

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 30°51'54" W	63.34
L2	N 50°35'13" W	64.49
L3	N 52°09'14" W	77.20
L4	N 47°10'55" W	30.82
L5	N 34°48'01" W	17.00
L6	S 34°48'01" W	90.25
L7	S 35°27'31" W	132.70
L8	N 36°21'24" E	18.40
L9	S 32°07'09" E	89.00

**CURVE TABLE**

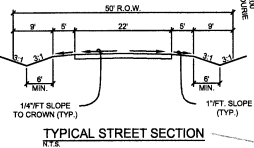
CURVE LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DIST.	
C1	154.08	467.80	D18°22'10"	S 42°44'41" E	153.37
C2	118.98	75.00	090°53'48"	N 10°22'25" W	106.89
C3	138.59	425.00	018°41'02"	N 26°07'00" E	137.98
C4	114.88	375.00	018°03'33"	N 25°47'00" E	117.49
C5	221.27	325.00	039°03'33"	N 35°41'42" W	217.02
C6	117.81	75.00	089°59'49"	N 10°12'04" W	106.06
C7	158.47	125.00	072°38'11"	S 01°31'15" E	148.07
C8	142.07	425.00	018°03'33"	S 25°47'10" E	133.18
C9	122.29	375.00	018°41'02"	S 26°7'00" W	121.74

**BUILDING SETBACKS - ZONE A-1**

FRONT YARD: 50 FEET  
 REAR YARD: 25 FEET  
 SIDE YARD: 25 FEET

**CLUSTER REQUIREMENTS**

MINIMUM LOT SIZE: 1.00 ACRE  
 MINIMUM LOT WIDTH: 100 FEET  
 MINIMUM LOT FRONT YARD: 50 FEET  
 MINIMUM EACH SIDE YARD: 12 FEET  
 MINIMUM REAR YARD: 50 FEET  
 MAXIMUM LOT COVERAGE: N/A  
 MAXIMUM HEIGHT OF BUILDING: 35 FEET



**SUBSURFACE SEWAGE DISPOSAL NOTE**

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: 0-061 AND 902 KAR: 0-065.

- NOTES:**
- 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.
  - 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.
  - IT IS THE PROPERTY OWNERS 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.
  - PROPER SIZING, DETERMINED BY THE JESSAMINE COUNTY ROAD DEPARTMENT SUPERVISOR OR AN ENGINEER DESIGNATED BY THE JESSAMINE COUNTY HEALTH DEPARTMENT 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.
  - IN ACCORDANCE WITH KRS 256, ALL OWNERS OF PARCELS ADJOINING AN AGRICULTURAL USE SHALL BE RESPONSIBLE FOR ONE-HALF (1/2) THE COST OF THE CONSTRUCTION AND MAINTENANCE OF A BOUNDARY FENCE.
  - ANY SINKHOLES ENCOUNTERED DURING HOME CONSTRUCTION SHALL BE MONITORED AND MEDIATED BY A GEOTECHNICAL ENGINEER.
  - 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.
  - EXISTING BUILDINGS SHOWN WERE NOT FIELD LOCATED THIS SURVEY. LOCATION SHOWN BASED ON 2019 AERIAL IMAGERY DOWNLOADED FROM: <https://gogonnet.maps.arcgis.com/>.
  - TRACT 1-B RECORD IS NOT BEING SUBMITTED AS RECORDED IN THE MINUTES OF THE AUGUST 12, 2025 JOINT PLANNING COMMISSION MINUTES (THIRD PAGE, 505).

**LEGEND**

- |   |   |
|---|---|
| ① IRON PIN WITH CAP #3848 FOUND (5/8" DIA., 18" LONG)         | ⑧ IRON PIN WITH CAP #3848 SET (5/8" DIA., 18" LONG) |
| ② MAG NAIL FOUND WITH WASHER STAMPED "3848"                   | ⑨ MAG NAIL SET WITH WASHER STAMPED "3848"           |
| ③ REFERENCE IRON PIN SET WITH CAP #2053 (5/8" DIA., 18" LONG) | ⑩ PK NAIL FOUND                                     |
| ④ IRON PIN FOUND NO CAP, 5/8" DIA.                            | ⑪ UN-MONUMENTED FENCE POST                          |
| ⑤ IRON PIN FOUND NO CAP, 3/4" DIA.                            | R.W.E. ROADWAY WIDENING EASEMENT                    |
| ⑥ OPEN PIPE FOUND 1 1/2" DIA.                                 | D.U.E. DRAINAGE AND UTILITY EASEMENT                |
|   | B.L. BUILDING SETBACK LINE                          |
- UTILITY COMPANIES**
- ELECTRIC:.....BLUE GRASS ENERGY  
 TELEPHONE:.....WINDSTREAM  
 WATER:.....CITY OF NICHOLASVILLE
- RESIDUAL FARMLAND NOTE**
- 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 OR OPEN SPACE USE WITH THIS COVENANT TO BE PERPETUAL AND RUNNING WITH 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 COMPATIBLE IN DESIGN AND SIZE TO THE EXISTING 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.

**HISTORIC DESIGNATION**

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 3.22(A) OF THE JESSAMINE COUNTY ZONING ORDINANCE.

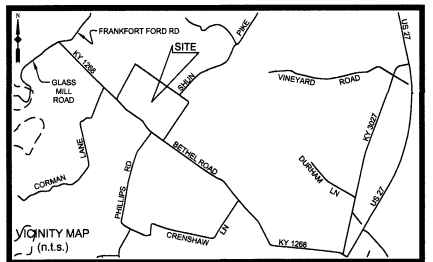
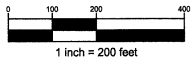
**SITE STATISTICS**

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

**RECORD SOURCE OF PROPERTY**

SOURCE OF DEEDS: DEED BOOK 840, PAGE 163; DEED BOOK 887, PAGE 442 AND PLAT CABINET 11, SLIDE 598 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE.

**GRAPHIC SCALE**



**SURVEYORS NOTES:**

THIS PLAT 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 SP85 GNSS OR CARLSON BR7 GNSS RECEIVER WITH RELATIVE HORIZONTAL ACCURACY OF ±8MM+1 PPM AND THE KYTC VRS SYSTEM WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A RURAL SURVEY. THE HORIZONTAL DATUM IS NAD 83, THE VERTICAL DATUM IS NAVD 1988 AND THE GEIOD MODEL USED IS GEIOD18.

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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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 OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS.

*Donnie Hubbard* 10-27-2025  
 OWNER (DONNIE HUBBARD) DATE  
*Pamela Hubbard* 10-27-2025  
 OWNER (PAMELA HUBBARD) DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**

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.

*Pamela* 10/31/25  
 CHAIRMAN OR SECRETARY, PLANNING COMMISSION DATE

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS A TRUE 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 D. Banks* 10-27-25  
 JASON D. BANKS L.S. #3848 DATE

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO AMEND PLAT OF RECORD OF TRACT 1, RIDGEFIELD SUBDIVISION LODGED OR RECORD IN PLAT CABINET 11, SLIDE 599. SAID AMENDMENT BEING TO REMOVE TRACT 1-B FROM THE RECORD OF RECORD 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 UNCHANGED FROM PRIOR PLAT AND IS SHOWN FOR THE SOLE PURPOSE OF REDESIGNATION OF TRACT 1 FOR CLARITY THAT IT COMPRISES A PORTION OF THE RESIDUAL FARM LAND ON PRIOR PLAT NOTED. ONE (1) DWELLING UNIT SHALL BE PERMITTED TO BE CONSTRUCTED ON THE ENTIRETY OF THE 80.52 ACRES COMPRISING THE RESIDUAL FARMLAND, SAID DWELLING UNIT WAS DESIGNED FOR RESIDUAL TRACTS AT THE TIME OF THE ORIGINAL DEVELOPMENT AS PER SECTION 3.224 "DEVELOPMENT" STANDARDS FOR CLUSTER DEVELOPMENTS" OF THE ZONING ORDINANCE.

**AMENDED FINAL RECORD PLAT RIDGEFIELD SUBDIVISION (formerly known as Myers Property)**

TRACT 1  
 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

**RECORDERS CERTIFICATION**

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

**JESSAMINE COUNTY CAB13 PG45**