

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. ALD21-16 Fee Amount: \$ 17500 Date Fee Received: 6/11/2021

1. APPLICANT (prospective purchaser) Margaret DiPretoro

MAILING ADDRESS 105 Sea Gull Lane, Midway, KY 40347

PHONE # (HOME) (502) 352-0000 (OTHER) _____

2. OWNER John A. Ransdeli

MAILING ADDRESS 340 Collins Road, Paris, KY 40361

PHONE # (HOME) (859) 987-3948 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: #583 Silas Road

4. ACREAGE: 15.000 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS house, garage, barn, out buildings

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? garden, livestock (cows and 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)

Margaret A. DiPretoro 6/9/21
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 landowner's 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)

June 11, 2021

File No. 21-4735

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

RE: Ag Land Division @ #583 Silas 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 15.000 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:

BEECHER & RUBY HINES, 497 SILAS RD, CYNTHIANA KY 41031
GARY L AMMERMAN, 1640 LEESBURG-NEWTOWN RD, PARIS KY 40361
TERRY E & JOYCE RADER LIVING TRUST, 1770 LEESBURG-NEWTOWN RD, PARIS KY
40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant John A. Ransdell, 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 Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by John A. Ransdell on this
the 9 day of June, 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.

AFFIDAVIT

(Land Use)

The Affiant Margaret DiPretoro, 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.

Margaret DiPretoro
Prospective Purchaser

STATE OF Kentucky

COUNTY OF Scott

Sworn and subscribed to before me by Margaret DiPretoro on this
 the 09 day of June, 2021.

My commission expires 02/16/2022.



AMANDA M. BROOKS
 Notary Public
 Kentucky State at Large
 My Commission Expires February 16, 2022
 NOTARY PUBLIC
 STATE AT LARGE

Amanda M Brooks 595962

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.

\$ 256.00
RE Tax fd
8-2-05
Richard Stepp Eadsbee
By: Mary Elizabeth Colbert De

BOOK 261 PAGE 667



DEED

THIS DEED OF CONVEYANCE made and entered into this the 15th day of July, 2005, by and between PHYLLIS ANN COOPER and DARRELL H. COOPER, her husband, 523 E. Pike Street, Cynthiana, Kentucky 41031, MARY FRANCES CARR and MARTIN L. CARR, her husband, 2215 Ky. Hwy. 356, Cynthiana, Kentucky 41031, MARTHA KATHERINE BARNES and JIMMIE LEE BARNES, her husband, 7385 U.S. 62 West, Cynthiana, Kentucky 41031, parties of the first part; and JOHN A. RANSELL, 600 Collins Road, Paris, Kentucky, 40361, party of the second part.

W I T N E S S E T H:

The parties of the first part, for and in consideration of the sum of TWO HUNDRED FIFTY-SIX THOUSAND and NO/100 DOLLARS (\$256,000.00) cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do by these presents grant, bargain, sell, convey and confirm unto the party of the second part in fee simple, his heirs and assigns forever, the following described parcel of land lying both in Harrison and Bourbon Counties, Kentucky and more particularly described as follows, to-wit:

BEGINNING at X, a stone corner to No. 3, thence S. 86-3/4 E 29.54 chs. to W, a stone corner to Bishop and No. 5; thence with No. 5 N 3-1/2 E 19.88 chs. to the middle of the Jacksonv. & Leesburg T. thence with the middle of same N 80 1/4 W 8.72 chs. to G; thence N 78-3/8 W. 21.23 chs. to U, a corner to No. 4; thence with No. 4 S. 3 1/4 W. 23.90 chs. to the beginning, containing 64.40 A.

Being part of the same property as that conveyed James H. Shropshire by Bettie C. Collins, et al. by general

RECORDED FOR RECORD
RICHARD STEPP EADS BEE
BY: MARY ELIZABETH COLBERT DE

05 AUG -2 AM 10:21

warranty deed dated the 12th day of September, 1908 and which is recorded in Deed Book 75, Page 523. James H. Shropshire died testate a resident of Harrison County, Kentucky on the 5th day of September, 1927 and by his Last Will and Testament recorded in Will Book N, Page 303, he devised the residue of his estate which includes the above-described real estate to his 4 children, Fannie, Jessie, Stewart and Maymie. Fannie is Fannie S. Patterson; Jessie being Jessie Brock; Stewart being Stewart Shropshire and Maymie being Mayme Wilmoth and who is also referred to as Mayme Wilmot. By deed dated the 28th day of November, 1927 Mary A. Shropshire et al. conveyed all interest in the above-described real property to Stewart Shropshire. By his last will and testament recorded in Will Book CC, Page 632 of the Bourbon County Clerk's Office, Stewart Shropshire devised his real property to his wife, Ida Shropshire for her life, upon her death to his son, Russell S. Shropshire for his life with the power to consume and upon his death, to his granddaughters, Mrs. Martin Carr, Mrs. Darrell Cooper and Martha Shropshire. Ida Shropshire died on the 12th day of August, 1979. Russell S. Shropshire died on the 20th day of June, 1990. By his last will and testament recorded in Will Book Y, Page 104, Russell S. Shropshire devised all real estate to his 3 daughters, Phyllis Cooper, Mary Carr and Martha Barnes, Mrs. Darrell Cooper, Phyllis Cooper and Phyllis Ann Cooper is the same person and she is married to Darrell H. Cooper. Mrs. Martin Carr, Mary Carr and Mary Frances Carr is the same person and she is married to Martin L. Carr. Martha Shropshire, Martha Barnes and Martha Katherine Barnes is the same person and she is married to Jimmie Lee Barnes.

All references are to the records of the Harrison and Bourbon Counties Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all and singular its privileges and appurtenances thereunto belonging unto the said party of the second part, in fee simple, his heirs and assigns forever, and with covenants of General Warranty.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The parties of the second part join this deed for the sole purpose of certifying the consideration pursuant to Chapter 382 of the