

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# 12260

Application No. ALD23-07 Fee Amount: \$ 175⁰⁰ Date Fee Received: 4/14/2023

1. APPLICANT (prospective purchaser) Benjamin L. Eicher

MAILING ADDRESS 4921 Burriss Road, Carlisle, KY 40311

PHONE # 859-953-1998

2. OWNER Benjamin L. Eicher & Mahlon L. Eicher

MAILING ADDRESS 4921 Burriss Road, Carlisle, KY 40311

PHONE # 859-953-1998

3. LOCATION AND BRIEF DESCRIPTION OF LAND: Soper Road & Burriss Road, flat to gently rolling

4. ACREAGE: 26.650 5. ZONING DISTRICT: A-1 6.

IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES none@thistime

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? 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)

Benji Eicher
APPLICANT SIGNATURE

34-8-23
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)*

April 14, 2023

File No. 23-5358

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

RE: Ag Land Division @ Soper Road & Burris 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 26.650 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:

DEBORAH A CRAIG, 1399 BURRIS RD, CARLISLE KY 40311
GREGORY W & BONNIE L SALLEE, 1100 SOPER RD, CARLISLE KY 40311
CLARK JACKSON, 1950 BURRIS ROADS, CARLISLE, KY 40311

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Benjamin L. Eicher & Mahlon L. Eicher 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.

Mahlon Eicher Benji Eicher
 Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Mahlon Eicher & Benji Eicher on this
 the 8 day of April, 2023.

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 Benjamin L. Eicher, 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.

Benji Eicher
Prospective Purchaser

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Benji Eicher on this
the 8 day of April, 2023.

My commission expires 9/27/2024.

Mark Shytle
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 \$ 239.50
CYNTHIA SANTANA WILSON, BCC
DATE 12/9/22 BY A. Jay Hurst DC

BOOK 324 PAGE 225

DEED

THIS DEED OF CONVEYANCE, made and entered into this the 8th day of November, 2022, by and between **TERRY W. CROUCH** and **DAWN J. BUSH CROUCH**, husband and wife, of 1500 Soper Road, Carlisle, Kentucky 40311, Parties of the First Part, and, **BENJAMIN L.B. EICHER** and **MAHLON L.B. EICHER**, siblings, of 4921 Burris Road, Carlisle, Kentucky 40311, Parties of the Second Part;

WITNESSETH: That for and in consideration of the sum of \$239,270.00 (TWO HUNDRED THIRTY-NINE THOUSAND TWO HUNDRED SEVENTY DOLLARS), the receipt of which is hereby acknowledged, the Parties of the First Part do hereby grant, bargain, sell, and convey unto the Parties of the Second Part, in equal shares, as joint tenants in common, their heirs and assigns forever, the following described real estate situated in Bourbon County, Kentucky, to-wit:

This parcel of land is a portion of the Derrick Cook property located on Burris Road & Soper Road in Bourbon County, Kentucky. The parent tract is on record in Deed Book 294, Page 100 located in the Bourbon County Clerk's Office is more exactly described as follows:

BEGINNING at a mag nail set in the centerline of Burris Road on the south bank of Hinkston Creek and being adjoined by Mary Ann Evans on the north bank of Hinkston Creek (D.B. 93, page 685 Nicholas County); thence leaving the south bank of Hinkston Creek along the centerline of Burris Road for the following calls: thence with an arc radius to the left 56.44 feet and a chord bearing S 60 deg. 03 min. 04 sec. E, 57.93 feet to a mag nail set; thence S 86 deg, 34 min, 18 sec. E, 137.94 feet to a mag nail set at the intersection of Soper Road and Burris Road; thence continuing along the centerline of Burris Road for the following calls: thence S 87 deg. 50 min. 20 sec. E, 68.80 feet to a mag nail set; thence S 85 deg. 36 min. 46 sec. E, 298.22 feet to a mag nail set; thence S 85 deg. 58 min. 53 sec. E, 432.30 feet to a mag nail set; thence S 84 deg. 33 min. 04 sec. E, 291.71 feet to a mag nail set; thence S 89 deg. 10 min. 22 sec. E, 70.95 feet to a mag nail set; thence with an arc radius to the right 123.45 feet and a chord bearing S 49 deg. 43 min. 09 sec. E, 157.75 feet to a mag nail set; thence S 22 deg. 32 min. 53 sec. E, 213.42 feet to a mag nail set; thence S 20 deg. 56 min. 23

sec. E, 138.57 feet to a mag nail set; thence with an arc radius to the right 246.34 feet and a chord bearing S 07 deg. 13 min. 16 sec. E, 112.47 feet to a mag nail set; thence S 08 deg. 59 min. 02 sec. W, 91.00 feet to a mag nail set; thence S 09 deg. 28 min. 38 sec. W, 129.24 feet to a mag nail set; thence with an arc radius to the left 311.43 feet and a chord bearing S 06 deg. 32 min. 46 sec. E, 196.67 feet to a mag nail set; thence S 21 deg. 13 min. 25 sec. E, 80.37 feet to a mag nail set; thence with an arc radius to the right 241.37 feet and a chord bearing S 08 deg. 04 min. 46 sec. E, 108.75 feet to a mag nail set; thence S 05 deg. 29 min. 18 sec. W, 104.09 feet to a mag nail set; thence S 03 deg. 05 min. 45 sec. W, 30.63 feet to a mag nail set in the centerline of Burris Road a corner to the Deborah Craig property (D.B. 228, page 31); thence leaving the centerline of Burris Road with the Craig property for the following calls: thence S 38 deg. 22 min. 19 sec. W, 750.03 feet to a point (with an iron pin set 17.00 feet on-line from the mag nail set in the centerline of Burris Road); thence N 54 deg. 12 min. 09 sec. W, 658.33 feet to an iron pin set (with an iron pin set 3.00 feet on-line from point) a corner to the Craig property and the Terry and Dawn Crouch property (D.B. 280, page 469); thence leaving the Craig property with the Crouch property for the following calls; thence N 53 deg. 36 min. 53 sec. W, 1344.67 feet to an iron pin set; thence N 03 deg. 00 min. 00 sec. E, 440.81 feet to a mag nail set in the centerline of Soper Road (with an iron pin set 14.93 feet on-line from the mag nail set in the centerline of Soper Road); thence crossing Soper Road with the Crouch property N 03 deg. 00 min. 00 sec. E, 203.70 feet to an iron pin set on the south bank of Hinkston Creek a corner to the Crouch property; thence leaving the Crouch property along the south bank of Hinkston Creek for the following calls: thence N 55 deg. 50 min. 14 sec. E, 41.51 feet to a point; thence N 74 deg. 26 min. 45 sec. E, 306.33 feet to an iron pin set; thence N 61 deg. 21 min. 25 sec. E, 98.89 feet to the point of beginning (with an iron pin set 20.10 feet on-line from point of beginning) containing an area of 2779274.4 square feet (63.80 acres).

This parcel of land was surveyed by Alan Justice Engineering and Surveying, Inc. during the month of May 2015. All iron pins set are ½" rebar marked with I.D. caps. The basis of bearing for this survey was a parent tract bearing. This is a rural survey and the unadjusted error of closure of the random traverse was 1 in 11,730. See plat filed in Plat Cabinet 3, Slide 367.

BEING THE SAME property conveyed to Terry Crouch and Dawn J. Bush Crouch, husband and wife, by Derrick A. Cook, single, by deed dated the 25th day of June, 2015, of record in Deed Book 297, Page 787, office of the Bourbon County Clerk.

Pursuant to KRS 382.135, notice is hereby given that the property/ad valorem tax invoice concerning the year 2022 shall be submitted to Parties of the First Part at the above-mentioned address.