

# 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. ALD21-04 Fee Amount: \$ 175<sup>00</sup> Date Fee Received: \_\_\_\_\_

1. APPLICANT (prospective purchaser) Lee Anne & Darrell Mason

MAILING ADDRESS 1037 Stonecrop Drive, Lexington, KY 40509

PHONE # (HOME) 859-940-9131 (OTHER) 502-614-9207

2. OWNER Gladys A. Oldson & Barbara B. Oldson

MAILING ADDRESS 495 Plum Lick Road, Paris, KY 40361

PHONE # (HOME) Barbara: (859) 707-4054 (OTHER) \_\_\_\_\_

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Plum Lick Road; flat to gently rolling

4. ACREAGE: 5 5. ZONING DISTRICT: A1

6. IDENTIFY CURRENT USE OF BUILDINGS \_\_\_\_\_

7. PROPOSED STRUCTURES Residential

### 8. INFRASTRUCTURE:

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

What agricultural use will you make of this property? Vegetable Garden / Fruit Trees

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)

Lee Anne Mason  
Darrell Mason  
APPLICANT SIGNATURE

1/19/2021  
1/19/2021  
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. 21-4611

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

RE: Ag Land Division @ Lexington Road (US 27 & US 68), 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:

DAVID E & REBECCA M DOTSON, 337 PLUM LICK RD, PARIS KY 40361  
STANLEY K LAUGHLIN JR ESTATE, 2061 FAIRFAX RD, COLUMBUS OH 43221  
MARVIN & MARJORIE FOLEY TRUST, 535 PLUM LICK RD, PARIS KY 40361  
DONALD RAY FOLEY, 535 PLUM LICK RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

**AFFIDAVIT**

(Land Use)

The Affiant Gladys A. Oldson & Barbara B. Oldson, 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.

Barbara B. Oldson Gladys A. Oldson  
Landowner

STATE OF Kentucky

COUNTY OF Montgomery

Sworn and subscribed to before me by Barbara Gladys Oldson on this

the 26 day of January, 2021.

My commission expires 11-17-2021.

Shelli Cook  
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 Lee Anne + Darrell Mason, 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.


Lee Anne Mason  
Darrell Mason  
 Prospective Purchaser

STATE OF Kentucky

COUNTY OF Fayette

Sworn and subscribed to before me by Lee Anne & Darrell Mason on this the 2 day of Feb., 2021.

My commission expires 4-28-2023.

  
 Jigar Raj Pandya  
 Notary ID :620831  
 Comm.Exd 4/28/2023  
 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.

11-17-03  
mailed 40  
Clyde + Barbara Oldson  
37 Pine Branch Rd  
Prestonsburg, Ky 41653

DEED OF CONVEYANCE

This Deed of Conveyance to made and entered into this 17th day of November, 2003 by and between, Clyde V. OLDSON and GLADYS A. OLDSON, his wife, whose mailing address is 451 Plum Lick Road, Paris, Kentucky 40361, hereinafter referred to as GRANTORS, and CLYDE BARRY OLDSON and BARBARA B. OLDSON, his wife, whose mailing address is 37 Pines Branch Road, Prestonsburg, Kentucky 41653 hereinafter referred to as GRANTEE,

WITNESSETH:

For and in consideration of the love and affection between the parties, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, alien and convey unto the GRANTEES, their heirs and assigns, in fee simple, all their right, title and interest in the following described real property to wit:

"Beginning at a point in the center of the Plum Lick Road at the extreme southwest corner of property, corner to Davis, and running along the center of said road N 67 deg. 02' E 178.3 feet; thence N 63 deg. 16' E 861.7 feet; thence N 67 deg. 34' E 470.0 feet; thence N 59 deg. 03' E 473.4 feet; thence N 49 deg. 26' E 331.0 feet to a point in the center of said road; corner to Albert Clay; thence leaving road along Clay's line N 41 deg. 13' W 2211.7 feet to a post, corner to Albert Clay and Yancy; thence along Yancy's line S 40 deg. 56' W 1212.2 feet; thence S 58 deg. 01' E 232.0 feet; thence S 45 deg. 53' W 493.9 feet to a post corner to Yancy and Davis; thence along Davis' line S 14 deg. 55' E 1433.7 feet to the beginning and containing 81.87 acres of land;

Being the same property acquired by Clyde Oldson and Gladys Oldson, his wife, from A.H. Oldson, a single man, by a deed dated March 29, 1974 of record in Deed Book 168, Page 529 of the Bourbon County Court Clerk's Office.

TO HAVE AND TO HOLD the same, together with all the appurtenances thereunto belonging unto the GRANTEES, equally and jointly, for and during their joint natural lives, with remainder in fee simple to the survivor of them, the heirs and assigns of such survivor forever, with covenant of general Warranty of Title, provided, however, that this conveyance is made subject to any and all restrictions and easements which may appear of record affecting said property and is further subject to the life estate retained herein by the GRANTORS.

RECORDED FOR RECORD  
RICHARD STIPP EADS  
BOURBON COUNTY CLERK  
03 NOV 17 PM 2:02



