

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:

CK#12007

Application No. ALD 22-24 Fee Amount: \$ 175⁰⁰ Date Fee Received: 9/16/2022

1. APPLICANT (prospective purchaser) Carolyn A. Miller

MAILING ADDRESS 6123 Mapleton Dr, New Albany, OH 43054

PHONE # (614) 572-3087

2. OWNER Sherman Ryan and Susan Ryan Property Trust; Daniel W. Schwarz; & Carrie R. Ryan

MAILING ADDRESS 443 Huchison Road, Paris, KY 40361

PHONE # Carrie Ryan- (614) 806-4901

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Hutchison Road (KY 1939), flat to gently rolling

4. ACREAGE: 12.813 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES none in 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? 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)

Carolyn A. Miller 9/7/2022
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
allenpatrickdarnell@gmail.com (EMAIL)

September 16, 2022

File No. 22-5170

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

RE: Ag Land Division @ Hutchison Road (KY 1939), 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 12.813 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:

TROY F COOMER, 331 HUTCHISON RD, PARIS KY 40361
JAMES PATRICK & TARA LEATHEAS SHOULTZ, 852 BETHLEHEM RD, PARIS, KY 40361
LILLIAN B. THOMAS LIFE ESTATE, 5319 LEXINGTON RD, PARIS KY 40361
DAVID T & CARLA J GAREY, 5151 LEXINGTON RD, PARIS KY 40361
WILLIAM & AMY SNELL, 778 HUME BEDFORD RD, PARIS KY 40361
RICHARD I. G. & ANN L. JONES, 613 HUTCHISON RD, PARIS, KY 40361
STANLEY & SUSAN HORNER, 8978 STATE RD C, MOKAN, MO 65059
KARL B. & JANICE KILBURN, 475 HUTCHISON RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Carolyn A. Miller, 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.

Carolyn A. Miller

Prospective Purchaser

STATE OF Ohio

COUNTY OF Franklin

Sworn and subscribed to before me by Carolyn A. Miller on this
the 30th day of August, 20 22.

My commission expires March 4, 2026.



SHELLY LYNNE WILLIS
Notary Public
State of Ohio
My Comm. Expires
March 4, 2026

Shelly L. Willis

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.

The Affiant Sherman Ryan & Susan Ryan Property Trust; Daniel W. Schwarz; & Carrie R. Ryan, first being duly sworn, states that:

1. He (she) is the owner of one of the parcels of land shown in the attache application.
2. An agricultural use is now and will be made of the property as set out in K.R.: 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 _____

COUNTY OF _____

Sworn and subscribed to before me by _____ on the
 the _____ day of _____, 20_____.

My commission expires _____.

 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, fruit vegetable, flowers, or ornamental plants, including provisions for dwellings for persons and the 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.

REAL ESTATE TAX PAID AMT \$ 2,119.⁰⁰
 RICHARD STIPPEADS, BCC
 DATE 3/30/2022 BY A. J. Hunt DC

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this 29th day of March, 2022, by and between **Ryan Schwarz Holdings, LLC**, whose mailing address is 443 Hutchison Road, Paris, Kentucky 40361, hereinafter Grantor and **Carrie R. Ryan, Trustee of the Sherman Ryan and Susan Ryan Property Trust U/A dated March 17, 2017 and Daniel W. Schwarz and Carrie R. Ryan**, husband and wife, with a mailing address of 443 Hutchison Road, Paris, Kentucky 40361, hereinafter Grantees. Current tax year billing address is Daniel W. Schwarz and Carrie R. Ryan, 443 Hutchison Road, Paris, Kentucky 40361.

WITNESSETH:

That for and in consideration of the sum of TWO MILLION ONE HUNDRED EIGHTEEN SEVEN HUNDRED NINETY THREE AND SEVENTY FOUR CENTS (\$2,118,793.74), cash in hand paid, and other good and valuable consideration, the Grantor hereby releases, relinquishes, remises and forever quitclaims and conveys equally and jointly unto the Grantees, Carrie R. Ryan, Trustee of the Sherman Ryan and Susan Ryan Property Trust U/A dated March 17, 2017 and Daniel W. Schwarz and Carrie R. Ryan, for and during their joint lives, with remainder in fee simple to the survivor of them, (its successors and assigns), their heirs and assigns forever, all of its right, title and interest in and to the hereinafter described property located in Bourbon County, Kentucky and being more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD, the above described property, together with all rights, privileges and appurtenances thereunto belonging unto the Grantees, its successors and assigns, and their heirs and assigns forever and Grantor does hereby Quitclaim all of its right, title and interest in and to said property.

LEGAL DESCRIPTION

Map #012-00-00-050.00

A tract of land located along KY 1939 and on the waters of Houston Creek in the Community of Hutchison, Bourbon County, Kentucky.

Beginning at a point in the center of KY 1939 and common corner to the Million Subdivision, witnessed by an iron rail; thence North 08 degrees 15 minutes 00 seconds East 2107.54 feet to a post set in the approximate center of the abandoned Louisville and Nashville Railroad; thence, with the approximate center line of same, and line of Thomas Houston and then Jacoby Houston for 31 calls: North 50 degrees 59 minutes 32 seconds East 60.20 feet; thence North 50 degrees 18 minutes 15 seconds East 51.62 feet; thence North 51 degrees 43 minutes 35 seconds East 64.09 feet; thence North 52 degrees 58 minutes 29 seconds East 129.52 feet; thence North 54 degrees 28 minutes 26 seconds East 42.27 feet; thence North 53 degrees 33 minutes 13 seconds East 84.29 feet; thence North 52 degrees 53 minutes 01 second East 64.57 feet; thence North 52 degrees 06 minutes 24 seconds East 61.74 feet; thence North 51 degrees 10 minutes 23 seconds East 127.80 feet; thence North 49 degrees 26 minutes 31 seconds East 66.72 feet; thence North 49 degrees 39 minutes 17 seconds East 84.33 feet; thence North 48 degrees 22 minutes 06 seconds East 84.30 feet; thence North 47 degrees 36 minutes 52 seconds East 81.56 feet; thence North 45 degrees 25 minutes 25 seconds East 80.96 feet; thence North 45 degrees 21 minutes 40 seconds East 79.42 feet; thence North 45 degrees 03 minutes 56 seconds East 135.75 feet; thence North 44 degrees 56 minutes 26 seconds East 87.36 feet; thence North 43 degrees 17 minutes 30 seconds East 67.81 feet; thence North 42 degrees 23 minutes 33 seconds East 121.78 feet; thence North 40 degrees 53 minutes 00 seconds East 168.04 feet; thence North 38 degrees 52 minutes 40 seconds East 65.85 feet; thence

North 35 degrees 30 minutes 06 seconds East 159.18 feet; thence North 37 degrees 44 minutes 54 seconds East 200.03 feet; thence North 36 degrees 30 minutes 48 seconds East 208.81 feet; thence North 32 degrees 02 minutes 53 seconds East 47.98 feet; thence North 31 degrees 42 minutes 50 seconds East 103.65 feet; thence North 31 degrees 49 minutes 25 seconds East 53.71 feet; thence North 31 degrees 18 minutes 19 seconds East 55.50 feet; thence North 29 degrees 44 minutes 52 seconds East 209.24 feet; thence North 27 degrees 51 minutes 50 seconds East 329.40 feet; thence North 28 degrees 06 minutes 48 seconds East 130.99 feet; thence leaving said railroad center line, with a fence and line of Lucy Snell and crossing Houston Creek, South 69 degrees 02 minutes 23 seconds East 1165.37 feet to fence post, corner of Lucy Snell and David Snell; thence with line of David Snell for 4 calls: South 23 degrees 14 minutes 28 seconds West 2082.31 feet to a fence post; thence South 09 degrees 28 minutes 25 seconds West 1633.53 feet to a fence post; thence North 89 degrees 11 minutes 22 seconds West 370.66 feet to a fence post at a rock fence; thence with rock fence South 23 degrees 16 minutes 47 seconds West 717.85 feet to a nail in the center of KY 1939 (found), thence with the average center of same North 88 degrees 32 minutes 38 seconds West 419.71 feet; thence North 89 degrees 13 minutes 21 seconds West 524.35 feet to a point in the center of the bridge over Houston Creek; thence continuing with the center of said road, North 89 degrees 18 minutes 49 seconds West 829.46 feet to the beginning, containing 191.924 acres.

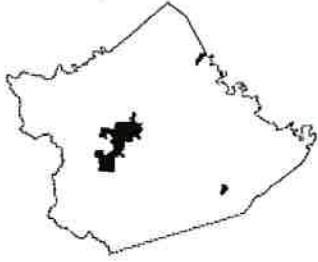
Being the same property conveyed to the Ryan Schwarz Holdings, LLC from Mark Nutter Griffith, Trustee (and his successors in Trust) of the Second Mark Nutter Griffith Exempt Trust Estate Created Under Article II of the Mark Nutter Griffith Family Trust Instrument Dated April 17, 2019, by deed dated October 8, 2021, of record in Deed Book 319, Page 509, Bourbon County Clerk's Office, Paris, Kentucky.

STATE OF KENTUCKY
 COUNTY OF BOURBON, Sct.
 I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
 do certify that the foregoing DEED
 was on 3/30/2022 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, CLERK

Richard Stipp Eads, BCC





BOURBON COUNTY JOINT PLANNING OFFICE

**525 High Street
Paris, KY, 40361
859.987.2150**

www.bourboncountyplanning.com

Permit #: 351

Permit Type:

Address: HUTCHISON RD 443

City: PARIS

State: KY

Zip: 40361

Owner: RYAN SCHWARZ HOLDINGS LLC

Owner Address: 443 HUTCHISON ROAD

Owner City: PARIS

Owner State: KY

Owner Zip: 40361

Owner Phone: 614-806-4901

Owner Email:

Receipt #: 239

Date: 09/16/2022

Paid By: Check #12007

Description: Darnell Engineering paid with check #12007 for ALD 22-24

Payment Type: Check

Payment Type Description: Check #12007

Accepted By: Micki Sosby

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Agricultural Land Division	Application		0.00	175.00	175.00
				Total:	\$175.00

