

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 18-17 Fee Amount: \$ 175 Date Fee Received: 7/16/18

1. APPLICANT (prospective purchaser) _____

MAILING ADDRESS _____

PHONE NO. _____ (HOME) _____ (WORK)

2. OWNER Victoria Love Rutzen

MAILING ADDRESS 723 Harrods Creek Road, Paris, KY 40361

PHONE NO (859) 953-0589 (HOME) _____ (WORK)

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

5. ACREAGE: _____ ZONING DISTRICT: A1

6. IDENTIFY CURRENT USE OF BUILDINGS sheds

7. PROPOSED STRUCTURES none

8. INFRASTRUCTURE:

Does the Division involve a new street? No

Is public water available? Yes

What agricultural use will you make of this property? Pastureland for horses

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)

APPLICANT SIGNATURE

JULY 16, 2018
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
allenpatrickdarnell@gmail.com (EMAIL)*

June 18, 2018

File No. 16-3457

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

RE: Ag Land Division @ Harrods Creek Road, Bourbon County

Dear Sirs:

Please find transmitted herewith an Agricultural Land Division Application and plat. 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:

BUKNORE FARM INC, P O BOX 607, PARIS, KY 40362
JAMES L & KELLYE PIKUL, 769 HARRODS CREEK RD, PARIS, KY 40361
JOSEPH & JENNIFER WRIGHT, 725 HARRODS CREEK ROAD, PARIS, KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File


Enclosures

AFFIDAVIT

(Land Use)

The Affiant Victoria Love Rutzen, 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 Ky
COUNTY OF Bourbon

Sworn and subscribed to before me by Victoria Rutzen on this the 13 day of July
2018.

My commission expires 2/1/20.



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 RICHARD STEEL, first being duly sworn, states that:

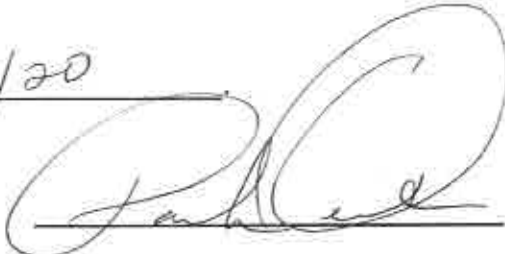
- 5. He (she) is the prospective purchaser of one of the parcels of land shown in the attached application:
- 6. An agricultural use is now and will be made of the property as set out in K.R.S. 100.111 (2) .
- 7. Any residence on the premises or hereafter constructed on the premises will be occupied 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.



 Landowner

STATE OF Ky
 COUNTY OF Bourbon

Sworn and subscribed to before me by Viktoria Rutzka on this the 13 day of July
 _____, 2018

My commission expires 2/1/20


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.

462.50
RETAILED
5-23-08
Richard Stepp Eado BCC
By: Mary Lynette Salter DC



DEED

THIS DEED made and entered into this 21ST day of May, 2008, by and between HERMAN SLUSHER and PATRICIA SLUSHER, husband and wife, of 723 Harrods Creek Road, Paris, Kentucky 40361, parties of the first part, and VICTORIA LOVE RUTZEN of 15061 NE 173RD Street, Woodinville, Washington 98072, party of the second part;

W I T N E S S E T H:

For and in consideration of the sum of FOUR HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$462,500.00) paid to the parties of the first part by the party 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 party of the second part, in fee simple, her heirs and assigns forever, the following described real property located in Bourbon County, Kentucky:

Beginning at a mag nail set in the centerline of Harrods Creek Road, corner common to Virginia Hines, Deed Book 169, Page 372; thence, commencing from said beginning point with said centerline and part of the north line of Betty Duty, WB "EE", Page 640, for four calls, N. 88 deg. 31 min. 32 sec. W., 10.97 feet to a mag nail, referenced by an iron pin with cap marked PLS 2670 bearing N. 02 deg. 28 min. 33 sec. W., 16.03 feet to the point; thence, N. 89 deg. 00 min. 13 sec. W., 115.98 feet to a mag nail set and referenced by an iron pin with cap marked PLS

RETURN TO:
Samuel G. Carneal
Gess Mattingly & Atchison, P.S.C.
201 W. Short Street
Lexington, KY 40507

2670 set on the north side of said Harrods Creek at 14.12 feet; thence, N 82 deg. 23 min. 16 sec. W., 798.29 feet, to a mag nail set; thence, N. 81 deg. 24 min. 57 sec. W., 798.12 feet to a mag nail set and referenced by an iron pin with cap marked PLS 2670 set in said north side of Harrods Creek at 13.15 feet; thence, N. 79 deg. 30 min. 38 sec. W., 131.83 feet to a mag nail, corner common to Bucknore Farm, Inc., Deed Book 195, Page 504; thence, leaving said centerline with the east lines of Bucknore for four calls, N. 05 deg. 08 min. 01 sec. E., passing an offset iron pin with cap marked PLS 2670 at 17.88 feet a total of 1594.48 feet to an iron pin with cap marked PLS 2670 set; thence, N. 88 deg. 38 min. 54 sec. E., 786.73 feet to an iron pin with cap marked PLS 2670 set; thence, N. 05 deg. 40 min. 27 sec. E., 98.98 feet to an iron pin with cap marked PLS 2670 set; thence, S. 83 deg. 29 min. 51 sec. E., 723.33 feet to an iron pin with cap marked PLS 2670 set at the common corner of James Pikul, Deed Book 237, Page 546; thence, with the west line of said Pikul and said Hines for three calls, S. 05 deg. 59 min. 21 sec. W., 1246.78 feet to an iron pin with cap marked PLS 2670 set; thence, S. 83 deg. 29 min. 21 sec. E., 371.42 feet to an iron pin with cap marked PLS 2670 set; thence, S. 05 deg. 45 min. 03 sec. W., passing an offset iron pin with cap marked PLS 2670 at 582.43 feet a total of 595.30 feet to the point of beginning and containing 65.121 acres as surveyed by Barry M. Robinson, KY. PLS 2670.

This property is conveyed subject to a 15 foot easement for a water line to the Judy Water Association, Inc., dated October 12, 1998, and more fully described in Deed Book 233, Page 819 of the Bourbon County Court Clerk's records, at Paris, Kentucky.

Being the same property conveyed to Herman Slusher and Patricia Slusher, husband and wife, by deed dated May 5, 2006, and of record in the Office of the Bourbon County Court Clerk in Deed Book 265, at Page 547.

TO HAVE AND TO HOLD the above described property

Jane Clarke Bowers
Lillian Talbot Clark