

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. AD 22-26 Fee Amount: \$ 175.00 Date Fee Received: 11-10-22

1. APPLICANT (prospective purchaser) _____

MAILING ADDRESS _____

PHONE # (HOME) _____ (OTHER) _____

2. OWNER REFORD & MARY COLEMAN

MAILING ADDRESS 416 REDMON RD., PARIS, KY 40361

PHONE # (HOME) _____ (OTHER) 859-707-9029

3. LOCATION AND BRIEF DESCRIPTION OF LAND: REDMON RD. @ FLAT RUN CREEK - AG LAND

4. ACREAGE: 75± TOTAL ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS RES. & BARN

7. PROPOSED STRUCTURES _____

8. INFRASTRUCTURE:

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

What agricultural use will you make of this property? _____

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
- ~~N/A~~ Attach a narrative of the proposed use (as described above)
- ~~N/A~~ 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)

Reford Coleman
APPLICANT SIGNATURE

11-10-22
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 Reford Coleman 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.

Reford Coleman
Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Reford Coleman on this
the 10 day of November, 20 22.

My commission expires 11-16-2023.

Michelle Hornsburg
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 _____, 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 _____

COUNTY OF _____

Sworn and subscribed to before me by _____ on this
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, 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.

Agricultural Land Division Plat
Reford & Mary Coleman
416 Redmon Rd.
Paris, KY 40361

Adjoining Property Owners

1. Ricky Thomas & Lenell Mattox
362 Redmon Rd.
Paris, KY 40361

2. Darrell & Brandy Carlson
362 Redmon Rd.
Paris, KY 40361

3. William & Sabrina Beatty
354 Redmon Rd.
Paris, KY 40361

4. Jamie & Jennifer Hankins
420 Redmon Rd.
Paris, KY 40361

5. Aurora Rubel
248 Redmon Rd.
Paris, KY 40361

6. Calvin & Bettie Greenup
P.O. Box 542016
Omaha, NE 68154

7. William & Brandee Stubbs
254 Redmon Rd.
Paris, KY 40361

8. David & Marjorie Burchell
322 Redmon Rd.
Paris, KY 40361

REAL ESTATE TAX PAID AMT \$ 0
RICHARD STIPPEADS, BCC
DATE 3/7/2022 BY J. Jay Hunt, DC

DEED

THIS DEED OF CONVEYANCE executed into this 7 day of March, 2022 by and between G. DAVIS WILSON, whose mailing address is 340 Main Street, Paris, Kentucky, hereinafter Trustee; and Reford Coleman and Mary E. Coleman, husband and wife, whose mailing address is 416 Redmon Road, Paris, Kentucky 40361, hereinafter collectively Grantees. Tax bill address is 416 Redmon Road, Paris, Kentucky 40361.

WITNESSETH:

That for and in consideration of the terms of his trust capacity, Trustee has bargained and sold and by these presents does hereby grant and convey unto Grantees, equally as tenants in common, the following described property located in the County of Bourbon, in the Commonwealth of Kentucky:

Tract 1

Beginning at a P.K. nail in the centerline of the Redmon Road, said point being approximately 1.4 miles from the junction with U.S. 68; thence along the remaining portion of Tract #2 (Paul Sosby property) the following calls: South 32 degrees 32 minutes 32 seconds East 32.204 feet, South 33 degrees 16 minutes 08 seconds East 7.284 feet, South 37 degrees 49 minutes 42 seconds East 6.994 feet, South 43 degrees 00 minutes 39 seconds East 7.872 feet, South 43 degrees 10 minutes 46 seconds East 15.005 feet, South 68 degrees 32 minutes 10 seconds East 7.719 feet, South 74 degrees 56 minutes 29 seconds East 7.929 feet, South 72 degrees 00 minutes 02 seconds East 70.317 feet, South 71 degrees 35 minutes 09 seconds East 47.092 feet, South 68 degrees 27 minutes 29 seconds East

38.992 feet, South 67 degrees 10 minutes 06 seconds East 47.466 feet, South 65 degrees 14 minutes 17 seconds East 141.139 feet, South 68 degrees 13 minutes 57 seconds East 7.795 feet, South 77 degrees 51 minutes 50 seconds East 7.999 feet, South 89 degrees 47 minutes 04 seconds East 8.163 feet, North 81 degrees 10 minutes 08 seconds East 7.861 feet, North 61 degrees 20 minutes 36 seconds East 8.145 feet, North 44 degrees 33 minutes 38 seconds East 7.880 feet, North 25 degrees 35 minutes 47 seconds East 8.262 feet, North 04 degrees 57 minutes 42 seconds East 7.994 feet, North 11 degrees 38 minutes 41 seconds West 7.882 feet, North 26 degrees 41 minutes 32 seconds West 7.907 feet, North 58 degrees 03 minutes 42 seconds East 29.900 feet, and South 68 degrees 04 minutes 07 seconds East 1074.325 feet to an iron pin (set) said point being in the property line of the Bettie Turney and Calvin Greenup property; thence along their property South 16 degrees 57 minutes 56 seconds East 1470.445 feet to a wooden post in the property line of Barry Rubel; thence along this property South 37 degrees 19 minutes 36 West 844.620 feet to an iron pin (set) in the property line of Herman Russell; thence North 52 degrees 00 minutes 58 seconds West 1831.832 feet along the Russell, David Burchell, William Kissick and Anthony Penney properties to a wooden post in the property line of Ricky Mattox; thence along Mattox North 29 degrees 30 minutes 26 seconds East 90.223 feet and North 52 degrees 48 minutes 42 seconds West 266.481 feet to the centerline of Redmon Road; thence along the centerline North 05 degrees 01 minutes 01 seconds East 165.378 feet, North 05 degrees 38 minutes 42 seconds East 93.341 feet, North 07 degrees 05 minutes 55 seconds East 65.897 feet, North 07 degrees 59 minutes 06 seconds East 52.318 feet, North 09 degrees 59 minutes 38 seconds East 37.249 feet, North 11 degrees 21 minutes 37 seconds East 26.557 feet, North 13 degrees 14 minutes 05 seconds East 27.499 feet, North 15 degrees 26 minutes 21 seconds East 42.113 feet, North 16 degrees 51 minutes 46 seconds East 64.262 feet, North 17 degrees 40 minutes 40 seconds East 46.579 feet, North 19 degrees 01 minutes 04 seconds East 37.989 feet, North 19 degrees 37 minutes 38 seconds East 33.798 feet, North 20 degrees 31 minutes 24 seconds East 60.960 feet, North 16 degrees 33 minutes 59 seconds East 164.035 feet, north 26 degrees 39 minutes 09 seconds East 100.307 feet, North 11 degrees 52 minutes 08 seconds East 33.061 feet, North 07 degrees 14 minutes 09 seconds East 37.604 feet, North 02 degrees 51 minutes 22 seconds East 43.785 feet, North 02 degrees 00 minutes 02 seconds East 105.748 feet and North 01 degrees 21 minutes 43 seconds West 47.449 feet to the point of beginning. This tract contains 75.237 acres of land. According to a survey prepared by Ronald D. Herrington, L.S. #1987, dated May 1, 1993. See plat recorded in Plat Cabinet B, Sheet 178.

Tract 2

Commencing P.K. Nail set in the centerline of Redmon Road, said point being the POINT OF BEGINNING and being approximately 1.4 miles from its intersection with US 68; thence South 48' 09' 01" East, at 20.00 feet passing over an iron pin set with ID cap #1987 witness monument, in all a distance of 935.00 feet to an iron pin set with ID cap #1987; thence 20' 22' 16" East, a distance of 249.92 feet to an iron pin set; thence North 48' 13' 01" West, at 915.00 feet passing over an iron pin set with ID cap #1987 witness monument, in all a distance of 935.00 feet to a P.K. Nail set in the centerline of Redmon Road; thence with the centerline South 11' 52' 08" West, a distance of 17.65 feet; thence South 26' 39' 09" West, a distance 100.31 feet; thence South 16' 33' 59" West, a distance of 132.05 feet to the POINT OF BEGINNING; said described tract containing 5.0 Acres of land as surveyed by Ronald D. Herrington, L.S. #1987. This property is also known as 416 Redmon Road, Paris, Kentucky 40361. See plat recorded in Plat Cabinet C, Sheet 95.

And being the same property conveyed to Reford Coleman and Mary E. Coleman, his wife, by Deed from Paul Sosby and Pearl Dean Sosby, his wife, dated September 10, 1993 and of record in the Bourbon County Court Clerk's Office in Deed Book 216, Page 437. And being the same property conveyed to Reford Coleman and Mary E. Coleman, his wife, by Deed from Harry E. Budden, Jr., as trustee, dated January 31, 2002 and of record in the Bourbon County Court Clerk's Office in Deed Book 246, Page 203.

And being the same property conveyed to G. Davis Wilson, Trustee, by deed dated March 7, 2022, and of record in the Bourbon County Clerk's Office in Deed Book 321, Page 55.

TO HAVE AND TO HOLD, the above described property, together with all appurtenances and privileges thereunto belonging unto the said Grantees, equally and as tenants in common, with Grantors each having an equal undivided interest in the real property, with Covenant of General Warranty, subject however, to easements and restrictions of record, and applicable zoning, health and environmental regulations, if any, except that Trustee conveys said property in his capacity as Trustee only and nothing contained herein shall be deemed to bind him personally in any manner whatsoever.

Trustee and Grantees hereto state that there is no cash consideration involved in this transfer, but state that the fair market value of the property herein-conveyed is the sum of \$215,900.00, in accordance with the provisions of Chapter 382, Kentucky Revised Statutes.

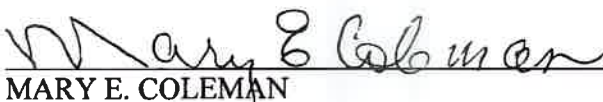
IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

"TRUSTEE"



G. DAVIS WILSON

"GRANTEES"


REFORD COLEMAN
MARY E. COLEMAN

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were subscribed, sworn to, and acknowledged before me this 7th day of March, 2022, by G. Davis Wilson, as Trustee.

My commission expires on: 2/26/24
KYNP 3536


NOTARY PUBLIC-STATE AT LARGE

COMMONWEALTH OF KENTUCKY,
COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were subscribed, sworn to, and acknowledged before me this 7th day of March, 2022, by Reford Coleman and Mary E. Coleman as Grantees.

My commission expires on: 2/26/24

Notary ID #: KYNP3536

Carol A. Ince
NOTARY PUBLIC-STATE AT LARGE

THIS DEED PREPARED BY:

MAW

G. DAVIS WILSON
OVERLY & JOHNSON, LLC
340 MAIN STREET, LLC
PARIS, KENTUCKY 40361
(859) 987-9879
TITLE NOT EXAMINED

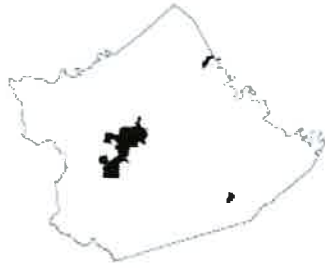
Lodged for Record
March 7, 2020 @ 9:50 AM
Richard Stipp Eads
Bourbon County Clerk
by A. Jay Hurst, DC.

STATE OF KENTUCKY
COUNTY OF BOURBON, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
do certify that the foregoing DEED
was on 3/7/2022 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 #: 361

Permit Type:

Address: REDMON RD 416

City: PARIS KY 40361

State:

Zip:

Owner: COLEMAN REFORD & MARY E

Owner Address: 416 REDMON RD

Owner City: PARIS KY 40361

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 249

Date: 11/10/2022

Paid By: REFORD COLEMAN

Description: PAYMENT FOR ALD 22-26

Payment Type: Cash

Payment Type Description: CASH

Accepted By: Michelle Thornsburg

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