

**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. ALD21-19 Fee Amount: \$ 175<sup>00</sup> Date Fee Received: 7/23/2021

1. APPLICANT (prospective purchaser) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

PHONE # (HOME) \_\_\_\_\_ (OTHER) \_\_\_\_\_

2. OWNER Kent Miles / Sheila Miles

MAILING ADDRESS 354 Stone Rd Paris Ky 40361

PHONE # (HOME) 859-983-0622 (OTHER) \_\_\_\_\_

3. LOCATION AND BRIEF DESCRIPTION OF LAND: 651 College Rd Paris  
in Alfalfa hay + Soybeans

4. ACREAGE: 18.518 5. ZONING DISTRICT: A1

6. IDENTIFY CURRENT USE OF BUILDINGS NA

7. PROPOSED STRUCTURES NA

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? Same hay, Soybeans

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)

Kent Miles \_\_\_\_\_ 7-9-21 \_\_\_\_\_  
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 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.

5/14/01  
Mailed to  
Miles

DEED

THIS DEED OF CONVEYANCE made and entered into this the 20th day of April, 2001, by and between JAMES LEE SOSBY, single, whose mailing address is 222 Holly Lane, Paris, KY 40361, party of the first part; and KENT N. MILES and SHEILA MILES, his wife, whose mailing address is 288 Oldson Road, Paris, KY 40361, parties of the second part, and in the manner hereinafter set out.

WITNESSETH:

That for and in consideration of the sum of \$360,000.00, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part, equally and jointly, and for their joint lives and upon the death of either to the survivor in fee simple, his or her heirs and assigns forever, a certain tract of land lying on the east side of the North Middletown and Cane Ridge Road in Bourbon County, Kentucky, and which is more particularly described as follows, to-wit:

BEGINNING at a point in the center of the North Middletown and Cane Ridge Road, a corner to Jones, thence leaving said road and running with the line of Jones for four calls: (1) North 45° 45' East 95.0 feet; (2) South 40° 30' East 27.0 feet to a post; (3) North 46° 30' East 325.0 feet to a post; and (4) thence South 33° 30' East 1913.0 feet to a corner to L. R. Jones; thence with the line of L. R. Jones North 48° 10' East 561.0 feet to a post; thence with the line of same South 42° 00' East 311.0 feet to a post; thence running first with the line of Jones and thence with the line of Hugh Evans North 52° 50' East 2319.0 feet to a corner; thence North 30° 00' West 761.0 feet to a post, a corner to Stanley Young; thence with the line of Young North 73° 30' West 954.0 feet to a post; thence with the line of same North 5° 10' East 295.0 feet to a post, a corner to Young and Fletcher; thence with the line of Fletcher North 83° 20' West 1065.0 feet to a post; thence with the line of Fletcher North 6° 40' East 352.0 feet to a post, a corner to Fletcher and Stoddard Young; thence with the line of Stoddard Young North 84° 30' West 1092.0 feet to a point in the center of the North Middletown and Cane Ridge Road; thence with the center of said road for four calls; (1) South 9° 15' West 978.0 feet; (2) South 11° 00' West 550.0 feet; (3) South 21° 15' West 464.0 feet; and thence (4) South 27° 05' West 100.0 feet to the point of beginning and containing 166.84 acres of land, more or less.

LODGED FOR RECORD  
RICHARD STEPP, CLERK  
BOURBON COUNTY, KY

01 APR 24 AM 10:08

Marion T. Sosby and Betty Sosby, husband and wife, by Deed dated January 6, 1997, of record at Deed Book 227, Page 245.

All references are to the records of the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all and singular its privileges and appurtenances there unto belonging unto the parties of the second part, and in the manner set out above, his or her heirs and assigns forever, and with covenants of General Warranty.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand, this the day and year first above written.

James Lee Sosby  
James Lee Sosby

STATE OF KENTUCKY  
COUNTY OF Clark SCT.

The foregoing instrument was acknowledged before me by James Lee Sosby, single, on this the 20th day of April, 2001.

My commission expires:  
7-24-04

Walter Howard  
Notary Public

[SEAL]

The undersigned parties to this Deed of Conveyance do hereby certify that the consideration (\$360,000.00) reflected hereinabove is true and correct, and is full consideration paid for the property.

James Lee Sosby  
James Lee Sosby, Grantor

Kent N. Miles  
Kent N. Miles, Grantee

Sheila Miles  
Sheila Miles, Grantee

STATE OF KENTUCKY  
COUNTY OF Clay SCT.

The foregoing was subscribed and sworn to before me by James Lee Sosby, single, this the 20<sup>th</sup> day of April, 2001.

My commission expires:  
7/24/04

[SEAL]

[Signature]  
Notary Public

STATE OF KENTUCKY  
COUNTY OF Clay SCT.

The foregoing was subscribed and sworn to before me by Kent N. Miles and Sheila Miles, his wife, this the 20th day of April, 2001.

My commission expires:  
7/24/04

[SEAL]

[Signature]  
Notary Public

I HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN DRAFTED BY:

[Signature]  
DOUGLAS MILLER  
ATTORNEY-AT-LAW  
CYNTHIANA, KY 41031-0397

STATE OF KENTUCKY  
COUNTY OF BOURBON

I, Richard Eads, Bourbon County Clerk, do hereby certify that the foregoing Deed was on the 24 day of April, 2001, at 10:08 o'clock in the A.M., lodged in my office certified as above for record, whereupon, the same and this certificate are now duly recorded.

Given under my hand, this the 24 day of April, 2001.

[Signature]



Dear planning and zoning Board members

Please look at the application and plat.  
The purpose of this plat is to create and  
divide off a 18.6 acre parcel.

The use of land will remain the same  
Agriculture, its in Alfalfa, and soybeans

To our knowledge there has been no previous  
action taken by the board of adjustments  
in regards to this property.

Adjoining property's

Hazel Miles	202 Stone Rd
Carolyn Keeton	713 College Rd
Geneva Hutchison	College Rd,



**AFFIDAVIT**

(Land Use)

The Affiant Kent Miles, 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.

Kent Miles  
~~Kent Miles~~ ~~Sharla Miles~~ ~~Kent Miles~~  
 Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Kent Miles on this  
the 9<sup>th</sup> day of July, 20 21.

My commission expires 1-24-22.

Kent Miles Jr. ID 593802  
 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 Sheila Miles, 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.

Sheila Miles  
Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Sheila Miles on this  
the 9<sup>th</sup> day of July, 20 21.

My commission expires 1-24-22.

Kent Miles Jr. ID 593802  
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.