

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. ALD21-20 Fee Amount: \$ 175⁰⁰ Date Fee Received: 7/14/2021

1. APPLICANT (prospective purchaser) Kathryn B. Casey

MAILING ADDRESS 600 Cosmos Way, Lexington, KY 40514

PHONE # (HOME) 859-333-3539 (OTHER) same

2. OWNER Carolyn Barlow

MAILING ADDRESS #359 Tarr Road

PHONE # (HOME) (859) 576-2044 (OTHER) same

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Tarr Toad, flat to gently rolling

4. ACREAGE: 5.00 acres 5. ZONING DISTRICT: A1

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES house

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

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)

Kathryn B. Casey
APPLICANT SIGNATURE

7/13/21
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.

AFFIDAVIT

(Land Use)

The Affiant Carolyn Barlow, 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.

Carolyn B. Barlow
Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Carolyn B. Barlow on this
the 13th day of July, 2021.

My commission expires 3-29-2024.

Becca Henderson
NOTARY PUBLIC
STATE AT LARGE KYNP5172

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 Kathryn B. Casey, 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.

Kathryn Booth Casey
 Prospective Purchaser

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Kathryn Booth Casey on this
 the 13th day of July, 2021.

My commission expires 3-29-2024.

Brecca Henderson
 NOTARY PUBLIC
 STATE AT LARGE K4N P 5172

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.

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)

July 16, 2021

File No. 21-4643

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

RE: Ag Land Division @ Tarr 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:

KAABA REAL ESTATE LLC, 1818 MILLERSBURG RD, PARIS KY 40361
KEITH, JUDY, EARL WAUGH, 487 TARR RD, PARIS KY 40361
AMANDA B & RYAN R HAGEN, 363 TARR RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

5-12-89
March 40
Billy & Carolyn
Barlow
1148 Jackstown Rd
Paris, Ky

RE: *Deed*
\$75,000
Betty Jo Denton Hair
C.B.C.C.
By: Pat Thomas, D.C.

D E E D

THIS DEED, made and entered into this 2nd day of MARCH, 1989, by and between Bobby Prentice Wills and Alice Wills, his wife, 2715 Gibson Drive, Rocky River, Ohio 44116, Parties of the First Part, and Billy W. Barlow and Carolyn B. Barlow, husband and wife, 1148 Jackstown Road, Paris, Kentucky 40361, Parties of the Second Part,

W I T N E S S E T H:

Parties of the First Part, for and in consideration of the sum of \$75,000.00, cash in hand paid, the receipt of all of which is hereby acknowledged, have bargained and sold and do hereby sell, grant and convey unto the Second Parties, jointly and equally, 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 property located in Bourbon County, Kentucky, to-wit:

A certain tract of land in Bourbon County, Kentucky, located on the Tarr Station Pike and adjoining the Burke & Brent farm, and is described as follows: Beginning at an iron pin at (1) the center of the Tarr Station Pike and corner to Burke & Brent and following their line of fence N 72 E 1330 feet to (2); thence along their line N 56 E 378 feet to (3) a stone; thence S 83 1/4 E 349 feet to (4) an angle post in fence; thence S 79 E 197 feet to (5) a stone to be set at an agreed point; thence leaving Burke & Brent S 1/2 W 886. feet to (6) another stone at an agreed point; thence S 67 1/2 W 1918 feet to (7) an iron pin at the center of the Tarr Station Pike; thence N 14 W 1140 feet to the beginning and containing just 50 acres of land; and being the same property conveyed to Kelly Wills and Ruby T. Wills, husband and wife, by deed dated February 28, 1963, from Jason A. Redmon and Leona C. Redman, husband and wife, jointly and equally, for and during their joint lives, with remainder in fee simple to the survivor of them, which deed is of record in the Office of the Bourbon County Court Clerk in Deed Book 143, at Page 141; the said Kelly Wills thereafter died on July 15, 1975, and full and complete title to said real property passed, upon his death, to his widow, Ruby T. Wills (who is one and the same person as Ruby Taylor Wills); and the said Ruby Taylor Wills thereafter died, and by her Will of record in the Office of the Bourbon County Court Clerk in Will Book JJ, at Page 134, she devised the hereinabove described real property to her son, Bobby Prentice Wills.

JAMES E. PRATER, P S C
ATTORNEY AT LAW
416 HIGH STREET
P.O. BOX 487
PARIS, KENTUCKY 40361

