

# 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 21-30 Fee Amount: \$ 175.00 Date Fee Received: 11-12-2021

1. **APPLICANT (prospective purchaser)** Megan Hogan-Long & James Long

MAILING ADDRESS 2023 Winchester Road, Paris, KY 40361

PHONE # (HOME) (859) 308-9202-Megan (OTHER) \_\_\_\_\_

2. **OWNER** Donald Ray Hogan & Sandra Hogan

MAILING ADDRESS 1525 Millersburg Road, Paris, KY 40361

PHONE # (HOME) (859)953-2721-Ray (OTHER) \_\_\_\_\_

3. **LOCATION AND BRIEF DESCRIPTION OF LAND:** #2023 Winchester Road; flat to gently rolling

4. **ACREAGE:** 5.533 5. **ZONING DISTRICT:** A-1

6. **IDENTIFY CURRENT USE OF BUILDINGS** house

7. **PROPOSED STRUCTURES** none in the immediate future

### 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? vegetable garden MAYBE A couple OF Fruit TREES  
and possibly A couple OF STAIRS

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)

Megan Hogan Long James Long 11/11/2021  
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 you are encouraged to do so. All business entities require legal representation.

**AFFIDAVIT**

(Land Use)

The Affiant Megan Hogan-Long & James Long, 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.

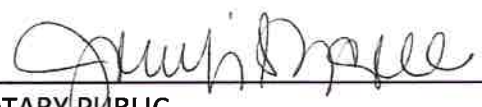

  
 \_\_\_\_\_  
 Prospective Purchaser

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by James Long, Megan Hogan-Long on this  
the 11 day of November, 2021.

My commission expires 9/29/2022.

  
 \_\_\_\_\_  
 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](mailto:allenpatrickdarnell@gmail.com) (EMAIL)*

November 12, 2021

File No. 21-4876

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

RE: Ag Land Division @ #2023 Winchester Road (KY 627), 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 5.533 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:

GLENN M SALYERS, 1499 MAPLE ST, STANTON KY 40380  
ROBERT JOHN SLACK, 3060 SW 53RD ST, OCALA FL 34471  
HOMER SHORT, 7766 RT 321S, HAGERHILL KY 41222  
MACHMER HALL FARM LLC, 730 CLINTONVILLE RD, PARIS KY 40361  
TUCKAWAY FARM, 2071 WINCHESTER RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

REALESTATE TAX PAID AMT \$ 1,299.00  
RICHARD STIPPEADS, BCC  
DATE 1/6/2020 BY A. Jay Hunt, DC

BOOK 313 PAGE 96

When Recorded Return To:  
The Land Group, LLC  
527 Wellington Way  
Ste. 275  
Lexington, KY 40503  
19-1737

## DEED

THIS DEED, made and entered into this 20th day of December, 2019, by and between

**Highland Farms, LLC, a Kentucky Limited Liability Company, First Party, with a mailing address of 22415 Market Street, 1402, Cornelius, NC 28031;**

AND

**Donald Ray Hogan and Sandra Hogan, husband and wife, Second Party, with a mailing address of 1525 Millersburg Road, Paris, KY 40361;**

The current year's tax bill to be sent in c/o Donald Ray Hogan and Sandra Hogan at: 1525 Millersburg Road, Paris, KY 40361;

### WITNESSETH:

THAT, for a valuable consideration of \$1,299,000.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever, the following described property located in Bourbon County, Commonwealth of Kentucky:

**Being all of Parcel No. 3, consisting of 177.166 acres, as shown by that Consolidation Plat of the George S. and Kay R. Hofmeister Property, in Bourbon County, Kentucky, of record in Plat Cabinet C, Slide 14-B, in the Bourbon County Clerk's Office; and**

**Being a portion of the same property conveyed to Highland Farms, Inc., an Ohio corporation, by Deed dated January 15, 1998, of record in Deed Book 230, Page 434 in the Office of the Bourbon County Clerk. Highland Farms, LLC, a Kentucky limited liability company is successor by merger to Highland Farms, Inc. See Articles of Merger of record in Deed Book 243, Page 962 in the Office of the Bourbon County Clerk.**

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever.

FIRST PARTY does hereby release and relinquish unto the Second Party, his or her heirs and assigns forever, all of its right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, his or her heirs and assigns forever, that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is expected from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

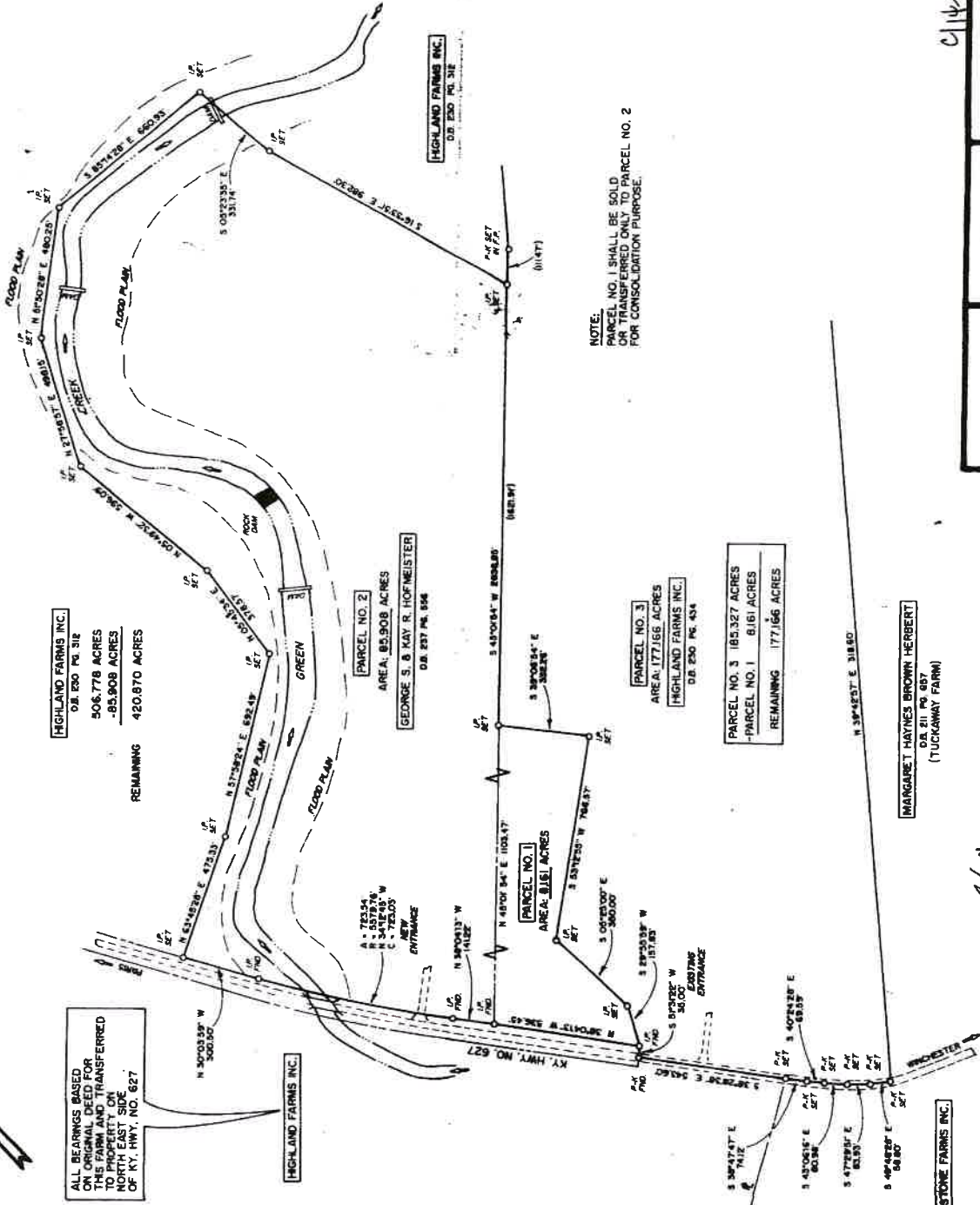
**CERTIFICATE OF APPROVAL FOR RECORDING**

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE BOURBON COUNTY SOIL PLANNING COMMISSION AND IS NOW ELIGIBLE FOR RECORDING.

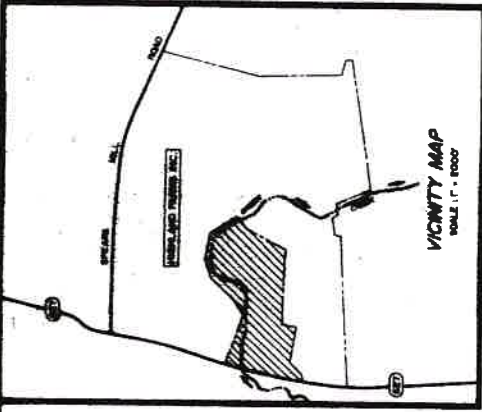
PARCEL NO. 1 8161 ACRES  
PARCEL NO. 2 85,908 ACRES  
COMBINED 86,719 ACRES

*[Signature]*  
PLANNING COMMISSION ADMINISTRATOR  
9/24/99  
DATE

ALL BEARINGS BASED ON ORIGINAL DEED FOR THIS FARM AND TRANSFERRED TO PROPERTY ON NEW DEED OF KY. HWY. NO. 627



NOTE:  
PARCEL NO. 1 SHALL BE SOLD BY THE HOFMEISTERS TO THE BUYER OF HIS CHOICE FOR CONSOLIDATION PURPOSE.



**OWNER'S CERTIFICATION**

I (OR WE) DO HEREBY CERTIFY THAT (I AM OR WE ARE) THE OWNER (OR OWNERS) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HERBY THIS PLAT.

*Kay R. Hofmeister* 9-23-99  
DATE

*Benny J. J. F.* 9-23-99  
DATE

I HEREBY CERTIFY THAT THE SURVEY CONTAINED ON THIS PLAT WAS DONE BY PERSONS OTHER THAN MYSELF OR MY EMPLOYEES OR AGENTS OR UNDER THEIR CLOSE SUPERVISION. THE SURVEYING INSTRUMENTS AND METHODS USED IN THE SURVEY AS SHOWN HEREON ARE IN ACCORDANCE WITH THE ACTS AND PRECEDENTS OF LAND SURVEYING IN ALL THE SPECIFIC CONTENTS OF THIS CLASS.

*J. D. Williams, Jr.* 9-23-99  
J. D. WILLIAMS, JR., R.L.S., P.L.L.C.



REV. SEPT. 23, 1988  
REV. APRIL 27, 1989



CONSOLIDATION PLAT  
**GEORGE S. & KAY R. HOFMEISTER**  
KY. HIGHWAY NO. 627



DRAWN BY:  
C.K. & J.W.  
CHECKED BY:  
J. D. W.  
DATE:  
AUG. 8, 1998

SCALE:  
1" = 300'  
SHEET NO.  
14 - 1 - 1

LONGED FOR RECORD  
BONARD STIPP EADS  
BOURBON COUNTY CLERK  
99 SEP 24 AM 10:36

*Lodged for Record 24 September 1999  
at City Clerk's Office, Bourbon County Courthouse  
by the Bourbon County Clerk, Richard Stipp Eads, etc  
PLAT CABINET C-14*