

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 22-23 Fee Amount: \$ 175⁰⁰ Date Fee Received: 8/12/22
ck# 1967

1. APPLICANT (prospective purchaser) Ted Ritchie

MAILING ADDRESS 128 Albany Lane, Winchester, KY 40391

PHONE # (CELL) (859) 475-6111 (OTHER) _____

2. OWNER Llewellyn & Toni Sharp

MAILING ADDRESS 2387 North Middletown Rd, Paris, KY 40361

PHONE # (CELL) (859) 707-7958 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: North Middletown Rd; flat to gently rolling

4. ACREAGE: 24.978 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES none

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)



8-10-2022

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.

DARNELL ENGINEERING, INC.

*P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Telephone*

*ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
(EMAIL)*

August 12, 2022

File No. 22-5178

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

RE: Ag Land Division @ North Middletown Road (US 460), 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 24.978 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:

PAMELA S BORAH, PO BOX 976, PARIS KY 40362
TODD A & ANGELA KRUGER, 2353 N MIDDLETOWN RD, PARIS KY 40361
MILES & MILES LAND & CATTLE LLC, 354 STONE RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Ted Ritchie, 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 Ted Ritchie on this
the 10th day of August, 2022.

My commission expires 01/31/2023.



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 Llewellyn & Toni Sharp, 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.

Llewellyn Sharp Toni Sharp
Landowner

STATE OF KENTUCKY

COUNTY OF BOURBON

Sworn and subscribed to before me by Llewellyn Sharp & Toni Sharp on this
the 10th day of August, 20 22.

My commission expires 01/31/2023.

Tull McWoo

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.

2-21-01
mailed to Sharp
NOTARY



22-578

BOOK 242 PAGE 947

DEED

THIS DEED by and between LLEWELLYN SHARP, IV and BETTY ANN THOMASON SHARP, husband and wife, both of 2962 North Middletown Road, Paris, Kentucky 40361, PARTIES OF THE FIRST PART, and LLEWELLYN SHARP, V and TONI SHARP, husband and wife, both of 2387 North Middletown Road, Paris, Kentucky 40361, PARTIES OF THE SECOND PART,

WITNESSETH:

That for and in consideration of the sum of TWENTY THOUSAND FIVE HUNDRED FORTY DOLLARS AND NO/100 (\$20,540.00) cash in hand paid to First Parties by the Second Parties, and in further consideration of the love and affection which First Parties bear for Second Parties, their son and daughter-in-law, the receipt of all of which consideration is hereby acknowledged, First Parties have BARGAINED and SOLD, and by these presents do hereby GRANT, GIVE and CONVEY unto the Second Parties, equally and jointly for their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described real property, to-wit:

Beginning at a point in the center of US 460 and in the line of Carbine and running sixteen calls with the said center line as follows: L1: North 88 degrees 31' 53" East 44.20 feet; L2: North 89 degrees 04' 06" East 46.92 feet; L3: South 89 degrees 21' 59" East 46.44 feet; L4: South 85 degrees 25' 21" East 38.75 feet; L5: South 78 degrees 50' 25" East 36.35 feet; L6: South 74 degrees 34' 25" East 30.13 feet; L7: South 72 degrees 29' 57" East 37.64 feet; L8: South 71 degrees 18' 02" East 227.84 feet; L9: South 72 degrees 08' 10" East 483.55 feet; L10: South 72 degrees 19' 18" East 49.76 feet; L11: South 74 degrees 21' 20" East 32.28 feet; L12: South 77 degrees 04' 33" East 20.90 feet; L13: South 81 degrees 01' 38" East 22.82 feet; L14: South 83 degrees 43' 06" East 28.67 feet; L15: South 85 degrees 32' 20" East 121.53 feet; L16: South 84 degrees 04' 32" East 62.96 feet to a corner to Faulkner; thence with Faulkner's line North 11 degrees 20' 34" East 1190.10 feet to an iron pin set; thence with a new line North 55 degrees 06' 22" West 787.36 feet to an iron pin set; thence South 73 degrees 00' 02" West 717.44 feet to an iron pin set; thence South 9 degrees 40' 24" West 1122.90 feet to the point of beginning, and containing 40.51 acres, more or less, and being Parcel 1A as shown by plat of record in ~~Plat Cabinet B, Slide~~ in the Bourbon County Court Clerk's Office.

AND BEING a part of the same property conveyed to First Parties by deed of record in Deed Book 235, Page 375, in the Bourbon County Court Clerk's Office.

TO HAVE AND TO HOLD the hereinabove described property together with all appurtenances thereunto belonging unto said Second Parties, equally and jointly for their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with Covenant of General Warranty, subject to restrictions and easements of record and applicable zoning regulations.

CONSIDERATION CERTIFICATE

The Parties hereto state that the property herein conveyed is partial transferred by gift and the only cash consideration is \$20,540.00. We further certify that the full estimated fair cash value of the property herein conveyed is \$105,326.00. The Second Parties join this deed for the sole purpose of certifying that the fair cash value of the property is as stated and that this property is partial transferred herein by gift and the only cash consideration is \$20,450.00 pursuant to K.R.S. 382.135.

IN TESTIMONY WHEREOF, witness the signatures of the Parties hereto this 16th day of February, 2001.

PARTIES OF THE FIRST PART

Llewellyn Sharp IV
LLEWELLYN SHARP, IV

Betty Ann Thomason Sharp
BETTY ANN THOMASON SHARP

PARTIES OF THE SECOND PART

Llewellyn Sharp V
LLEWELLYN SHARP, V

Toni Sharp
TONI SHARP

STATE OF KENTUCKY)

COUNTY OF BOURBON)

The foregoing Deed and Consideration Certificate were duly acknowledged and sworn to before me this 16 day of February, 2001, by Llewellyn Sharp, IV and Betty Ann Thomason Sharp, Grantors herein.



Henry P. Prewitt
NOTARY PUBLIC STATE AT LARGE
My Commission Expires: 6/28/04

mailed to:
Llewellyn Sharp V
3-26-02



D E E D

This Deed made and entered into by and between LLEWELLYN SHARP, IV, by and through his Attorney-In-Fact, BETTY ANN THOMASON SHARP, and BETTY ANN THOMASON SHARP, his wife, whose address is 2962 North Middletown Road, Paris, Kentucky 40361, PARTIES OF THE FIRST PART, and LLEWELLYN SHARP, V AND TONI SHARP, husband and wife, whose address is 2387 North Middletown Road, Paris, Kentucky 40361, PARTIES OF THE SECOND PART,

W I T N E S S E T H :

That for and in consideration of the love and affection that First Parties bear for the Second Parties, their son and daughter-in-law, the receipt of all of which consideration is hereby acknowledged, First Parties have BARGAINED and SOLD, and by these presents do hereby GRANT, GIVE and CONVEY unto the Second Parties, equally and jointly for their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, all of their right, title and interest in and to the following described real property, to-wit:

All of Parcel No. 2 containing 9.49 acres of land as shown on the Minor Consolidation Plat thereof and which is hereby consolidated with Parcel No. 3 as shown on said plat now of record in the Bourbon County Clerk's Office in Plat Cabinet "C", Slide 96, the two parcels now to be conveyed only as one.

AND BEING a part of the same property conveyed to Llewellyn Sharp, IV and Betty Ann Thomason Sharp, husband and wife, by deed of record in Deed Book 235, Page 375, of record in the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD all of the above described real property, together with all the appurtenances thereunto belonging unto said Second Parties, equally and jointly for their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and

assigns forever, with Covenant of General Warranty, subject to restrictions and easements of record and applicable zoning regulations.

The Power of Attorney for Llewellyn Sharp, IV to Betty Ann Thomason Sharp dated October 27, 1994, is of record in Mortgage Book 241, Page 120, in the Bourbon County Clerk's Office.

CONSIDERATION CERTIFICATE

The Parties hereto state that this conveyance was a gift and there was no monetary consideration reflected in this deed. The fair market value of the above described property is \$37,000.00. The Second Parties join this deed for the sole purpose of certifying this gift and the value on the property pursuant to Kentucky Revised Statute 382.135.

IN TESTIMONY WHEREOF, witness the signatures of the Parties hereto this 22 day of February, 2002.

PARTIES OF THE FIRST PART

Llewellyn Sharp IV
LLEWELLYN SHARP, IV

BY: Betty Ann Thomason Sharp Attorney In Fact
BETTY ANN THOMASON SHARP, Attorney-In-Fact for Llewellyn Sharp, IV

Betty Ann Thomason Sharp
BETTY ANN THOMASON SHARP

PARTIES OF THE SECOND PART

Llewellyn Sharp V
LLEWELLYN SHARP, V

Toni Sharp
TONI SHARP

STATE OF KENTUCKY)

COUNTY OF BOURBON)

The foregoing Deed and Consideration Certificate were duly acknowledged and sworn to before me this 22 day of February, 2002, by Llewellyn Sharp, IV, by and through his Attorney-In-Fact, Betty Ann Thomason Sharp, and by Betty Ann Thomason Sharp, Grantors herein.

Henry C. Prewitt
NOTARY PUBLIC - STATE AT LARGE
My Commission Expires: 6-28-2004

STATE OF KENTUCKY)

COUNTY OF BOURBON)

The foregoing Consideration Certificate was duly acknowledged and sworn to before me this 22 day of February, 2002, by Llewellyn Sharp, V and Toni Sharp, husband and wife, Grantees herein.

Henry C. Prewitt
NOTARY PUBLIC - STATE AT LARGE
My Commission Expires: 6-28-2004

PREPARED BY:

Henry C. Prewitt
HENRY C. PREWITT
Attorney at Law
Post Office Box 350
Paris, Kentucky 40362-0350

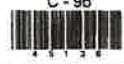
State of Kentucky, County of Bourbon, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court, do certify that the foregoing

Deed
was, on the 22 day of Feb, 2002
at 12:20 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.

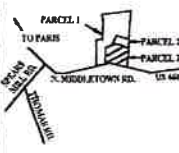
Richard Stipp Eads, Ccc

02 FEB 22 PM 12:26

RECORDED FOR RECORD
RICHARD STIPP EADS
CLERK OF BOURBON COUNTY



VICINITY MAP



LEGEND
IPS = IRON PIN SET (1/2" X 18" REBAR WITH ID CAP #1987)
PKF = P.K. NAIL FOUND
PKS = P.K. NAIL SET
WP = WOOD POST
ALL IPS ARE #4 REBAR
SURVEYOR'S NOTE
This plat was prepared by me or under my direction; that all monuments indicated herein actually exist and their location, size and material are correctly indicated; the information shown herein is correct to the best of my knowledge and belief; and all requirements of any and all governing authorities have been fully complied with. These parcels were surveyed 1/12/02.

PURPOSE OF PLAT
The purpose of this plat is to consolidate Parcel 2 with Parcel 3 as shown.
SPECIAL NOTE: Parcel 2 shall be sold or transferred only to Parcel 3 for consolidation purposes.

PLAT CABINET SLIDE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the plat shown and described herein has been found to comply with the requirements of the Bourbon County Joint Planning Commission and that it has been approved for recording in the Office of the County Clerk.

Signed: [Signature] Date: 2/17/02
Chairman, Planning Commission

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owners of record of the property shown and described herein which is recorded in Deed Book 242, Page 947 in the Office of the Bourbon County Clerk; and do hereby adopt this plat of lots for this property.

Owner: [Signature] Date: 2-13-02
Owner: [Signature] Date: 2-13-02

CERTIFICATE OF ACCURACY

I hereby certify that the survey shown and described herein was performed by the method of random traverse with sidemen. The unadjusted precision ratio of the traverse was 1:16,594, and the bearings and distances have been adjusted using the Compass Rule for closure. The survey shown herein is a Class B Survey and the accuracy and precision of said survey meets all of the specifications of this class. Bearings are based on the centimeter of US 460 along the common property line of the property (Deed Book 242, Page 947), as shown.

Signed: [Signature] Date: 2/11/02
Land Surveyor #1987

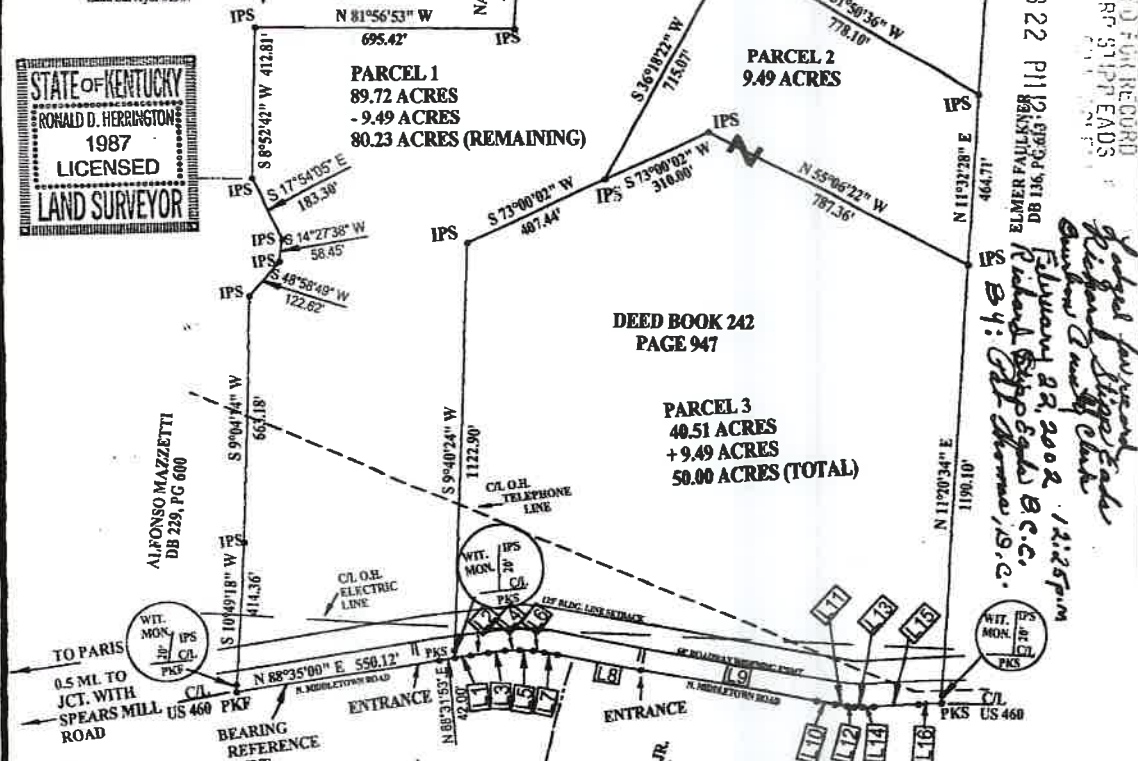


Table with 4 columns: Id, Bearing, Distance, and Parcel 3 - CL. Lists bearings and distances for lines L1 through L16.

NOTES:
1. The real property shown herein is subject to any and all valid easements, restrictions, reservations, conditions, and covenants of record. Although courthouse research was conducted in an attempt to locate all such encumbrances, the surveyor can make no guarantee that all such restrictions are hereby shown. A detailed title search by an attorney may be necessary to determine the existence of all restrictions.
2. The approximate centerline for overhead electric and telephone is as shown. Deed research did not reveal a recorded easement.

MINOR CONSOLIDATION PLAT OF THE PROPERTY OF 2387 NORTH MIDDLETOWN ROAD PARIS, KENTUCKY 40361
OWNER/CLIENT: LLEWELLYN SHARP V AND TONI B. SHARP
ADDRESS: 2387 NORTH MIDDLETOWN ROAD PARIS, KENTUCKY 40361
SOURCE OF TITLE: DEED BOOK 235, PAGE 375 PLAT CABINET C, SLIDE 59
SURVEYED BY: BLUEGRASS ENGINEERING AND SURVEYING, INC. 3504 NAKOMIS COURT LEXINGTON, KENTUCKY 40517 (859) 272-5490
SCALE: 1" = 400' DATE: JANUARY 26, 2002

Handwritten signature: C/Sharp

02 FEB 22 P 11:21 AM
ELMER FAULKNER DB 136, PG 136
B. H. : [Signature]

Handwritten signature: C/Sharp

LOOK FOR RECORD
RICHARD S. PEASE
2000

02 FEB 22 PM 12: 25