

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 22-22 Fee Amount: \$ 175⁰⁰ Date Fee Received: 7/15/2022

1. APPLICANT (prospective purchaser) Shannan Allison

MAILING ADDRESS 301 Kennedy Hts. Carlisle KY 40311

PHONE # (HOME) 859-229-7662 (OTHER) _____

2. OWNER Gary Ammerman

MAILING ADDRESS 1640 Leesburg Newtown Rd Paris, KY 40361

PHONE # (HOME) 859-361-1860 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Hill Road Paris, Ky 40361

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

6. IDENTIFY CURRENT USE OF BUILDINGS N/A

7. PROPOSED STRUCTURES House

8. INFRASTRUCTURE:

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

What agricultural use will you make of this property? House

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)

Shannan Allison
APPLICANT SIGNATURE

6/14/22
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 Glary Ammerman, 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.



Landowner

STATE OF Kentucky

COUNTY OF Harrison

Sworn and subscribed to before me by Glary Ammerman on this
the 14th day of June, 2022.

My commission expires September 8, 2024.



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 Shanna Allison, 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.

Shanna Allison
 Prospective Purchaser

STATE OF Kentucky

COUNTY OF Harrison

Sworn and subscribed to before me by Shanna Allison on this
 the 14th day of June, 20 2022.

My commission expires September 8, 2024.

Connie D. Bell, KY KP 14709
 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.

REALESTATE TAX PAID AMT \$ 650.00
RICHARD STIPPEADS, BCC
DATE 5/27/21 BY A. Jay Hunt DC

BOOK 317 PAGE 657

AFTER RECORDING RETURN TO:
JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this 22nd day of April, 2021, by and between ALICE HAY, single, of 1144 Hill Rd., Paris, KY 40361, party of the first part, and GARY L. AMMERMAN, single, of 1640 Leesburg-Newtown Rd., Paris, KY 40361, party of the second part; transfer year taxes in care of Gary L. Ammerman, 1640 Leesburg-Newtown Rd., Paris, KY 40361.

WITNESSETH:

For and in consideration of the sum of **SIX HUNDRED FIFTY THOUSAND DOLLARS (\$650,000.00)** paid to the party of the first part by the party of the second part, the receipt of all of which the party of the first part hereby acknowledges, the party of the first part hereby bargains, sells and conveys unto the party of the second part, in fee simple, his heirs and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first party's right, title and interest in and to the following described real property located in Bourbon County, Kentucky:

Situated in Bourbon County, Kentucky, nine miles west of Paris on the Hill Turnpike on the waters of Silas Creek, and bounded as follows: Beginning at a stone in Miss Lou Wilson's line and corner to a 24.11 acre tract of land; thence N 2 3/8* E 12.77 chains to a corner to Wilson; thence S 84 3/4* E 60 links to a corner to Wilson; thence N 3 5/8* E 30.23 chains to a stone in the middle of Silas Road; thence with the middle of same N 85 7/8* W 17.86 chains to a stone corner to Andrew; thence S 19* W 32.56 chains to the middle of the Hill Turnpike; thence with the middle thereof, S 2 5/8* W 12.07 chains to corner to said 24.11 acre tract; thence with a line of this tract S 88 5/8* E 11.43 chains; thence S 85 7/8* E 14.58 chains to the beginning; and being commonly known and designated **1144 Hill Road**, Paris, Kentucky.

AND BEING the same property conveyed to Billy Hay and Alice Hay, husband and wife, by Deed dated June 1, 1977, and of record in Deed Book 176, Page 250, Bourbon County Clerk's Office. Alice Hay became sole owner upon the death of Billy Hay pursuant to the survivorship clause in said Deed. See also Affidavit of Consideration of record in Deed Book 269, Page 665.

2021 MAY 27 PM 2:46
RECORDED FOR RECORD
RICHARD STIPPEADS
BOURBON COUNTY CLERK

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)

July 15, 2022

File No. 22-5061

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

RE: Ag Land Division @ Hill 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 5.000 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:

MAE & DAVID HILL, 1240 HILL RD, PARIS KY 40361
SUSAN R & RANDY L HAYES, 1290 HILL RD, PARIS KY 4036
MATTIE T AMMERMAN, 1616 NEWTON-LEESBURG PIKE, PARIS KY 40361
ROY E & PHILLIP E WATTS, 293 COLLINS RD, PARIS KY 40361
JOHNNIE D & SUZANNE MCNEW, 1100 HILL RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures