

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 21-12 Fee Amount: \$ 175⁰⁰ Date Fee Received: 3/12/2021

1. APPLICANT (prospective purchaser) Riesig Farms (C/o Justin Johnson)

MAILING ADDRESS 400 Mint Ridge Road, Carlisle, KY 40311

PHONE # (HOME) (859) 300-9911 (OTHER) _____

2. OWNER Hunterwood Farm, Inc. (C/o Jane Schweers)

MAILING ADDRESS 1123 Harpeth Ridge Drive, Franklin, TN 37069

PHONE # (HOME) (615) 574-1942 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: #111 Blacks Cross Road; flat to gently rolling

4. ACREAGE: 5.000 5. ZONING DISTRICT: B-2 & A-1

6. IDENTIFY CURRENT USE OF BUILDINGS house

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? horses

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 2/26/21

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. 21-4642

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

RE: Ag Land Division @ #111 Blacks Cross Road& Jackstown 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:

SOVEREIGN FARM LLC, 433 CUNNINGHAM LN, LEXINGTON KY 40508
HUNTERWOOD FARM INC, 1123 HARPETH RIDGE DR, FRANKLIN TN 37069

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File


Enclosures

AFFIDAVIT

(Land Use)

The Affiant Hunterwood Farm, Inc. by Jane Schweers, 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

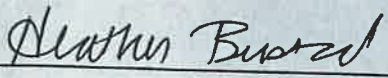
STATE OF TN

COUNTY OF Davidson

Sworn and subscribed to before me by Jane Schweers on this
the 26 day of February, 2021.

My commission expires 05 02 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.

AFFIDAVIT
(Land Use)

The Affiant Riesig Farms by Justin Johnson, 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.

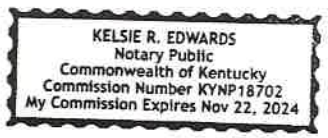
Justin Johnson
Prospective Purchaser

STATE OF KY

COUNTY OF Fayette

Sworn and subscribed to before me by Justin Johnson on this
the 1st day of March, 2021.

My commission expires November 22, 2024.



K. Edwards
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 is made this 27th day of September, 2010, by **LYNWOOD FARM, INC.**, a Kentucky corporation, having an address of 4520 Lexington Road, Paris, Kentucky 40361 ("Grantor"), and **HUNTERWOOD FARM, INC.**, a Kentucky corporation, having an address of 4520 Lexington Road, Paris, Kentucky 40361 ("Grantee").

The tax "in care of" contact and address information are as follows: Jane Schweers, 1123 Harpeth Ridge Drive, Franklin, Tennessee 37069.

WITNESSETH:

WHEREAS, Grantor and Grantee are parties to that certain Agreement And Plan of Split Off, dated as of the 27th day of September, 2010 (the "Reorganization Plan"), whereby Grantor agreed to separate and transfer a part of Grantor's farming operation to Grantee, being specifically the real property conveyed herein; and

WHEREAS, as part of the Reorganization Plan, Grantee is being capitalized by the contribution of the property conveyed herein, among other assets.

NOW THEREFORE, pursuant to the Reorganization Plan, and for and in consideration of the receipt of Grantee's common stock and other valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee the property described on Exhibit "A" attached hereto and made a part hereof for all purposes (hereinafter called the "Property"). This conveyance is given and accepted subject to any restrictions of record affecting the Property herein conveyed.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's successors and assigns FOREVER, with covenants of general warranty. This conveyance is made subject to, all and singular, the restrictions, conditions, easements, covenants and reservations, if any, applicable to and enforceable against the Property as reflected by the records of the county clerk of Bourbon County, Kentucky.

All ad valorem taxes and assessments for the Property for the current calendar year have been prorated by the parties hereto as of the effective date of this Deed and Grantee, by its acceptance hereof, hereby assumes liability for the payment thereof and for subsequent years.

The estimated fair cash value of the entire subject property is \$ 1,267,000. Grantee joins this deed for the purpose of certifying the fair cash value of the subject property pursuant to KRS 382.135. This transfer is exempt from tax pursuant to KRS 142.050(7)(i).

IN WITNESS WHEREOF, this Deed is executed by Grantor and Grantee effective as of the 27 day of September, 2010.

Return To:
Philip A. Huffman
Geis Mattingly & Atchison, PSC
201 W. Short Street
Lexington, KY 40507

EXHIBIT ATRACT 1

All that tract or parcel of land in the County of Bourbon, State of Kentucky, situated on the West side of Black's Cross Roads Pike, and being more fully described as follows:

Beginning at a point in the centerline of the Black's Cross Roads Pike, corner to Proctor Wood and Francis Taylor, and running with the center line of said Pike along Taylor's line S 10-45 E 273 feet; thence S 3-24 E 219.2 feet; thence S 0-05 E 400 feet; thence S 1-10 W 600 feet; thence S 0-29 W 1706 feet to a point, corner to Taylor and Young; thence leaving the center line of Black's Cross Roads Pike with Young's line S 71-34 W 4391 feet to a corner post, corner to Young and Fritz; thence with Fritz's line N 35-34 W 2343 feet to a post, corner to Fritz and Brent; thence with Brent's line N 35-34 W 423 feet to a corner post; thence continuing with Brent N 53-23 E 1718.8 feet to a corner post; thence S 38-09 E 534.4 feet to a corner post; thence N 41-19 E 1402.2 feet to a corner post, corner to Brent and Proctor Wood; thence with Wood's line S 45-13 E 798.2 feet to a fence post corner; thence continuing with Wood N 63-56 E 2819.9 feet to the point of beginning and containing 357.068 acres of land more or less.

Being all of the same property conveyed by Elizabeth McIntyre Davis and Miles M. Davis, her husband, to Lynnwood Farm, Inc., a Kentucky corporation, by deed dated October 21, 1965, and of record in Deed Book 148, Page 557, in the Bourbon County Court Clerk's Office.

TRACT 2

That certain Tract of land lying at the intersection of the Paris-Jackstown and Blacks Cross Roads in Bourbon County, Kentucky, and more particularly described as follows:

Beginning at a point in the center of the Paris-Jackstown Road, a corner to Tract I, thence leaving said road and running the line of Tract I for (5) Calls: (1) North 29 Degrees & 30 Minutes West-330.0' to a stake; (2) South 61 Degrees & 30 Minutes West-296.0' to a stake; (3) North 29 Degrees & 30 Minutes West -614.0' to a post; (4) North 42 Degrees & 30 Minutes West-1130.0' to a post; and thence (5) North 16 Degrees & 30 Minutes West-868.0' to a post in the line of Stewart; thence with the line of Stewart North 71 Degrees & 50 Minutes East-2571.0' to a point in the center of the Blacks Cross Road; thence with the center of said road South 1 Degree & 00 Minutes West-2823.0' to a point where the center of the Blacks Cross Road intersects the center of the Paris-Jackstown Road; thence with the center of the Paris-Jackstown Road South 63 Degrees & 45 Minutes West-740.0' to

the point of beginning and containing 114.81 Acres of land.

Being all of the same property conveyed by Henry Craft, a single person, and John Lee Craft and Cynthia Sue Craft, his wife, to Lynnwood Farm, Inc., a Kentucky corporation, by deed dated May 25, 1973, and of record in Deed Book 166, Page 228, in the Bourbon County Court Clerk's Office.

State of Kentucky, County of Bourbon, Set.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court, do certify that the foregoing

was on the Deed day of Oct, 20 10
at 9:28 A.M., 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, BCC

LODGED FOR RECORD
RICHARD STIPP EADS
CLERK OF COURTS
BOURBON COUNTY, KY
2010 OCT - 1 AM 9:28