

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. AID 21-10 Fee Amount: \$ 175⁰⁰ Date Fee Received: 3/12/21

1. APPLICANT (prospective purchaser) Gannon Diggs & Erin Diggs

MAILING ADDRESS 911 Cramer Ave., Lexington, KY 40502

PHONE # (HOME) (317) 473-5492 (OTHER) _____

2. OWNER Quillin Family Living Trust U/T/A dated March 28, 2018

MAILING ADDRESS P.O. Box 5026, Paris, KY 40362

PHONE # Ralph-(859)621-3365; Donna-(904)583-7900

3. LOCATION AND BRIEF DESCRIPTION OF LAND: #1795 Leesburg-Newtown Road; flat

4. ACREAGE: 5.00 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS house

7. PROPOSED STRUCTURES none

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? vegetable garden & chickens

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)

Gannon Diggs & Erin Diggs

APPLICANT SIGNATURE

03/1/21

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)*

March 12, 2021

File No. 21-4631

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

RE: Ag Land Division @ #1795 Leesburg-Newtown 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:

JOHN B & SUSAN FISTER, 1869 LEESBURG-NEWTOWN RD, PARIS KY 40361
JEFFERY L GREGG & KAMI L KATTELUS, 295 SILAS PIKE, CYNTHIANA KY 41031
MARION A COX TRUST, 695 SIMS RD, GEORGETOWN KY 40324
JOHN J & PATTY J ILG, 1857 LEESBURG-NEWTOWN RD, PARIS KY 40361
JANE P THOMAS, 320 NEWTOWN-LEESBURG RD, CYNTHIANA KY 41031
DONALD & PEGGY LUNSFORD, 9375 US HWY 62 W, CYNTHIANA, KY 41031
WALTER & PATRICIA JACKSON, 8991 US HWY 62 W, CYNTHIANA, KY 41031

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Gannon Diggs & Erin Diggs, 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.

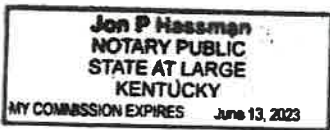
Erin Diggs & G. Diggs
Prospective Purchaser

STATE OF Kentucky

COUNTY OF Fayette

Sworn and subscribed to before me by Erin Gannon Diggs on this
the 4th day of March, 2021.

My commission expires 06/13/23.



Jon P Hassman #625056

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 Quillin Family 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.


Landowner Donna Quillin

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Ralph C. Quillin & Donna Quillin on this
the 5 day of March, 2021.

My commission expires 9/29/2022.


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.

REAL ESTATE TAX PAID AMT \$ 0
RICHARD STIPPEADS, DCC
DATE 2/18/2020 BY A. Jay Hurst, DC

BOOK **313** PAGE **393**

Bourbon Co - 313/393
Harrison Co - 313/70

GENERAL WARRANTY DEED

THIS DEED is made and entered into this 14th day of November, 2019, by and between

Ralph C. Quillin, Jr. and Donna B. Quillin [a married couple]
1795 Leesburg Newton Road
Paris, Kentucky 40361

(the "Grantors")

and

**Ralph C. Quillin, Jr. and Donna B. Quillin, Trustees of the Quillin Family Living Trust
U/T/A dated March 28, 2018 [a Kentucky revocable trust]**
1795 Leesburg Newton Road
Paris, Kentucky 40361

(the "Grantee")

WITNESSETH:

That, for good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, Grantors grant and convey all of their interest unto Grantee in fee simple and with covenant of General Warranty in that certain real property located in Bourbon and Harrison County, Kentucky, and more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

Grantors further covenant lawful seisin of the estate hereby conveyed, with full power to convey the same, and that said estate is free and clear of all encumbrances except (a) easements, restrictions and stipulations of record; (b) all governmental laws and regulations affecting said Property, and (c) all ad valorem taxes due and payable in 2019 and thereafter which Grantee hereby assumes and agrees to pay.

This conveyance is exempt from transfer tax pursuant to KRS 142.050(8)(b).

TO HAVE AND TO HOLD the Property, together with all the rights, privileges, appurtenances and improvements thereunto belonging, unto Grantee, its successors and assigns, forever.

CONSIDERATION CERTIFICATE

We, the undersigned, do hereby certify, pursuant to KRS Chapter 382, that the fair market value of the property herein conveyed is \$550,000.

Donna B. Quillin also joins in this Deed as Grantor for the purpose of releasing any dower or statutory interest which she may have in the property herein conveyed.

WITNESS, the signature of the Grantors effective as of the date first herein written.

20 FEB 18 PM 1:00

LOGGED FOR RECORD
RICHARD STIPPEADS
BOURBON COUNTY CLERK

EXHIBIT A

A certain tract of land lying in Bourbon and Harrison Counties on the west side of the Newtown-Leesburg Pike as follows: Beginning at a point in the center line of Newtown-Leesburg Pike and corner to Spencer; thence with the line of Spencer for two calls; N 82 deg. 57' W 2893.47 feet and S 6 deg. 12' W 193.62 feet to an iron pin, corner to Shropshire; thence with the line of Shropshire N 70 deg. 07' W 821.86 feet to an iron pin, corner to Kuhl; thence with the line of Kuhl and White N 8 deg. 37' E 2103.70 feet to an iron pin, corner to Patterson; thence with Patterson's line for four calls, S 83 deg. 10' E 732.57 feet, S 7 deg. 41' W 667.36 feet, S corner to Webster; thence with a new line of Webster S 85 deg. 54' E 1447.90 feet + to the center line of Newtown-Leesburg Pike; thence with the center line of the Newtown-Leesburg Pike for three calls, S 4 deg. 18' W 305.00 feet, S 4 deg. 00' W 701.55 feet and S 5 deg. 00' W 684.37 feet to the point of beginning, containing 140.08 acres; and

Being the same property conveyed to the parties of the first part by Charles C. Bentley, Jr. and Marcella S. Bentley, his wife, by deed dated November 10, 1972, of record in Deed Book 138, Page 908, in the Harrison County Court Clerk's Office; and of record in Deed Book 164, Page 278 in the Bourbon County Court Clerk's Office.

Being the same property conveyed to Ralph C. Quillin, Jr. and Sally S. Quillin, husband and wife, by deed, from Charles B. Ballenger, Jr. and Billie Alice Ballenger, husband and wife, dated June, 9th, 1981, and recorded in Deed Book 185 Page 770 in the office of the Bourbon County Court Clerk; and recorded in Deed Book 159 Page 247 in the office of the Harrison County Court Clerk. Sally S. Quillin died a resident of Bourbon County on May 24, 2010, thereby vesting the full fee simple title in the Grantor herein.

Book 313 Page 393 (4)



STATE OF KENTUCKY
 COUNTY OF BOURBON, Sct.
 I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
 do certify that the foregoing DEED
 was on 2/18/2020 lodged in my office for record,
 and that it has been duly recorded in my said office,
 together with this and the certificate thereon endorsed.

Given under my hand.

RICHARD STIPP EADS, CLERK

Richard Stipp Eads, BCC