

# 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. ALD23-06 <sup>CK# 12261</sup> Fee Amount: \$ 17500 Date Fee Received: 4/14/2023

1. APPLICANT (prospective purchaser) Brad Abney

MAILING ADDRESS 105 Ethan Allen Drive, Georgetown, KY 40324

PHONE # (502) 542-9363

2. OWNER Eric Jolly & Christina N. Jolly

MAILING ADDRESS 1475 Brentsville Road, Paris, KY 40361

PHONE # Eric-(859) 473-0768

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

4. ACREAGE: 5.521 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES none at this time

### 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? hay & cattle

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)

BA  
APPLICANT SIGNATURE

4-14-2023  
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](mailto:allenpatrickdarnell@gmail.com) (EMAIL)*

April 14, 2023

File No. 23-5361

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

RE: Ag Land Division @ Brentsville 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 a 5.521 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:

JOSEPH A & ANGELA K PATRICK, 1439 BRENTSVILLE RD, PARIS KY 40361  
CHARLES J & MICHELLE H PATRICK, 1435 BRENTSVILLE RD, PARIS KY 40361  
GAYLE B PATRICK REVOCABLE TRUST, 362 GRIMES BATTERTON RD, PARIS KY 40361  
AARON & ASHLEY WELSH, 376 GRIMES BATTERTON RD, PARIS KY 40361  
THOMAS & LEEANN LOMANTO, 422 GRIMES BATTERTON RD, PARIS KY 40361  
HAYLEY A & JAMES MOORE, 1565 BRENTSVILLE RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

**AFFIDAVIT**

(Land Use)

The Affiant Brad Abney, 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.

*BA*

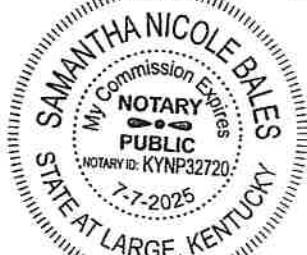
Prospective Purchaser

STATE OF Kentucky

COUNTY OF Scott

Sworn and subscribed to before me by Brad Abney on this  
the 4 day of April, 2023.

My commission expires 07/07/2025.



*Samantha Bales*  
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 Eric T. Jolly & Christina N. Jolly 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.

Eric T. Jolly Christina N. Jolly  
Landowner

STATE OF Kentucky  
COUNTY OF Scott

Sworn and subscribed to before me by Eric T. Jolly & Christina N. Jolly on this  
the 4 day of April, 2023.

My commission expires 07/07/2025

 Samantha Bales  
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 \$ 246.50  
CYNTHIA SANTANA WILSON, BCC  
DATE 1/30/23 BY DeJay Hurst DC

BOOK 324 PAGE 545

324/545

LOGGED FOR  
CYNTHIA SANTANA WILSON  
BOURBON COUNTY CLERK  
2023 JAN 30 PM 4:00

When Recorded Return To:  
The Land Group, LLC  
527 Wellington Way  
Ste. 275  
Lexington, KY 40503  
22-21483

## DEED

THIS DEED, made and entered into this 30th day of December, 2022, by and between Mary Alice Wilder, a single woman, First Party, with a mailing address of 1100 Tammy Drive, Paris, KY 40361-8815; AND Eric T. Jolly and Christina N. Jolly, husband and wife, Second Party, with a mailing address of 1475 Brentsville Road, Paris, KY 40361;

The current year's tax bill to be sent in c/o Eric T. Jolly and Christina N. Jolly at: 1475 Brentsville Road, Paris, KY 40361;

### WITNESSETH:

THAT, for a valuable consideration of \$246,500.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever, the following described property located in Bourbon County, Commonwealth of Kentucky:

Beginning at a post on the southwest side of the Brentsville Road, a corner to Virgil Patrick, thence running North 23 deg. & 20 minutes West, 683.40 feet to a point in the center of the Brentsville Road, a corner to Bradyleigh Farms, Inc.; thence leaving said road and running first with the line of Bradyleigh Farms, Inc. and thence with the line of Ben Ammerman, South 47 deg. & 45 minutes West 2775.55 feet to a post, a corner to Ammerman; thence running with the line of Ammerman South 43 deg. & 07 minutes East, 309.72 feet to a post; North 47 deg. & 56 minutes East, 94.70 feet to a post, a corner to Ammerman and Virgil Patrick; thence running with the line of Patrick, North 54 deg. & 51 minutes East, 1949.50 feet to the point of beginning and containing 29.42 acres, more or less.

Being the same property conveyed to Mary Alice Wilder (f/k/a Mary Wilder Goodwin), single, by deed dated February 9, 2005 and recorded in Deed Book 259, Page 536 in the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever.

FIRST PARTY does hereby release and relinquish unto the Second Party, his or her heirs and assigns forever, all of her right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, his or her heirs and assigns forever, that she is lawfully seized in fee simple title to said property and has good right to convey the same as is