

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 21-11 Fee Amount: \$ 175 Date Fee Received: 3/12/21

1. APPLICANT (prospective purchaser) SAME AS OWNER

MAILING ADDRESS _____

PHONE # (HOME) _____ (OTHER) _____

2. OWNER RAYMOND MARK NEWBERY

MAILING ADDRESS 297 Youngs Mill Road PARIS 40361

PHONE # (HOME) 859-684-7555 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: _____

297 Youngs Mill Road. 15 sloping acres of PASTURE LAND.

4. ACREAGE: 15 5. ZONING DISTRICT: _____

6. IDENTIFY CURRENT USE OF BUILDINGS residential

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? Livestock } grazing + gardening
+ Equine }

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)

RM. Newbery 3/12/21
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.

AFFIDAVIT

(Land Use)

The Affiant RAYMOND M. NEWBERRY 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.

Raymond M. Newberry

Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Raymond Mark Newberry on this
the 12th day of March, 2021.

My commission expires Jan 29, 2023.

<p>Elaine W Deutsch NOTARY PUBLIC STATE AT LARGE KENTUCKY MY COMMISSION EXPIRES <u>1/29/23</u></p>

Elaine A. Deutsch #614602
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.

3/12/21

Proposed use of
AGRICULTURAL LAND
DIVISION

I propose dividing the
15 Acre parcel into one
ten Acre property with
residence AND one five
Acre property with a
residence, each with pasture
LAND and Sandring.

Mark Newberry
297 Youngs Mill Road
PARIS 40361

TO MY KNOWLEDGE, THERE HAVE
BEEN NO PRIOR ACTIONS TAKEN
BY THE BOARD OF ADJUSTMENT
ON THIS PROPERTY.



Physical Address 233 YOUNGS MILL RD

Mailing Address HADLEY STEPHEN E
233 YOUNGS MILL RD
PARIS KY 40361

Physical Address 2077 JACKSTOWN RD

Mailing Address COOK RANDY L
2077 JACKSTOWN RD
PARIS KY 40361

Physical Address 323 YOUNGS MILL RD
Mailing Address SMOOT JOHN N & LORRAIN F
P O BOX 66
MILLERSBURG KY 40348

Physical Address 290 YOUNGS MILL RD
Mailing Address LINVILLE HALLIE S REVOCABEL TRUST
247 EASTRIDGE DR
PARIS KY 40361

*\$172.50 RE Tax
paid 6-14-05
Richard Stipp Eads. BCC
By: James Jones, DC*

BOOK 261 PAGE 119



DEED

THIS DEED made and entered into this 7th day of June 2005, by and between **JOHNNIE OAKLEY and CATHY OAKLEY**, husband and wife, of 1702 Thatchers Mill Rd., Paris, Kentucky 40361, parties of the first part, and **RAYMOND MARK NEWBERRY and TERESA F. SIMON**, husband and wife, of 449 West Sixth Street, Lexington, Kentucky 40508, parties of the second part;

WITNESSETH:

For and in consideration of the sum of **ONE HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$172,500.00)** paid to the parties of the first part by the parties of the second part, the receipt of all of which the parties of the first part hereby acknowledges, the parties of the first part hereby bargains, sells and conveys unto the parties of the second part, in fee simple, the survivor of them, his or her heirs and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first parties' right, title and interest in and to the following described real property located in Bourbon County, Kentucky:

A certain tract or parcel lying and being in Bourbon County, Kentucky, and lying on the west side of Youngs Mill Road and being located approximately 0.6 miles north of Jackstown Road (KY 13) and being more particularly described as follows:

BEGINNING at a steel pin set on the west side of Youngs Mill Road corner to Parcel 1 (this survey) and leaving Parcel 1 and with west margin of Youngs Mill Road for the following call:

South 00 deg 45' 00" West, a distance of 520.00 feet to a steel pin set at a stone found on the west margin of Youngs Mill Road corner to Gary Boots (DB 243, PG 92) and leaving said Road and with Boots for the following call: South 88 deg 45' 00" West, a distance of 2171.40 feet to a steel pin set corner to Boots and Alfred B. Glass (DB 243, PG 421) and leaving Boots and with Glass for the following calls: North 01 deg

LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK
05 JUN 14 AM 11:22

21' 17" East, a distance of 1878.31 feet to a steel pin set corner to Glass and the south bank of Hinkston Creek and leaving Glass and with said Creek for the following call: South 88 deg 15' 00" East, a distance of 458.14 feet to a steel pin set on the south bank of Hinkston Creek corner to Parcel 1 (this survey) and leaving said Creek and with Parcel 1 for the following calls: South 27 deg 06' 45" East, a distance of 1482.46 feet to a steel pin set, North 88 deg 40' 37" East, a distance of 1000.00 feet to the point of beginning and being subject to all rights-of-way, easements, etc. of record or otherwise. Based on a field survey conducted by R. D. Jones General Surveys in June of 2001. Containing 50.83 acres. Note all steel pins set are 1/2" X 18" steel rebar w/plastic ID caps stamped (PLS 3517).

See plat of record in Plat Cabinet C, Slide 75, of the Bourbon County Clerk's Office.

AND BEING the same property conveyed to Johnnie Oakley and Cathy Oakley, husband and wife, by Deed dated August 8, 2003, and of record in Deed Book 252, Page 361, Bourbon County Court Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part, in fee simple, the survivor of them, his or her heirs and assigns forever, with Covenant of **GENERAL WARRANTY** subject, however, to easements and restrictions of record.

IN TESTIMONY WHEREOF the parties of the first part have hereunto signed this Deed on this date, which is first above written.


JOHNNIE OAKLEY


CATHY OAKLEY

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn and acknowledged before me by Johnnie Oakley and Cathy Oakley, husband and wife, as Grantors herein, this 7th day of June 2005.


NOTARY PUBLIC - STATE AT LARGE
My Commission expires: 10-16-2008

The undersigned, Johnnie Oakley and Cathy Oakley, husband and wife, Grantors herein, and Raymond Mark Newberry and Teresa F. Simon, husband and wife, Grantees herein, do hereby certify, pursuant to K.R.S. 382, that the above stated consideration in the amount of \$172,500.00 is the true, correct and full consideration paid for the property herein conveyed.



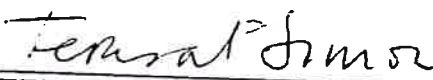
JOHNNIE OAKLEY, GRANTOR



RAYMOND MARK NEWBERRY,
GRANTEE




CATHY OAKLEY, GRANTOR



TERESA F. SIMON, GRANTEE


COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

Subscribed, sworn to and acknowledged before me by Johnnie Oakley and Cathy Oakley, husband and wife, as Grantors herein, this 7th day of June 2005.



NOTARY PUBLIC - STATE AT LARGE
My Commission expires: 10-16-2008

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

Subscribed, sworn to and acknowledged before me by Raymond Mark Newberry and Teresa F. Simon, husband and wife, as Grantees herein, this 7th day of June 2005.


NOTARY PUBLIC - STATE AT LARGE
My Commission expires: 10-16-2008

THIS INSTRUMENT PREPARED BY:


JACK MARTIN GOINS
Attorney at Law
322 Main Street
Paris, Kentucky 40361
(859) 987-7994

State of Kentucky, County of Bourbon, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court, do certify that the foregoing
 deed
was, on the 14 day of June , 2005
at 11:22 AM. , 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, BCE