

RECORD SOURCE OF PARCELS

- PARCEL 1**
PVA #054-3013-005-00 & #054-3013-006-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 540; P. 359
PLAT SLIDE 2193
- PARCEL 2**
PVA #054-3013-008-01
THE CITY OF WINCHESTER, KENTUCKY
D.B. 541; P. 537
PLAT SLIDE 2193
- PARCEL 3**
PVA #054-3013-008-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 541; P. 133
PLAT SLIDE 2193
- PARCEL 4**
PVA #054-3013-009-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 547; P. 140
PLAT SLIDE 2193
- PARCEL 5**
PVA #054-3013-010-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 542; P. 573
PLAT SLIDE 2193
- PARCEL 6**
PVA #054-3013-011-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 541; P. 128
PLAT SLIDE 2193
- PARCEL 7**
PVA #054-3013-012-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 541; P. 128
PLAT SLIDE 2193
- PARCEL 8**
PVA #054-3013-013-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 541; P. 539
PLAT SLIDE 2193
- PARCEL 9**
PVA #054-3013-014-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 546; P. 446
PLAT SLIDE 2193
- PARCEL 10**
PVA #054-3013-015-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 554; P. 176
PLAT SLIDE 2193
- PARCEL 11**
PVA #054-3013-015-01
THE CITY OF WINCHESTER, KENTUCKY
D.B. 546; P. 176
PLAT SLIDE 2193
- PARCEL 12**
PVA #054-3013-016-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 547; P. 148
PLAT SLIDE 2193
- PARCEL 13**
PVA #054-3013-016-01 & 054-3013016-02
CITY OF WINCHESTER, KENTUCKY
D.B. 488; P. 499
PLAT SLIDE 2193
- PARCEL 14**
PVA #054-3013-017-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 547; P. 144
PLAT SLIDE 2193
- PARCEL 15**
PVA #054-3013-018-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 542; P. 05
PLAT SLIDE 2193
- PARCEL 16**
PVA #054-3013-019-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 540; P. 361
PLAT SLIDE 2193
- PARCEL 17**
PVA #054-3013-020-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 541; P. 878
PLAT SLIDE 2193
- PARCEL 18**
PVA #054-3013-021-00
THE CITY OF WINCHESTER, KENTUCKY
D.B. 541; P. 131
PLAT SLIDE 2193

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK LINE
- Δ SURVEY MARKER (FOUND)
- SURVEY MARKER (SET)
- D.U.E. DRAINAGE & UTILITY EASEMENT

SURVEYORS NOTES:

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN JUNE, 2019. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. TRIMBLE R8-3 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS AN URBAN SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN ±0.05"±100 PPM. THE HORIZONTAL DATUM IS NAD 1983, THE VERTICAL DATUM IS NAVD 1988 AND THE GEIOD MODEL USED IS GEIOD09.

THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE 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.

OWNER'S CERTIFICATION:

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING THE SAME (OR A PORTION OF) PROPERTY CONVEYED TO ME (US) BY _____, BY _____ DATED _____ AND RECORDED IN BOOK _____, PAGE _____, IN THE CLARK COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

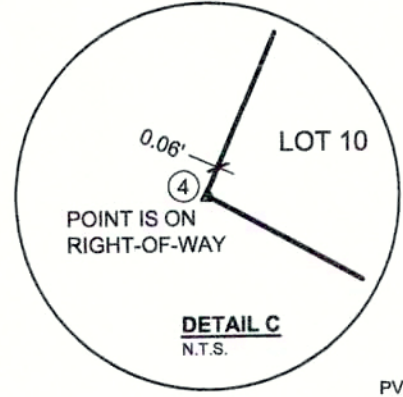
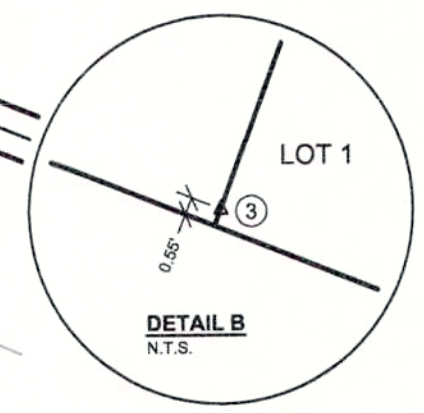
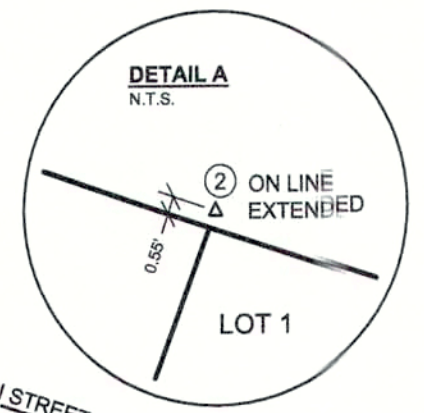
OWNER: THE CITY OF WINCHESTER DATE: _____
WITNESS, SIGNATURE & ADDRESS _____

MONUMENT LEGEND

- ① IRON PIN SET (5/8" DIA., 18" LONG) WITH CAP #3848
- ② IRON PIN FOUND WITH CAP "BALDWIN"
- ③ IRON PIN FOUND WITH CAP "COLUMBIA GAS"
- ④ IRON PIN FOUND NO CAP
- ⑤ MAG NAIL FOUND WITH WASHER STAMPED "3848"
- ⑥ IRON PIN FOUND WITH CAP "3848"

SITE STATISTICS

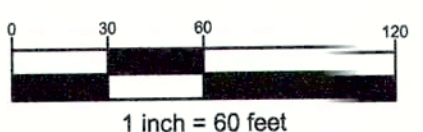
TOTAL AREA:..... 2.27 ACRES
AREA IN LOTS:..... 1.85 ACRES
AREA IN RIGHT OF WAY:..... 0.43 ACRES
NO. OF LOTS:..... 10
LENGTH OF STREET:..... N/A
ZONE:..... R-4
SMALLEST LOT IS LOT 1 WITH 5469.0 SQ. FT.



GENERAL NOTES:

1. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21049C0106C, EFFECTIVE JUNE 5, 2012.
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. PARCEL NUMBERS REFERENCED IN RECORD SOURCE OF PROPERTIES TABLE REFER TO PARCELS AS SHOWN ON PRIOR PLAT SLIDE 2193.

GRAPHIC SCALE



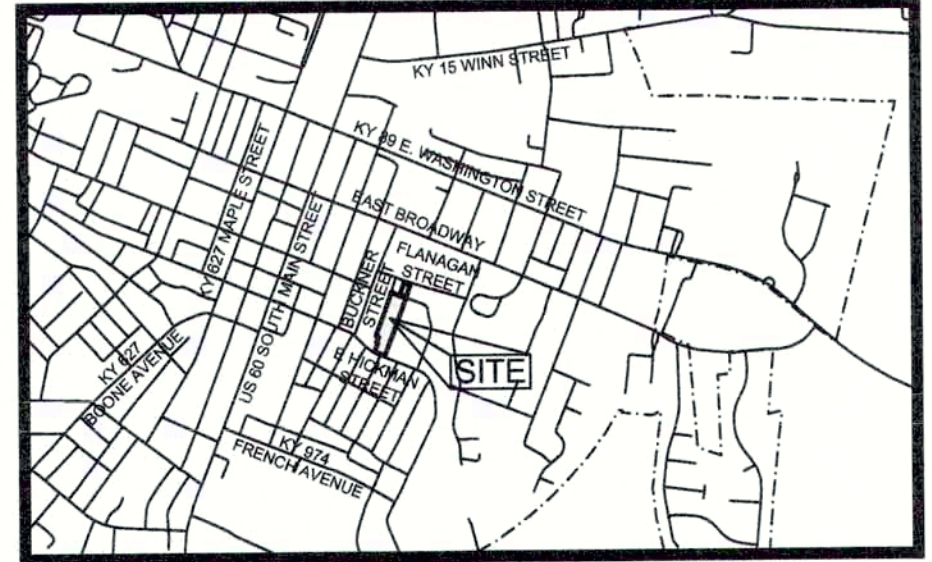
PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO AMEND PLAT OF RECORD TITLED "RETRACEMENT SURVEY, LINCOLN STREET REDEVELOPMENT, PHASE 1, LODGED IN PLAT SLIDE 2193. SAID AMENDMENT BEING:
1. CONSOLIDATE PRIOR PLATTED PARCELS 2 THROUGH 18 INTO A SINGLE TRACT FOR PURPOSES OF RE-DIVISION.
2. DEDICATION OF RIGHT-OF-WAY ALONG THE WESTERLY SIDE OF LINCOLN STREET.
3. SUBDIVISION OF CONSOLIDATED TRACT INTO LOTS 2 THROUGH 10.

TRACT 1 & 10 NON-CONFORMANT NOTE

TRACTS 1 AND 10 AS SHOWN HEREON ARE NON-CONFORMING LOTS RESULTING FROM THE RIGHT-OF-WAY DEDICATION THIS SURVEY AND SHALL BE USED FOR NON-BUILDING PURPOSES ONLY.

STATE OF KENTUCKY
JASON D. BANKS
3848
LICENSED PROFESSIONAL LAND SURVEYOR
5-11-21



PLANNING COMMISSION'S CERTIFICATION:

"I DO HEREBY CERTIFY THAT THIS RECORD PLAT CONFORMS TO THE REGULATIONS OF THE WINCHESTER/CLARK COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED TO BE RECORDED BY THE CLARK COUNTY COURT CLERK."

SIGNED: _____ DATE: 5/14/21
PLANNING COMMISSION SECRETARY

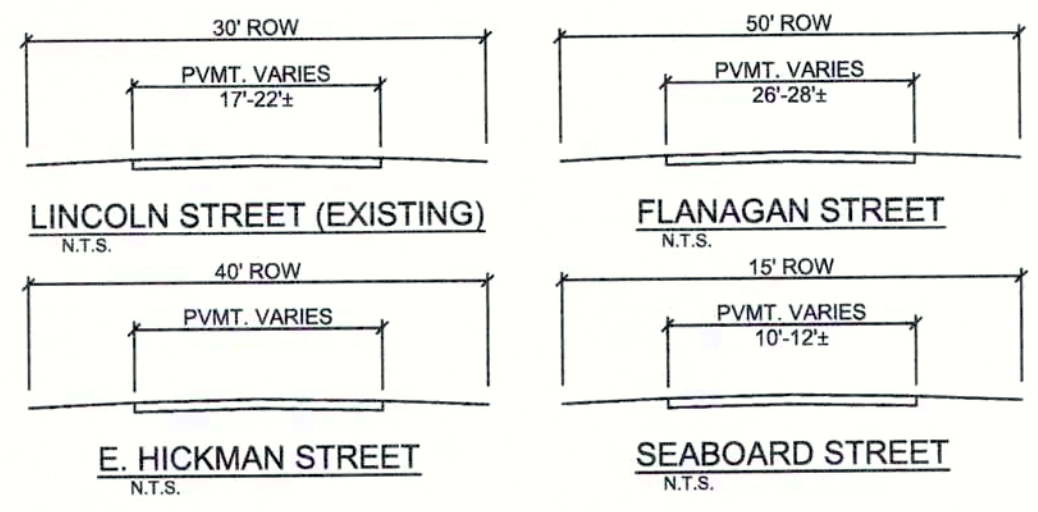
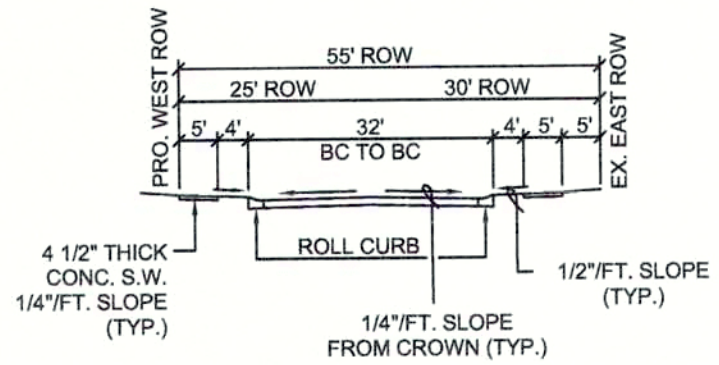
LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STATE OF KENTUCKY MINIMUM STANDARDS AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE PLAT OF SURVEY TO THE SPECIFICATIONS OF THE STATE OF KENTUCKY MINIMUM STANDARDS.

SIGNED: _____ DATE: 5-11-21
LAND SURVEYOR: JASON D. BANKS #3848

ZONE R-4 REQUIREMENTS

- MINIMUM LOT SIZE..... *6000 SQ. FT.
- MINIMUM LOT WIDTH..... 60 FT.
- MINIMUM FRONT YARD..... 25 FT.
- MINIMUM EACH SIDE YARD..... 7 FT.
- MINIMUM REAR YARD..... 25 FT.
- MAXIMUM LOT COVERAGE..... 30%
- MAXIMUM HEIGHT OF BLDG..... 35 FT.
- * SEE ZONING REGULATIONS.



**AMENDED RECORD & CONSOLIDATION PLAT
LINCOLN STREET
REDEVELOPMENT - PHASE I
PLAT SLIDE 2193
Winchester, Kentucky**

Client:
City of Winchester
32 Wall Street, PO Box 40
Winchester, KY 40392

BANKS
JASON D. BANKS, PLS
1211 JESSAMINE STATION | NICHOLASVILLE, KY
859.881.0020 | BANKSENGINEERING.NET

Plat of survey represents a boundary survey and complies with 201 KAR 18:150
April, 2021

COUNTY CLERK RECORDER'S CERTIFICATION

DOCUMENT NO: 266084
RECORDED: May 17, 2021 08:45:00 AM
TOTAL FEES: \$50.00
COUNTY CLERK: MICHELLE S TURNER
DEPUTY CLERK: CHRIS FRAZIER
COUNTY: CLARK COUNTY
BOOK: PLAT PAGES: 2298 - 2298