

Owner
Manor Lake, LLC
 10847 Omaha Trace
 Union, Kentucky 41091

Client
Manor Lake, LLC
 10847 Omaha Trace
 Union, Kentucky 41091

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 466 Erlanger Road • Erlanger, Kentucky 41018
 Ph: (859) 727-3293 • Fax: (859) 727-8452 • www.vioxinc.com

STATE OF KENTUCKY
WILLIAM R. VIOX
 1781
 LICENSED PROFESSIONAL LAND SURVEYOR

~Unless otherwise designated on the record plat, a 10' wide Private Drainage Easement shall exist along all common building lot lines. The common building lot line being the center line of said easement, and 5' of easement on each lot.

• SET 1/2" REBAR AND CAP STAMPED "PLS 797 & 1781"
 ○ FOUND 1/2" REBAR AND CAP

MAG NAILS SET AT THE INTERSECTION OF THE LOT LINES AND THE CENTERLINE TANGENTS.

MAG NAILS SET AT THE P.C., P.T., AND P.I. OF ALL CURVES.

NOTCHES SET AT THE INTERSECTION OF THE EXTENSION FO ALL LOT LINES AND THE BACK OF THE STREET CURB.

STREET ADDRESS = 0000

R/W Dedicated = 1.674 Ac.
 Total Area = 8.805 Ac.
 TOTAL NUMBER OF LOTS = 23
 INDEPENDENCE RECORDING DISTRICT

Parcel/Tract Areas
 Record Book I-2091, Page 244=4.734 Ac.
 Record Book I-2242, Page 031=2.410 Ac.
 Record Book I-2391, Page 097=1.500 Ac.
 Record Book I-1817, Page 190=0.161 Ac.

ALDERBROOK SUBDIVISION
SECTION 1
 Kenton County, Kentucky
 Scale: 1"=50' June 11, 2009
 GRAPHIC SCALE

CABINET
 SLIDE
 GROUP

Page 1 of 2

PLANNING COMMISSION APPROVAL

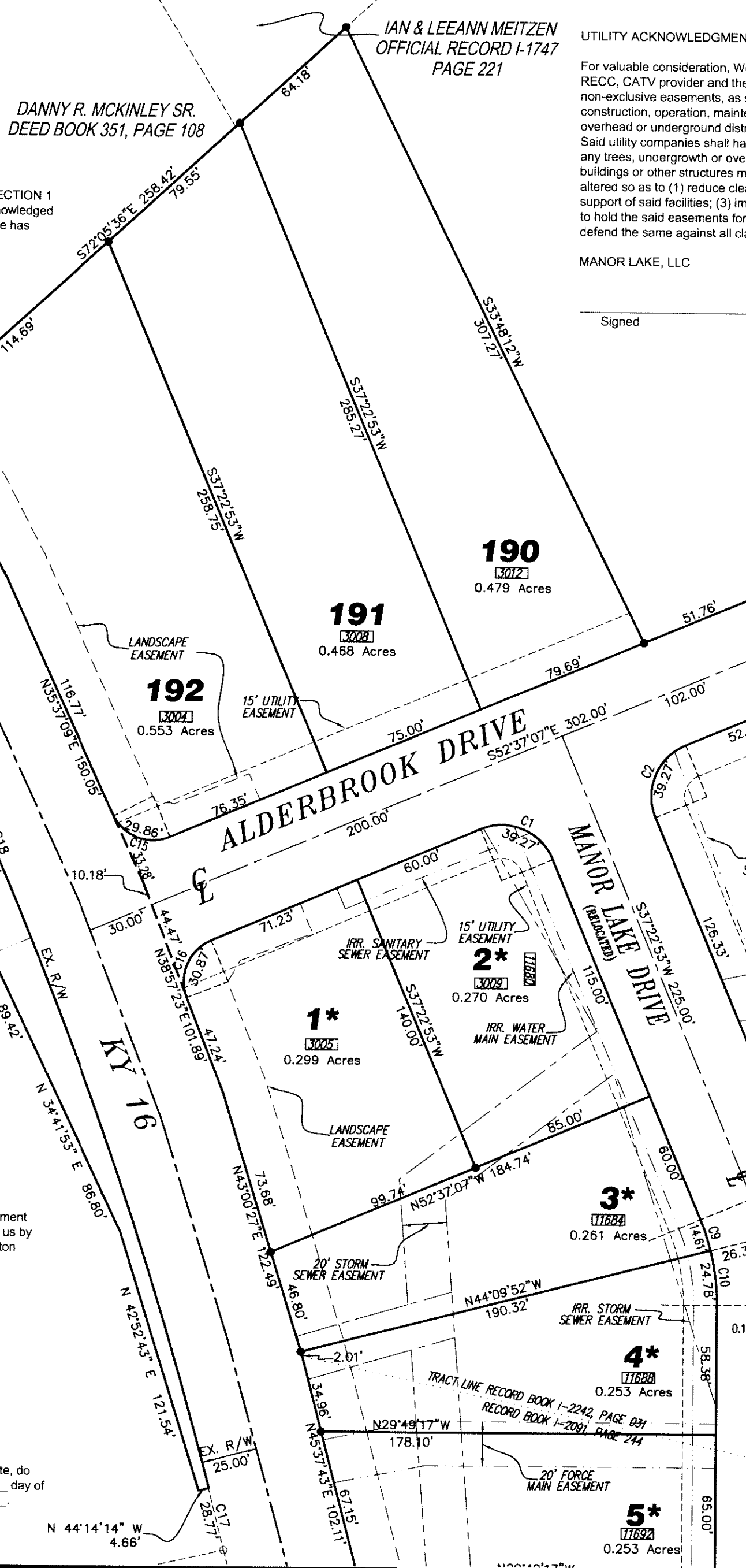
Approved by the Kenton County and Municipal Planning and Zoning Commission, Kenton County, Kentucky.

Signed _____ Date _____

COUNTY CLERK ACKNOWLEDGMENT

As Kenton County Clerk I do certify that this plat of ALDERBROOK, SECTION 1 was this day presented to me at my office by the aforesaid and acknowledged to their act and deed and was this day left for record. Whereupon same has been duly recorded this _____ day of _____, 200__.

Signed _____ Date _____



UTILITY ACKNOWLEDGMENT

For valuable consideration, We, the undersigned do hereby permanently grant to Duke Energy, Owen Co. RECC, CATV provider and the Cincinnati Bell Telephone Company, their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as "Utility Easement" for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the overhead or underground distribution of gas, electric, telephone, or telecommunications, or other utilities. Said utility companies shall have the right of ingress and egress and also the right to cut, trim or remove any trees, undergrowth or overhanging branches within said easement or immediately adjacent thereto. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facilities or; (4) create a hazard. To have and to hold the said easements forever, We acknowledge having full power to convey this easement and will defend the same against all claims.

MANOR LAKE, LLC

Signed _____ Date _____

SANITARY SEWER EASEMENT ACKNOWLEDGMENT

The utility easements shown and described on this plat are dedicated to the use and benefit of the named utility. The respective rights, duties, and obligations of the individual lot owner and the respective utility are set forth in a separate recorded document in the Kenton County Clerks Office. Terms and conditions of the document listed below are incorporated by reference:

Sanitary Sewers Sanitation District No. 1 Misc. Book 431, Pg. 110

OWNER CERTIFICATE

We, the undersigned do adopt this plat of ALDERBROOK SUBDIVISION SECTION 1 and do hereby dedicate the streets and storm and sanitary sewer structures within the easements shown hereon to public use. Being part of the same property conveyed to us by deed recorded in Record Book I-2091, Page 244, Record Book I-2242, Page 031, and in Record Book I-2391, Page 097 in the records of the Kenton County Clerks Office at Independence, Kentucky

MANOR LAKE, LLC Date _____

NOTARY ACKNOWLEDGMENT

County of _____ State of _____

I, _____, a notary public in and for said county and state, do certify that the foregoing instrument was acknowledged before me this _____ day of _____, 200__ by _____ of _____ a _____ on behalf of that corporation.

Signed: _____ My Commission Expires: _____

SURVEYOR ACKNOWLEDGMENT

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted error of closure was at least 1:10,000 and was not adjusted. The survey as shown hereon is a Class A Survey and the accuracy and precision of said survey meets all the specifications of this class.

P.L.S. 1781 Date _____

OWNER CERTIFICATE

We, the undersigned do adopt this plat of ALDERBROOK SUBDIVISION SECTION 1 and do hereby dedicate the right-of-way and water main easement shown hereon to public use. Being part of the same property conveyed to us by deed recorded in Record Book I-1817, Page 190 in the records of the Kenton County Clerks Office at Independence, Kentucky

Donald Nagaleisen Date _____
 Christina Nagaleisen Date _____

NOTARY ACKNOWLEDGMENT

County of _____ State of _____

I, _____, a notary public in and for said county and state, do certify that the foregoing instrument was acknowledged before me this _____ day of _____, 200__ by _____ & _____

Signed: _____ My Commission Expires: _____

* THESE LOTS SUBJECT TO M.O.E. (MINIMUM OPENING ELEVATION):
 LOT 1 - NO OPENING BELOW 1' ABOVE RIM OF YDCB#17
 LOT 2 - NO OPENING BELOW 1' ABOVE RIM OF STM#12
 LOT 3 - NO OPENING ALONG REAR OF HOUSE BELOW 1' ABOVE RIM OF YDCB#17. ALSO, NO OPENING BELOW 1' ABOVE RIM OF STM#12
 LOT 4 - NO OPENING ALONG REAR OF HOUSE BELOW RIM OF YDCB#18
 LOT 5 - NO OPENING ALONG REAR OF HOUSE BELOW 4' ABOVE RIM OF YDCB#18
 LOT 6 - NO OPENING ALONG REAR OF HOUSE BELOW 1' ABOVE RIM OF YDCB#19

FOR ALL YDCB'S & STM'S REFER TO MANOR LAKE SUBDIVISION, PHASE A IMPROVEMENT PLAN.

PLANNING COMMISSION APPROVAL

Approved by the Kenton County and Municipal Planning and Zoning Commission, Kenton County, Kentucky.

Signed _____ Date _____

UTILITY ACKNOWLEDGMENT

For valuable consideration, We, the undersigned do hereby permanently grant to Duke Energy, Owen Co. RECC, CATV provider and the Cincinnati Bell Telephone Company, their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as "Utility Easement" for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the overhead or underground distribution of gas, electric, telephone, or telecommunications, or other utilities. Said utility companies shall have the right of ingress and egress and also the right to cut, trim or remove any trees, undergrowth or overhanging branches within said easement or immediately adjacent thereto. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facilities or; (4) create a hazard. To have and to hold the said easements forever, We acknowledge having full power to convey this easement and will defend the same against all claims.

MANOR LAKE, LLC

Signed _____ Date _____

SANITARY SEWER EASEMENT ACKNOWLEDGMENT

The utility easements shown and described on this plat are dedicated to the use and benefit of the named utility. The respective rights, duties, and obligations of the individual lot owner and the respective utility are set forth in a separate recorded document in the Kenton County Clerks Office. Terms and conditions of the document listed below are incorporated by reference:

Sanitary Sewers Sanitation District No. 1 Misc. Book 431, Pg. 110

OWNER CERTIFICATE

We, the undersigned do adopt this plat of ALDERBROOK SUBDIVISION SECTION 1 and do hereby dedicate the streets and storm and sanitary sewer structures within the easements shown hereon to public use. Being part of the same property conveyed to us by deed recorded in Record Book I-2091, Page 244, Record Book I-2242, Page 031, and in Record Book I-2391, Page 097 in the records of the Kenton County Clerks Office at Independence, Kentucky

MANOR LAKE, LLC Date _____

NOTARY ACKNOWLEDGMENT

County of _____ State of _____

I, _____, a notary public in and for said county and state, do certify that the foregoing instrument was acknowledged before me this _____ day of _____, 200__ by _____ of _____ a _____ on behalf of that corporation.

Signed: _____ My Commission Expires: _____

SURVEYOR ACKNOWLEDGMENT

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted error of closure was at least 1:10,000 and was not adjusted. The survey as shown hereon is a Class A Survey and the accuracy and precision of said survey meets all the specifications of this class.

P.L.S. 1781 Date _____

UTILITY ACKNOWLEDGMENT

For valuable consideration, We, the undersigned do hereby permanently grant to Duke Energy, Owen Co. RECC, CATV provider and the Cincinnati Bell Telephone Company, their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as "Utility Easement" for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the overhead or underground distribution of gas, electric, telephone, or telecommunications, or other utilities. Said utility companies shall have the right of ingress and egress and also the right to cut, trim or remove any trees, undergrowth or overhanging branches within said easement or immediately adjacent thereto. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facilities or; (4) create a hazard. To have and to hold the said easements forever, We acknowledge having full power to convey this easement and will defend the same against all claims.

MANOR LAKE, LLC

Signed _____ Date _____

SANITARY SEWER EASEMENT ACKNOWLEDGMENT

The utility easements shown and described on this plat are dedicated to the use and benefit of the named utility. The respective rights, duties, and obligations of the individual lot owner and the respective utility are set forth in a separate recorded document in the Kenton County Clerks Office. Terms and conditions of the document listed below are incorporated by reference:

Sanitary Sewers Sanitation District No. 1 Misc. Book 431, Pg. 110

OWNER CERTIFICATE

We, the undersigned do adopt this plat of ALDERBROOK SUBDIVISION SECTION 1 and do hereby dedicate the streets and storm and sanitary sewer structures within the easements shown hereon to public use. Being part of the same property conveyed to us by deed recorded in Record Book I-2091, Page 244, Record Book I-2242, Page 031, and in Record Book I-2391, Page 097 in the records of the Kenton County Clerks Office at Independence, Kentucky

MANOR LAKE, LLC Date _____

NOTARY ACKNOWLEDGMENT

County of _____ State of _____

I, _____, a notary public in and for said county and state, do certify that the foregoing instrument was acknowledged before me this _____ day of _____, 200__ by _____ of _____ a _____ on behalf of that corporation.

Signed: _____ My Commission Expires: _____

SURVEYOR ACKNOWLEDGMENT

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted error of closure was at least 1:10,000 and was not adjusted. The survey as shown hereon is a Class A Survey and the accuracy and precision of said survey meets all the specifications of this class.

P.L.S. 1781 Date _____

VICINITY MAP
SCALE 1"=2000'

Owner
Manor Lake, LLC
10847 Omaha Trace
Union, Kentucky 41091

Client
Manor Lake, LLC
10847 Omaha Trace
Union, Kentucky 41091

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41018
Ph (859) 727-3293 • Fax (859) 727-8452 • www.vioxinc.com

STATE OF KENTUCKY
WILLIAM R. VIOX
1781
LICENSED PROFESSIONAL LAND SURVEYOR

~Unless otherwise designated on the record plat, a 10' wide Private Drainage Easement shall exist along all common building lot lines. The common building lot line being the center line of said easement, and 5' of easement on each lot.

~Surface drainage easements shown are approximate locations. The actual easement is centered on the existing drainage channel.

~Setbacks for building construction shall be in accordance with the current Kenton County Zoning Ordinance.

~Lots 192, 1, 3, 4 & 5 shall not have direct access to KY Highway 16

• SET 3/4" REBAR AND CAP STAMPED "PLS 797 & 1781"
○ FOUND 1/2" REBAR AND CAP

MAG NAILS SET AT THE INTERSECTION OF THE LOT LINES AND THE CENTERLINE TANGENTS.

MAG NAILS SET AT THE P.C., P.T., AND P.I. OF ALL CURVES.

NOTCHES SET AT THE INTERSECTION OF THE EXTENSION OF ALL LOT LINES AND THE BACK OF THE STREET CURB.

STREET ADDRESS = 0000

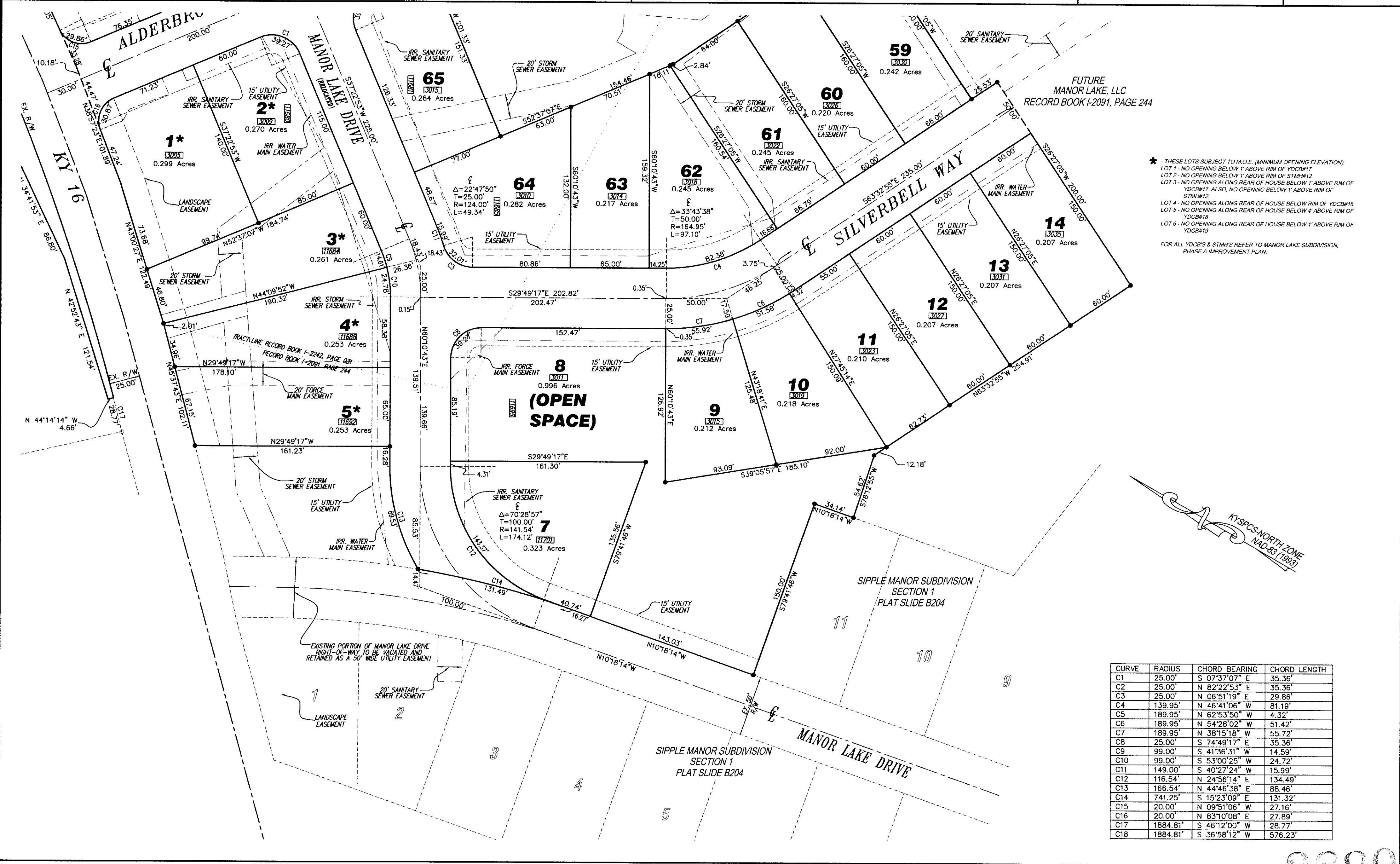
R/W Dedicated = 1.673 Ac.
Total Area = 8.805 Ac.
TOTAL NUMBER OF LOTS = 25
INDEPENDENCE RECORDING DISTRICT

Parcel/Tract Areas
Record Book I-2091, Page 244=4.734 Ac.
Record Book I-2242, Page 031=2.410 Ac.
Record Book I-2391, Page 097=1.500 Ac.
Record Book I-1817, Page 190=0.161 Ac.

ALDERBROOK SUBDIVISION
SECTION 1
Kenton County, Kentucky
Scale: 1"=50' June 11, 2009
GRAPHIC SCALE

CABINET
SLIDE
GROUP

Page 2 of 2



CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	25.00'	S 07°37'07" E	35.36'
C2	25.00'	N 82°22'53" E	35.36'
C3	25.00'	N 06°51'19" E	29.86'
C4	139.95'	N 46°41'06" W	81.19'
C5	189.95'	N 62°53'50" W	4.32'
C6	189.95'	N 54°28'02" W	51.42'
C7	189.95'	N 38°15'18" W	55.72'
C8	25.00'	S 74°49'17" E	35.36'
C9	99.00'	S 41°36'31" W	14.59'
C10	99.00'	S 53°00'25" W	24.72'
C11	149.00'	S 40°27'24" W	15.99'
C12	116.54'	N 24°56'14" E	134.49'
C13	166.54'	N 44°46'38" E	88.46'
C14	741.25'	S 15°23'09" E	131.32'
C15	20.00'	N 09°51'06" W	27.16'
C16	20.00'	N 83°10'08" E	27.89'
C17	1884.81'	S 46°12'00" W	28.77'
C18	1884.81'	S 36°58'12" W	576.23'

2390