

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 12117

Application No. ALD 22-30 Fee Amount: \$ 175.00 Date Fee Received: 12/9/2022

1. APPLICANT (prospective purchaser) Rocky M. Mason

MAILING ADDRESS 3244 Beaumont Centre Circle, Lexington, KY 40513

PHONE # 859 629 2751

2. OWNER Watershed Properties, LLC

MAILING ADDRESS 567 Muir Station Rd., Lexington, KY 40516

PHONE # 859-433-9274

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Bryan Station Road, flat to gently rolling

4. ACREAGE: 12 acres 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS none Storage, Livestock Processing

7. PROPOSED STRUCTURES none Barn/Shop

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, timber, ornamental plants.

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)


APPLICANT SIGNATURE

12/7/22
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.

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)

December 9, 2022

File No. 22-5116

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

RE: Ag Land Division @ Bryan Station Road (KY 1970), 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 12.000 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:

GREENWAY CHRISTOPHER R GREENWAY, 4824 BRYAN STATION RD, LEXINGTON KY
40516

WILLIAM & PHYLLIS SHAW REVOCABLE LIVING TRUST, 1683 MUIR STATION RD,
LEXINGTON KY 40516

WILLARD & PANSY STANLEY, 4799 BRYAN STATION RD, LEXINGTON KY 40516

AUSTIN D & VIRGINIA LEE PYLE, 4791 BRYAN STATION RD, LEXINGTON KY 40516

DAVID W & MARILYN A CRAIG, 16601 SEMINOLE RD, NOBLESVILLE IN 46062 6877

WATERSHED PROPERTIES LLC, 567 MUIR STATION RD, LEXINGTON KY 40516

SUSAN G HARKINS, 4954 PARIS PIKE, LEXINGTON KY 40511

GARY JEFFERY RAMEY, 1240 BAY VIEW WAY, WELLINGTON FL 33414

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Watershed Properties, LLC 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.

Clayton P. Caudill
Landowner

STATE OF Kentucky

COUNTY OF Fayette

Sworn and subscribed to before me by Clayton P. Caudill on this
the 6th day of December, 2022.

My commission expires _____ My Commission No. KYNP10782
Expires July 17, 2024

Darlene J. Johnson
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 Rocky M. Mason, 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.

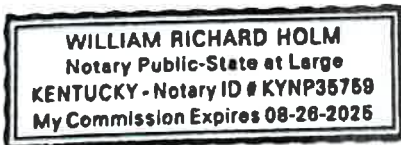

Prospective Purchaser


STATE OF Kentucky

COUNTY OF Fayette

Sworn and subscribed to before me by Rocky Mason on this
the 7 day of December, 2022.

My commission expires 08/26/25.




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.

REAL ESTATE TAX PAID AMT \$ 929.50
 RICHARD STIPPEADS, BCC
 DATE 8/12/2021 BY A. Jay Hurst DC

FILED FOR RECORD
 RICHARD STIPPEADS
 BOURBON COUNTY CLERK
 2021 AUG 12 PM 3:35

DEED

THIS DEED is made and entered into this the 12th day of August, 2021, by and between ROSEMONT FARM, LLC, a Kentucky limited liability company, whose mailing address is 5222 Paris Pike, Lexington, Kentucky 40511 ("Party of the First Part"), and WATERSHED PROPERTIES, LLC, a Kentucky limited liability company, whose mailing address is 567 Muir Station Road, Lexington, Kentucky 40516 ("Party of the Second Part"). The in-care-of address to which the property tax bill for the current tax year may be sent is 567 Muir Station Road, Lexington, Kentucky 40516.

WITNESSETH:

THAT for and in consideration of the total sum of Nine Hundred Twenty Nine Thousand Two Hundred Fifty Eight Dollars (\$929,258.00), the receipt and sufficiency of which is hereby acknowledged, Party of the First Part has this day BARGAINED and SOLD and does hereby GRANT and CONVEY unto Party of the Second Part, in fee simple, its successors and assigns forever, all of the property located in Bourbon and Fayette Counties, Kentucky, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the above-described property, together with all improvements and appurtenances thereunto belonging, unto Party of the Second Part, in fee simple, its successors and assigns forever.

Party of the First Part does hereby release and relinquish unto Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the above-described property, including dower, curtesy and homestead exemption and all other exemptions allowed by law, and does hereby covenant to and with Party of the Second Part, its successors and assigns, that it is lawfully seized in fee simple title to said property and has a good, lawful and valid right to convey the same as herein done, and that said property is free and clear of all encumbrances of whatsoever and that it will WARRANT GENERALLY the title to said property.

Provided, however, that there is excepted from the foregoing warranty and covenant, and this conveyance is subject to, the following:

Return to Preparer

EXHIBIT "A"

All that certain tract or parcel of land, lying and being located in Bourbon County & Fayette County, Kentucky: and situated on the north side of Bryan Station Road (KY 1970); and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to Kentucky North Zone State Plane. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

Beginning at a mag nail in the center of Bryan Station Road (KY 1970), a corner to Parcel 2, a new division of Rosemont Farm, LLC (D.B. 3821, Pg. 704 (Fayette Co)); said point being located N.42°19'38"E. 1,273.03 feet from a mag nail in the center of said road, a corner to Connie Ingle (D.B. 268, Pg. 826 (Bourbon Co)); thence with the center of said Bryan Station Road (KY 1970) S.44°33'33"W. 975.79 feet to a point and S.35°03'33"W. 300.40 feet to a mag nail, a corner to Connie Ingle (D.B. 268, Pg. 826 (Bourbon Co)); thence with said Ingle N.42°27'14"W. passing a found iron pin bearing "PLS 2670" at 14.64 feet, passing a found iron pin at 64.63 feet, in all 829.63 feet to a found iron pin; thence continuing in part with said Ingle and William P. Shaw & Phyllis J. Shaw (D.B. 307, Pg. 629 (Bourbon Co)) S.51°13'37"W. 1,007.08 feet to a found iron pin, a corner to Willard Stanley & Pansy Stanley (D.B. 199, Pg. 388 (Bourbon Co); P.C. A, Sl. 496 (Fayette Co)); thence in part with said Stanley and Austin D. Pyle & Virginia Pyle (D.B. 1086, Pg. 383 (Fayette Co); D.B. 166, Pg. 552 (Bourbon Co); P.C. A, Sl. 496 (Fayette Co)) S.49°16'58"W. 1,081.53 feet to a found iron pin, a corner to David W. Craig & Marilyn A. Craig (D.B. 1856, Pg. 558 (Fayette Co)); thence with said Craig N.36°57'36"W. 921.18 feet to a found iron pin bearing "W.B. Witt 2187", a corner to Watershed Properties, LLC (D.B. 284, Pg. 476; D.B. 302, Pg. 159 (Bourbon Co)); thence with said Watershed Properties, LLC for four calls as follows: (1) N.50°19'16"E. 531.04 feet to a found iron pin bearing "W.B. Witt 2187", (2) N.49°51'08"E. 903.22 feet to a found iron pin bearing "W.B. Witt 2187", (3) N.49°53'01"E. 635.28 feet to a found iron pin bearing "W.B. Witt 2187", and (4) N.01°23'52"E. 384.70 feet to found fence post, a corner to Joseph D. Harkins, III & Susan G. Harkins (D.B. 206, Pg. 14 (Bourbon Co)); thence with said Harkins N.50°10'40"E. passing an iron pin bearing "Witness 3553" at 230.92 feet, in all 247.05 feet to a point at the center of a drain, a corner to Parcel 2, a new division of Rosemont Farm, LLC (D.B. 3821, Pg. 704 (Fayette Co)); thence with said Parcel and the center of said drain for 41 calls as follows: (1) S.62°18'08"E. 30.36 feet to a point, (2) S.45°24'32"E. 114.96 feet to a point, (3) S.47°01'52"E. 143.47 feet to a

point, (4) S.50°23'14"E. 48.99 feet to a point, (5) S.48°54'59"E. 55.89 feet to a point, (6) S.61°36'41"E. 62.98 feet to a point, (7) S.66°48'07"E. 64.90 feet to a point, (8) N.80°38'54"E. 34.17 feet to a point, (9) S.57°54'49"E. 46.89 feet to a point, (10) N.76°18'31"E. 50.38 feet to a point, (11) S.46°24'05"E. 22.23 feet to a point, (12) S.70°55'05"E. 9.05 feet to a point, (13) N.78°46'44"E. 19.14 feet to a point, (14) S.68°19'29"E. 77.63 feet to a point, (15) S.73°35'09"E. 44.88 feet to a point, (16) S.82°16'03"E. 77.19 feet to a point, (17) S.49°12'18"E. 34.48 feet to a point, (18) S.68°22'21"E. 49.84 feet to a point, (19) N.79°01'48"E. 33.19 feet to a point, (20) S.66°18'53"E. 49.23 feet to a point, (21) S.81°04'26"E. 71.69 feet to a point, (22) S.55°10'06"E. 67.63 feet to a point, (23) S.87°36'59"E. 24.64 feet to a point, (24) S.45°44'30"E. 19.83 feet to a point, (25) S.88°34'38"E. 55.96 feet to a point, (26) S.37°22'48"E. 32.73 feet to a point, (27) S.89°54'58"E. 29.63 feet to a point, (28) S.59°01'01"E. 31.84 feet to a point, (29) N.87°42'25"E. 9.88 feet to a point, (30) N.69°22'15"E. 24.65 feet to a point, (31) S.80°16'07"E. 28.67 feet to a point, (32) S.76°47'54"E. 56.44 feet to a point, (33) S.52°04'31"E. 21.28 feet to a point, (34) S.71°46'45"E. 12.61 feet to a point, (35) N.84°41'19"E. 38.68 feet to a point, (36) S.15°32'03"E. 27.05 feet to a point, (37) S.82°22'04"E. 23.25 feet to a point, (38) N.65°16'51"E. 31.68 feet to a point, (39) S.56°38'26"E. passing an iron pin bearing "Witness 3553" at 88.98 feet, in all 119.97 feet to an iron pin, (40) S.38°33'03"E. 297.92 feet to an iron pin, and (41) S.42°01'40"E. passing an iron pin bearing "Witness 3553" at 60.89 feet, in all 73.80 feet to the point of beginning containing an area of 84.478 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on July 8, 2021. See Plat recorded in Plat Cabinet D, Sheet 70.

Said property being a portion of that property deeded Rosemont Farm, LLC by Rosemont Farm, LLC by deed dated June 24, 2021 and recorded in Deed Book 3821, Page 704 at the Fayette County Clerk's Office. See Also Deed Book 239, Page 577; Deed Book 265, Page 572; and Deed Book 275, Page 498 at the Bourbon County Clerk's Office and Deed Book 2122, Page 170 at the Fayette County Clerk's Office.

point, (4) S.50°23'14"E. 48.99 feet to a point, (5) S.48°54'59"E. 55.89 feet to a point, (6) S.61°36'41"E. 62.98 feet to a point, (7) S.66°48'07"E. 64.90 feet to a point, (8) N.80°38'54"E. 34.17 feet to a point, (9) S.57°54'49"E. 46.89 feet to a point, (10) N.76°18'31"E. 50.38 feet to a point, (11) S.46°24'05"E. 22.23 feet to a point, (12) S.70°55'05"E. 9.05 feet to a point, (13) N.78°46'44"E. 19.14 feet to a point, (14) S.68°19'29"E. 77.63 feet to a point, (15) S.73°35'09"E. 44.88 feet to a point, (16) S.82°16'03"E. 77.19 feet to a point, (17) S.49°12'18"E. 34.48 feet to a point, (18) S.68°22'21"E. 49.84 feet to a point, (19) N.79°01'48"E. 33.19 feet to a point, (20) S.66°18'53"E. 49.23 feet to a point, (21) S.81°04'26"E. 71.69 feet to a point, (22) S.55°10'06"E. 67.63 feet to a point, (23) S.87°36'59"E. 24.64 feet to a point, (24) S.45°44'30"E. 19.83 feet to a point, (25) S.88°34'38"E. 55.96 feet to a point, (26) S.37°22'48"E. 32.73 feet to a point, (27) S.89°54'58"E. 29.63 feet to a point, (28) S.59°01'01"E. 31.84 feet to a point, (29) N.87°42'25"E. 9.88 feet to a point, (30) N.69°22'15"E. 24.65 feet to a point, (31) S.80°16'07"E. 28.67 feet to a point, (32) S.76°47'54"E. 56.44 feet to a point, (33) S.52°04'31"E. 21.28 feet to a point, (34) S.71°46'45"E. 12.61 feet to a point, (35) N.84°41'19"E. 38.68 feet to a point, (36) S.15°32'03"E. 27.05 feet to a point, (37) S.82°22'04"E. 23.25 feet to a point, (38) N.65°16'51"E. 31.68 feet to a point, (39) S.56°38'26"E. passing an iron pin bearing "Witness 3553" at 88.98 feet, in all 119.97 feet to an iron pin, (40) S.38°33'03"E. 297.92 feet to an iron pin, and (41) S.42°01'40"E. passing an iron pin bearing "Witness 3553" at 60.89 feet, in all 73.80 feet to the point of beginning containing an area of 84.478 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on July 8, 2021. See Plat attached hereto.

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BOURBON COUNTY JOINT PLANNING OFFICE

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

www.bourboncountyplanning.com

Permit #: 369

Permit Type:

Address: Bryan Station Road

City: Paris

State: KY

Zip: 40361

Owner: Watershed Properties LLC

Owner Address: 567 Muir Station Road

Owner City: Lexington

Owner State: KY

Owner Zip: 40516

Owner Phone: 859-433-9274

Owner Email:

Receipt #: 257

Date: 12/09/2022

Paid By: Check #12117

Description: Paid Check #12117 for ALD 22-30

Payment Type: Check

Payment Type Description: #12116

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