

06-1042

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. ALD17-11 Fee Amount \$ 100⁰⁰ Date Fee Received: 5/15/17

1. APPLICANT (prospective purchaser) Dayland Farms LLC

MAILING ADDRESS P.O. Box 5144, Paris, KY 40362

PHONE NO. 987-3413 (HOME) _____ (WORK) _____

2. OWNER Pete R. Dailey, III

MAILING ADDRESS P.O. Box 5144, Paris, KY 40362

PHONE NO. 987-3413 (HOME) _____ (WORK) _____

3. LOCATION OF LAND AND BRIEF DESCRIPTION OF LAND: Five acre division at the corner of Clintonville Road (KY 1678) & Escondida Road

5. ACREAGE: 5.00 ZONING DISTRICT: Ag

6. IDENTIFY CURRENT USE OF BUILDINGS none

7. PROPOSED STRUCTURES none at this time

8. INFRASTRUCTURE:

Does the Division involve a new street? No

Is public water available? Yes

What agricultural use will you make of this property? livestock

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)

Pete R. Dailey, III
APPLICANT SIGNATURE

6/5/17
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
(859) 234-0294-Facsimile

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

May 15, 2017

File No. 06-1042

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

RE: Ag Land Division, Clintonville Road (KY 1678) & Escondida Road

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:

ROY A. & MARTHA V. JOHNSON, 2424 CLINTONVILLE RD, PARIS, KY 40361
LARRY KIM KEISER & JOANNA VEGA KEISER, 2516 BRIDLE CT, LEXINGTON, KY 40504

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

After Recording Mail to:
Jack Martin Goins
Attorney at Law
315 Pleasant Street
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this June 17, 2014, by and between, **RANDALL L. DAILEY** and **ANNE DAILEY**, husband and wife, of P. O. Box 5824, Paris, KY 40362, parties of the first part, and **PETE R. DAILEY III**, single, of 262 Cardinal Ln., Paris, KY 40361, party of the second part; transfer year taxes in care of Pete R. Dailey III, 262 Cardinal Ln., Paris, KY 40361.

WITNESSETH:

For and in consideration of the love and affection which party of the first part Randall L. Dailey has for party of the second part Pete R. Dailey III, his father, the parties of the first part hereby convey unto the party of the second part, in fee simple, his heirs and assigns forever, all of the first parties' right, title and interest, in and to the following described real property located in Bourbon County, Kentucky:

BEING Lots 1, 2 and 3 as set out on the record plat of the Agricultural Land Division for Pete R. Dailey III, Clintonville Road (KY 1678) & Escondida Road, of record in Plat Cabinet C, Slide 248, Bourbon County Court Clerk's Office, each containing 5.0 acres according to a survey by Allen Patrick Darnell, PE, PLS on September 27, 2006. See said plat for a more particular description.

AND BEING the same property conveyed to Randall L. Dailey, married, by Deed dated May 23, 2011, and of record in Deed Book 284, Page 307, Bourbon County Court Clerk's Office.

LODGED FOR RECORD
RICHARD STIPP EATY
BOURBON COUNTY, KY
14 JUN 18 PM 3:55

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the party of the second part, in fee simple, his 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.

AFFIDAVIT

(Land Use)

The Affiant Pete R. Dailey, III, 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.

Pete R. Dailey, III

Landowner

STATE OF Kentucky
COUNTY OF Bourbon

Sworn and subscribed to before me by Pete Dailey on this the 5th day of June, 20 17.

My commission expires 4/28/18.

Ruth Ellen Seaby

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.