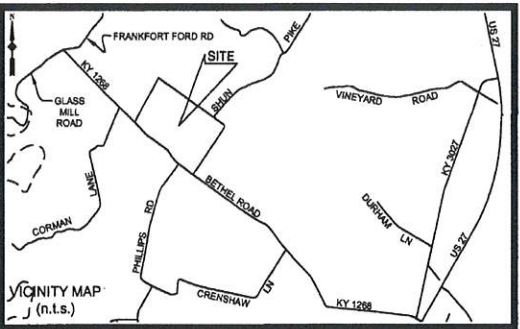




THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN FEB. 2003 AND SEPT. 2025. THIS SURVEY WAS CONDUCTED USING DUAL-FREQUENCY GPS EQUIPMENT. THE CONTROL POINTS AND BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. A SPECTRA SP86 GNSS OR CARLSON BRK7 GNSS RECEIVER WITH A REAL TIME KINEMATIC (RTK) MODE, REAL TIME FFM AND REAL TIME ADJUSTMENT WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A RURAL SURVEY. THE HORIZONTAL DATUM IS NAD 1983. THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID18.

THE BEARINGS SHOWN HEREON ARE BASED ON THE  
STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE  
DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN  
ADJUSTED SURVEY.

ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3848 UNLESS OTHERWISE NOTED HEREON.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION TION LINES AND DEDICATE ALL STREETS, ALLEYS, AND WALKS TO PUBLIC USE AND TO DEDICATE ALL PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS.




OWNER: (DONNIE HUBBARD) DATE 10-27-2025  
 OWNER: (PAMELA HUBBARD) DATE 10-27-2025

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

John B. Burt 10/31/25  
CHAIRMAN OR SECRETARY, PLANNING COMMISSION DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS A TRUE AND  
AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STANDARDS OF PRACTICE  
FOR PROFESSIONAL LAND SURVEYORS IN KENTUCKY AND THE JESSAMINE  
COUNTY-CITY OF WILMORE JOINT PLANNING COMMISSION, AND THAT MONUMENTS  
HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE SURVEY AND  
THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS. I FURTHER  
CERTIFY AS TO THE ACCURACY AND EXISTENCE OF ALL PHYSICAL FEATURES  
REFLECTED ON SAID PLAT.

JASON B. BANKS L.S. #3848 10-27-25

THE PURPOSE OF THIS PLAT IS TO AMEND PLAT OF RECORD OF TRACT 1, RIDGEFIELD SUBDIVISION LODGED OF RECORD IN PLAT CABINET 11; SLIDE 599. SAID AMENDMENT BEING TO SEVER TRACT 1-B FROM PARENT TRACT AND REDESIGNATE TRACT 1 AS RESIDUAL. IN ORDER TO ESTABLISH A SEPARATE TRACT FOR THE EXISTING HISTORICAL HOME AS DESIGNATED BY THE BOARD OF ARCHITECTURAL REVIEW. TRACT 2, AS IT WAS LABELED ON PLAT CABINET 11 SLIDE 599, REMAINS UN-CHANGED FROM PRIOR PLAT AND IS SHOWN FOR THE SOLE PURPOSE OF REDESIGNATION AS RESIDUAL TO CLARIFY THAT IT ENCOMPRISES THE ENTIRE OF THE RESIDUAL FARM LAND ON PRIOR PLAT NOTED. TRACT 1, DWELLING UNIT SHALL BE PERMITTED TO BE CONSTRUCTED ON THE ENTIRE OF THE 90.52 ACRES COMPRISING THE RESIDUAL FARMLAND, SAID DWELLING UNIT WAS RESERVED FOR RESIDUAL TRACTS AT THE TIME OF ORIGINAL DEVELOPMENT AS PER SECTION 3.224 "DEVELOPMENT STANDARDS FOR CLUSTER DEVELOPMENTS" OF THE ZONING ORDINANCE.

DOCUMENT NO: 551236  
RECORDED: October 31, 2025 02:17:00 PM  
TOTAL FEES: \$50.00  
COUNTY CLERK: JOHNNY M. COLLIER, CJO  
DEPUTY CLERK: TAYLOR GOODWIN  
COUNTY: JESSAMINE COUNTY  
BOOK: CAB13 PAGES: 45 - 45

JESSAMINE COUNTY  
CAB13 PG45

SEWAGE DISPOSAL FOR THIS DEVELOPMENT SHALL BE BY A SUBSURFACE METHOD APPROVED BY THE JESSAMINE COUNTY HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ON A LOT. A PERSON SHALL OBTAIN A VALID SUBSURFACE SEWAGE DISPOSAL PERMIT ISSUED PURSUANT TO 902 KAR: 0-081 AND 902 KAR: 0-085.

3. THE MEANDERING LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, STREAM, RIVER, DRAIN, ROAD, ETC. IS THE ACTUAL PROPERTY LINE UNLESS OTHERWISE NOTED.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
3. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO GAIN ALL NECESSARY PERMITS BEFORE THIS PLAN OF SUBDIVISION OR CONSOLIDATION. (EX: DRIVEWAY PERMITS, BUILDING PERMITS, ETC.) THESE STEPS WILL ENSURE THE PROPERTY OWNER THAT HE OR SHE MAY USE THE PROPERTY AS EXPECTED.
4. PROPER SIZING, DETERMINED BY THE JESSAMINE COUNTY ROAD DEPARTMENT SUPERVISOR OR AN ENGINEER DESIGNATED BY HIM FOR INSTALLATION OF ANY REQUIRED ENTRANCE PIPING SO AS NOT TO IMPEDE, OR ALTER ANY EXISTING OR GENERATED WATER FLOW SHALL BE REQUIRED BEFORE CONSTRUCTION OF A NEW DRIVEWAY ENTRANCE.
5. IN ACCORDANCE WITH KRS 256, ALL OWNERS OF PARCELS ADJOINING AN AGRICULTURAL U SHALL BE RESPONSIBLE FOR ONE-HALF (1/2) THE COST OF THE CONSTRUCTION AND MAINTENANCE OF A BOUNDARY FENCE.
6. ANY SINKHOLES ENCOUNTERED DURING HOME CONSTRUCTION SHALL BE MONITORED AND MEDIATED BY A GEOTECHNICAL ENGINEER.
7. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 21113C0107D, PANEL 21113C0110D AND PANEL 21113C0130D, DATED DECEMBER 21, 2017.
8. EXISTING BUILDINGS SHOWN WERE NOT FIELD LOCATED THIS SURVEY. LOCATION SHOWN BASED ON 2019 AERIAL IMAGERY DOWNLOADED FROM: <https://mygeonet.maps.arcgis.com/>.

PROJECT: 13171  
DRAWN BY: CBS & GAA  
DATE: August, 2025  
DRAWING: 13171\_frp\_Amd Tract 1-2025.dwg

|   |                                                                  |        |                                                         |
|---|------------------------------------------------------------------|--------|---------------------------------------------------------|
| ① | IRON PIN WITH CAP<br>#3848 FOUND (5/8" DIA., 18"<br>LONG)        | ⑦      | IRON PIN WITH CAP<br>#3848 SET (5/8" DIA., 18"<br>LONG) |
| ② | MAG NAIL FOUND WITH WASHER<br>STAMPED "3848"                     | ⑧      | MAG NAIL SET WITH WASHER<br>STAMPED "3848"              |
| ③ | REFERENCE IRON PIN SET<br>WITH CAP #2053 (5/8" DIA. 18"<br>LONG) | ⑨      | PK NAIL FOUND                                           |
| ④ | IRON PIN FOUND<br>NO CAP, 5/8" DIA.                              | ⑩      | RAILROAD SPIKE FOUND                                    |
| ⑤ | IRON PIN FOUND<br>NO CAP, 3/4" DIA.                              | ⑪      | UN-MONUMENTED FENCE POST                                |
| ⑥ | OPEN PIPE FOUND                                                  | R.W.E. | ROADWAY WIDENING EASEMENT                               |
|   |                                                                  | D.U.E. | DRAINAGE AND UTILITY EASEMENT                           |
|   |                                                                  | B.L.   | BUILDING SETBACK LINE                                   |

**ELECTRIC:**..... BLUE GRASS ENERGY  
**TELEPHONE:**..... WINDSTREAM  
**WATER:**..... CITY OF NICHOLASVILLE

THE RESIDUAL FARMLAND OF THIS CLUSTER DEVELOPMENT CONSISTING OF 100.52 ACRES, AS SHOWN ON PLAT RECORDED IN PLAT CABINET 11; SLIDE 599 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK, SHALL BE RESTRICTED TO AGRICULTURAL USE. THE COVENANT SHALL NOT BE APPLIED TO ANY LOT DEVELOPED WITHIN THE LAND. THIS COVENANT MAY TERMINATE ONLY AT SUCH TIME AS THE CLUSTER DEVELOPMENT IS ANNEXED INTO A CITY IN ACCORDANCE WITH THE KENTUCKY REVISED STATUTES AND IS RE-ZONED TO SINGLE FAMILY RESIDENTIAL USE. THE COVENANT SHALL NOT BE APPLIED TO ANY LOT IN THE CLUSTER DEVELOPMENT WITH A DENSITY OF NO LESS THAN ONE HOME PER ACRE OR THE SMALLEST SIZE LOT IN THE EXISTING CLUSTER, WHICHEVER IS GREATER.

THE 48.57 ACRES AND 41.95 ACRES COMPRISING RESIDUAL FARMLAND CONSTITUTE ONE TRACT OF RESIDUAL FARMLAND AND SHALL NOT BE CONVEYED SEPARATELY AND ONLY ONE RESIDENCE MAY BE CONSTRUCTED UPON THE RESIDUAL FARMLAND UNLESS AND UNTIL THE CLUSTER DEVELOPMENT IS ANNEXED INTO A CITY IN ACCORDANCE WITH THE KENTUCKY REVISED STATUTES AND IS REZONED TO SINGLE FAMILY RESIDENTIAL USE COMPATIBLE IN DESIGN AND SIZE TO THE EXISTING CLUSTER WITH A DENSITY OF NO LESS THAN ONE HOME PER ACRE OR THE SMALLEST SIZED LOT IN THE EXISTING CLUSTER, WHICHEVER IS GREATER.

THE EXISTING RESIDENCE ON TRACT 1-B HAS BEEN DESIGNATED A HISTORIC HOME BY THE BOARD OF ARCHITECTURAL REVIEW. TRACT 1-B SHALL BE CONVEYED BY SEPARATE DEED WITH A DEED RESTRICTION OR COVENANT REQUIRING THE PRESERVATION AND RESTORATION OF THE HISTORIC HOME IN ACCORDANCE WITH SECTION 3.224(A) OF THE JESSAMINE COUNTY ZONING ORDINANCE.

|                                               |              |
|-----------------------------------------------|--------------|
| TOTAL AREA:                                   | 100.62 ACRES |
| AREA IN LOTS:                                 | 100.52 ACRES |
| AREA IN RIGHT OF WAY:                         | N/A          |
| NO. OF LOTS:                                  | 2            |
| LENGTH OF STREET:                             | N/A          |
| ZONE:                                         | A-1          |
| SMALLEST LOT IS TRACT 1-B WITH 435,800 SQ.FT. | A-1          |

SOURCE OF DEEDS: DEED BOOK 840, PAGE 163, DEED BOOK 887, PAGE 442 AND PLAT CABINET 11 SLIDE 589 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE.

Plat Cabinet 11, Slide 599  
2060 Bethel Road  
Jessamine County, Kentucky  
Client and Property Owners of Record:  
**Donnie & Pamela Hubbard**  
2060 Bethel Road  
Nicholasville, KY 40356  
**BANKS**  
Engineering, Inc.  
Jason D. Banks, PLS  
1211 Jessamine Station  
Nicholasville, KY 40356

859.881.0020 | BANKSENGINEERING.NET  
Plat of survey represents a boundary survey  
and complies with 201 KAR 18:150