

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:

CL# 11805

Application No. ALD 22-13 Fee Amount: \$ 175⁰⁰ Date Fee Received: 4/14/2022

1. APPLICANT (prospective purchaser) Blanton Clay Sousley

MAILING ADDRESS 112 Westwood Drive, Lexington, KY 40503

PHONE # (CELL) 859-420-2087 (OTHER) _____

2. OWNER Bonnie Sousley

MAILING ADDRESS 255 Houston Avenue, Paris, KY 40361

PHONE # (HOME) _____ (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Clay Kiser Road (KY 1876); flat to gently rolling

4. ACREAGE: ~~34.344~~ 34.342 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES house & barn

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? hay, livestock, vegetable garden

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)

Blanton C. Sousley

March 28, 2022

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 Blanton Clay Sousley, 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.

Blanton C. Sousley

Prospective Purchaser

STATE OF Kentucky

COUNTY OF State at Large

Sworn and subscribed to before me by Blanton Clay Sousley on this
the 1st day of April, 2022.

My commission expires 10/6/2021.

Jill Parks

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 Bonnie Sousley, first being duly sworn, states that:

Julia Leatherwood

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.

Landowner

Julia Leatherwood

STATE OF

North Carolina

COUNTY OF

Haywood



Sworn and subscribed to before me by _____ on this

jeanette m craig

the 16th day of March, 2022.

My commission expires 3-20-22.

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 Bonnie Sousley, 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.

Bonnie Sousley
Landowner

STATE OF Kentucky
COUNTY OF Bourbon

Sworn and subscribed to before me by Bonnie Sousley on this
the 28th day of March, 2022.

My commission expires Jan 29, 2023.

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

Elaine A. 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)

January 14, 2022

File No. 21-4899

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

RE: Ag Land Division @ Clay Kiser Road (KY 1876), 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 34.344 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:

NORMA M ADAIR ESTATE, C/O BONNIE SOUSLEY, 255 HOUSTON AVE
PARIS KY 40361
SUGAR GROVE FARM INC, 573 CLAY KISER RD, PARIS KY 40361
AUSTIN & BRENDA PAUL, P O BOX 930, PARIS KY 40362-0930

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures



126/327

1946
NOV.
29th.

SAM HOUSTON'S HRS. & c
TO DEED 157.72 A
GEORGE BATTERTON & c

WHEREAS, in the action of William Houston, etc. Plaintiffs, against, Sannie Houston, etc., defendants pending in the Bourbon Circuit Court an order was entered at the June Term 1946, directing William Grannon, the Master Commissioner of said Court, to expose for sale at public auction, to the highest and best bidder the property hereinafter described; and Whereas, said property was sold in accordance with said order on the 17th day of September, 1946 for the sum of thirty six thousand eight hundred twenty seven dollars and 62 cents on a credit of six and twelve months, when George Batterton became the purchaser thereof, and has executed bond with approved security for the payment of the purchase price and Whereas, the report of said sale was confirmed by said Court, at the November Term, 1946, and at the November Term, 1946, an order was entered directing William Grannon the Master Commissioner, to execute a Deed of Conveyance of said property to said George Batterton and Carey M. Adair, equally and a jointly in pursuance of the written request filed herein by George Batterton, the purchaser thereof, but for greater certainty the record and proceedings in said case are referred to,

Now, therefore, this Indenture, made and entered into this 29th day of November 1946, between William Grannon, Master Commissioner of said Court, of the first part, and all parties, to this action, plaintiff and defendant, likewise made parties of the first part, By William Grannon, Master Commissioner and George Batterton and Carey M. Adair of the second part, Witnesseth, that for and in consideration of the premises, and for the further consideration of the full payment of the purchase price aforesaid, the receipt whereof is hereby acknowledged, the party

of the first part, William Grannon, as Master Commissioner aforesaid, has sold, and by this writing does convey to said parties of the second part, and their heirs and assigns forever the following property, to-wit:

A certain parcel of land located on the Clay and Kiser turnpike, in Bourbon County, Kentucky, and more particularly described as follows:

Beginning at a point in the Clay & Kiser turnpike, corner to John Craig, formerly Ardery, thence with said turnpike, N 38 E 16.56 poles to a point in said pike; thence continuing with said pike N 16 E 11.4 poles to another point in said pike; thence with said pike, N 44 E 10 poles to a point in said pike; corner to the lands of Adair and Batterton, formerly Matt Lair; thence with the line of Adair and Batterton, N. 49 W 188.32 poles to a point in the line of Adair and Batterton; thence with another line of Adair and Batterton, N 47 W 66 poles to a point in the line of Mary Adams Chapman; thence with her line, S 5.4 W 19.44 poles to a corner of said Chapman; thence with another of Chapman's lines and continuing with the line of Craig S 40 E 79.6 poles to a corner of John Craig; thence with Craig's line, N 48 E 21.04 poles, corner to John Craig; thence with another line of John Craig, S. 34 E. 153 poles to the point of beginning, containing 157.72 acres of land.

To have and to hold said property with its appurtenances, unto the said grantees their heirs and assigns, and the said Commissioner warrants the title there-to, so far as he is authorized by the judgment, orders and proceedings in said cause, and no further, but he does not bind himself personally by anything contained herein, in any event whatever.

IN TESTIMONY WHEREOF, said William Grannon, as Master Commissioner aforesaid, has hereunto subscribed his name, this 29th day of November 1946.

William Grannon, Master Commissioner, Bourbon C. C.

Presented in open court and acknowledged by William Grannon, Master Commissioner, examined and approved by the Court, and ordered to be certified to the Clerk of the Bourbon County Court for record, this 29th day of November, 1946.

W. B. Ardery, Judge, Bourbon C. C.

STATE OF KENTUCKY
BOURBON CIRCUIT COURT : SCT.

The foregoing Deed to George Batterton and Carey M. Adair and the certificate of W. B. Ardery Circuit Judge, thereon endorsed, are hereby certified to the Clerk of the Bourbon County Court for record.

Given under my hand as Clerk of the Bourbon Circuit Court, this 29th day of November 1946.

Attest: Mary Kenney, Clerk
Bourbon Circuit Court

STATE OF KENTUCKY
COUNTY OF BOURBON : SCT.

The foregoing Deed to George Batterton and Carey M. Adair and the certificates of the Circuit Judge and Clerk thereon endorsed, have been with this certificate this day truly recorded in my office.

Given under my hand as Clerk of the Bourbon County Court, this/day of Dec. 1946.

Attest: Grace Haskins, Clerk

STATE OF KENTUCKY : SCT.
COUNTY OF BOURBON

I, Grace Haskins, Clerk of the Bourbon County Court, do certify that the foregoing Deed which is stamped \$40.70 was, on the 10th day of December 1946 at 4:15 p. m. 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 this 11th day of December 1946.

Grace Haskins

Clerk.