

FOR VALUABLE CONSIDERATION, WE THE UNDERSIGNED TO HEREBY GRANT TO ENERGY AND SUBSIDIARIES, OWEN COUNTY ELECTRIC CO-OP, ONYONHATH BELL TELEPHONE COMPANY, INSCOT COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENT" FOR ALL NECESSARY FIXTURES FOR THE OVERHEAD AND UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE OR TELECOMMUNICATIONS, OR OTHER UTILITIES. SAID UTILITY COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERE TO; NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENT, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO: (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES; OR (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE SAID EASEMENTS FOREVER, WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

I, BILL AYLOE, 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 _____ 2000.

BY _____
BILL AYLOE
DEPUTY CLERK

APPROVED BY THE KENTON COUNTY AND MUNICIPAL PLANNING AND ZONING COMMISSION, KENTON COUNTY, KENTUCKY, THIS _____ DAY OF _____ 2000.

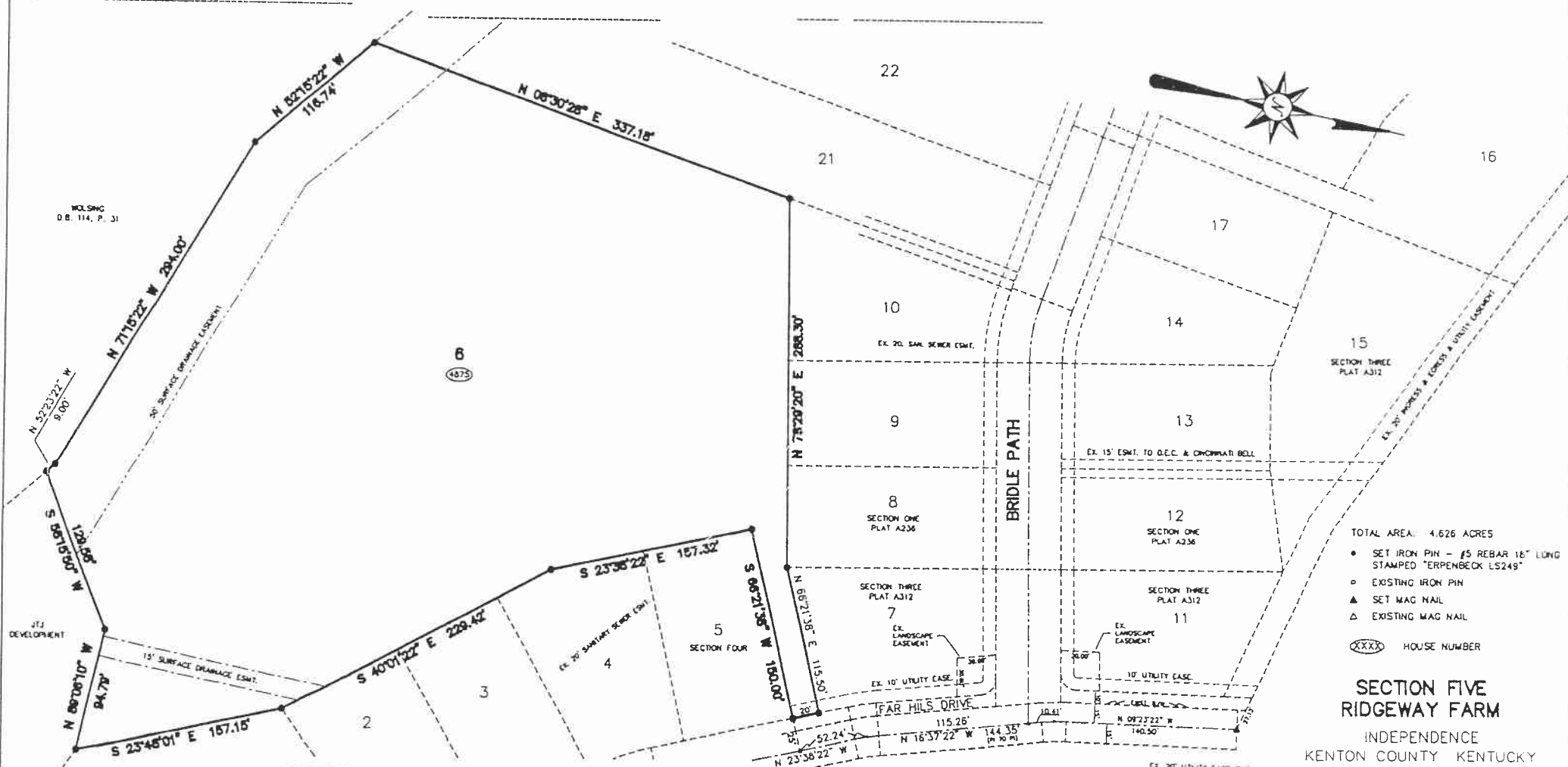
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2000 BY _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

WE THE UNDERSIGNED DO HEREBY ADOPT THIS PLAT AND DEDICATE THE SANITARY SEWER EASEMENTS SHOWN HERETO PUBLIC USE, BEING PART OF THE SAME PROPERTY CONVEYED TO US BY DEED RECORDED IN D.B. _____ PAGE _____ OF THE KENTON COUNTY RECORDS AT COVINGTON, KENTUCKY.

SURVEYOR'S STATEMENT:

- I HEREBY STATE TO JTJ DEVELOPMENT, LLC 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
 3. MEETS THE REQUIREMENTS OF A CLASS 'A' SURVEY WITH AN UNADJUSTED CLOSURE OF AT LEAST 1:10000. THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE
 4. THE BEARINGS ARE BASED ON PLATS OF RECORD



WOLSHG
D.B. 114, P. 31

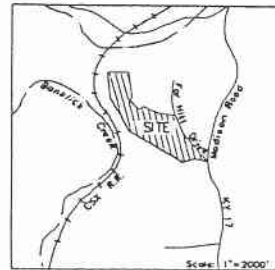
6
(4875)

- TOTAL AREA: 4.626 ACRES
- SET IRON PIN - #5 REBAR 18" LONG STAMPED "ERPENBECK L5249"
 - ◊ EXISTING IRON PIN
 - ▲ SET MAG NAIL
 - △ EXISTING MAG NAIL
 - ⊗ HOUSE NUMBER

**SECTION FIVE
RIDGWAY FARM**
INDEPENDENCE
KENTON COUNTY, KENTUCKY

DEVELOPER
JTJ DEVELOPMENT, LLC
560 GLEN ARBOR WAY
EDGEWOOD, KENTUCKY

ENGINEER
RAYMOND ERPENBECK
CONSULTING ENGINEERS
4205 DIXIE HIGHWAY
ELSMERE, KENTUCKY 41018



THERE SHALL BE A 10' WIDE PRIVATE SURFACE DRAINAGE EASEMENT CENTERED ALONG EACH LOT LINE

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

THE SANITARY EASEMENTS AS SHOWN ON THIS PLAT ARE SUBJECT TO THE STANDARD TERMS AND CONDITIONS OF SANITARY SEWER EASEMENTS AS SET FORTH IN EASEMENT BOOK 431, PAGE 110 OF THE KENTON COUNTY CLERK'S OFFICE AT INDEPENDENCE, KENTUCKY.

Curve Data
A=18.37
B=150.00
C=070.30
D=207.33
E=8.20

Curve Data
A=18.37
B=150.00
C=070.30
D=207.33
E=8.20