

SCOTT COUNTY, KENTUCKY, FISCAL COURT
ORDINANCE NO. 17-02

AN ORDINANCE RELATING TO CHANGING THE ZONE FOR FIFTY-FOUR ACRES, MORE OR LESS, OWNED BY TIMBER FRAMES AND OTHER THINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, RANDY REYNOLDS, MANAGER, LOCATED SOUTHWEST OF THE INTERSECTION OF DAVIS AND DAVIS-TURKEY-FOOT ROADS IN SCOTT COUNTY, KENTUCKY, FROM AGRICULTURAL A-1 TO AGRICULTURAL A-5.

WHEREAS, the application of Timber Frames and Other Things, LLC, a Kentucky limited liability company, as owner, whose mailing address is 411 KY Highway 1743, Cynthiana, Kentucky 41031, having been filed with the Georgetown-Scott County Planning Commission on the 1st day of February, 2017, requesting a zoning classification change for a Tract of 54.8 acres (the "Property") from Agricultural A-1 to Agricultural A-5, said Property consisting of seven (7) new five (5) acre Tracts and two (2) existing five (5) acre Tracts, being more particularly described by EXHIBIT "A" attached hereto and made a part hereof by reference; and

WHEREAS, the matter having been heard publicly by the Planning Commission on the 9th day of March, 2017, pursuant to notice according to law and with a quorum present and voting; and

WHEREAS, after taking testimony on the application and fully considering same, the Planning Commission on the 9th day of March, 2017, voted unanimously to recommend approval of the application on the basis of satisfying the requirements of KRS 100.213; and

WHEREAS, the Scott Fiscal Court, after fully considering the application,

record and recommendation of approval by the Planning Commission, voted to accept the recommendation of approval by the Planning Commission, thereby granting the requested zoning classification change for the subject property as indicated above.

NOW, THEREFORE, BE IT ORDAINED BY THE SCOTT COUNTY, KENTUCKY, FISCAL COURT, AS FOLLOWS:

Section 1 - That the Georgetown-Scott County Zoning Ordinance be amended to show a change in the zoning classification from Agricultural A-1 to Agricultural A-5 for the Property (54.8 acres) located southwest of the intersection of Davis and Davis-Turkeyfoot Roads in Scott County, Kentucky, all in accordance with the application for same filed by Timber Frames and Other Things, LLC, said property being more particularly described as follows:

SEE LEGAL DESCRIPTION OF THE 54.8 ACRES WHICH IS THE SUBJECT OF THIS ZONING CLASSIFICATION CHANGE, ATTACHED HERETO, INCORPORATED HEREIN, AND MADE A PART HEREOF BY REFERENCE AS EXHIBIT "A";

Section 2 - That the Georgetown-Scott County Planning Commission is hereby directed to show this zoning classification change on the official zone map and to make reference to the number of this Ordinance.

Section 3 - That this Ordinance be read for the first time on the 12th day of May, 2017, and read for the second time on the 25th day of May, 2017, and become effective on the date of its publication.

PASSED SCOTT FISCAL COURT, by a vote of unanimous on the 25th day of May, 2017, and published on the 1 day of June, 2017.

SCOTT COUNTY, KENTUCKY,
FISCAL COURT

BY: George Lusby
GEORGE LUSBY
Scott County Judge/Executive

ATTEST:

Hamilton
SECRETARY

STATE OF KENTUCKY)
(SCT.
COUNTY OF SCOTT)

I, Clerk of the Scott County, Kentucky, Fiscal Court, and as such custodian of the Seal and all the records of or pertaining to said Fiscal Court, do hereby certify the foregoing to be a true and accurate copy of Ordinance No. 17-02 relating to changing the zoning classification from Agricultural A-1 to Agricultural A-5 for that certain Property (54.8 acres) located southwest of the intersection of Davis and Davis-Turkeyfoot Roads in Scott County, Kentucky, all in accordance with the application for same.

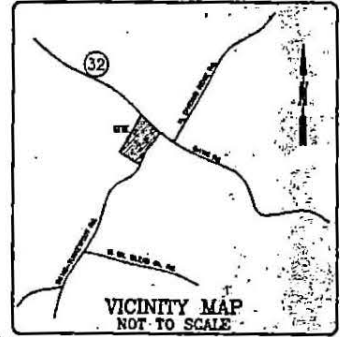
IN TESTIMONY WHEREOF, witness my hand, the Seal of said County,
on this the 26 day of May, 2017.

Hamilton
SECRETARY

LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- ⊠ IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL WITH STEEL WASHER STAMPED "LS 2536"-SET
- ⊕ SURVEYOR'S MAG-NAIL-FOUND

EXHIBIT "A"

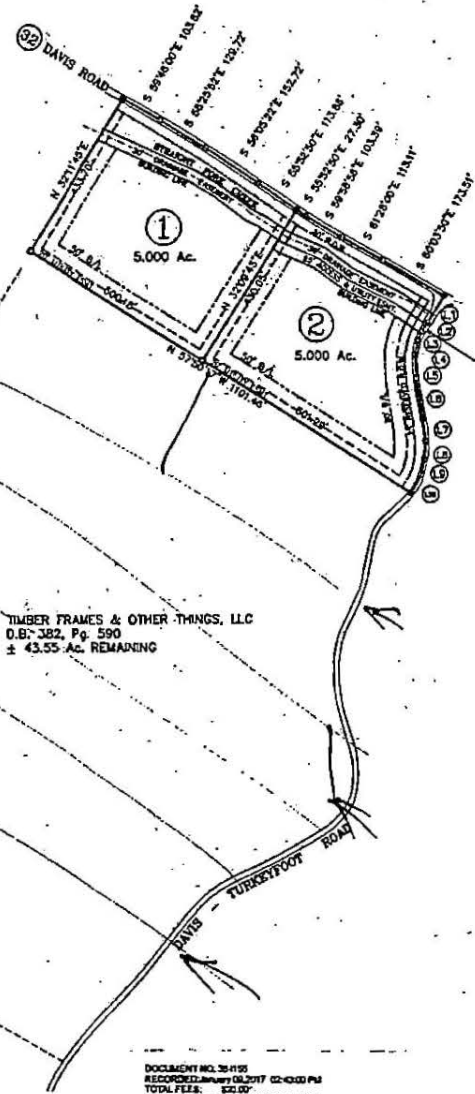


OWNER INFORMATION

TIMBER FRAMES & OTHER THINGS, LLC
 411 KY. HWY. 1743
 CYNTHIANA, KENTUCKY 41031
 D.B. 382, Pg. 590
 (859) 288-4941

D. SMITH
 D.B. 361, Pg. 248

C. SHIREY
 L. SHIREY
 D.B. 229, Pg. 727



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PROPERTY, CREATING TWO NEW TRACTS.

FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NEW ENTRANCES OFF STATE MAINTAINED ROADS WILL REQUIRE A KY DOT ENTRANCE PERMIT.

NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION & SIGHT DISTANCE REQUIREMENTS.

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

ANY NEW STREAM CROSSING MAY REQUIRE A KY DIVISION OF WATER PERMIT. (NONE PROPOSED)

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

COURSE	BEARING	DISTANCE
L1	S 32°36'59"W	77.29
L2	S 20°31'59"W	75.87
L3	S 22°27'06"W	23.12
L4	S 12°14'51"W	33.55
L5	S 02°23'34"E	58.01
L6	S 09°43'33"E	59.80
L7	S 08°07'43"E	84.55
L8	S 03°20'27"W	43.82
L9	S 12°47'44"W	37.47
L10	S 30°22'39"W	50.60

CERTIFICATION OF FIELD SURVEYING PLAT APPROVAL
 I hereby certify that the subdivision plat shown hereon was based on a survey made by myself using the method of RANDOM TRAVERSE WITH AN ERROR OF CLOSURE OF 1:14,692 AND AN ANGULAR ERROR OF 00-00'-07". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS APPROXIMATE BY STATE PLANE NORTH ZONE. LAST DATE OF FIELD SURVEY WAS DECEMBER 12, 2016.
 1/9/17 *Charles D. Drake*
 D.B. 382, Pg. 590

THE JOINT ACCESS EASEMENT SHOWN IS TO BE MAINTAINED JOINTLY BY THE OWNERS OF LOT 1 AND LOT 2 TO THE EXTENT OF THAT OWNERS USE. CURRENT LOCAL REGULATIONS RESTRICT THE USE OF ONE JOINT ACCESS TO NO MORE THAN THREE TRACTS.

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION. NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENDOURCH UPON ANY DRAINAGE EASEMENT.

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH BOUNDARY LINES, AND DELEGATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT TO MY OWNERS WILL AND CONSENT.

Randy Reynolds 12-29-16
 RANDY REYNOLDS, MEMBER DATE
 TIMBER FRAMES & OTHER THINGS, LLC
 411 KY. HWY. 1743
 CYNTHIANA, KENTUCKY 41031

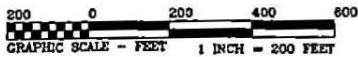
DOCUMENT NO. 28-4120
 RECORDED January 09, 2017 02:43:00 PM
 TOTAL FEE: \$20.00
 COUNTY CLERK ROSEANNA M. JOHNSON
 DEPUTY CLERK TESSA
 COUNTY OF SCOTT COUNTY
 BOOK CAS11 PAGE 387-387

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE

01/03/17
 DATE

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY. THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR OF CLOSURE OF 1:14,692 AND AN ANGULAR ERROR OF 00-00'-07". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS APPROXIMATE BY STATE PLANE NORTH ZONE. LAST DATE OF FIELD SURVEY WAS DECEMBER 12, 2016.
W. Joel Day 12-17
 W. JOEL DAY, P.L.S. #415308 DATE



MERIDIAN ASSOCIATES, LLC
 SURVEYORS
 120 EAST MAIN STREET, GEORGETOWN, KY 40324
 TELEPHONE (502) 863-8070 - jdaypl@bellsouth.net

DECEMBER 13, 2016

STATE OF KENTUCKY
 W. JOEL DAY
 1998
 LICENSED PROFESSIONAL LAND SURVEYOR
 EXPIRES 12/31/2018

MINOR SUBDIVISION PLAT
TIMBER FRAMES & OTHER THINGS, LLC
 REED BOOK 382 PAGE 590
 HWY. 32 (DAVIS ROAD) @ DAVIS-TURKEYFOOT ROAD
 SADIVILLE, SCOTT COUNTY, KENTUCKY
 THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLES WITH DOI KAR 18-150

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THIS DEED OF CONVEYANCE made and entered into this 14th day of October, 2016, by and between JANE A. JOHNSTON, an unmarried widow, of 1517 Newtown Road, Georgetown, KY 40324, party of the first part, and TIMBER FRAMES & OTHER THINGS, LLC, a Kentucky limited liability company, of 411 Ky. Hwy. 1743, Cynthiana, KY 41031, party of the second part,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIX THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$106,500.00), the receipt of all of which is hereby acknowledged, the party of the first part has this day bargained and sold and by these presents does hereby grant, bargain, sell, and convey, unto the party of the second part, its successors and assigns forever, the following described property, to-wit:

Tract No. 2: That certain tract or parcel of land in Scott County, Kentucky, on the Sadieville and Connersville and Davis and Turkey Foot Road, more particularly described as follows: Beginning at a point in the middle of the Sadieville and Connersville Road where the Davis and Turkey Foot Road intersects therewith, thence with the middle of the Sadieville and Connersville Road North 58 West 429 feet, North 03 West 323 feet 5 inches and North 57-30 West 103 feet and 5 inches to a point in the center of said road, corner with property of Tucker, thence with line of Tucker South 33-30 West 2003 feet to property of Gano Fields, thence with property of Fields South 59 East 1116 feet to a point in the center of the Davis and Turkey Foot Road for the following calls and distances: North 30 East 29 feet, North 42 East 82 feet, North 44-30 East 210 feet, North 40-30 East 200 feet, North 49 East 75 feet, North 65 East 79 feet, North 60 East 134 feet, North 40-30 East 53 feet 5 inches, North 30-30 East 40 feet, North 5-15 East 90 feet, North 15-30 West 155 feet, North 20 West 100 feet, North 10 East 55 feet, North 27-30 East 100 feet, North 27 East 168 feet, North 34-30 East 35 feet, North 50 East 100 feet, North 21-30 East 53 feet, North 8 East 26 feet, North 8 East 22 feet, North 2-30 West 70 feet, North 9-30 West 145 feet, North 1 East 37 feet, North 21, East 37 feet, North 34 East 112 feet to the point of beginning, containing 53.55 acres, more or less, as per survey of J. R. Miller, Jr.

Being part of the same property conveyed to Frank Williams by Master Commissioner deed dated March 26, 1955 recorded in Deed Book 82, page 351 in the Scott County Clerk's Office. Also, being part of the same property a one-half interest of which was conveyed by Frank Williams and Nancy Williams, his wife, to James G. Davis, Sr. and Bernice Davis, his wife, by deed dated September 3, 1955 recorded in Deed Book 83, page 76 in the Scott County Clerk's Office. Frank Williams, a/k/a Frank A. Williams, died testate a resident of Scott County, Kentucky, and per the terms of his Will recorded in Will Book 4, page 420 in the Scott County Clerk's Office, he left his one-half interest in the property to his wife, Nancy Davis Williams, for her life with remainder to Jane Allen Johnston. Nancy Davis Williams deeded her life estate in the subject property to Jane Williams Johnston, a/k/a Jane A. Johnston, and Frederick Johnston II, by deed dated February 1, 1967 recorded in Deed Book 103, page 330 in the Scott County Clerk's Office. Frederick Johnston II, a/k/a Frederick Johnston, died March 1, 1973 vesting a one-half interest in the property solely in Jane A. Johnston. James G. Davis, Sr. and Bernice Davis, his wife, conveyed their one-half interest in the property to Jane Williams Johnston, a/k/a Jane Allen Johnston, a/k/a Jane A. Johnston, by deed

dated May 22, 1978 recorded in Deed Book 139, page 440 in the Scott County Clerk's Office.

The in-care-of tax mailing address for the current year is:

Timber Frames and Other Things, LLC
411 Ky. Hwy. 1743
Cynthiana, KY 41031

TO HAVE AND TO HOLD together with all and singular the rights, privileges and appurtenances thereunto belonging, or appertaining to the party of the second part, its successors and assigns forever, with COVENANTS OF GENERAL WARRANTY excepting planning and zoning regulations, restrictive covenants, easements and agreements that may be of record in the Scott County Clerk's Office.

The parties hereto agree that the 2016 ad valorem taxes shall be prorated with the party of the first part paying all taxes to date and the party of the second part paying all taxes due thereafter.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The grantee joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN TESTIMONY WHEREOF, witness the hands of the parties hereto this day and year first above written.



JANE A. JOHNSTON
GRANTOR

COMMONWEALTH OF KENTUCKY
COUNTY OF SCOTT


The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me this 14th day of October, 2016 by Jane A. Johnston, an unmarried widow, Grantor.



NOTARY PUBLIC

My commission expires: 10/22/18

TIMBER FRAMES & OTHER THINGS, LLC

BY: 

RANDY REYNOLDS, MEMBER
GRANTEE

COMMONWEALTH OF KENTUCKY

COUNTY OF SCOTT

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me this 14th day of October, 2016 by Randy Reynolds, Member, on behalf of TIMBER FRAMES & OTHER THINGS, LLC, a Kentucky limited liability company, Grantee.



NOTARY PUBLIC
My commission expires: 10-22-18

PREPARED BY:



RAND MARSHALL
ATTORNEY AT LAW
198 East Washington Street
Georgetown, KY 40324
[ml-deed-1-corp]

DOCUMENT NO: 362358
RECORDED: November 16, 2016 10:03:00 AM
TOTAL FEES: \$17.00 TRANSFER TAX: \$106.50
COUNTY CLERK: REBECCA M JOHNSON
DEPUTY CLERK: CARLA
COUNTY: SCOTT COUNTY
BOOK: D382 PAGES: 590 - 592