

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. ALD24-29 Fee Amount: \$ 175⁰⁰ Date Fee Received: 10/18/2024

1. APPLICANT (prospective purchaser) Julie L. Ferrell

MAILING ADDRESS 1068 Ruddles Mill Road, Paris, KY 40361

PHONE # (HOME) Julie-859-321-6718 (OTHER) _____

2. OWNER Julie L. & Dennie Lee Ferrell

MAILING ADDRESS 1068 Ruddles Mill Road, Paris, KY 40361

PHONE # (HOME) Julie-859-321-6718 (OTHER) _____

3. LOCATION AND BRIEF DESCRIPTION OF LAND: #1068 Ruddles Mill Road, flat to gently rolling

4. ACREAGE: 25.000 5. ZONING DISTRICT: A-1

6. IDENTIFY CURRENT USE OF BUILDINGS houses, mobil, barns, grain bin, out buildings

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? 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)

Julie L. Ferrell
APPLICANT SIGNATURE

10/8/2024
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)

October 18, 2024

File No. 24-5888

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

RE: Ag Land Division @ #1068 Ruddles Mill Road (KY 1940), 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 25.000 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:

6 KIDS INVESTMENTS INC, 118 CROSS CREEK RD, PARIS KY 40361
EMILY ALEXIS DRESEN, 1104 RUDDLES MILL RD, PARIS KY 40361
SPRINGLAKE FARMS LLA, 150 EAST PALMETTO PARK RD, STE. 800, BOCA RATON, FL 33432
MICHAEL J THORNTON, PO BOX 5343, PARIS KY 40362
BRANDON & ALISON MURRELL, 1012 RUDDLES MILL RD, PARIS KY 40361
PRICY DARRELL, 1016 RUDDLES MILL RD, PARIS KY 403611

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Julie L. Ferrell & Dennie Lee Ferrell, 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.

Julie L. Ferrell & Dennie Lee Ferrell, PA
Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Julie E. Ferrell on this
the 8 day of October, 2024.

My commission expires 9/27/2026.

10# KYNP 59454

[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 Julie L. Ferrell, 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.

Julie L. Ferrell
Prospective Purchaser

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Julie L. Ferrell on this
the 8 day of October, 2024.

My commission expires 9/27/2020.

10# KY NP 59454

Julie L. Ferrell
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 \$ 225.00
RICHARD STIPPEADS, BCC
DATE 7/8/2020 BY Dennis R. Brooks DC

DEED

THIS DEED OF CONVEYANCE executed this 29th day of June, 2020, by and between L. STEPHEN LINVILLE a/k/a LEE STEPHEN LINVILLE and VALERIE SUZANNE LINVILLE, married, whose mailing address is 1479 High Street, Paris, KY 40361, hereinafter Grantors and JULIE L. FERRELL and DENNIE LEE FERRELL, married, whose mailing address is 1069 Ruddles Mills Road, Paris, KY 40361, hereinafter Grantees. Current year tax billing address is Julie Ferrell and Dennie Lee Ferrell, 1069 Ruddles Mills Road, Paris, KY 40361.

WITNESSETH:

That for and in consideration of the sum of TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS AND NO CENTS (\$225,000.00), cash in hand paid by Grantees to Grantors, the receipt of which is hereby acknowledged, Grantors have bargained and sold and do hereby grant and convey unto Grantees, for and during their joint lives, with remainder in fee simple to the survivor of them, their heirs and assigns forever, in fee simple, the following described property located in the County of Bourbon, in the Commonwealth of Kentucky:

MAP #034-00-00-003.01.

Beginning at a point in the center of the Ruddles Mill Pike, a corner to George Herndon; thence with his line N 86 degrees 48 minutes E 8.69 chains to a point on the west bank of Flat Run Creek; thence crossing the creek N 88 degrees 08 minutes E 1.39 chains to a post at the end of water gap; N 83 degrees 17 minutes E 0.86 chains to a post, near a 20" walnut; N 29 degrees 55 minutes E 3.00 chains; N 34 degrees 32 minutes E 2.52 chains to a post, near a 36" elm; N 42 degrees 19 minutes E 4.68 chains; N 62 degrees 00 minutes E 8.79 chains to a post in W. G. Wigglesworth's line, corner to same; thence with W. G. Wigglesworth's line S 52 degrees 09 minutes E 5.54 chains to a post near a 36" elm; S 33 degrees 01 minutes E 1.00 chains; S 31 degrees 40 minutes E 0.98 chains to a point at end of water gap; thence crossing the creek N 58 degrees 45 minutes E. 1.51 chains; S 58 degrees 38 minutes E 12.76 chains to a post; S 50 degrees 34 minutes E 7.67 chains to an iron spike, corner to Tract #2; thence with the line of Tract #2 and crossing the creek S 41 degrees 07 minutes W 39.61

chains; N 45 degrees 22 minutes W 10.77 chains; N 42 degrees 50 minutes W 4.13 chains to a post; N 86 degrees 54 minutes W 11.84 chains to a point in the center of the Ruddles Mill Pike, corner to same; thence with the center of said pike N 4 degrees 27 minutes E 6.00 chains; N 3 degrees 36 minutes E 6.20 chains; N 4 degrees 51 minutes W 9.43 chains to the point of beginning containing 124.81 acres, and being Tract #1 of the real property shown on the plat of record in the Office of the Bourbon County Court Clerk in Deed Book 142, Page 295.

Being all our right, title and interest in and to Tract No. 1 of the property conveyed to L. Stephen Linville, married, and Julie L. Ferrell, married, by Deed dated December 28, 2006, from Ralph Lee Linville, single, of record in Deed Book 269, Page 143, Bourbon County Clerk's Office, Paris, Kentucky.

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

Grantors do hereby release and relinquish unto Grantees, their heirs and assigns, all of their right, title and interest in and to the above described property, including dower and curtesy and all exemptions allowed by law, and do hereby covenant to and with said Grantees, their heirs and assigns, that they are lawfully seised in fee simple title to said property and have good right to convey the same as herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that they will WARRANT GENERALLY the title to said property.

Provided, however, this conveyance and the covenants herein made are expressly subject to all restrictions and easements which may appear of record in the Bourbon County Court Clerk's Office.

Grantees assume and agree to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.