



For valuable consideration, we the undersigned do hereby permanently grant unto Duke Energy and Subsidiaries, Cbtel Tel. Co. (phone) and Inlight 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 and maintained all away from the recording of this plat, or that a guarantee has been posted with the applicable 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	_____	_____	_____
AOSTA 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, streets, walks, parks, and 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 COMPIES 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  
 (Symbol) = IRON PIN (SET)  
 P.K. = P.K. NAIL  
 C.N. = CROSS NOTCH  
 AREA OF SECTION FOUR = 3.5834 AC.  
 GRAPHIC SCALE  
 0 50 100 150 200

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