

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. ALD18-07 Fee Amount: \$ 175.00 Date Fee Received: 4/16/18

1. APPLICANT (prospective purchaser) Terry G. Link, Trustee of the Link Irrevocable Trust

MAILING ADDRESS

PHONE NO. (502) 802-2101 (HOME) (WORK)

2. OWNER Link Irrevocable Trust

MAILING ADDRESS

PHONE NO (502) 802-2101 (HOME) (WORK)

3. LOCATION OF LAND AND BRIEF DESCRIPTION OF LAND: #3250 Millersburg-Ruddles Mill Road; flat to rolling pasture & crop land

5. ACREAGE: 56.078 ZONING DISTRICT: Ag

6. IDENTIFY CURRENT USE OF BUILDINGS house, 3 buildings, shed, barn, grain barn

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? cattle

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION:

CHECKLIST:

- X Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
X Attach a plat of the Division
X Attach a narrative of the proposed use (as described above)
X Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
X Attach a list of adjoining property owners (name and address)

Terry G Link Trustee 4-12-2018
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.

AFFIDAVIT

(Land Use)

The Affiant Terry G. Link, Trustee, 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.



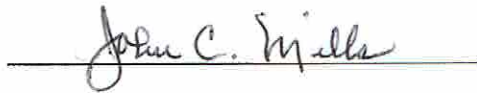
 Landowner Trustee

STATE OF KENTUCKY
 COUNTY OF JEFFERSON

Sworn and subscribed to before me by TERRY LINK on this the 12 day of APRIL
 _____, 2018.

My commission expires MAY 3, 2021.





 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 Link Irrevocable Trust, first being duly sworn, states that:
dated 11/7/2013

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.

Terry Link
 Landowner Trustee

STATE OF KENTUCKY
 COUNTY OF JEFFERSON

Sworn and subscribed to before me by TERRY LINK on this the 12 day of APRIL
2018.

My commission expires MAY 3, 2021.

John C. Smalls
 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.

Tax Bill Mailing Address:

Walter Link, Jr. and Wilma Link,
3250 Ruddles Mills-Millersburg Road
Paris, Kentucky 40361

QUITCLAIM DEED

THIS INDENTURE WITNESSETH that

Walter Link, Jr. and Wilma Link, husband and wife
3250 Ruddles Mills-Millersburg Road
Paris, Kentucky 40361 ("Grantors")

CONVEYS AND WARRANTS

unto Terry G. Link, Trustee of the Link Irrevocable Trust dated
November 7, 2013
3250 Ruddles Mills-Millersburg Road
Paris, Kentucky 40361 ("Grantee")

LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK
14 FEB 27 AM 11:16

for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of the Grantors' right, title, and interest in and to the following described real estate in the County of Bourbon, in the Commonwealth of Kentucky, described as follows, to-wit:

TRACT I - A tract of 141 acres 1 rood and 20 poles of land described as follows: BEGINNING in the middle of the Millersburg and Ruddles Mills turnpike, corner to John W. McIlvaine, thence with the middle of said pike S. 64 1/2 W. 13 poles, S. 62 W. 73.66 poles, S. 57 1/2 W. 25 poles to the middle of said pike and corner to said Thomas Fisher, S. 26 3/4 E. 3.34 poles to a stake corner to said Fisher in the old dirt road; thence S. 55 1/2 W. 17.50 poles to a stake corner to Jesse Love in Wm. J. McIlvaine's line; thence S. 1/4 W. 114.31 poles with said McIlvaine's lines to a stone corner to same; thence S. 84 1/2 E. 80.60 poles to a stone corner to E. Marston; thence N. 48 1/4 E. 101.50 poles to a stone corner to same in John W. McIlvaine's line; thence N. 38 1/4 W. 9.72 poles corner to said McIlvaine; thence

N. 53 E. 43.20 poles to a stone corner to same; thence N. 39 3/4 W. 113.20 poles to the beginning.

EXCEPTION: There is excepted from the foregoing tract of land the following described tracts of land: Those certain tracts or parcels of land situated in Bourbon County, Kentucky, bounded and described as follows:

BEGINNING in the center of pike, known as the Ruddles Mills and Millersburg Road, a corner to the lot owned by the estate of Chas. Levy; thence S. 29 1/4 E. 1.04 chains to fence post; thence S. 59 1/2 W. 77 links to post a corner to Linville, second party; thence with his line S. 3 1/4 W. 28.58 chains to a fence post; thence S. 81 deg. 25 mins. E. 20.23 chains to fence post; thence N. 24 deg. 35' W. 9.95 chains to fence post in line of first party; thence N. 21 1/4 W. 5.90 chains to center of large walnut tree; thence N. 22 1/2 W. 20.95 chains to fence post; thence N. 20 1/2 W. 89 links to center of aforesaid pike; thence S. 60 3/4 W. 3.75 chains to the point of beginning, containing 36.62 acres.

BEGINNING at a point in the center of the Millersburg-Ruddles Mill Road, a corner to Tract I, and running with the center of said road S. 61 Deg. & 49 Mins. W. 593.5 feet; and thence S. 61 Deg. and 09 mins. W. 314.5 feet to a corner to Gant; thence leaving said road and running with the line of Gant S. 4 Deg. and 15 mins. W. 1509.1 feet; S. 83 Deg. and 20 mins. E. 239.5 feet; S. 3 Deg. and 52 mins. W. 298.3 feet; thence first with the line of Gant and thence with the line of the Indian Creek Farm S. 81 Deg. and 00 mins. E. 1335.0 feet; thence with the line of the Indian Creek Farm N. 51 Deg. and 47 mins. E. 1453.4 feet to a post, a corner to Tract I; thence running with the line of Tract I N. 36 Deg. and 30 mins. W. 688.0 feet; S. 52 Deg. and 10 mins. W. 508.0 feet; N. 36 Deg. and 25 mins. W. 799.0 feet; and thence N. 35 Deg. and 03 mins. W. 842.0 feet to the point of beginning and containing 89.6 acres more or less.

TRACT II - BEGINNING at a point in the center of the said turnpike road, corner to C. L. Bruncker; thence S. 4 deg. 15 min. W. 91.51 poles to a stone corner to same; thence S. 83 deg. E. 14.54 poles to a corner of same; thence S. 3 1/4 deg. W. 18 poles, more or less, to fence post corner to same; thence S. 81 deg. 25 min. E. 80.92 poles to a fence post corner to T. W. Current; thence with four of Mr. Current's lines, N. 24 deg. 35 mins. W. 39.80 poles to a fence post; thence N. 21 1/4 deg. W. 23.60 poles to the center to a large walnut tree; thence N. 22 1/2 deg. W. 83.80 poles to a fence post; thence N. 20 1/2 deg. W. 3.56 poles to a point in the center of said turnpike road; thence with the center of said turnpike road S. 60 3/4 deg. W. 19.88 poles a point in the center of said turnpike road, being an original corner to the land of John Haley (now Willie Linville) and the lot

formerly owned by the estate of Jesse Love, deceased, (now owned by Willie Linville); thence continuing with the center of said turnpike, S. 61 deg. 15 min. W. 12.42 poles to the point of beginning, containing 45.4 acres, more or less.

EXCEPTION: There is excepted from the foregoing tract of land the following described tract of land: That certain tract or parcel of land situated in Bourbon County, Kentucky, bounded and described as follows:

BEGINNING at a pk nail (set) in the center of the Ruddles Mills-Millersburg Road, a corner to Clarence Sullivan co (DB 229, Pg. 778), thence running with the center of the Ruddles Mills-Millersburg Road for two calls: S. 68 deg. 36 min. 20 sec. W. 75.00 feet to a pk nail (set) and S. 66 deg. 37 min. 03 sec. W. 175.00 feet to a pk nail (set), a corner to Tract I; thence leaving said road and running with the line of Tract I for two calls: S. 03 deg. 05 min. 27 sec. E. 638.94 feet to an iron pin (set) W/ID Cap (1662) and N. 55 deg. 37 min. 00 sec. E. 592.62 feet to an iron pin (set) W/ID Cap (1662) in the line of Clarence Sullivan (DB 229, Pg. 778); thence running with the line of Clarence Sullivan (DB 229, Pg. 778) N. 36 deg. 13 min. 00 sec. W. 496.00 feet to the point of beginning and containing 5.103 acres more or less, according to survey by William E. Hudnall, RLS 1662, dated July 28, 1999. See Plat recorded in Plat Cabinet C, Sheet 17.

Being the same property conveyed to Walter Link, Jr. and Wilma Link, husband and wife, by deed from Ross C. Pepper, Sr. and Katherine Pepper, his wife, dated October 28, 1975, which deed is of record in the Office of the Bourbon County Court Clerk in Deed Book 172, Page 351.

All recordings referred to above are in the office of the Bourbon County Court Clerk, Paris, Kentucky.

Subject to any and all easements, restrictions and stipulations of record, and governmental laws and regulations affecting the property.

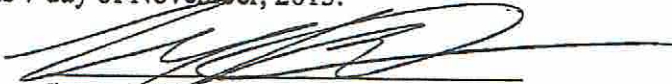
No title examination was performed in preparing this deed.

The parties hereto state that the fair market value of the property is \$200,000.00. No transfer tax is due as a direct transfer from the Grantor of the trust to all individual beneficiaries of the trust would have qualified for an exemption from the transfer tax pursuant to KRS 142.050(7)(1). The Grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF BOURBON)

Before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terry G. Link as Grantee, and acknowledged the execution of the foregoing quitclaim deed.

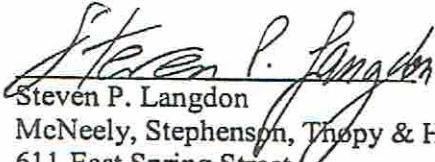
WITNESS my hand and Notarial Seal this 7 day of November, 2013.



Larry Weiss
NOTARY PUBLIC
My commission expires: 11/30/2017



This Instrument Prepared By:


Steven P. Langdon
McNeely, Stephenson, Thopy & Harrold
611 East Spring Street
New Albany, IN 47150

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law."

Names: Steven P. Langdon

State of Kentucky, County of Bourbon, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon County
Court, do certify that the foregoing

was, on the 27 day of Feb., 20 14
at 11:16 A.M., lodged in my office for record, and
that it has been duly recorded in my said office,
together with this and the certificate thereon endorsed.
Given under my hand





113818
Filed on: 02/27/2014 12:00:00 AM
Book: DEED Number: 293
Pages: 580 - 584
Richard Stipp Eads, Bourbon County
DC: ASHLEY FRAY