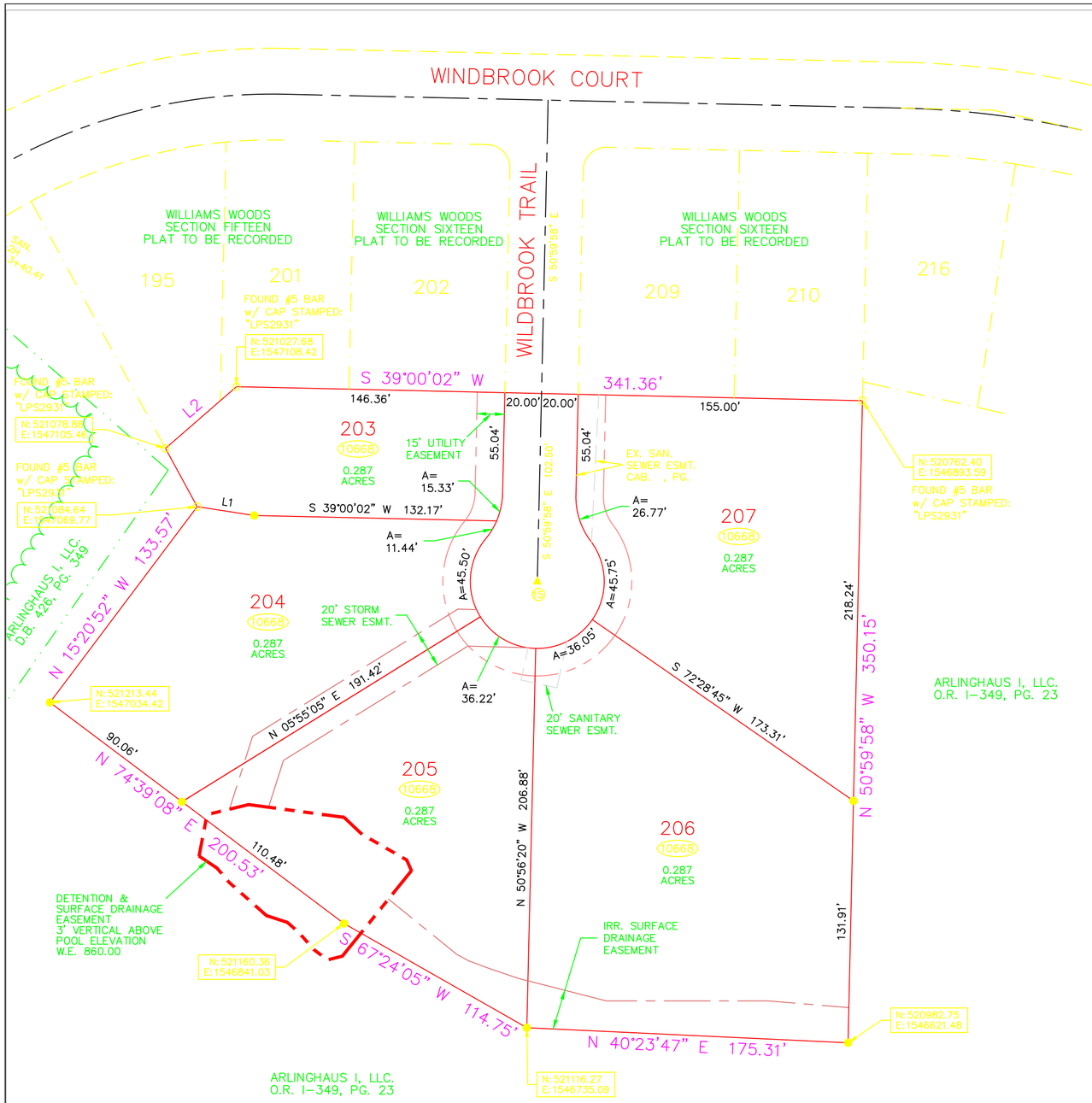
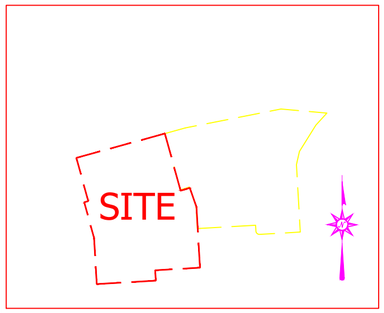


50 0 25 50 100

1" = 50'

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.



VICINITY MAP

_____ _____
, ARLINGHAUS I LLC

WE THE UNDERSIGNED DO HEREBY ADOPT THIS PLAT AND DEDICATE THE STREETS, INCLUDING STORM SEWER STUCTURES WITHIN EASEMENTS (OR OTHER PARCELS OF LAND) SHOWN HEREIN TO PUBLIC USE. BEING PART OF THE SAME PROPERTY CONVEYED 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, PG. 23 OF THE KENTON COUNTY RECORDS AT INDEPENDENCE, KENTUCKY.

_____ _____
, ARLINGHAUS I LLC

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

BY _____
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

– ARLINGHAUS I, LLC

_____
NOTARY PUBLIC

MY JURISDICTION IS _____

MY COMMISSION EXPIRES _____

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

TOTAL AREA: 2.800 AC

- ● SET #5 REBAR 18" LONG W/ CAP STAMPED: LPS2931
- ○ FOUND REBAR
- ▲ SET CUT NOTCH
- △ FOUND CUT NOTCH
- (1) SET 1 1/2" MAG NAIL
- (1) FOUND MAG NAIL
- (11111) HOUSE NUMBER

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 UTILTIY. 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

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.

SECTION SEVENTEEN WILLIAMS WOODS

KENTON COUNTY KENTUCKY

DEVELOPER
ARLINGHAUS I, LLC
142 BARNWOOD DRIVE
EDGEWOOD, KENTUCKY

ENGINEER

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

AUGUST, 2015 SCALE: 1"=50'

SHEET 1 OF 1

S:\2000-0351 Williams Woods\Phase5\Final Plans\phase 4-23-15.dwg, Final Plat Section 17, 10/3/2016 4:02:25 PM