

APPLICATION TO PLANNING COMMISSION
Agricultural Land Division

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. ALD 18-03 Fee Amount \$ 175⁰⁰ Date Fee Received: 2/19/18

1. APPLICANT (prospective purchaser) Chris & Ellie Lairson

MAILING ADDRESS 121 Summit Drive, Georgetown, Ky 40324

PHONE NO. (859)242-9527 (HOME) _____ (WORK)

2. OWNER Benjamin & Savannah Robin

MAILING ADDRESS 600 Link Avenue, Paris, Ky 40361

PHONE NO. (502) 773-3289-Savannah (HOME) _____ (WORK)

3. LOCATION OF LAND AND BRIEF DESCRIPTION OF LAND: Stringtown Road-flat to gently rolling pasture

5. ACREAGE: 7.852 ZONING DISTRICT: Ag

6. IDENTIFY CURRENT USE OF BUILDINGS no buildings on new division

7. PROPOSED STRUCTURES House

8. INFRASTRUCTURE:

Does the Division involve a new street? No

Is public water available? Yes


What agricultural use will you make of this property? Fruit Trees

7. FEE: Refer to Fee Schedule

8. 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)

Chloe Lairson 

2/11/18

APPLICANT SIGNATURE

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. You are not required to employ an attorney but you are encouraged to do so.

DARNELL ENGINEERING, INC.

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

*ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
paidarnell@kymail.com (EMAIL)*

February 8, 2018

File No. 18-3816

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

RE: Ag Land Division @ Stringtown Road, Bourbon County

Dear Sirs:

Please find transmitted herewith an Agricultural Land Division Application. 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:

VIOLA L. TRAYLOR, 675 STRINGTOWN RD, PARIS, KY 40361
MARGARET MILLER W. HARPER, 2000 JACKSTOWN RD, PARIS, KY 40361
BENJAMIN D. & SAVANNAH F. ROBIN, 600 LINK AVE., PARIS, KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Benjamin Robin Savannah Robin, 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.



Landowner

STATE OF KENTUCKY

COUNTY OF BOURBON

Sworn and subscribed to before me by _____ on this the 11th day of FEBRUARY, 2018.

My commission expires 5/30/2021.

Minch Edon ID# 580296

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 Chris Lairson
Ellie Lairson, first being duly sworn, states that:

- 5. He (she) is the prospective purchaser of one of the parcels of land shown in the attached application:
- 6. An agricultural use is now and will be made of the property as set out in K.R.S. 100.111 (2).
- 7. 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.
- 8. This is not a division so as to allow for residential building development for sale or lease to the public.



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REAL ESTATE TAX PAID AMT \$ 235.00
RICHARD STIPPREADS, BCC
DATE 3-1-17 BY A. Jay Hurst, DC

BOOK 303 PAGE 440

AFTER RECORDING RETURN TO:
JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this 28th day of February, 2017, by and between **EARL D. WAUGH and CHARLOTTE WAUGH**, husband and wife, of 491 Tarr Rd., Paris, KY 40361, parties of the first part, and **BENJAMIN D. ROBIN and SAVANNAH F. ROBIN**, husband and wife, of 600 Link Ave., Paris, KY 40361, parties of the second part; transfer year taxes in care of Benjamin D. Robin and Savannah F. Robin, 601 Stringtown Rd., Paris, KY 40361.

WITNESSETH:

For and in consideration of the sum of **TWO HUNDRED THIRTY-FIVE THOUSAND DOLLARS** (\$235,000.00) paid to the parties of the first part by the parties of the second part, the receipt of all of which the parties of the first part hereby acknowledge, the parties of the first part hereby bargain, sell and convey unto the parties of the second part, in fee simple, to the survivor of them, his or her heirs and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first parties' right, title and interest in and to the following described real property located in Bourbon County, Kentucky:

TRACT #1: That certain tract of land in said County about 9 miles southeast of Paris, Bourbon County, Kentucky, on the waters of Hinkston Creek, beginning at 1, corner to Thomas Woodford's heirs in David Prewitt's line; thence S 84 E 1548 feet to 2, to the center of the Cane Ridge Turnpike; thence N 40' W 1128 feet to 3, a stake on the east margin of the turnpike; thence N 9*17' W 354 feet to 4, crossing the turnpike diagonally, corner to William Mansfield; thence S 83 ¾ W 444 feet to 5, corner to same; thence N 7 W 465 feet to 6, in center of old Blue Lick's Road, and corner to same in Ward's line; thence with center of old dirt road S 54*25' W 467 feet to 7, corner to same; thence N 88 ½ W 374 feet to corner to David Prewitt; thence S 8*57' W 1499 feet to the beginning, containing **50 acres**, more or less.

TRACT #2: Also that certain tract of land with the improvements thereon situated in said County and bounded as follows: Beginning in the middle of the Stringtown Turnpike at T, a corner to #2, and running therefrom with the

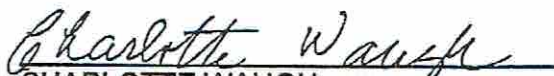
middle of said pike as it meanders N 9 1/2 W 3.13 chains to P; thence N 3 1/4 W 3.91 chains to Q, a corner to Brice Letton; thence with said Letton's line N 84 1/2 W 23.47 chains to R, a stake in David Prewitt's line; thence with 2 of said Prewitt's lines S 6 3/4 W 2.22 chains to S, a stake; thence S 1 3/8 W 12.41 chains to W, a stone corner to #2; thence N 73 E 18.50 chains to V, a stone corner to the same; thence S 89 3/4 E 7.20 chains to the beginning, containing 24.11 acres.

AND BEING the same property conveyed to Earl D. Waugh and Charlotte Waugh, husband and wife, by Deed dated September 30, 2016, and of record in Deed Book 302, Page 203, Bourbon County Court Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part, in fee simple, to the survivor of them, his or her heirs and assigns forever, with Covenant of GENERAL WARRANTY subject, however, to easements and restrictions of record.

IN TESTIMONY WHEREOF the parties of the first part have hereunto signed their hands on this date, which is first above written.


EARL D. WAUGH


CHARLOTTE WAUGH

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me this 28th day of February, 2017 by Earl D. Waugh and Charlotte Waugh, husband and wife, as first parties herein.


NOTARY PUBLIC - STATE AT LARGE
My Commission expires: 10-5-2020
Notary ID # 566295