



For valuable consideration, we the undersigned do hereby permanently grant unto Duke Energy and Subsidiaries, Cent. Bell Tel. Co. (phone) and Insignia Comm. (CATV), their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as "Utility Easement" for the construction, operation, maintenance, repair or replacement of any and all necessary facilities for the overhead or underground distribution of gas, electric, telephone or telecommunications, or other utilities. Solid 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 thereto. No buildings or other structures may be built within said easements, 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.

Date: _____ Signed: _____

I hereby certify that all public improvements (streets, storm sewer systems, sanitary sewer, and water lines) have been installed and inspected in accordance with the applicable specifications of the Boone County Subdivision Regulations in the vicinity or phase of the subdivision and any public easements in the vicinity or phase of the subdivision are fully designed and maintained as shown from the recording of this plat, or that a guarantee has been posted with the appropriate accepting agency to assure completion of all improvements.

STREETS	Signature of City/County Official	Title	Date
VENETO DRIVE	_____	_____	_____
LA SALLE COURT	_____	_____	_____
SAULEY COURT	_____	_____	_____
VALLEY DRIVE	_____	_____	_____

DEDICATION CERTIFICATE
 "(I) (We) hereby certify that (I am) (We are) the owner(s) of the property shown and described hereon and that (I) (We) hereby adopt this plan of subdivision with (my) (our) free restriction lines, easements, establish the minimum building and dedicate all streets, alleys, walks, parks, and other open spaces to public use as noted. (I) (We) further certify that title to the property shown hereon was acquired by Deed recorded in Deed Book 910 Page 60 Boone County Clerk's office. (I) (We) understand that for acceptance of continuous maintenance, (I) (We) must petition the appropriate legislative body after a certain time period."

Date: _____ Owner(s): _____
 Date: _____ Owner(s): _____
 State of _____
 County of _____
 The foregoing instrument was acknowledged before me this _____ day of _____, 2009 by _____
 Notary Public
 MY COMMISSION EXPIRES: _____

COUNTY CLERK'S CERTIFICATE
 "I, Rena Ping, Boone County Court Clerk, certify that this plat was presented to me in Boone County on this _____ day of _____, 2009 at _____, and made a part of the records of this office."

"I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE KENTUCKY MINIMUM SURVEYING STANDARDS, AND COMPLIES WITH ALL REQUIREMENTS OF THE BOONE COUNTY ZONING AND SUBDIVISION REGULATIONS, AND THAT DEDICATED AREAS INCLUDING PUBLIC WAYS OR STREETS ARE CURRENTLY OWNED BY THE PROPERTY OWNER."
 4.22.09
 Date: _____
 JAMES W. BERLING
 Surveyor

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE
 "This 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 Court Clerk."
 Date: _____
 Chairman's Signature: _____

BOONE COUNTY
 BACK REFERENCE:
 DEED BOOK 910, PAGE 60
 GROUP NO. 2080

NOTES
 FRONT LOT CORNERS CAN BE LOCATED FROM STREET CENTERLINE CONTROL
 THIS PLAT SHALL BE VOID WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN ONE (1) YEAR OF PLANNING COMMISSION APPROVAL.
 BUILDING SETBACKS WILL BE DETERMINED BY CURRENT ZONING REGULATION OR DISTRICTS.
 W.V.S.D. = WALTON VERONA SCHOOL DISTRICT

OWNER & DEVELOPER
 HANDERSON, L.L.C.
 8060 STEELER DRIVE
 FLORENCE, KY 41042
 PH. (859) 282-6900

SURVEYOR
 JAMES W. BERLING ENGINEERING P.L.L.C.
 1671 PARK ROAD - SUITE 1
 FT. WRIGHT, KY. 41011
 PH. (859) 331-9191
 (S) = IRON PIN (SET)
 P.K. = P.K. NAIL
 C.N. = CROSS NOTCH
 AREA OF SECTION FOUR = 3.5834 AC.

SECTION FOUR
AOSTA VALLEY SUBDIVISION
 WALTON, BOONE CO., KENTUCKY
 SCALE: 1" = 50' APRIL 2009
 JAMES W. BERLING
 KY. SURVEYOR 206

