

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 21-26 Fee Amount: \$ 175⁰⁰ Date Fee Received: 10/6/2021

1. APPLICANT (prospective purchaser) _____

MAILING ADDRESS _____

PHONE # (HOME) _____ (OTHER) _____

2. OWNER Allen Turner

MAILING ADDRESS P.O. Box 977 Mt Sterling Ky 40353 (799 Harolds Creek Rd Paris)

PHONE # (HOME) 859-498-6298 (OTHER) 859-497-1407

3. LOCATION OR PARCEL NUMBER OF PROPERTY AND BRIEF DESCRIPTION OF LAND: _____

055-00-00-005 rolling land Harolds Creek Rd.

4. ACREAGE: 14 +/- (from 299 ac) 5. ZONING DISTRICT: Ag-Res A-1

6. IDENTIFY THE CURRENT USE OF EACH BUILDING ON THE PROPERTY RES existing Home

7. PROPOSED STRUCTURES none

8. INFRASTRUCTURE: Is public sewer available? Yes No If no, has a representative from the Bourbon

County Health Department been on site to determine the suitability for a septic tank? Yes ALREADY EXISTING

Does the Division involve a new street? Yes No Is public water available? Yes No

What agricultural use will you make of this property? Livestock

9. FEE: Refer to Fee Schedule

10. SUPPLEMENTAL INFORMATION: Buyers To Purchase 285 +/- Acre of 299 ac

CHECKLIST: FARM - Seller to keep House & 14 +/- Acre as RES.

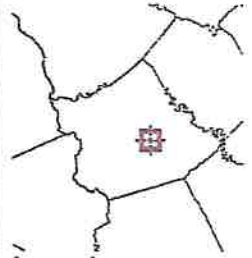
- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
- Attach a plat of the Division
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

Allen Turner _____ Oct 29 - 2021
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 are encouraged to do so. All business entities require legal representation.



Overview



Legend

- Parcels
- Roads

*TO Survey 0
14 +/- Acres to
Keep House
Barn - Seller Ke*

Parcel ID	055-00-00-005.00	Physical Address	HARRODS CREEK RD	Land Value	\$609,800	Last 2 Sales	
Property Class	Farm	Mailing Address		Improvement Value	\$0	Date	Price
Taxing District	90			Total Taxable Value	\$303,590	8/13/2020	\$750000
Acres	299			Living Area	2,306	n/a	0

*654-684
Harrods Creek Rd -*

*285 +/- acres - Being sold without
Survey - 299 Acres (less 14 +/- Acres
Seller to keep)
Buyer to satisfy self with own Survey
P.V.A. 299 - less 14 = 285 +/-*

October 1, 2021

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

RE: Ag Land Division @ # 742 Harrods Creek Road, Bourbon County
DEED Book 315 Page 193

Dear Commission:

Please find herewith an Agricultural Land Division Application and plat, The purpose of this plat is to create and divide off an 14.072 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:

- ERICK R & PAMELA C SMITH 770 HARRODS CREEK RD, PARIS KY 40361
49 BURLINGTON AVE. LEONARDO NJ, 07737
- JOSEPH & JENNIFER WRIGHT 751 HARRODS CREEK RD, PARIS KY 40361
- JENNEFER ORMES 773 HARRODS CREEK RD, PARIS KY 40361
- ALLEN TURNER 654 - 684 HARRODS CREEK RD, PARIS KY 40361

Respectfully Submitted,

Chad Nichols, Thwaites Realtors LLC

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Chad Nichols, Thwaites Realtors LLC

REAL ESTATE TAX PAID AMT \$ 750.00
RICHARD STIPPEADS, BCC
DATE 9/19/2020 BY A. Jay Hunter DC

BOOK 315 PAGE 193

This DEED OF CONVEYANCE is made and entered into this 13th day of August, 2020, by and between BETTY WOODFORD DUTY, by and through Janet D. Culatta and Marian D. Penn, her Attorneys-in-Fact, pursuant to a Durable Power of Attorney dated September 30, 2013, now of record in Mortgage Book 661, Page 444, Bourbon County Clerk's Office, and DANIEL D. DUTY, individually, her husband, parties of the first part, whose current address is 502 Pocahontas Trail, Georgetown, Kentucky 40324, and ALLEN TURNER, single, party of the second part, whose mailing address is P.O. Box 977, Mount Sterling, Kentucky 40353, which is also the address to which the property tax bill for 2020 may be sent, WITNESSETH:

For and in consideration of the total sum of SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00) cash in hand paid, the receipt and sufficiency of all of which is hereby fully acknowledged, the parties of the first part have BARGAINED AND SOLD and do hereby sell, alien and convey unto the party of the second part, his heirs and assigns forever, the following described real property located in Bourbon County, Kentucky, to-wit:

The following described property located in Bourbon County, Kentucky, and more particularly described as follows, to-wit:

TRACT NO. 1:

A certain tract of land lying in Bourbon County, Kentucky, on the waters of Harrods Creek and on the Harrods Creek Turnpike and described by metes and bounds as follows:

Beginning at A, a stake corner to John Woodford, Wm. T. Buckner and Hiram Carpenter and running therefrom with said Carpenter's line N. 8 E. 43.86 chains to B, the middle of the Harrods Creek Turnpike; thence with the middle thereof as it meanders, S. 81 E. 21.35 chains to C; thence S. 83 3/4 E. 5.74 chains to D, a corner to John Woodford; thence S. 3 3/4 W. 37.19 chains to E, a stake corner to same; thence S. 85 1/2 W. 30.53 chains to the beginning, containing 115.31 acres.

Tract No. 1 hereinabove is the same property conveyed to Catesby Woodford, Jr., from Walker Buckner and his wife, Nannie Clay Buckner, by Deed dated June 19, 1915, now of record in Deed Book 102, Page 26, Bourbon County Clerk's Office.

TRACT NO. 2:

A certain tract of land lying in Bourbon County, Kentucky, on the south side of the Harrods' Creek turnpike and on the waters of Stoner Creek at the headwaters of Harrods' Creek, bounded and described as follows:

2020 SEP 18 PM 12:34
LOBBED FOR RECORD
RICHARD STIPPEADS
BOURBON COUNTY CLERK

DEED Book 315 Page 193

Beginning at a stone, corner with Rash and Jones; thence N 89 1/2 E 119 36/100 poles to a stone, corner to A. G. Jones; thence S 88 1/2 E 24 12/100 poles to a stake, corner to same; thence N 3 1/4 E 25 16/100 poles to a stone, corner to same; thence N 1 E 37 36/100 poles to a stone, corner to same; thence N 89 E 71 4/100 poles to a stake, corner with said Jones and Redmon Talbott; thence with Talbott's line N 5 3/4 W 183 28/100 poles to a stake on the south edge of the metal on said turnpike; thence with said turnpike N 86 W 76/100 poles to a stone, corner with other land of the party of the second part; thence with his lines S 1 3/4 W 84 1/5 poles, and S 1 W 64 68/100 poles, and S 83 1/4 W 121 88 3/4 100 poles to a corner with him and Clark and Rash; thence with Rash's line S 3 1/4 E 88 92/100 poles to the beginning, containing 184 acres and 30 square poles.

Tract No. 2 hereinabove is the same property conveyed to Catesby Woodford, from Margaret Gay, et al., by Deed of Conveyance dated February 1, 1928, now of record in Deed Book 113, Page 421, Bourbon County Clerk's Office.

Catesby Woodford died testate, a resident of Bourbon County, Kentucky, in January, 1958, and pursuant to Item IV of the Last Will and Testament of Catesby Woodford, deceased, he devised the above described property to his son, John T. Woodford, during his lifetime, with remainder upon his death to his then living child or children, said Will being of record in Will Book X, Page 508, Bourbon County Clerk's Office.

John T. Woodford died, a resident of Bourbon County, Kentucky, on March 28, 1981 and left the above described property to his only heir at law, a daughter, Betty Woodford Duty, as evidenced by the Affidavit in Aid of Title dated January 5, 1999, now of record in Deed Book 234, Page 582, Bourbon County Clerk's Office

TO HAVE AND TO HOLD the same, together with all the appurtenances thereunto belonging, unto the party of the second part, his heirs and assigns, forever, together with Covenant of General Warranty of Title; provided, however, that the foregoing Warranty, and this conveyance, is made subject to any and all restrictions and easements appearing of record affecting said property.

All ad valorem real property taxes assessed against the above described property for the current calendar year will be prorated between first parties and second party, on a calendar year basis, as of the date of this deed.

CONSIDERATION CERTIFICATION. The parties to this deed of conveyance do hereby certify, pursuant to KRS Chapter 382, that the above stated consideration is the true, correct and full consideration paid for the real property herein conveyed.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto as of the day, month and year first hereinabove written.

FIRST PARTIES:


 BETTY WOODFORD DUTY

SECOND PARTY:


 ALLEN TURNER

BY:


 JANET D. CULATTA, her Attorney-in-Fact

BY: Marian D. Penn
MARIAN D. PENN, her Attorney-in-Fact

Daniel D. Duty
DANIEL D. DUTY

STATE OF KY : SCT.
COUNTY OF Montgomery

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 13th day of August, 2020, by Janet D. Culatta, as Attorney-in-Fact for Betty Woodford Duty of first parties.

Richard P. Fuller
NOTARY PUBLIC, KY, STATE AT LARGE

RICHARD P. FULLER
(Printed Name of Notary Public)
Commission Number: 611904
Commission Expires: 11-5-2022

STATE OF KY : SCT.
COUNTY OF Montgomery

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 13th day of August, 2020, by Marian D. Penn, as Attorney-in-Fact for Betty Woodford Duty, of first parties.

Richard P. Fuller
NOTARY PUBLIC, KY, STATE AT LARGE

RICHARD P. FULLER
(Printed Name of Notary Public)
Commission Number: 611904
Commission Expires: 11-5-2022

STATE OF KY : SCT.
COUNTY OF Montgomery

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 13th day of August, 2020, by Daniel D. Duty, of first parties.

Richard P. Fuller
NOTARY PUBLIC, KY, STATE AT LARGE

RICHARD P. FULLER
(Printed Name of Notary Public)
Commission Number: 611904
Commission Expires: 11-5-2022

STATE OF KENTUCKY)
 : SCT.
MONTGOMERY COUNTY)

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 13th day
of August, 2020, by Allen Turner, single, second party

Richard P. Power
NOTARY PUBLIC, KY, STATE-AT-LARGE
Richard P Power
(Printed Name of Notary Public)
Commission Number: 611904
Commission Expires: 11-5-2022

The foregoing instrument was prepared by
Jesse R. Hodgson, White Peck Carrington, LLP,
P.O. Box 950, Mount Sterling, Kentucky 40353:

[Signature]

DEEDS: Duty2Turner, Harold Crook Road, Bourbon County

STATE OF KENTUCKY
COUNTY OF BOURBON, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
do certify that the foregoing DEED
was on 9/18/2020 lodged in my office for record,
and that it has been duly recorded in my said office,
together with this and the certificate thereon endorsed.

Given under my hand.
RICHARD STIPP EADS, CLERK

Richard Stipp Eads, BCC

Book 315 Page 193 (4)

DEED Book 315 Page 196



AFFIDAVIT

(Land Use)

The Affiant,

Rodney McMullen
dotloop verified
10/11/21 5:43 PM EDT
SIKA-VXMD-M3TD-JQQB

, first being duly sworn, states that:

1. _____ 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.
3.21 states: SFD occupied by the owner or operator of the farm and such additional SFDs as are necessary for occupancy by the employees of the farm operation. Additional SFDs erected for this purpose and afterward found to be unnecessary for such purposes may be rented for residential use.
4. This is not a division so as to allow for residential building development for sale or lease to the public.

Rodney McMullen
dotloop verified
10/11/21 5:43 PM EDT
X8EQ-L04S-BDY2-E7DP

Prospective Purchaser

Kathryn K. McMullen
dotloop verified
10/11/21 12:09 PM EDT
LTGA-YOOC-DICUJ-LRIG

STATE OF Ky

COUNTY OF Bourbon

Sworn and subscribed to before me by Zoom on this
the 11 day of October, 2021.

My commission expires 10-18-24

Donna A. Thwaites
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 Allen Turner, 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.

Allen Turner
 Landowner

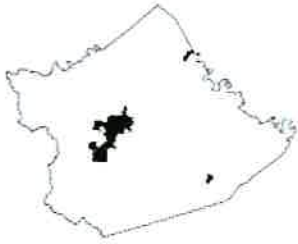
STATE OF Kentucky
 COUNTY OF Boorbon

Sworn and subscribed to before me by Allen Turner on this
 the 5th day of October, 2021.

My commission expires 5/1/2022.

Ruth Sobey
 NOTARY PUBLIC
 STATE AT LARGE # 600308

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.



BOURBON COUNTY JOINT PLANNING OFFICE

525 High Street

Paris, KY, 40361

859.987.2150

www.bourboncountyplanning.com

Permit #: 229

Permit Type:

Address:

City:

State:

Zip:

Receipt #: 144

Date: 10/06/2021

Paid By: Check #39435

Description: Paid Check #39435 for ALD 21-26

Payment Type: Check

Payment Type Description: #39435

Accepted By: Micki Sosby

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Agricultural Land Division		0.00	175.00	175.00
			Total:	\$175.00