



VICINITY MAP

- SET #5 REBAR 18" LONG W/ CAP STAMPED: LPS2931
- FOUND REBAR
- ▲ SET CUT NOTCH
- △ FOUND CUT NOTCH
- ⊕ SET 1 1/2" MAG NAIL
- ⊖ FOUND MAG NAIL
- Ⓜ HOUSE NUMBER

I, GABRIELLE SUMME, CLERK OF KENTON COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO ME IN MY OFFICE HAVING BEEN ACKNOWLEDGED BY _____ TO BE THEIR ACT AND DEED. RECORDED THIS _____ DAY OF _____, 2016.

GABRIELLE SUMME
BY _____
DEPUTY CLERK

APPROVED BY THE KENTON COUNTY PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE RESULTING PARCEL(S) COMPLIES WITH ANY OTHER REGULATORY AGENCY'S REQUIREMENTS. TO BE THEIR ACT AND DEED. RECORDED THIS _____ THIS _____ DAY OF _____, 20____.

BY _____
CHAIR, KENTON COUNTY PLANNING COMMISSION

SURVEYOR'S STATEMENT

I HEREBY STATE TO ARLINGHAUS I, LLC d.b.a. ARLINGHAUS BUILDERS THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND:

1. COMPLIES WITH THE KENTON COUNTY ZONING AND SUBDIVISION REGULATIONS.
2. MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY, 201 KAR 18:150.
3. MEETS THE REQUIREMENTS OF AN URBAN SURVEY WITH AN UNADJUSTED CLOSURE OF AT LEAST 1:10000. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE.
4. THE BEARINGS ARE BASED ON STATE PLANE COORDINATES KENTUCKY NORTH ZONE.

ROBERT T. WESTERMAYER, PLS
ERPENBECK CONSULTING ENGINEERS, INC.
4205 DIXIE HIGHWAY
F15MFRF. KENTUCKY 41018

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 "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.

_____, ARLINGHAUS I LLC

WE, THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT, DEDICATE THE RIGHT-OF-WAY AS SHOWN ON THE PLAT THEREIN TO PUBLIC USE AND FURTHER CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREIN IS PART OR ALL OF THE SAME PROPERTY COVEYED TO US BY DEED DATED JANUARY 13, 1997 AND RECORDED IN DEED BOOK 426, PAGE 349 AND DEED DATED OCTOBER 1, 2007 AND RECORDED IN O.R. I-3491 OF THE _____ COUNTY RECORDS AT _____, KENTUCKY.

OWNER'S SIGNATURE _____, ARLINGHAUS I LLC DATE _____

STATE OF KENTUCKY COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 BY

- ARLINGHAUS I, LLC

NOTARY PUBLIC
MY JURISDICTION IS _____
MY COMMISSION EXPIRES _____

TOTAL AREA: 3.968 AC

**SECTION FOURTEEN
WILLIAMS WOODS
KENTON COUNTY KENTUCKY**

DEVELOPER
ARLINGHAUS I, LLC
142 BARNWOOD DRIVE
EDGEWOOD, KENTUCKY

ENGINEER
ECE Erpenbeck
Consulting
Engineers, Inc.
4205 Dixie Hwy • Elmsere, KY 41018

FEBRUARY, 2016 SCALE: 1"=50'

SHEET 1 OF 1

S:\2000-0351\Phase5\Final Plans\Phase9-3-15.dwg, Final Plat Section 14, 3/9/2016 2:51:01 PM

UNLESS OTHERWISE SHOWN, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG EACH LOT LINE, THE LOT LINE BEING THE CENTERLINE OF THE EASEMENT.

DRAINAGE, STORM SEWER AND SANITARY SEWER EASEMENTS SHALL BE CENTERED ON THE EXISTING CHANNEL OR STRUCTURES UNLESS NOTED OTHERWISE.

THE UTILITY EASEMENT 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 SEPARATE RECORDED DOCUMENT IN THE KENTON COUNTY CLERK'S OFFICE. TERMS AND CONDITIONS OF THE DOCUMENT LISTED BELOW ARE INCORPORATED BY REFERENCE:

SANITARY SEWERS SANITATION DISTRICT NO. 1 BOOK C4629, PG. 241
STORM SEWERS SANITATION DISTRICT NO. 1 BOOK C4629, PG. 244

CONCRETE PAVEMENT:
A CUT NOTCH IS SET AT THE INTERSECTION OF THE LOT LINE AND THE CENTERLINE TANGENT AND THE P.C., P.T. AND P.I. OF ALL CENTERLINE CURVES UNLESS SAID POINT IS NOT ON THE PAVEMENT