

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 21-17 Fee Amount: \$ 175⁰⁰ Date Fee Received: 6/11/2021

1. APPLICANT (prospective purchaser) HBH Contracting, Inc. _____

MAILING ADDRESS P.O. Box 4453, Winchester, KY 40392

PHONE # (HOME) (859) 771-0591 (OTHER) _____

2. OWNER Tim and Linda Hatton

MAILING ADDRESS P.O. Box 4453 Winchester, KY 40392

PHONE # (HOME) (859) 771-0591 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: flat to gently rolling @ Pretty Run Road

4. ACREAGE: 33.870 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS none

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? cattle & hay

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)

Timothy Hatton
APPLICANT SIGNATURE

6/9/2021
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)*

June 11, 2021

File No. 21-4609

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

RE: Ag Land Division @ Pretty Run 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 33.870 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:

STEVE & BRENDA DAVIES, 9128 CROFTON SPRINGS DR, CHARLOTTE NC 28269
VANESSA DICKSON, 1004 THATCHERS MILL RD, PARIS KY 40361
SULPHUR GUM LLC, 1004 THATCHERS MILL RD, PARIS KY 40361
JOHN A & CRYSTAL BAKER, 632 VIRGINIA AVE, MT STERLING KY 40353

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Tim & Linda Hatton, 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.

Timothy Hatton Linda Hatton
Landowner

STATE OF Ky

COUNTY OF Clark

Sworn and subscribed to before me by Timothy Hatton on this
the 9th day of June, 2021.

My commission expires 3-5-2025.

Margaret Grobler Ky NP 21219
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 HBH Contracting, Inc., 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.

Timothy Hatton
Prospective Purchaser

STATE OF Ky

COUNTY OF Clark

Sworn and subscribed to before me by Timothy Hatton on this
the 9th day of June, 2021.

My commission expires 3-5-2025.

Robert Ann Baker, Ky NP 31219
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 \$ 258.50
RICHARD STIPP EADS, BCC
DATE 4-17-17 BY Jay Hurst, DC

BOOK **303** PAGE **772**

THIS DEED AND CONSIDERATION CERTIFICATE made and entered into this 13th day of April, 2017 by and between **Levy Properties LLC**, a Kentucky limited liability company, of P.O. Box 5824, Paris, KY 40361, GRANTOR; and **Tim Hatton and Linda Hatton**, his wife, 1400 Gay Evans Road, Winchester, KY 40391, GRANTEES;

The property tax bill for the current year should be delivered in care of: Tim Hatton and Linda Hatton of 1400 Gay Evans Road, Winchester, KY 40391.

WITNESSETH: That for and in consideration of the sum of **Two Hundred Fifty-Eight Thousand Five Hundred Dollars (\$258,500.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby grant, sell and convey unto the Grantees, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described real estate, to-wit:

All of Parcel 2, containing 50.501 acres, as shown on the record Plat for Levy Properties LLC of record in Plat Cabinet C, Slide 392, Bourbon County Clerk's Office, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Levy Properties LLC, a Kentucky limited liability company, by deed dated December 20, 2013 recorded in Deed Book 293, page 234, Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above described real property, together with all improvements thereon and appurtenances thereunto belonging, unto the Grantees, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with covenant of General Warranty; provided, however, that this conveyance and said warranty are made subject to all applicable easements, restrictions and covenants of record in the aforesaid Clerk's Office. The current year ad valorem taxes assessed against the property shall be prorated between the parties as of the date of this deed.

CONSIDERATION CERTIFICATE

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantees join this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

2017 APR 17 PM 4:02
BOURBON COUNTY CLERK
RICHARD STIPP EADS
RECORDED FOR RECORD

Mail to:
Roy Fugitt
24 Court St.
Winchester, KY 40391