

2121 CLEAR CREEK ROAD

60.16 +/- Acres

Jessamine County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com



Well located 60+ acres. surrounding Holloway Estates. Would make a nice farm. Excellent pasture land for horses or cattle. Craft your home the way you want. Surrounded by green fields and plank fencing with road frontage on Clear Creek.



PRICE: \$675,000.

Information contained herein is believed to be accurate but is not warranted.

Marilyn Richardson
859-621-4850
marilyn320@aol.com



www.kyhorsefarms.com

Bo Goodman
859-509-0582
bo@mtbrilliant.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

2121 Clear Creek Rd, Nicholasville, KY 40356



CERTIFIED
I, _____
LAND SURVEYOR
MY COMMISSION
EXPIRES _____
PLAT NO. _____

SURVEY DISTRICT NORTH OF U.S. 221 FROM U.S. 221
TO 35' FROM THE RIGHT-OF-WAY.

1	N 0°00'00" E	100.00 AC
2	N 15°29'00" E	100.00 AC
3	N 28°52'00" E	100.00 AC
4	N 44°00'00" E	100.00 AC
5	N 60°00'00" E	100.00 AC
6	N 77°00'00" E	100.00 AC
7	N 93°00'00" E	100.00 AC
8	N 108°00'00" E	100.00 AC
9	N 123°00'00" E	100.00 AC
10	N 138°00'00" E	100.00 AC
11	N 153°00'00" E	100.00 AC
12	N 168°00'00" E	100.00 AC
13	N 183°00'00" E	100.00 AC
14	N 198°00'00" E	100.00 AC
15	N 213°00'00" E	100.00 AC
16	N 228°00'00" E	100.00 AC
17	N 243°00'00" E	100.00 AC
18	N 258°00'00" E	100.00 AC
19	N 273°00'00" E	100.00 AC
20	N 288°00'00" E	100.00 AC
21	N 303°00'00" E	100.00 AC
22	N 318°00'00" E	100.00 AC
23	N 333°00'00" E	100.00 AC
24	N 348°00'00" E	100.00 AC
25	N 363°00'00" E	100.00 AC
26	N 378°00'00" E	100.00 AC
27	N 393°00'00" E	100.00 AC
28	N 408°00'00" E	100.00 AC
29	N 423°00'00" E	100.00 AC
30	N 438°00'00" E	100.00 AC
31	N 453°00'00" E	100.00 AC
32	N 468°00'00" E	100.00 AC
33	N 483°00'00" E	100.00 AC
34	N 498°00'00" E	100.00 AC
35	N 513°00'00" E	100.00 AC
36	N 528°00'00" E	100.00 AC
37	N 543°00'00" E	100.00 AC
38	N 558°00'00" E	100.00 AC
39	N 573°00'00" E	100.00 AC
40	N 588°00'00" E	100.00 AC
41	N 603°00'00" E	100.00 AC
42	N 618°00'00" E	100.00 AC
43	N 633°00'00" E	100.00 AC
44	N 648°00'00" E	100.00 AC
45	N 663°00'00" E	100.00 AC
46	N 678°00'00" E	100.00 AC
47	N 693°00'00" E	100.00 AC
48	N 708°00'00" E	100.00 AC
49	N 723°00'00" E	100.00 AC
50	N 738°00'00" E	100.00 AC
51	N 753°00'00" E	100.00 AC
52	N 768°00'00" E	100.00 AC
53	N 783°00'00" E	100.00 AC
54	N 798°00'00" E	100.00 AC
55	N 813°00'00" E	100.00 AC
56	N 828°00'00" E	100.00 AC
57	N 843°00'00" E	100.00 AC
58	N 858°00'00" E	100.00 AC
59	N 873°00'00" E	100.00 AC
60	N 888°00'00" E	100.00 AC
61	N 903°00'00" E	100.00 AC
62	N 918°00'00" E	100.00 AC
63	N 933°00'00" E	100.00 AC
64	N 948°00'00" E	100.00 AC
65	N 963°00'00" E	100.00 AC
66	N 978°00'00" E	100.00 AC
67	N 993°00'00" E	100.00 AC
68	N 1008°00'00" E	100.00 AC
69	N 1023°00'00" E	100.00 AC
70	N 1038°00'00" E	100.00 AC
71	N 1053°00'00" E	100.00 AC
72	N 1068°00'00" E	100.00 AC
73	N 1083°00'00" E	100.00 AC
74	N 1098°00'00" E	100.00 AC
75	N 1113°00'00" E	100.00 AC
76	N 1128°00'00" E	100.00 AC
77	N 1143°00'00" E	100.00 AC
78	N 1158°00'00" E	100.00 AC
79	N 1173°00'00" E	100.00 AC
80	N 1188°00'00" E	100.00 AC
81	N 1203°00'00" E	100.00 AC
82	N 1218°00'00" E	100.00 AC
83	N 1233°00'00" E	100.00 AC
84	N 1248°00'00" E	100.00 AC
85	N 1263°00'00" E	100.00 AC
86	N 1278°00'00" E	100.00 AC
87	N 1293°00'00" E	100.00 AC
88	N 1308°00'00" E	100.00 AC
89	N 1323°00'00" E	100.00 AC
90	N 1338°00'00" E	100.00 AC
91	N 1353°00'00" E	100.00 AC
92	N 1368°00'00" E	100.00 AC
93	N 1383°00'00" E	100.00 AC
94	N 1398°00'00" E	100.00 AC
95	N 1413°00'00" E	100.00 AC
96	N 1428°00'00" E	100.00 AC
97	N 1443°00'00" E	100.00 AC
98	N 1458°00'00" E	100.00 AC
99	N 1473°00'00" E	100.00 AC
100	N 1488°00'00" E	100.00 AC

TRACT 1 (PARENT)
65.00 ACRES
RESIDUAL FARM : 48.00 ACRES

TRACT 2 (PARENT)
75.73 ACRES
RESIDUAL FARM : 63.67 ACRES

TRACT 3 (PARENT)
85.00 ACRES
RESIDUAL FARM : 60.16 ACRES

TRACT 1 (POD 1)
TRACT 2 (POD 1)
TRACT 3 (POD 1)

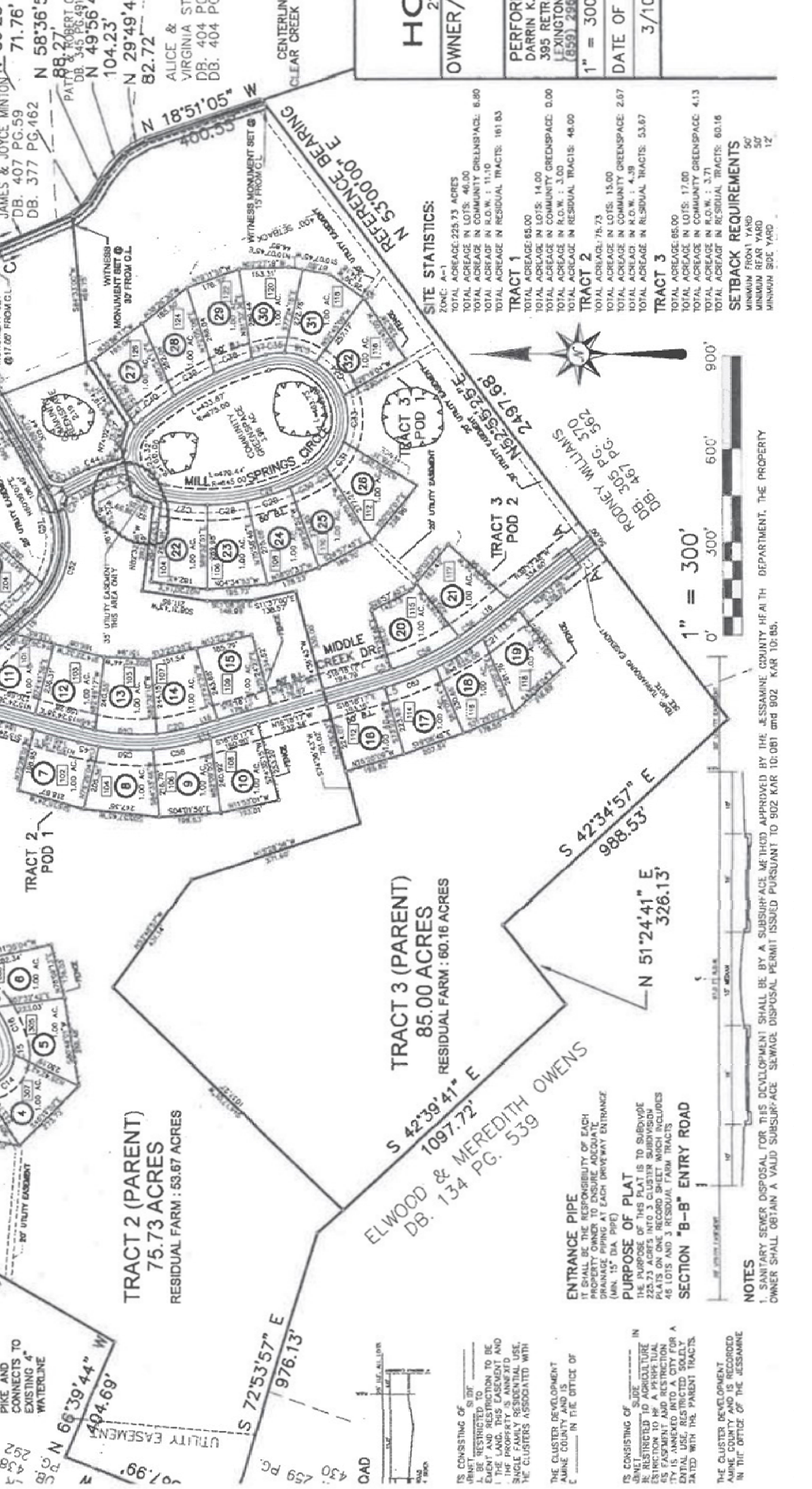
TRACT 1 (POD 2)
TRACT 2 (POD 2)
TRACT 3 (POD 2)

TRACT 1 (POD 3)
TRACT 2 (POD 3)
TRACT 3 (POD 3)

UTILITY EASEMENTS
WATERLINE
EXTENDS OFFSITE
FROM KEENE
PROJECT AND
CONNECTS TO
EXISTING 4"
WATERLINE

ENTRANCE PIPE
IT SHALL BE THE RESPONSIBILITY OF EACH
PROPERTY OWNER TO ENSURE ADEQUATE
CUMULATIVE CAPACITY AT EACH DRIVEWAY ENTRANCE
PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE
225.73 ACRES INTO 3 CLUSTER SUBDIVISION
PLATS ON ONE RECORD SHEET WHICH INCLUDES
46 LOTS AND RESIDUAL FARM TRACTS
SECTION "B-B" ENTRY ROAD

NOTES
1. SANITARY SEWER DISPOSAL FOR THIS DEVELOPMENT SHALL BE BY A SUBSURFACE METHOD APPROVED BY THE JESSAMINE COUNTY HEALTH DEPARTMENT. THE PROPERTY
OWNER SHALL OBTAIN A VALID SUBSURFACE SEWAGE DISPOSAL PERMIT ISSUED PURSUANT TO 502 KAR 10.001 AND 902 KAR 10.001.



AMEI HOLDINGS, LLC
2121 CLEAF
OWNER/CLIENT;

PERFORMED AND
DARRIN K. DARNELL
395 RETRAC ROAD
LEXINGTON, KY 40501
(659) 286-8716

1" = 300'

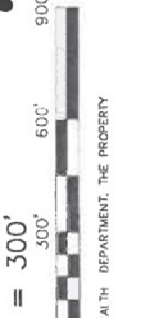
DATE OF SURVEY
3/10/2003

SITE STATISTICS:

TOTAL ACREAGE	225.73 ACRES
TOTAL ACREAGE IN LOTS	46.00
TOTAL ACREAGE IN COMMUNITY GREENSPACE	6.80
TOTAL ACREAGE IN R.O.W.	11.10
TOTAL ACREAGE IN RESIDUAL TRACTS	161.83
TRACT 1	
TOTAL ACREAGE	65.00
TOTAL ACREAGE IN LOTS	15.00
TOTAL ACREAGE IN COMMUNITY GREENSPACE	0.00
TOTAL ACREAGE IN R.O.W.	3.00
TOTAL ACREAGE IN RESIDUAL TRACTS	46.00
TRACT 2	
TOTAL ACREAGE	75.73
TOTAL ACREAGE IN LOTS	15.00
TOTAL ACREAGE IN COMMUNITY GREENSPACE	2.67
TOTAL ACREAGE IN R.O.W.	4.39
TOTAL ACREAGE IN RESIDUAL TRACTS	53.67
TRACT 3	
TOTAL ACREAGE	85.00
TOTAL ACREAGE IN LOTS	17.00
TOTAL ACREAGE IN COMMUNITY GREENSPACE	4.13
TOTAL ACREAGE IN R.O.W.	7.70
TOTAL ACREAGE IN RESIDUAL TRACTS	60.16

SETBACK REQUIREMENTS

MINIMUM FRONT YARD	50'
MINIMUM REAR YARD	50'
MINIMUM SIDE YARD	12'



1" = 300'

900'

600'

300'

0'