

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 18-19 Fee Amount: \$ 175.00 Date Fee Received: 8/20/18

1. APPLICANT (prospective purchaser) Guy R. Cook

MAILING ADDRESS P.O. Box 466, Cynthiana, KY 41031

PHONE NO. (859) 797-3693 (HOME) (WORK)

2. OWNER Annie Laurie Cook

MAILING ADDRESS 236 Cook Road, Cynthiana, KY 41031

PHONE NO (859) 298-8664 (HOME) (WORK)

3. LOCATION OF LAND AND BRIEF DESCRIPTION OF LAND: Cook Road; flat to gently rolling pasture

5. ACREAGE: 5.000 ZONING DISTRICT: A1

6. IDENTIFY CURRENT USE OF BUILDINGS house, mobile home

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? horses

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)

Annie Laurie Cook

Aug 16, 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.

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)

August 20, 2018

File No. 17-3721

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

RE: Ag Land Division @ Cook 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:

JOSE L & MARLANDA L VILLASANA, 272 COOK RD, CYNTHIANA, KY 41031
WILLIAM & BARBARA MCKEE, 1053 COOK RD, CYNTHIANA, KY 41031
MICHAEL ALLEN CURTIS, 1407 KY HIGHWAY 1940, CYNTHIANA, KY 41031
GUY ROBIN COOK & LUZ COOK, P.O. BOX 466, CYNTHIANA, KY 41031

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFFIDAVIT

(Land Use)

The Affiant Annie Laurie Cook, 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.

Annie Laurie Cook

Landowner

STATE OF Kentucky

COUNTY OF Hamson



Sworn and subscribed to before me by Annie Laurie Cook on this the 16 day of August, 2018.

My commission expires 9/29/2018
ID# 520072

[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 Guy R. Cook, 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.

Guy R. Cook

~~Landowner~~ Prospective Purchaser

STATE OF Kentucky

COUNTY OF Harrison

Sworn and subscribed to before me by Guy R. Cook on this the 16 day of August, 2018.

My commission expires 9/29/2018.

ID#520072

[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.

QUITCLAIM DEED

THIS QUITCLAIM DEED OF CONVEYANCE, made and entered into this 8th day of May, 2015, by and between **GUY ROBIN COOK** and **LUZ COOK**, his wife, 1018 KY Hwy 1743, Cynthiana, Kentucky 41031, parties of the First Part; and **ANNIE LAURIE WYATT COOK**, single, 236 Cook Road, Cynthiana, Kentucky 41031, party of the Second Part; which is also the same care-of-address for tax purposes.

WITNESSETH:

That for and in consideration, of love and affection between the parties, the party of the First Part being the co-owner of the described property and brother of Annie Laurie Wyatt Cook, the parties of the First Part do hereby convey, confirm, remise, release and forever quitclaim unto the party of the Second Part, her heirs and assigns forever, the following described real estate located in Bourbon County, Kentucky and more particularly described as follows, to-wit:

All those certain tracts or parcels of land, lying and being located in Bourbon County, Kentucky: and situated on the north side of Cook Pike; and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to Plat Cabinet C, Sheet 42. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

2016 MAY -5 PM 1:21
LODED FOR RECORD
RICHARD STIFF EADS
BOURBON COUNTY CLERK

PARCEL 1 (35.650 Acres)

Beginning at a mag nail in the center of Cook Pike, a corner to Parcel 2, a new division of Guy Robin Cook & Annie Laurie Wyatt (D.B. 258, Pg. 9); said point lying N.57°05'41"W. 1,623.86 feet from a mag nail in the center of said road, a corner to Linda Sue Stubblefield (D.B. 225, Pg. 756); thence with the center of said Cook Pike for three calls as follows: (1) N.36°37'32"W. 153.24 feet to a point, (2) N.35°33'24"W. 339.82 feet to a point, and (3) N.35°46'21"W. 252.24 feet to a mag nail, a corner to Jose L. Villasana & Marlanda L. Villasana (D.B. 260, Pg. 209); thence with said Villasana N.17°46'25"E. passing an iron pin bearing "Witness 3553" at 20.01 feet, in all 565.72 feet to a found iron pin, a corner to Anna Myers McKee Estate (D.B. 164, Pg. 532); thence with said McKee Estate N.18°11'58"E. 732.38 feet to an iron pin and N.84°39'18"E. 936.26 feet to an iron pin, a corner to Michael Allen Curtis (D.B. 295, Pg. 307); thence with said Curtis N.84°44'55"E. 17.50 feet to an iron pin, a corner to Parcel 2, a new division of Guy Robin Cook & Annie Laurie Wyatt (D.B. 258, Pg. 9); thence with said Parcel 2 for five calls as follows: (1) S.23°15'09"W. 1,012.73 feet to an iron pin, (2) S.70°44'04"E. 85.73 feet to an iron pin, (3) S.02°24'10"E. 464.70 feet to an iron pin, (4) S.02°09'36"W. 167.98 feet to an iron pin, and (5) S.61°04'25"W. passing an iron pin bearing "Witness 3553" at 680.62 feet, in all 695.62 feet to the point of beginning containing an area of 35.650 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on January 16, 2015. See Plat recorded in Plat Cabinet C, Sheet 30.

Said property being a portion of that property deeded Guy Robin Cook & Annie Laurie Wyatt by William Thomas Cook by deed dated September 30, 2004 and recorded in Deed Book 258, Page 9.

All references are to the records of the Bourbon County Clerk's office.