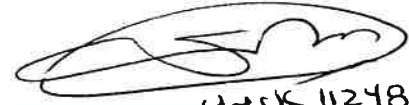


APPLICATION TO BOURBON COUNTY JOINT PLANNING COMMISSION

Agricultural Land Division

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150



check 11248
DARNELL EN.

Office Use only:

Application No. ALD 21-07 Fee Amount: \$ 175 Date Fee Received: 2/12/21 DARNELL EN.

1. APPLICANT (prospective purchaser) Brandon K. Brock Revocable Living Trust

MAILING ADDRESS P.O. Box 333, Mayking, KY 41837

PHONE # (HOME) (859) 948-4267 (OTHER) _____

2. OWNER Debra K. Brock Revocable Living Trust

MAILING ADDRESS 426 Mallard Bay, Rutledge, TN 37861

PHONE # (HOME) (859) 948-4267 (OTHER) _____

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

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

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES none

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? 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)

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)

January 15, 2021

File No. 20-4584

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

RE: Ag Land Division @ Levy Road (KY 57), 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:

LANA G MORALES, 499 LEVY RD, PARIS K Y 40361
SAMUEL J GOODWIN, JR; 493 LEVY RD; PARIS KY 40361
KENT N & SHEILA C MILES, 354 STONE RD, PARIS KY 40361
FOUR H CONSTRUCTION INC, 3600 COMBS FERRY RD, LEXINGTON KY 40509
RONALD & LOUISE POWELL, 563 LEVY RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Brandon K. Brock Revocable Living Trust, 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.

Brandon K. Brock

Prospective Purchaser

STATE OF Kentucky

COUNTY OF Letcher

Sworn and subscribed to before me by Brandon K. Brock on this
the 11 day of FEBRUARY, 2021.

My commission expires 2/15/2021.

Pradya Seth

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.



DEED

THIS DEED, made and entered into this 4th day of Nov, 2008, by and between **BRANDON BROCK**, a single person, 205 Jack Hunter Way, Richmond, Kentucky 40475, and **DEBRA BROCK**, a single person, 1016 Palmetto Drive, Richmond, Kentucky 40475, (hereinafter "GRANTORS"), and **THE DEBRA K. BROCK REVOCABLE LIVING TRUST**, by **DEBRA K. BROCK, TRUSTEE**, 1016 Palmetto Drive, Richmond, Kentucky 40475, (hereinafter "GRANTEE").

The property tax bill for 2008 shall be sent to The Debra K. Brock Revocable Living Trust, 1016 Palmetto Drive, Richmond, Kentucky 40475.

WITNESSETH:

That for and in consideration of the sum of **One Dollar (\$1.00)**, the receipt and sufficiency of which is hereby acknowledged, the GRANTORS hereby convey unto the GRANTEE, in fee simple, the following described real property, with covenant of GENERAL WARRANTY:

TRACT I

That certain tract or parcel of land located on the north side of the Levy Road in Bourbon County, Kentucky, and identified as Tract 2 containing 80.215 acres on the agricultural land division for Dillard Lee of record in Plat Cabinet C, Slide 34, Bourbon County Clerk's office, reference to which plat is hereby made for a more particular description and which property has a street address of 5563 Levy Road.

An easement is reserved for ingress and egress along the existing entrance as shown on the plat for the 5.362 acres referred to on said plat, as Ronald and Louise Powell (Deed Book 231, page 75) and Plat Cabinet B, Slide 337, Bourbon County Clerk's office.

08 NOV 14 PM 3:41
CLERK OF COURTY
BOURBON COUNTY
KENTUCKY

MAIL TO:
HOLD FOR:
C. GERALD MARTIN, PSC

TRACT II

A certain tract or parcel of land containing approximately 40 acres located adjacent to the property described above on the north side and more particular described as follows:

BEGINNING at a point approximately 1,898 feet northwest of the Levy Road at a corner to property designated as Four H Construction, Inc., on the plat of record in Plat Cabinet C, Slide 34, Bourbon County Clerk's office; thence with a division line with Four H Construction, Inc., N 35° 32' 21" West 1,674.10 feet to a corner; thence S 52° 43' 38" West 1,120 feet to a corner; thence S 28° 05' 12" East 1,188.86 feet to a corner with the tract described above; thence with the division line with the tract described above, N 74° 22' 27" East 1,354.68 feet to the point of beginning, containing an area of 39.56 +/- acres.

For purposes of clarity, it should be noted that the above description more accurately describes the tract of land in previous deeds described as follows:

40 acres of land bounded as follows: BEGINNING at a stake near the residence on said 40 acres of land and running N 69° E 82.16 P to a corner in Jake Everman's line and corner to F.W. Houston; thence with said Everman's line N 41' W 101.7 P corner in the Jones line; thence with the Jones line S 49° W 67.88 P to a corner to said Jones line and corner to F.W. Houston; thence S 33 1/2° E 73.54 P to the beginning, containing 40 acres of land.

Being a part of the same property conveyed to Brandon Brock and Debra Brock, both single, from Dillard E. Lee, a single man, Donald Gay Lee and Carla Lee, his wife, by deed dated October 9, 2007 and recorded on October 22, 2007, in Deed Book 272, page 584, in the Bourbon County Clerk's office.

GRANTORS further covenant that they are lawfully seized of the estate hereby conveyed and that it is free of all liens and encumbrances, except for any and all taxes which may be hereafter assessed, which shall be the responsibility of the GRANTEE. 2008 property taxes shall be pro-rated as of the date of conveyance. Provided, however, the above-described real property is conveyed subject to all valid and existing conditions,



Kentucky Transportation Cabinet
 Department of Highways
 Division of Maintenance
 Permits Branch

TC 99-1 (B)
 07/2018
 Page 1 of 1

ENCROACHMENT PERMIT

KYTC KEPT #: 07-2021-00012

Permittee: Brandon Brock

Permit Type / Subtype: Entrance / Private

Work Completion Date: 1/1/2022

INDEMNITIES		
Type	Amount Required	Tracking Number
Performance Bond	\$0.00	
Cash / Check	\$0.00	
Self-Insured	\$0.00	
Payment Bond	\$0.00	
Liability Insurance	\$0.00	

This permit has been: **APPROVED** **DENIED**

Robert Baker	D7 Permits	1/26/2021
SIGNATURE	TITLE	DATE

The TC 99-1(B), including the application TC-99 1(A) and all related and accompanying documents and drawings make up the permit. It is not a permit unless both the TC 99-1(A) and TC 99-1(B) are both present.

LOCATION(S)			
Description	County - Route	Latitude	Longitude
	Bourbon - KY 57	38.159970	-84.080079



To Submit a Locate Request
 24 Hours a Day, Seven Days a Week:
 Call 811 or 800-752-6007

