


# 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. ALD 21-05 Fee Amount: \$ 175 Date Fee Received: 2/12/21 

1. APPLICANT (prospective purchaser) Melinda A. Smith

MAILING ADDRESS ~~3415 Pegasus Lane~~, P.O. Box 911046, Lexington, KY 40591 40591

PHONE # (HOME) (859) 396-1060 (OTHER) \_\_\_\_\_

2. OWNER Wilson Living Trust

MAILING ADDRESS P.O. Box 5823, Paris, KY 40362-5823

PHONE # (HOME) Dale Wilson (859) 229-5240 (OTHER) \_\_\_\_\_

3. LOCATION AND BRIEF DESCRIPTION OF LAND: flat to gently rolling; Bryan Station Rd (KY 1970)

4. ACREAGE: 15.000 5. ZONING DISTRICT: A1

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES house and barn

### 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? vegetables

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)

 2-21-21  
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](mailto:allenpatrickdarnell@gmail.com) (EMAIL)*

February 12, 2021

File No. 21-4628

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

RE: Ag Land Division @ Bryan Station Road (KY 1970), 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 15.000 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:

CONNIE S STRONG & BARBARA A SCHERRER, 374 HUTCHISON RD, PARIS KY 40361  
MICHELE J MURRAY, 5425 BRYAN STATION RD, PARIS KY 40361  
BRYAN STATION LLC, 5365 BRYAN STATION RD, PARIS KY 40361  
ELIZABETH M & STEPHEN C PARKES, 310 HUTCHISON RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

**AFFIDAVIT**

(Land Use)

The Affiant Wilson Living Trust, 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.

Anne Rice Wilson TTEE

Alan Dale Wilson TTEE

Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Anne Rice Wilson and

Sworn and subscribed to before me by Alan Dale Wilson on this

the 8 day of February, 2021.

My commission expires 01/31/2023.

Till C. McCall

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 Melinda Smith 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.

Melinda Smith  
Prospective Purchaser

STATE OF Kentucky  
COUNTY OF Fayette

Sworn and subscribed to before me by Melinda Smith on this  
the 29 day of January, 2021.  
My commission expires 6/18/24 KYNP.6587

James B. Cropper  
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.

224/565

6-7-96  
11/15/96  
→

RECORDING REQUESTED BY )  
GERSH LAW OFFICES, P.S.C. )

WHEN RECORDED MAIL TO: )  
ALAN DALE WILSON )  
ANNE RICE WILSON )  
374 HUTCHISON ROAD )  
PARIS, KY 40361 )

LOOSE-LEAF BINDER  
SERIALS SECTION  
MAY 10 1996  
LIBRARY OF CONGRESS



SPACE ABOVE FOR RECORDER'S USE

### Warranty Deed

Bourbon County Farm

THIS DEED, made and entered into this APR 30 1996, by and between ALAN DALE WILSON AND ANNE RICE WILSON, 374 HUTCHISON ROAD, PARIS, KY 40361, Parties of the First Part, and ALAN DALE WILSON and ANNE RICE WILSON, Trustees, or their successors in trust, 374 HUTCHISON ROAD, PARIS, KY 40361, under the WILSON LIVING TRUST dated APR 30 1996 and any amendments thereto, Parties of the Second Part.

WITNESSETH: For no consideration, the Parties of the First Part do hereby warrant and convey unto the Parties of the Second Part all of their right, title and interest in and to the following described real property in the County of Bourbon, State of Kentucky:

TRACTS VI and VII as shown on the Plat of the Rice property which is recorded in the Office of the Clerk of the Bourbon County Court in Plat Book 1, Page 44, and more particularly described as follows: Beginning at a point in the center of the Bryan Station Road, corner to Crim, and running with the line of Crim N 85 degrees 45 minutes W 1392.0 feet to a post, corner to Tract V; thence with the line of Tract V N 20 degrees 45 minutes E 765.0 feet to a post; thence with the line of Tract V N 27 degrees 15 minutes E 205.0 feet to a post (corner to tract VII); thence with the line of Tract V N 27 degrees 15 minutes E 586.0 feet to a post; thence with the line of Tract V N 49 degrees 10 minutes E 44.5 feet to a point in the center of the Hutchison Station Road; thence with the center of the Hutchison Station Road S 88 degrees 50 minutes E 105.0 feet; thence with the center of the Hutchison Station Road S 88 degrees 50 minutes E 671.0 feet to a point where the center of the Hutchison Station Road intersects the center of the Bryan Station Road; thence with the center of the Bryan Station Road S 4 degrees 45 minutes W 437.0 feet; thence with the center of the Bryan Station Road S 1 degree 55 minutes E 103.0 feet to a stake (corner to Tract VI); thence with the center of the Bryan Station Road S 1 degree 55 minutes E 747.0 feet; thence with the center of the Bryan Station Road S 12 degrees 20 minutes W 236.5 feet to the point of beginning, and containing 38.60 acres of land (27.19 acres in Tract VI and 11.41 acres in Tract VII). BUT, there is EXCEPTED from Tract VI the graveyard containing approximately one-fourth of an acre of land, together with a right-of-way which is reserved to and from said graveyard.

Being the same property conveyed to the Party of the First Part by deed dated September 16, 1971, of record in Deed Book 161, Page 75, in the Office of the Clerk aforesaid.

Subject to all existing mortgages, liens and encumbrances, to any existing restrictions, stipulations and easements of record affecting the above described property and to all state and county taxes due and payable and subsequent taxes, all of which the Parties of the Second Part assume and agree to pay.

We, the Parties of the First Part, as Grantors, and the Parties of the Second Part, as Grantees, hereby certify, pursuant to KRS Chapter 382, that the total fair market value and ad valorem tax assessed value

