

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

Client  
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Union, Kentucky 41091

**VIOX & VIOX**  
Civil Engineers, Surveyors, and Landscape Architects  
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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 6 & 193 shall not have direct access to KY Highway 16

● SET 3/4" REBAR AND CAP STAMPED "PLS 797 & 1781"  
○ FOUND 3/4" 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 FOR ALL LOT LINES AND THE BACK OF THE STREET CURB.

STREET ADDRESS = [ 0000 ]

R/W Dedicated = 0.014 Ac.  
Total Area = 1.036 Ac.

TOTAL NUMBER OF LOTS = 2  
INDEPENDENCE RECORDING DISTRICT

Parcel/Tract Areas  
Record Book 1-2091, Page 244 = 1.036 Ac.

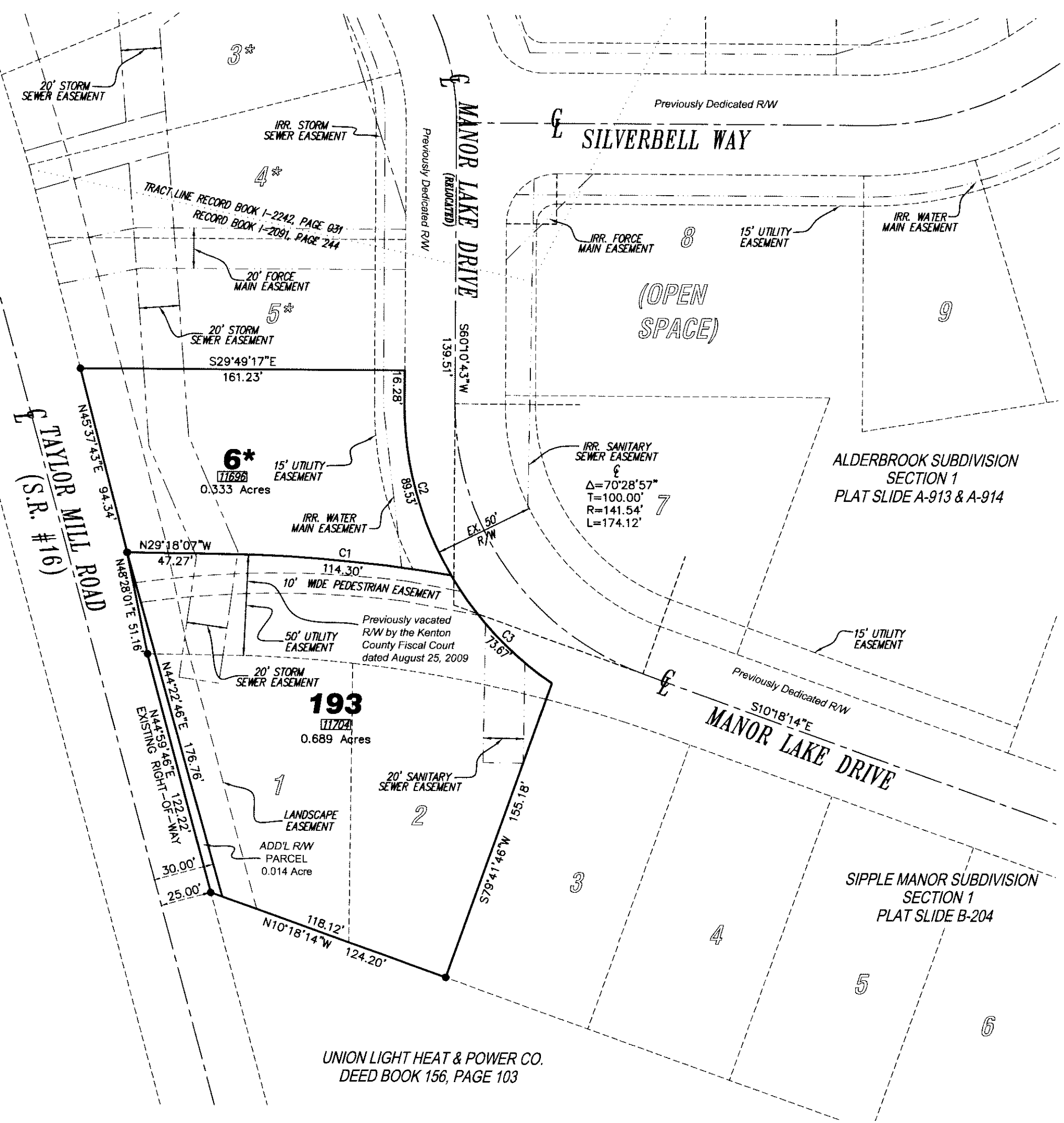
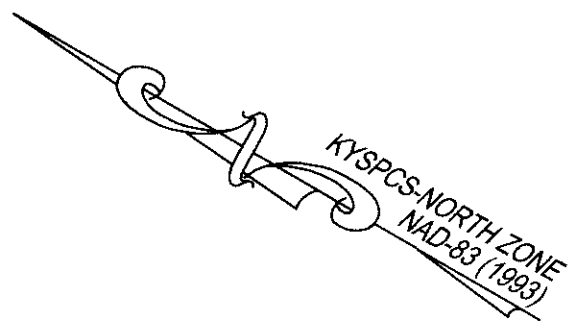
**ALDERBROOK SUBDIVISION  
SECTION 2  
AND RE-PLAT OF LOTS 1 & 2  
SIPPLE MANOR SUBDIVISION**  
Kenton County, Kentucky  
Scale: 1"=50' November 3, 2009  
GRAPHIC SCALE

CABINET  
SLIDE  
GROUP

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CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	741.25'	S24°53'07"E	114.18'
C2	166.54'	S44°46'38"W	88.46'
C3	166.54'	S16°42'11"W	73.08'

\* - THESE LOTS SUBJECT TO M.O.E. (MINIMUM OPENING ELEVATION):  
LOT 6 - NO OPENING ALONG REAR OF HOUSE BELOW 1' ABOVE RIM OF YDCB#19  
FOR ALL YDCB'S & STMH'S REFER TO MANOR LAKE SUBDIVISION, PHASE A IMPROVEMENT PLAN.



UTILITY ACKNOWLEDGEMENT  
GRANT OF EASEMENT

For valuable consideration, We, the undersigned ("Grantor") do hereby permanently grant to Duke Energy Ohio/Kentucky, Inc. and their parent entity (or entity controlling both entities), their respective subsidiaries or affiliate entities, and any other provider of utility services ("Grantee") their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as designed "Utility Easements" for the construction, operation, maintenance, repair, or replacement of any and all necessary fixtures for the overhead or underground distribution of gas, electric, telephone, telecommunications or other utilities ("Grantee Facilities" or "Facilities"). The Grantee shall have the right of ingress and egress and also the right to cut, trim or remove any trees, undergrowth or overhanging branches within the Utility Easements area, nor may the Utility Easements area be physically altered to (1) Reduce the clearances of either overhead or underground Facilities; (2) Impair the land support of Grantee Facilities; (3) Impair the ability to maintain the Facilities or; (4) Create a hazard. To have and to hold the easement forever. We acknowledge having the full power to convey this Utility Easement and will defend the same against all claims.

Also hereby granted to Duke Energy Ohio/Kentucky, Inc. and its subsidiaries, successors, and assigns the right to laterally extend, repair, and maintain natural gas services to serve individual lots as constructed by the original builder allowing disturbance only over existing service lines necessary for the repair only on the lot on which the service is located. Reconstruction or relocation is permissible only with the written permission of the parcel owner and said utility provider to a mutually agreeable location. No part of the Utility Easements shall encumber existing buildings or adjoining lots.

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 2 AND RE-PLAT OF LOTS 1 & 2 SIPPLE MANOR SUBDIVISION 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 1-2091, Page 244 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 \_\_\_\_\_ 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 \_\_\_\_\_

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 2 AND RE-PLAT OF LOTS 1 & 2 OF SIPPLE MANOR SUBDIVISION was this day presented to me at my office by the aforesigned 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 \_\_\_\_\_

2016