

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. ALD21-29 Fee Amount: \$ 175.00 Date Fee Received: 11-12-2021

1. APPLICANT (prospective purchaser) Lindsey Yates & Wesley Stamper

MAILING ADDRESS 309 Oddville Avenue, Cynthiana, KY 41031

PHONE # Lindsey-(606) 568-7776 (OTHER) _____

2. OWNER William Curtis Kenimer & Kathleen Culley Kenimer

MAILING ADDRESS 311 Redmon Road, Paris, KY 40361

PHONE # (HOME) (859)608-7345-Curtis (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Redmon Road; flat to gently rolling

4. ACREAGE: 14.978 acres 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES house

8. INFRASTRUCTURE:

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

What agricultural use will you make of this property? small livestock, fruits, vegetables

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)

Wesley Stamper Lindsey Yates 11/12/21
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.

AFFIDAVIT
(Land Use)

The Affiant Lindsey Yates & Wesley Stamper, 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.


Wesley Stamper Lindsey Yates
Prospective Purchaser

STATE OF KENTUCKY

COUNTY OF FAYETTE

Sworn and subscribed to before me by Wesley Stamper
Lindsey Yates on this
the 12th day of November, 2021.

My commission expires 2-23-23.



Emily A. Swintosky
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 William Curtis & Kathleen Culley Kenimer, 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.

William Curtis Kenimer Kathleen Culley Kenimer
 Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Kathleen Culley Kenimer and William Curtis Kenimer on this

the 12th day of November, 2021.

My commission expires Jan. 29, 2023.

Elaine W Deutsch
 NOTARY PUBLIC
 STATE AT LARGE
 KENTUCKY
 MY COMMISSION EXPIRES 1/29/23

Elaine W. Deutsch #614602
 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.

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)

November 12, 2021

File No. 21-4883

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

RE: Ag Land Division @ Redmon 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 14.978 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:

ROBERT BAILEY, BAILEY MICHAEL, ET. AL., 221 REDMON RD, PARIS KY 40361
CATESBY S SIMPSON, 2651 PEACOCK RD, PARIS KY 40361
LORIE LONG MICHAELS REVOCABLE TRUST, 2060 PINTO DR, WAYZATA MN 55391
CEDAR VALLEY FARM, 851 REDMON RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

STOLL, KEENON & PARK
LEXINGTON, KENTUCKY 40507

QUITCLAIM DEED

Marked ✓
Glen Q. Roebuck
170 Viper Center
Red. 199-85
1005-17

BE IT KNOWN BY THESE PRESENTS, that SILVIA PAVENSTEDT, wife of Johann Th. Pavenstedt, of Bremen, West Germany, hereinafter referred to as "Grantor", for and in consideration of Ten Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby release and forever quitclaim unto WILLIAM CURTIS KENIMER and KATHLEEN CULLEY KENIMER, husband and wife, hereinafter referred to as Grantees, for and during their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns, all of her right, title and interest, including dower and any and all other exemptions allowed by law, in and to the following described property situated on the Redmon Road, Bourbon County, Kentucky, being the same property conveyed to William Curtis Kenimer and Kathleen Culley Kenimer from Johann Th. Pavenstedt by deed dated October 17, 1984 and of record in Deed Book 193, Page 78 in the office of the Bourbon County Clerk, and being more particularly described and bounded as follows, to-wit:

Beginning at a stake corner to the dower; thence S 39 1/2 W 2309 feet to a stone in Wm. Brannock's line; thence S 41.48 W 1112 feet to a deflection in line and corner to Wm. Brannock; thence S 74 3/4 E 447 feet to a stone corner to same; thence S 4 1/2 W 11 feet to a stone in the old dirt road; thence S 74 3/4 E 416 feet to a stone corner to Wm. Massie's Hrs., (Newforrest); thence S 84 1/2 E 1112 feet to same; thence S 53 1/4 E 1648 feet to a stone deflection in line; thence S 51 E 676 feet to a corner to Dennis Curtis and in line of Wm. Massie's Hrs.; thence S 62 1/4 E 380 feet to the center of the Redmon Pike; thence with the meanderings of said pike N 10 1/2 W 644 feet; thence N 12 W 1312



feet; thence N 6 1/4 E 905 feet to corner to the Dower; thence N 54 1/2 W 1987 feet to the beginning, and containing 188.16 acres of land.

THERE IS TO BE EXCEPTED FROM THE ABOVE CONVEYANCE, all that tract or parcel of land situated on the west side of Redmon Road, northwest of the Paris-Millersburg Road (U.S. 68) and south of Flat Run Creek, approximately four miles northeast of Paris in Bourbon County, Kentucky and more fully described and bounded as follows, to-wit:

BEGINNING at a #5 steel rebar with identification cap set in line with the center line of Redmon Road at the original corner to Catesby Spears Simpson; thence with the center line of Redmon Road N 10° 30' W 525.77 feet to a mine spike; current corner to Francis Carlton Colcord; thence with Colcord S 60° 45' W 367.57 feet to a fence corner post in the line of Simpson; thence with Simpson S 51° 00' E 536.04 feet to the beginning and containing 2.101 acres and being subject to easements and rights-of-way of record and in existence in accordance with a field survey by Reynolds Engineering, Inc., in March 1981.

And being the same property conveyed to Johann T. Pavenstedt by F. Carlton Colcord and Ann Bale Colcord, husband and wife, by deed dated March 16, 1981, and of record in Deed Book 185, Page 424 in the office of the Bourbon County Clerk.

To have and to hold the above described real property together with all appurtenances and privileges 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.

Silvia Pavenstedt

SILVIA PAVENSTEDT