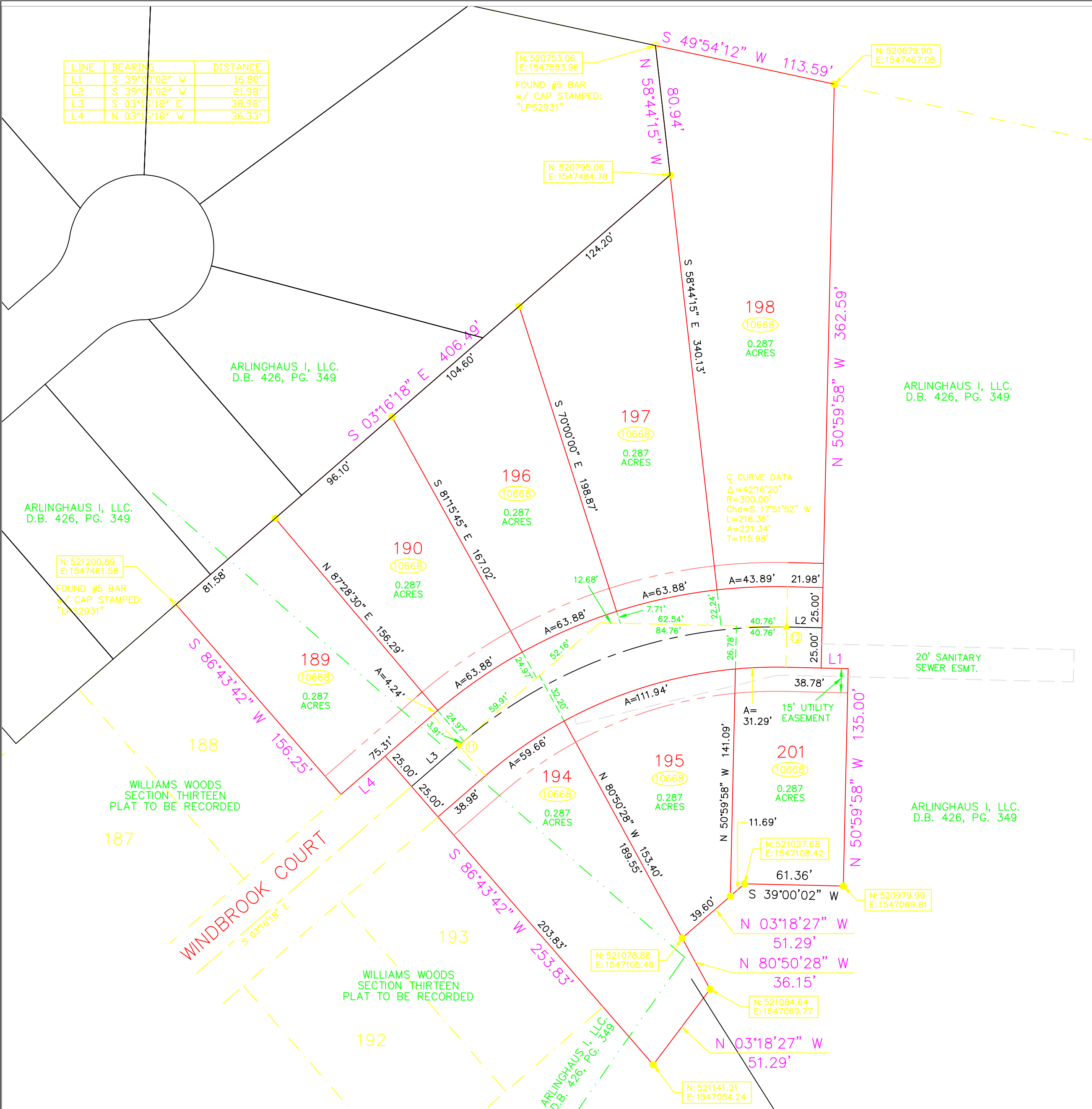


LINE	BEARING	DISTANCE
L1	S 39°00'02" W	16.80'
L2	S 39°00'02" W	21.98'
L3	S 03°18'18" E	38.98'
L4	N 03°18'18" W	36.33'



**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 OWNERS(S). WITHIN THE PRIVATE DRAINAGE EASEMENTS, NO STRUCTURES(S), PLANTINGS(S), CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE. FENCING SHALL BE PERMITTED AS LONG AS IT DOES NOT RESTRICT OR DIVERT THE WATER FLOW.

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.

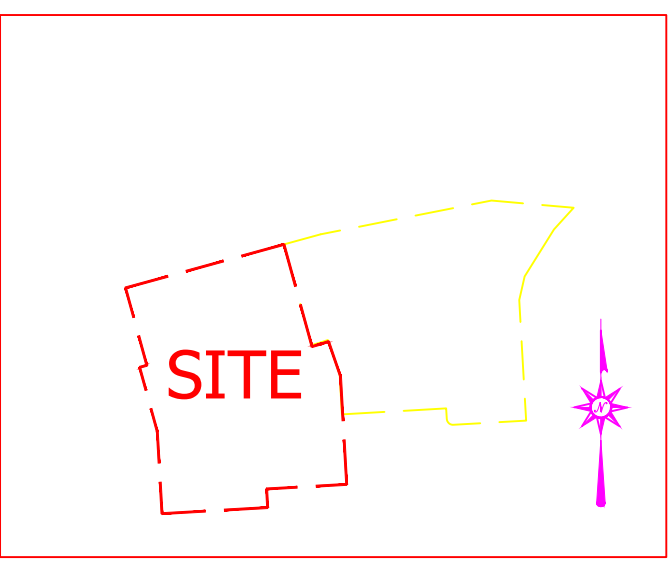
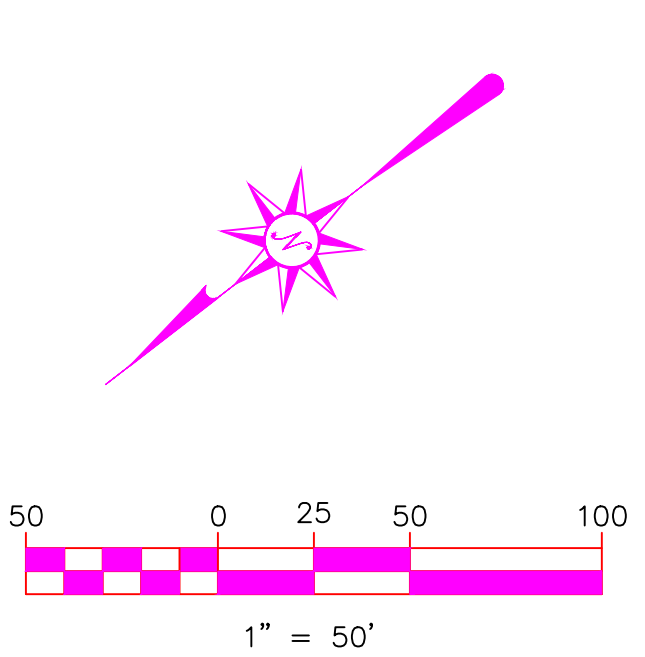
UNLESS OTHERWISE SHOWN, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG EACH LOT LINE, THE LOT LINE BEING THE CENTERLINE OF THE EASEMENT.

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



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.

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 \_\_\_\_\_, 2015.

GABRIELLE SUMME  
 DEPUTY CLERK

APPROVED BY THE KENTON COUNTY AND MUNICIPAL PLANNING AND ZONING COMMISSION, KENTON COUNTY, KENTUCKY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CHAIRMAN \_\_\_\_\_

STATE OF KENTUCKY COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY JURISDICTION IS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ARLINGHAUS I, LLC  
 ARLINGHAUS I, LLC  
 ARLINGHAUS I, LLC

- TOTAL AREA: 3.164 AC
- 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

SECTION FIFTEEN  
 WILLIAMS WOODS  
 KENTON COUNTY KENTUCKY

DEVELOPER  
 ARLINGHAUS I, LLC  
 142 BARNWOOD DRIVE  
 EDGEWOOD, KENTUCKY

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

AUGUST, 2015 SCALE: 1"=50'  
 SHEET 1 OF 1

ROBERT T. WESTERMEYER, PLS  
 ERPENBECK CONSULTING ENGINEERS, INC.  
 4205 DIXIE HIGHWAY  
 ELSMERE, KENTUCKY 41018