

BALLYSHANNON SUBDIVISION SECTION 2 – PHASE 8A

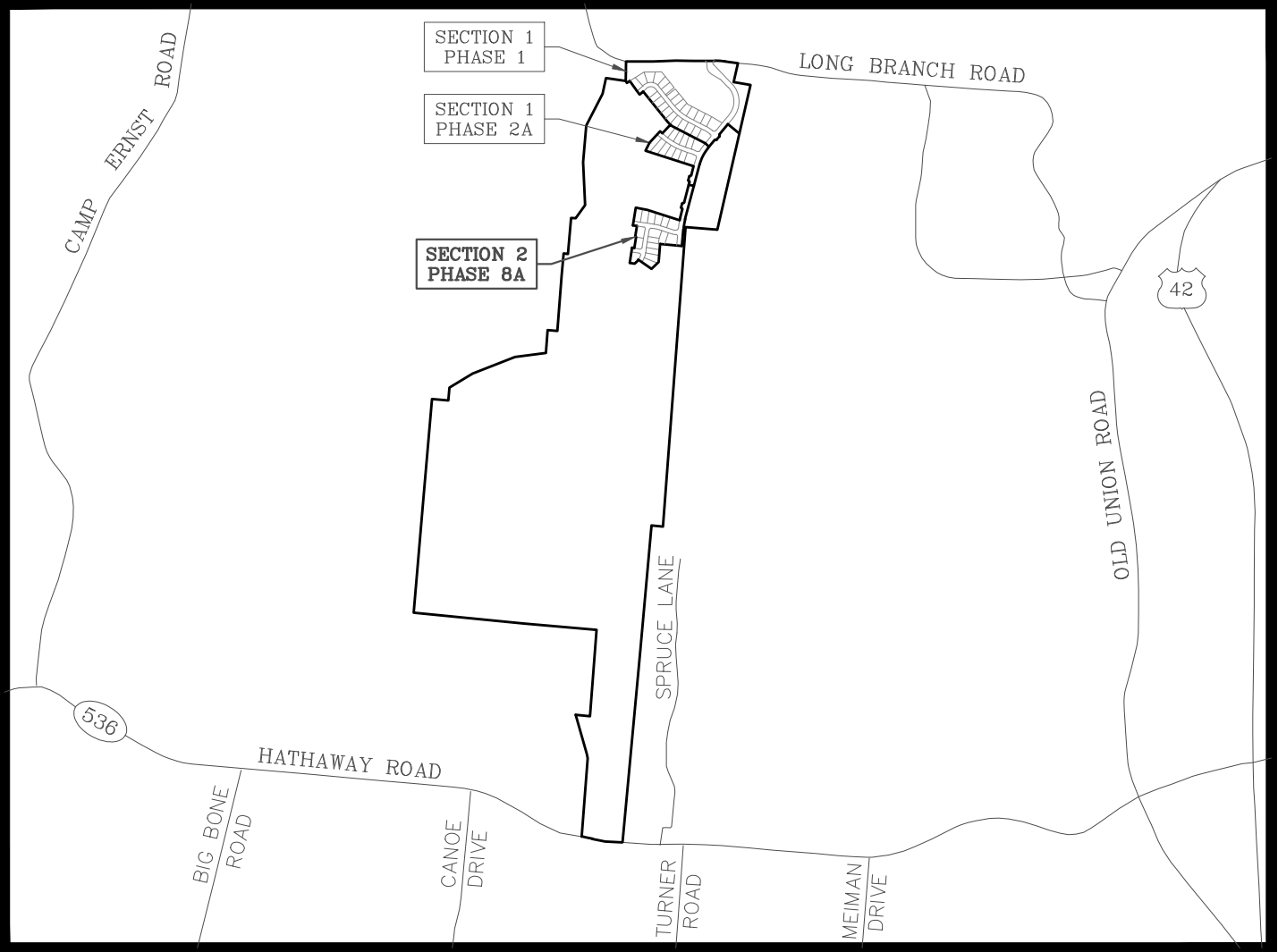
FINAL PLAT

Total Acreage = 6.9389 Acres

17 Lots = 4.7061 Acres

Smallest Lot = Lot 126 (0.1954 Acres)

Right of Way to be Dedicated = 2.2328 Acres



VICINITY MAP

SCALE: 1" = 2000'

DEDICATED ACCEPTANCE:

I hereby certify that all public improvements (streets, storm sewer systems, sanitary sewers, and water line) have been installed and inspected in accordance with the applicable specifications of the Boone County Subdivision Regulations in the section or phase of this subdivision and are publicly accepted and maintained forty five (45) days from the recording of this plat; or that a guarantee has been posted with the applicable accepting agency to assure completion of all improvements.

STREETS:

_____	_____	_____
SIGNATURE OF COUNTY OFFICIAL	TITLE	DATE

STORM SEWER SYSTEM:

_____	_____	_____
SIGNATURE OF SANITATION DISTRICT NO. 1 OFFICIAL	TITLE	DATE

SANITARY SEWER SYSTEM:

_____	_____	_____
SIGNATURE OF SANITATION DISTRICT NO. 1 OFFICIAL	TITLE	DATE

WATER LINE SYSTEM:

_____	_____	_____
SIGNATURE OF BOONE COUNTY WATER DISTRICT OFFICIAL	TITLE	DATE

SURVEYOR STATEMENT

I hereby certify that I am a duly qualified and Licensed Kentucky Surveyor in accordance with KRS 322 and that this plat depicts a survey performed by me, or under my direct supervision, in accordance with the Code of Professional Practice and Conduct for Professional Engineers and Professional Surveyors, by the method of random traverse on June 12, 2014. The unadjusted precision ratio of the traverse was 1:35,693 and was not adjusted for closure. The survey shown hereon is a Class A survey and the accuracy and precision of said survey meets all the specifications of this class. This plat meets or exceeds the minimum requirements of 201 KAR 18.150.

Joseph G. Kramer P.L.S. 3663 Date

PUBLIC UTILITY EASEMENT:

For valuable consideration, we, the undersigned ("Grantor") do hereby permanently grant to Duke Energy Kentucky, INC., Owen Electric, Cincinnati Bell, Time Warner Cable, any other provider of public utility services ("Grantee") their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as designed "Public Utility Easements" (P.U.E.) for the construction, operation, maintenance, repair, or replacement of any and all necessary fixtures for the underground distribution of electric, telephone, telecommunications or other utilities. 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. Only transformers, pedestals and other facilities built as part of the initial construction may be above ground level. No buildings or other structures, or other above ground facilities may be built within the Utility Easements area, nor may the Public Utility Easements area be physically altered to (1) Reduce the clearances of underground facilities; (2) Impair the land support of grantee facilities; (3) Impair the ability to maintain the facilities or; (4) Create a hazard.

Longbranch Development, INC.
a Kentucky Corporation

By: _____
Todd E. Huss, Vice President Date

PRIVATE DRAINAGE EASEMENT:

The Private Drainage Easements shown and described on the Final Plat are dedicated to the use and benefit of each lot owner, Boone County and Sanitation District No. 1 (hereinafter the "Grantee"). The Private Drainage Easement shall be maintained by the lot owner(s). Within the Private Drainage Easements, no structure(s), planting(s), fencing, culvert or other materials shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

The lot owner shall have the right to use the surface of the Private Drainage Easement for any purposes that do not affect the Grantee's rights described herein. It is the obligation of each Grantee to repair and or replace any improvements damaged as a result of its work under this Private Drainage Easement to its original condition.

SANITARY SEWER EASEMENT STATEMENT:

The Sanitary Sewer Easements shown and described on the Final Plat are dedicated to the use and benefit of Sanitation District No. 1. The respective rights, duties, and obligations of the Sanitation District No. 1, and the Property Owner are set forth recorded in the Official Miscellaneous Book 1179, Page 942 at Boone County Clerk's Office, Burlington Kentucky.

STORM SEWER EASEMENT STATEMENT:

The storm sewer easements shown and identified on the within Plat as being for the use and benefit of Sanitation District No. 1 ("SD1") are hereby dedicated to the use and benefit of SD1. SD1 will accept for maintenance the improvements, located within the sd1 storm sewer easements, which are a part of the SD1 Storm Water Drainage System (as that term is defined in the "interlocal cooperation agreement relating to a permitting under the clean water act and the u.s. environmental protection agency's national pollutant discharge elimination system, stormwater phase ii program and the ownership, maintenance and control of the public stormwater system, as herein defined, and other storm water related services in Boone, Kenton, and Campbell counties, Kentucky") upon acceptance of the roadway shown on the plat for maintenance by the local authority.

The respective rights, duties and obligations of the individual lot owner and SD1 are set forth in a separate recorded document in the Boone County Clerk's Office. Terms and Conditions of the document listed below are incorporated by reference:

Storm Sewers Sanitation District No. 1 Misc. Book 1179, Page 945

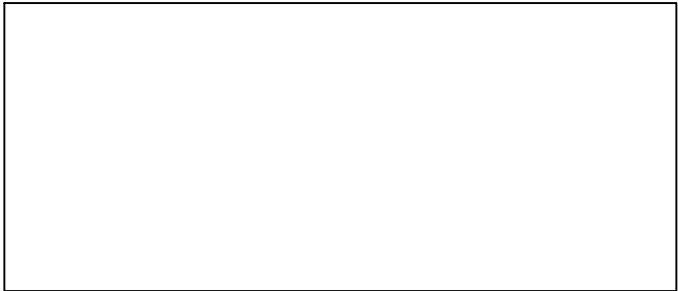
LANDSCAPE EASEMENT STATEMENT:

The Landscape Easements shown and described on the Final Plat are dedicated to the use and benefit of Ballyshannon Community Association, Inc. The "Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Ballyshannon are recorded in Book MC1244, Page 1, of the Boone County Clerk's records at Burlington, Kentucky, and all amendments and supplements thereto."

FLOOD ZONE:

Subject property lies within 'Flood Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage area less than 1 square mile; and areas protected by levees from 1% annual chance flood.) Flood Insurance Rate Map for Boone County and Incorporated Areas. Map number 21015C0225C, Effective June 4, 2007.

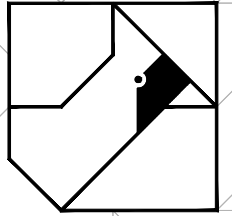
COUNTY CLERK STAMP



CABINET

SLIDE

GROUP



CARDINAL

ENGINEERING
ARCHITECTURE
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600
FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

OWNER

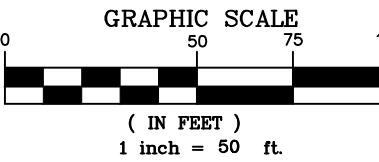
LONGBRANCH DEVELOPMENT, INC.
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41018

CLIENT

LONGBRANCH DEVELOPMENT, INC.
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41018

LEGEND

- ⊙ - SET 1/2" REBAR WITH CAP stamped "J.G.K. KY 3663"
- ✕ - SET NOTCH IN CONCRETE
- - FOUND IRON PIN
- x- - EXIST FENCE
- ⊠ - FOUND R/W MARKER
- △ - SET MAGNETIC NAIL



NOTE:

- This Final Plat shall be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Planning Commission Approval.
- Building setbacks will be determined by current applicable Zoning Regulations or districts.
- Group #2046

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE:

This Final plat, has been found to be in compliance with the Boone County Zoning and Subdivision Regulations and is being submitted for recording in the office of the Boone County Clerk.

Chairman's Signature _____ Date _____

DEDICATION CERTIFICATE:

We the undersigned do hereby adopt this plat and dedicate the streets and/or sanitary sewers, storm sewers, watermains and/or other improvements or parcels of land shown hereon to public use. Being part of the same property conveyed to us by Deed Book 942 Page 722, Deed Book 951 Page 751, and Deed Book D1047 Page 259 of the Boone County Records at Burlington, Kentucky.

LONGBRANCH DEVELOPMENT, INC.
a Kentucky Corporation

By: _____
Todd E. Huss, Vice President Date _____

NOTARY STATEMENT:

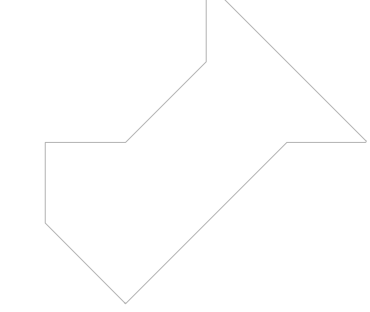
Commonwealth of Kentucky, County of Boone
The foregoing statement of dedication was acknowledged before me this _____ day of _____, 2015.

Notary _____

My Commission Expires _____

PROJECT NO. 06-267

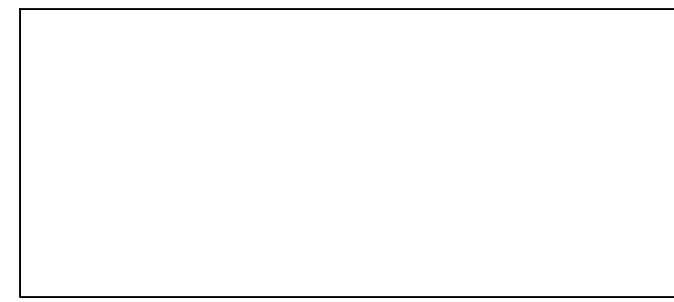
SEAL



SHEET

BALLYSHANNON SUBDIVISION SECTION 2 - PHASE 8A FINAL PLAT

COUNTY CLERK STAMP



CABINET

SLIDE

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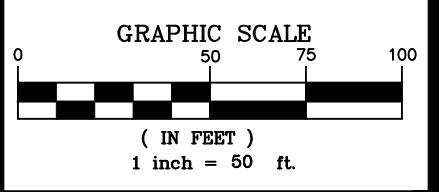
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LINE TABLE

LINE	BEARING	LENGTH
L1	N 75°18'37" W	50.00'
L2	S 82°15'19" E	19.99'
L3	S 85°47'11" E	373.11'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	20.00'	31.42'	N 59°41'23" E	28.28'
C2	90°00'00"	20.00'	31.42'	N 30°18'37" W	28.28'
C3	9°51'36"	720.00'	123.91'	S 09°45'35" W	123.75'
C4	9°51'36"	750.00'	129.07'	S 09°45'35" W	128.91'
C5	2°01'03"	780.00'	27.47'	N 13°40'52" E	27.46'
C6	7°30'05"	780.00'	102.12'	S 08°55'18" W	102.05'
C7	89°39'32"	20.00'	31.30'	N 50°00'01" E	28.20'
C8	12°59'22"	75.00'	17.00'	S 78°40'32" E	16.97'
C9	12°59'22"	100.00'	22.67'	N 78°40'32" E	22.62'
C10	12°59'22"	125.00'	28.34'	S 78°40'32" E	28.28'
C11	90°00'00"	20.00'	31.42'	N 40°10'13" W	28.28'
C12	0°57'29"	525.00'	8.78'	N 72°39'35" W	8.78'
C13	7°48'00"	525.00'	71.47'	N 77°02'19" W	71.41'
C14	8°45'28"	500.00'	76.43'	N 76°33'35" W	76.35'
C15	8°45'28"	475.00'	72.61'	N 76°33'35" W	72.53'
C16	90°00'00"	20.00'	31.42'	S 54°03'41" W	28.28'
C17	90°00'00"	20.00'	31.42'	N 35°56'19" W	28.28'
C18	90°00'00"	20.00'	31.42'	N 54°03'41" E	28.28'
C19	100°53'52"	20.00'	35.22'	N 30°29'23" W	30.84'
C20	14°22'58"	225.00'	56.48'	N 27°09'02" E	56.33'
C21	11°09'52"	225.00'	43.84'	N 39°55'27" E	43.77'
C22	25°16'51"	250.00'	110.31'	S 21°42'06" W	109.42'
C23	12°10'50"	275.00'	58.46'	N 28°15'07" E	58.35'
C24	12°10'50"	275.00'	58.46'	N 16°04'17" E	58.35'
C25	0°55'11"	275.00'	4.41'	N 09°31'16" E	4.41'
C26	2°13'26"	750.00'	29.11'	S 13°34'40" W	29.11'
C27	7°38'10"	750.00'	99.96'	S 08°38'52" W	99.88'
C28	0°57'29"	500.00'	8.36'	N 72°39'35" W	8.36'
C29	7°48'00"	500.00'	68.07'	N 77°02'19" W	68.01'
C30	0°55'11"	250.00'	4.01'	N 09°31'16" E	4.01'
C31	12°10'50"	250.00'	53.15'	N 16°04'17" E	53.05'
C32	12°10'50"	250.00'	53.15'	N 28°15'07" E	53.05'
C33	25°32'50"	225.00'	100.32'	N 32°43'58" E	99.49'

- NOTES:**
- PRIVATE DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE LOCATIONS. THE ACTUAL EASEMENT IS CENTERED ON THE EXISTING DRAINAGE CHANNEL.
 - NOTCHES SET IN CONCRETE STREETS AND MAGNETIC NAIL SET IN ASPHALT STREETS AT THE INTERSECTION OF THE CENTERLINE OF ALL STREETS, THE P.C. AND P.T. OF CURVES AND THE INTERSECTION OF THE LOT LINES AND THE CENTERLINES OF THE STREETS.
 - NOTCHES CUT ON THE CURB WHERE THE SIDE LOT LINES INTERSECT THE CURB.
 - UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10') FOOT WIDE PRIVATE DRAINAGE EASEMENT (DE10) SHALL EXIST ON ALL REAR LOT LINES AND A FIVE (5) FOOT WIDE PRIVATE DRAINAGE EASEMENT (DE5) SHALL EXIST ON ALL SIDE LOT LINES.
 - THE PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY LOT OWNER(S). WITHIN THE EASEMENT NO STRUCTURE(S), PLANTING(S), FENCING, CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

PROJECT NO. 06-267

SEAL

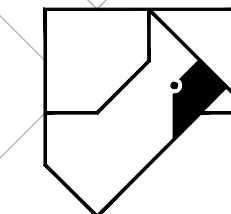
SHEET
2 of 3

BALLYSHANNON SUBDIVISION SECTION 2 – PHASE 8A FINAL PLAT

COUNTY CLERK STAMP

CABINET

SLIDE
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CARDINAL

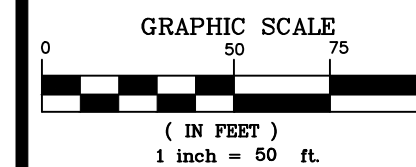
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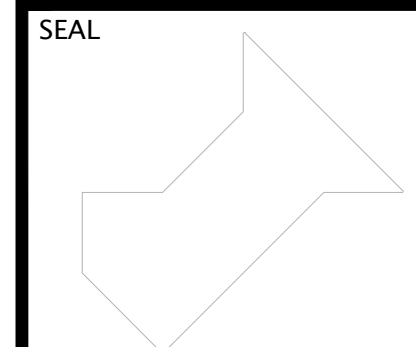
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SHEET
3 of 3

