

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. ALD21-18 Fee Amount: \$ 175⁰⁰ Date Fee Received: 6/11/2021

1. **APPLICANT (prospective purchaser)** Brad Hadden

MAILING ADDRESS 1077 Amberley Way Richmond, KY 40475

PHONE # (HOME) (859) 302-1944 (OTHER) _____

2. **OWNER** Rick Hadden and Paulette G. Hadden

MAILING ADDRESS 510 Dobbin Drive, Paris, KY 40361

PHONE # (HOME) (859) 338-3961 (OTHER) _____

3. **LOCATION AND BRIEF DESCRIPTION OF LAND:** Ruddles Mill-Millersburg Road (KY 1893) & Millersburg Bypass (US 68)

4. **ACREAGE:** 8.221 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? pasture & 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)

Brad Hadden
APPLICANT SIGNATURE

6/8/2021
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. 21-4739

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

RE: Ag Land Division @ Millersburg-Ruddles Mill Rd (KY 1893) & Millersburg Bypass (US 68),
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 8.221 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:

DAVID WILLOUGHBY, PO BOX 159, MILLERSBURG KY 40348
CALVIN L & SHERYL M FIELDS, 2397 MILLERSBURG RD, PARIS KY 40361
FREDDIE G & LINDA H GILLISPIE, 2391 MILLERSBURG RD, PARIS KY 40361
COMMUNITY VENTURES CORPORATION, 1450 N BROADWAY, LEXINGTON KY 40505

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Brad Hadden, 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.

Brad Hadden

Prospective Purchaser

STATE OF Kentucky
COUNTY OF Bourbon

Sworn and subscribed to before me by ~~Richard Paul~~ Brad Hadden on this
the 8 day of June, 2021.

My commission expires 1-4-2025.

Connie J Foley
NOTARY PUBLIC
State at Large, Kentucky
ID#KYNP20960
My Commission Expires 1-4-2025

Connie J Foley
NOTARY PUBLIC
STATE AT LARGE ID#KYNP20960

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 Rick & Paulette Hadden, 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.



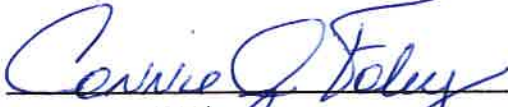

 Landowner

STATE OF Kentucky
 COUNTY OF Bourbon

Sworn and subscribed to before me by Rick Hadden + Paulette on this
 the 8th day of June, 2021.

My commission expires 1-4-2025.

Connie J Foley
 NOTARY PUBLIC
 State at Large, Kentucky
 ID#KYNP20960
 Commission Expires 1-4-2025



 NOTARY PUBLIC
 STATE AT LARGE ID# KYNP20960

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.



Top Book 159² this 9/16/69 Betty Johnson, Clerk, C.B.C.P. DEED-Form 282 Betty Johnson, Clerk, C.B.C.P. by: Pat Thomas, P.C.

1561568 29th 90

This Deed of Conveyance, made and entered into this 29th day of August 19 69, between Helena F. Harp, a single woman;

party of the first part, and Dr. James E. Johnson and Neil Johnson, husband and wife, equally and jointly, and to the Survivor of them, as hereinafter set out.

ies party of the second part, witnesseth: That said party of the first part, for and in consideration of the sum of Fifty Nine Thousand Five Hundred (\$59,500.00) Dollars ; Six Thousand Five Hundred (\$6500.00) Dollars of which is paid, cash in hand, the receipt of which is hereby acknowledged and,

the further sum of \$53,000.00 as evidenced by a note of evendate herewith bearing interest at the rate of 7% , due and payable in thirty six months after date with interest payable semi-annually on December 31 and June 30 of each year beginning December 31, 1969 and to secure the payment of the note for \$53,000.00 a mortgage has been executed this day on said property herein conveyed which is of record in Mortgage Book 123, page 299 of the Bourbon County Court Clerk's Office.

Mailed Dr. James E. Johnson Millersburg, Ky 1-2-70

do hereby sell and convey to the party^{ies} of the second part, their as hereinafter set out heirs and assigns, the following described property, to-wit:

A certain tract or parcel of land lying and being in Bourbon County, Kentucky, and more particularly described as follows:

BEGINNING at a point in the center of the Millersburg and Ruddles Mills Turnpike, corner to R. H. Hudson; thence South 39° 15' West 23.68 chs. to a post corner to Ben Caldwell; thence South 51° 00' East 11.40 chs. to the center of the L. & N. Railroad; thence with the center of said Railroad South 36° 00' West 3.40 chs. , South 30° 00' West 3.03 chs. , South 20° 30' West 3.03 chs. , South 15° 15' West 3.03 chs. , South 7° 30' West 2.65 chs; thence leaving the road North 62° 30' West 11.60 chs. to a post corner to Conway; thence South 44° 30' West 8.84 chs. to a post; thence North 45° 30' West 12.96 chs. , thence South 52° 45' West 16.96 chs. to a post corner to Conway in Perry's line; thence North 46° 40' West 27.78 chs. to a post corner to Perry in Tom Marshall's line; thence with his line North 66° 30' East 5.18 chs. to a post; thence North 85° 30' East 1945 chs. to a post; thence North 56° 45' East 44.50 chs. to the center of the pike; thence with the center of the pike South 45° 15' East 7.40 chs. ; thence South 81° 45' East 4.46 chs. to the beginning, containing 146.20 acres.

This being the same property conveyed to Helena F. Harp by Nettie Taylor and Raymond Taylor, husband and wife; Clarence P. Wasson, single; Francis Taylor and Elizabeth Taylor, husband and wife, by deed dated the 9th day of March, 1943, and recorded in Deed Book 123, page 143 of the Bourbon County Court Clerk's Office.

There is EXCEPTED out of and from the above described tract of land, the following, to wit:

All that part of said tract or tracts which lie within a distance of fifty feet on each side of the center line of said proposed public road between the south property line at approximate station 46+57 and the North property line at approximate station 56+72 , consisting of 2.2 acres, more or less.

This exception being the same property conveyed to the Commonwealth of Ky. ,

