 2388 ft. to (4) a post on top cliff of creek; thence N 71 1/2 E 50 ft. to (5) point in abutment of water gap; thence across creek N 76 E 100 ft. to (6) an angle in rock fence; thence S 83 E 46 ft. to (7) corner rock fence; thence along rock fence N 32 E 304 ft. to center of pike at a point (8) 42 ft. from number (11) of corner to north side survey; thence following the center of pike as before to the beginning as follows: N 18 W 180 Ft. to (9) thence N 30 W 190 ft. to (10) thence N 35 W 527 ft. to (11) thence N 42 1/2 W 50 ft. to (12) thence N 62 1/2 W 50 ft. to (13); thence N 65 W 32 ft. to (14) thence S 70 1/2 W 520 ft. to (15) thence S 72 W 260 ft. to (16); thence S 71 W 353 ft. to (17) thence S 75 W 300 ft. to (18); thence S 85 W 133 ft. to (19) thence S 76 W 600 ft. to the beginning, and containing 82.2165 Acres of land."

And being the same property conveyed to party of the first part, Kenneth C. Soper by deeds from Ivan C. Soper and Mary Belle Soper, his wife, of record in the Office of the Clerk of the Bourbon County Court in Deed Book 134, Page 480 and Deed Book 134, Page 481.

TO HAVE AND TO HOLD the same, together with all of the

to Soper
with
10-11-1972