

Client & Owner:
 Manor Lake, LLC
 10847 Omaha Trace
 Union, Kentucky 41091

VIOX & VIOX
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RECORD PLAT NOTES

- SET 1/2" rebar and cap stamped "PLS 1781 & 797"
- Existing Iron Pin

M.A.G. Nails set at the intersection of the lot lines and the centerline tangents.

M.A.G. Nails set at the P.C., P.T., and P.I. of all curves.

Notches cut at the intersection of the extension of all lot lines and the back of the street curb.

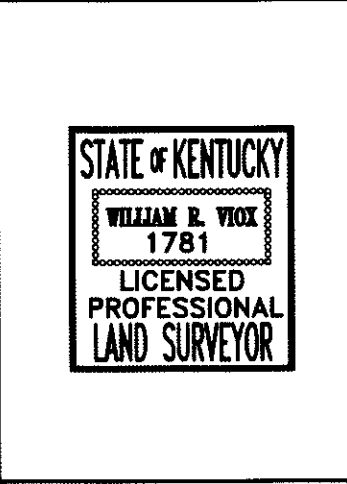
Setbacks for building construction shall be in accordance with the current Kenton County Zoning Ordinance.

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.

Parcel Tract Areas
 Record Book I-2091, Pg. 244 = 2.616 Ac.

Total Number of Lots = 10
 Zone = R1-B (PUD)
 Independence Recording District

R/W Dedicated = 0.356 Ac.
 Total Area = 2.616 Ac.



ALDERBROOK SUBDIVISION
SECTION 4
 Kenton County, Kentucky
 Scale: 1"=50' April 8, 2011

GRAPHIC SCALE
 0' 50' 100' 150'

CABINET
 SLIDE
 GROUP

Page 1 of 1

OWNER CERTIFICATE

We, the undersigned do adopt this plat of ALDERBROOK SUBDIVISION SECTION 4 and do dedicate the streets including storm sewer structures within easements (or other parcels of land) shown herein to public use. Being part of the same property conveyed to us by deed recorded in Record Book I-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 _____, 2011 By _____

_____ Of Manor Lake, LLC, A Kentucky Limited Liability Company, on behalf of that corporation.

Signed: _____
 My Commission Expires: _____

PLANNING COMMISSION APPROVAL

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

Signed _____ Date _____

COUNTY CLERK ACKNOWLEDGMENT

I, Gabrielle Summe, Clerk of Kenton County Court, do certify that this plat of Alderbrook Subdivision, Section 4 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 _____ 2011.

Signed _____

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

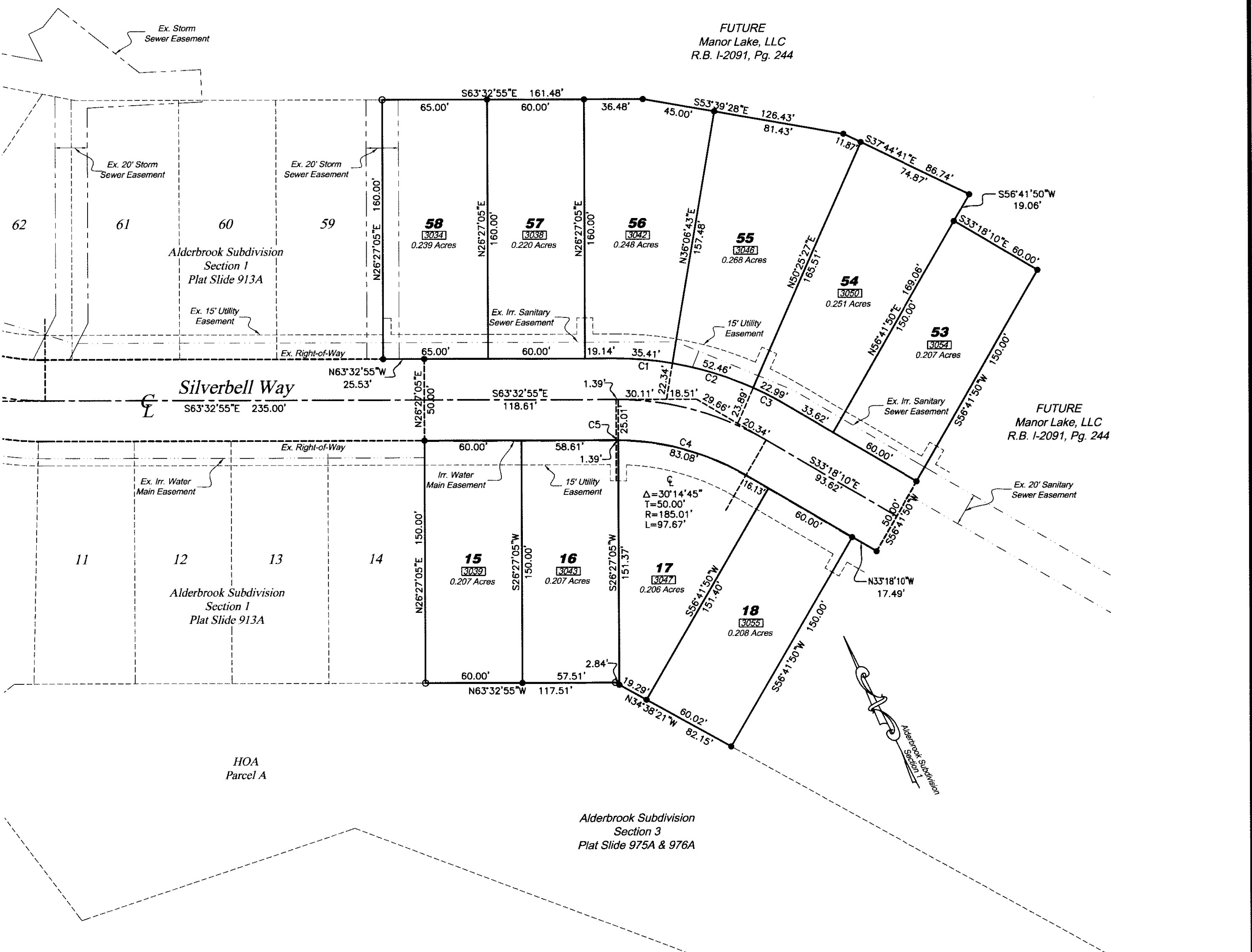
UTILITY ACKNOWLEDGEMENT GRANT OF EASEMENT

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 Owen Co. Rec, CATV provider and the Cincinnati Bell Telephone Company ("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 or immediately adjacent thereto. No buildings or other structures may be built 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 is 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 _____



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 an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18:150.

P.L.S. 1781 Date _____

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	210.01'	35.41'	S58°43'06"E	35.37'
C2	210.01'	52.46'	S46°43'55"E	52.32'
C3	210.01'	22.99'	S36°26'21"E	22.98'
C4	160.01'	83.08'	S48°10'38"E	82.15'
C5	160.01'	1.39'	S63°18'01"E	1.39'

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