

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. A-10 22-03 Fee Amount: \$ 175 Date Fee Received: 2/11/22

1. APPLICANT (prospective purchaser) Keith & Audrey Wittwer

MAILING ADDRESS 190 Hill Road, Paris, KY 40361

PHONE # (HOME) 859-539-8820 (OTHER) _____

2. OWNER Keith Wittwer

MAILING ADDRESS 190 Hill Road, Paris, KY 40361

PHONE # (HOME) 859-539-8820 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Georgetown Rd (US 460) & Hill Road;

flat to gently rolling

4. ACREAGE: 5.243 ACRES 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS barn

7. PROPOSED STRUCTURES none at this time

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? livestock

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)

Keith Wittwer/Audrey Wittwer 2/11/22
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 Keith Wittwer, 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.

Keith Wittwer
Landowner

STATE OF Kentucky

COUNTY OF Harrison

Sworn and subscribed to before me by Keith Wittwer on this
the 1 day of February, 2022.

My commission expires 9/29/2022.

Jennifer Handell
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 Keith Wittwer? Audrey Wittwer, 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.

Keith Wittwer
Prospective Purchaser

x Audrey Wittwer

STATE OF Kentucky

COUNTY OF Harrison

Sworn and subscribed to before me by Keith Wittwer? Audrey Wittwer on this
the 1. day of February, 20 22.

My commission expires 9/29/2022.

[Signature]

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.

DEED

THIS DEED made and entered into this 31st day of August, 2018, by and between H.A.L.W. LDT., LLC, a Kentucky Limited Liability Company, with a mailing address of 406 Hill Road, Suite 1, Paris, KY 40362, PARTY OF THE FIRST PART, and KEITH ALAN WITTWER, a married person, with a mailing address of 190 Hill Road, Paris, KY 40361, PARTY OF THE SECOND PART. The property tax bill for the current tax year shall be mailed "in care of" Keith Alan Wittwer, 190 Hill Road, Paris, KY 40361.

WITNESSETH:

That for and in consideration of the love and affection that the First Party has for the Second Party, Keith Alan Wittwer, he being the Son of First Party's Two Members, Alvin L. Wittwer and Helen G. Wittwer, the First Party has bargained and sold and by these presents does hereby grant and convey unto the Second Party, in fee simple, his heirs and assigns forever, the following described real property situated in Scott County and Bourbon County, Kentucky, to wit:

BEGINNING at a point in the middle of the Paris and Georgetown Turnpike Road, corner to Lloyd (now True), thence with her line N 10 E 1185 feet (passing through a pond) to a corner with the land formerly owned by the Simpson Heirs; thence with the line of said land N 88 W 65.12 poles to a stone on West side of Hill Turnpike; thence S 1-1/2 W 44.92 poles to a stone in West margin of said Turnpike; thence with the middle thereof N 82 1/4 E 63.76 poles to the place of beginning, containing 30 acres, more or less.

BEING all the same property conveyed to Grantors by Deed dated March 31, 1997, and of record in Deed Book 227, Page 708 in the Bourbon County Clerk's Office and in Deed Book 224, Page 065 in the Scott County Clerk's Office.

EXCEPTED from this conveyance are three prior conveyances; 5.966 acres conveyed in Deed Book 207, Page 099 in the Scott County Clerk's Office, and in Deed Book 219, Page 17 in the Bourbon County Clerk's Office, 5.782 acres conveyed in Deed Book 222, Page 24 in the Bourbon County Clerk's office, and in Deed Book 212, Page 17 in the Scott County Clerk's Office, 5.597 acres conveyed in Deed Book 258, Page 474 in the Bourbon County Clerk's office, and in Deed Book 287, Page 287 in the Scott County Clerk's Office,

LODGED FOR RECORD
RICHARD STIPP LEADS
BOURBON COUNTY CLERK

18 SEP -6 AM 10:48

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)

February 11, 2022

File No. 21-4922

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

RE: Ag Land Division @ Georgetown Road (US 460) & Hill Road, Bourbon & Scott Counties

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 5.243 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:

THE WITTWER LIVING TRUST, 190 HILL RD, PARIS KY 40361
JAMES D & DARLENE BAKER, 3252 GEORGETOWN RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures