

FOR VALUABLE CONSIDERATION, WE THE UNDERSIGNED DO HEREBY GRANT TO ENERGY AND SUBSOURCES, OWN ELECTRIC COOPERATIVE, CINCINNATI BELL TELEPHONE COMPANY, INSPiRT COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENT" FOR ALL NECESSARY FEATURES 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 THERETO, 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 AYLER, 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 \_\_\_\_\_ 2002.

BY: \_\_\_\_\_  
BILL AYLER  
DEPUTY CLERK

APPROVED BY THE KENTON COUNTY AND MUNICIPAL PLANNING AND ZONING COMMISSION, KENTON COUNTY, KENTUCKY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2002.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2002 BY \_\_\_\_\_

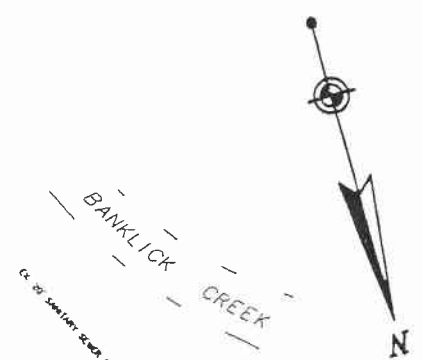
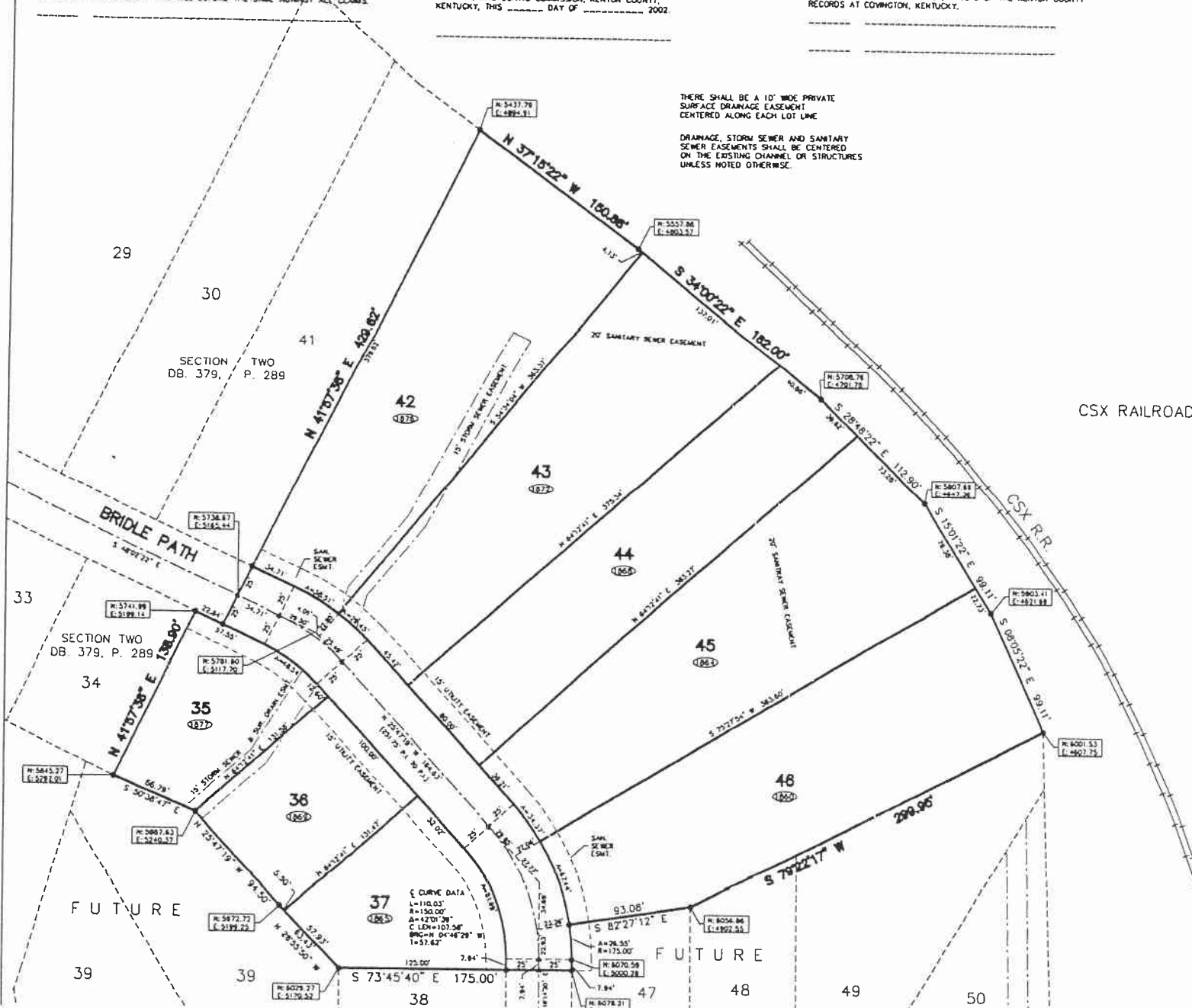
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

WE THE UNDERSIGNED DO HEREBY ADOPT THIS PLAT AND DEDICATE THE STREETS INCLUDING STORM AND SANITARY SEWER STRUCTURES WITHIN EASEMENTS (OR OTHER PARCELS OF LAND) SHOWN HEREIN TO PUBLIC USE, BEING PART OF THE SAME PROPERTY CONVEYED TO US BY DEED RECORDED IN D.B. 420, PAGE 5 OF THE KENTON COUNTY RECORDS AT COVINGTON, KENTUCKY.

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.

**SURVEYOR'S STATEMENT**  
I HEREBY STATE TO THE 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 PREVIOUS PLATS OF RECORD.



THE WATER MAIN EASEMENT(S) SHOWN ON THIS PLAT ARE SUBJECT TO THE WATER MAIN EASEMENT CONDITIONS AND RESTRICTIONS AS SET FORTH IN EASEMENT BOOK 12, PAGES 239 AND 240 OF THE KENTON COUNTY CLERK'S RECORDS AT INDEPENDENCE, KENTUCKY.  
WATER SYSTEMS NORTHERN KENTUCKY WATER SERVICE DISTRICT EASEMENT BOOK 12, PAGE 239 & 240

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 DOCUMENTS 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 MISC. BOOK 431, PG. 110

TOTAL AREA: 5.804 ACRES

- SET IRON PIN - #5 REBAR 18" LONG STAMPED "ERPENBECK LS2930 & 2931"
- EXISTING IRON PIN
- ▲ SET MAG NAIL
- △ EXISTING MAG NAIL
- XXXX HOUSE NUMBER

**SECTION SIX  
RIDGWAY FARM**  
INDEPENDENCE KENTON COUNTY KENTUCKY

DEVELOPER

JTJ DEVELOPMENT LLC  
580 GLEN ARBOR WAY  
EDGEWOOD, KENTUCKY

ENGINEER

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

MAY 2002 SCALE: 1"=50'