

# 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. MSALD 2227 Fee Amount: \$ 175 Date Fee Received: 11/10/22 *check 12074* 

1. APPLICANT (prospective purchaser) Patrick Behrens

MAILING ADDRESS 1076 Harrods Creek Road, Paris, KY 40361

PHONE # 859-953-2624

2. OWNER Patrick Behrens

MAILING ADDRESS 1076 Harrods Creek Road, Paris, KY 40361

PHONE # 859-953-2624

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Harrods Creek Road, flat to gently

rolling

4. ACREAGE: 11.760 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS barn & mobile home

7. PROPOSED STRUCTURES none 8.

### INFRASTRUCTURE:

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

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)

Patrick A. Behrens

APPLICANT SIGNATURE

11-9-22

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 Patrick Behrens, 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.

Patrick A. Behrens

Prospective Purchaser

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Patrick Behrens on this  
the 9 day of November, 2022.

My commission expires 9/27/2026.

[Signature]

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 Patrick Behrens 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.

Patrick A Behrens  
Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Patrick Behrens on this  
the 9 day of November, 2022.

My commission expires 9/27/2024.

[Signature]  
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.

6-19-97  
mailed to  
Behrens

\$103.50 Transfer Tax  
Paid 5-29-97  
Richard Stapp Eads Bee  
by Mary Jo Sullivan DC

DEED

THIS DEED made and entered into this May 29, 1997  
by and between JAMES L. HYSKA and JUNE HYSKA, husband and  
wife, 321 Maysville St., Mt. Sterling, KY 40353, Parties of  
the First Part, GRANTORS, and PATRICK A. BEHRENS, single,  
Party of the Second Part, GRANTEE, whose mailing address is  
2511 Beechland Rd., Springfield, KY 40069.

WITNESSETH

That for and in consideration of the sum of  
\$103,500.00 paid to First Parties by Second Party, the  
receipt of all of which consideration is hereby acknowledged  
by First Parties, First Parties have bargained and sold and  
by these presents do hereby grant and convey unto Second  
Party, in fee simple the following described real property,  
located in BOURBON County, Kentucky, and more particularly  
described as follows:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE.

Being the remaining part of that property  
acquired by James L. Hyska and June Hyska,  
wife, by deed dated September 30, 1988 and  
recorded in the Office of the Bourbon County  
Clerk in Deed Book 203, Page 326.

TO HAVE AND TO HOLD to the Second Party in fee  
simple, together with all improvements thereon and  
appurtenances thereof with covenant of General Warranty,  
free and clear of all encumbrances, subject however, to



T-BEHRENS

EXHIBIT "A"

A certain tract of land of approximately 55.351 acres, more or less, located at the junction of the North Middletown-Cane Ridge Road and the Harrods Creek Road, as set out in Plat Cabinet B, Slide 279, subject property being Tract 1 therein.

Provided, however, that the mineral rights are excluded and are not herein conveyed, said rights having been previously reserved in 1964, Deed Book 146, Page 704 in the records of the Bourbon County Clerk's Office, and deed dtd. 9/30/88, DB 203-326.

Being the remaining part of that property acquired by James L. Hyska and June Hyska, wife, by deed dated September 30, 1988 and recorded in the aforesaid Clerk's Office in Deed Book 203, Page 326.

LODGED FOR RECORD  
RICHARD STIPP EADS  
MAY 29 PM 3 49  
CLERK, BOURBON COUNTY  
COURT

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

Deed  
was on the 29th day of May  
1997, at 3:49 A.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 29th day of May  
1997  
Clerk Richard Stipp Eads BCC



**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING.

CHAIRMAN, PLANNING COMMISSION

DATE

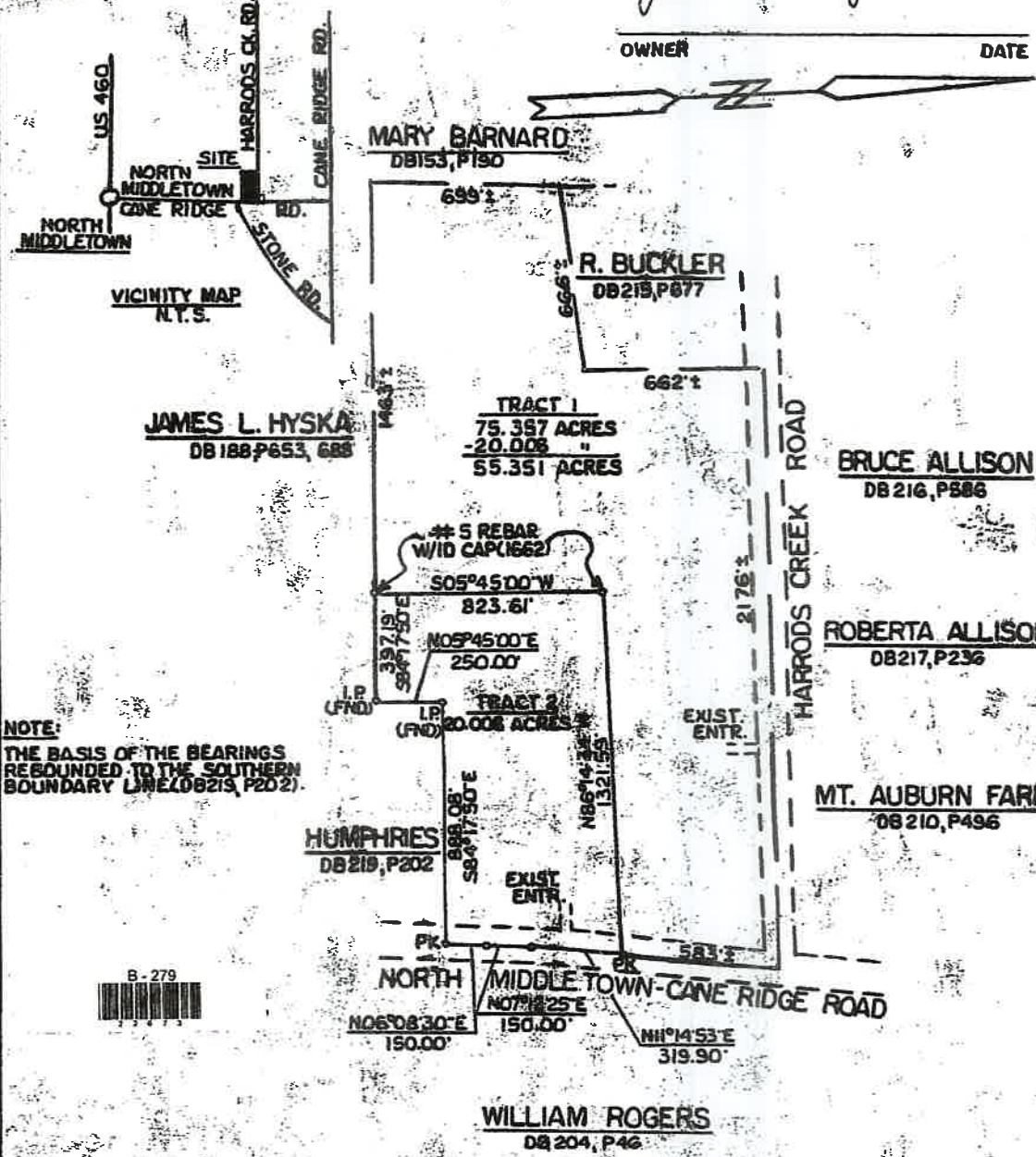
**OWNER'S CERTIFICATE**

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS AS MY(OUR) PLAN OF LOTS FOR THIS PROPERTY.

OWNER

DATE

*B1279A*



**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE WITH A UNADJUSTED ERROR OF CLOSURE BEING GREATER THAN 1:5000. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL GOVERNING AUTHORITIES.

*William E. Hudnall*

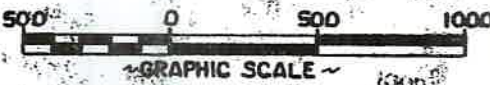
2-15-96

SIGNATURE RLS#1682

DATE

*Adopted for Record  
this date, 4 April  
1996 at 10:15 AM  
in Paris, Kentucky,  
Bourbon County Court  
by the Bourbon County  
Clerk,  
Richard Stapp Eads*

STATE OF KENTUCKY  
W. E. HUDNALL  
1662  
REGISTERED  
LAND SURVEYOR



AGRICULTURAL LAND DIVISION  
FOR  
**JAMES L. HYSKA**  
NORTH MIDDLETOWN - CANE RIDGE ROAD - BOURBON CO., KY  
**WILLIAM E. HUDNALL, LAND SURVEYOR**  
156 WOODMONT COURT  
PARIS, BOURBON COUNTY, KENTUCKY  
DEED BOOK 203, PAGE 326  
SCALE: 1 INCH = 500 FEET

***DARNELL ENGINEERING, INC.***

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

*ENGINEERING & SURVEYING  
Allen Patrick Darnell, PE, PLS  
[allenpatrickdarnell@gmail.com](mailto:allenpatrickdarnell@gmail.com) (EMAIL)*

November 10, 2022

File No. 22-5216

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

RE: Ag Land Division @ 1076 Harrods Creek 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 an 11.760 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:

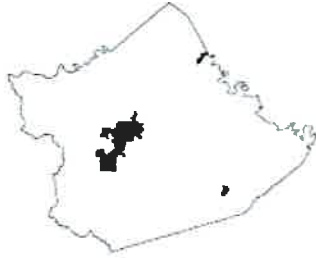
ANDREW & HILLARY NORTON, 890 COLLEGE RD, PARIS KY 40361  
DOROTHY BROWN, P O BOX 211, PARIS KY 40362  
GLEN J & STEPHANIE WARNER, 766 COLLEGE RD, PARIS KY 40361  
ROBERT C & SHARON E LENARDI, PO BOX 772, BURLINGTON KY 41005

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures



**BOURBON COUNTY JOINT PLANNING OFFICE**

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

**[www.bourboncountyplanning.com](http://www.bourboncountyplanning.com)**

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**Permit #: 364**

**Permit Type:**

**Address: COLLEGE RD 890**

**City: Paris**

**State: KY**

**Zip: 40361**

**Owner: Andrew & Hillary Norton**

**Owner Address: 890 College Road**

**Owner City: Paris**

**Owner State: Ky**

**Owner Zip: 40361**

**Owner Phone: 859-435-5379**

**Owner Email: nortona@lexingtonky.gov**

**Receipt #: 252**

**Date: 11/10/2022**

**Paid By: Check**

**Description: Check 12074**

**Payment Type: Check**

**Payment Type Description: Check**

**Accepted By: Andrea Lacy**

**Fees Paid**

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