FOR VALUABLE CONSIDERATION, WE THE UNDERSIGNED TO HEREBY GRANT TO DUKE ENERGY KENTUCKY AND SUBSIDIARIES, OWEN ELECTRIC COOPERATIVE, CINCINNATI BELL TELEPHONE COMPANY, INSIGHT COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS UTILITY EASEMENT FOR ALL NECESSARY PURPOSES 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 OTHER 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, RODNEY ELDRIDGE, 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_____ 2007.

_____
RODNEY ELDRIDGE

BY _____
DEPUTY CLERK

APPROVED BY THE KENTON COUNTY AND MUNICIPAL PLANNING AND ZONING COMMISSION, KENTON COUNTY, KENTUCKY, THIS _____ DAY OF _____ 2007.

_____

STATE OF _____ COUNTY OF_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____ 2007 BY

_____

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

WE THE UNDERSIGNED DO HEREBY ADOPT THIS PLAT AND DEDICATE THE STREETS INCLUDING STORM SEWER AND SANITARY SEWER EASEMENTS SHOWN HEREIN TO PUBLIC USE. BEING PART OF THE SAME PROPERTY CONVEYED TO US BY DEED RECORDED IN D.B. 1 1341, PG. 101 AND D.B. 1 1514, PG. 37 OF THE KENTON COUNTY RECORDS AT INDEPENDENCE, KENTUCKY.

_____ _____

I HEREBY STATE THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND:

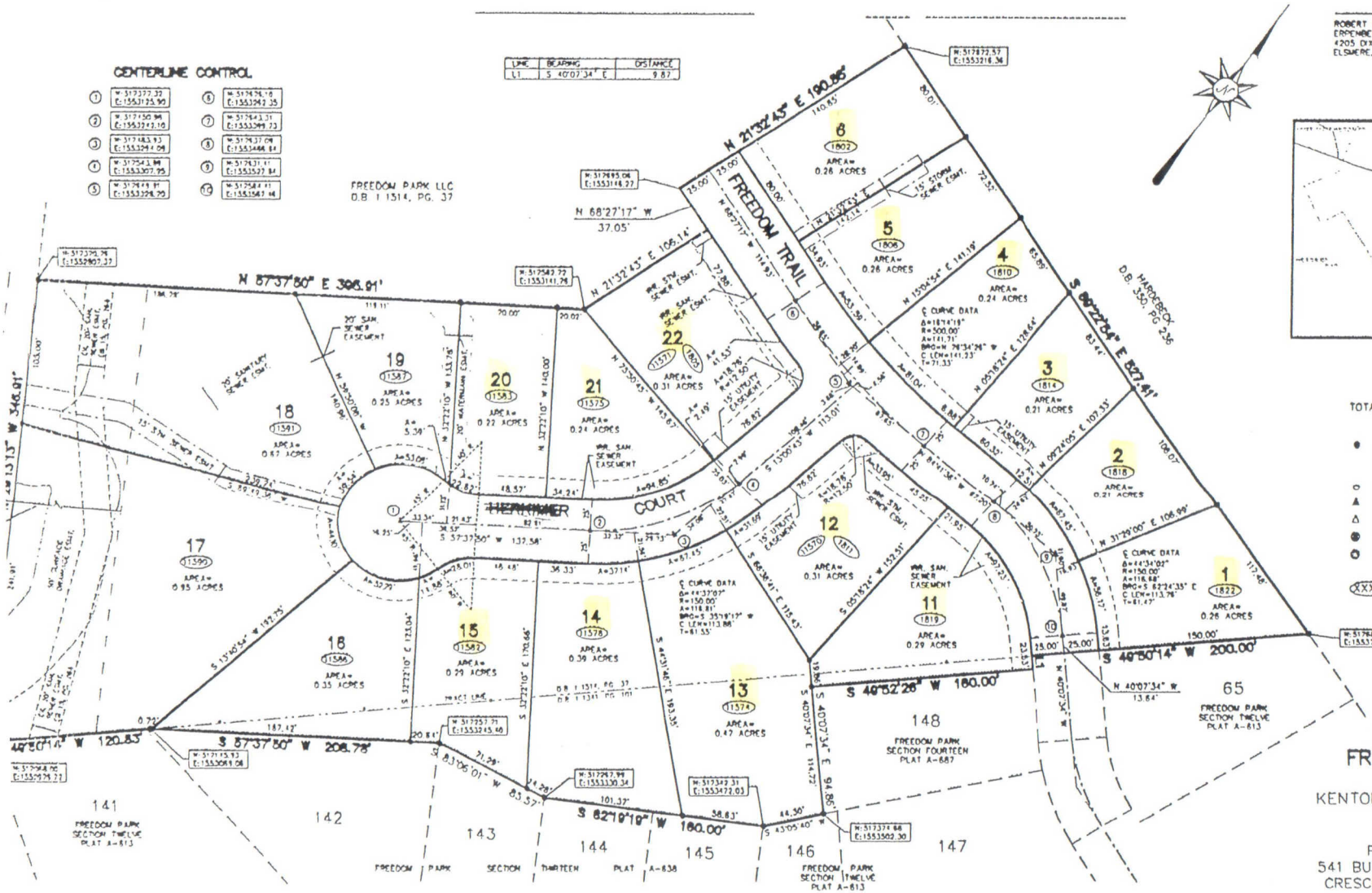
1. MEETS THE REQUIREMENTS OF A CLASS A SURVEY WITH AN UNADJUSTED CLOSURE OF AT LEAST 1:10000. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE.
2. COMPLIES WITH THE KENTON COUNTY ZONING AND SUBDIVISION REGULATIONS.
3. MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.
4. THE REFERENCE MERIDIAN SHOWN HEREIN IS BASED ON NAD 1983, KENTUCKY NORTH ZONE.

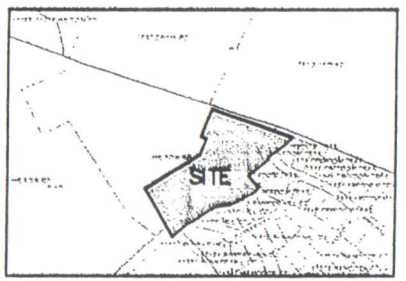
_____
ROBERT T. WESTERMEYER P.L.S. 2931
ERPENBECK CONSULTING ENGINEERS, INC.
4205 DIXIE HIGHWAY
ELSMERE, KENTUCKY 41018

CENTERLINE CONTROL

1	N: 517377.32 E: 1553175.90	6	N: 517476.18 E: 1553342.35
2	N: 517150.98 E: 1553242.16	7	N: 517543.31 E: 1553343.73
3	N: 517183.93 E: 1553294.09	8	N: 517937.09 E: 1553486.84
4	N: 517543.88 E: 1553307.95	9	N: 517631.11 E: 1553527.84
5	N: 517949.87 E: 1553328.35	10	N: 517587.11 E: 1553547.46

LINE	BEARING	DISTANCE
L1	S 40°07'34" E	9.87'





VICINITY MAP

TOTAL AREA: 7.200 ACRES

- ● SET #5 REBAR 18" LONG W/CAP STAMPED: LPS2930 LPS2931
- ○ FOUND REBAR
- ▲ SET CUT NOTCH
- △ FOUND CUT NOTCH
- ⊕ SET MAG NAIL
- ⊙ FOUND MAG NAIL
- (XXX) HOUSE NUMBER

SECTION "A"
FREEDOM PARK II

INDEPENDENCE
KENTON COUNTY KENTUCKY

DEVELOPER

FREEDOM PARK LLC
541 BUTTERMILK PIKE SUITE 500
CRESCENT SPRINGS, KENTUCKY

ENGINEER

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

AUGUST 2007 SCALE: 1"=50'

SHEET 1 OF 1

UTILITY EASEMENT SHOWN AND DESCRIBED ON THIS PLAT ARE GRANTED TO THE USE AND BENEFIT OF THE NAMED UTILITY. THE EXCLUSIVE 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 CONDITIONS OF THE DOCUMENT LISTED BELOW ARE INCORPORATED HEREIN.

SEWERS SANITATION DISTRICT NO. 1 MSC. BOOK 431, PG. 110, COVINGTON

SYSTEMS NORTHERN KENTUCKY WATER SERVICE DISTRICT BOOK 228, PAGE 073, INDEPENDENCE

UNLESS OTHERWISE SHOWN, A TEN (10) FOOT WIDE NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG EACH LOT LINE, THE LOT LINE BEING THE CENTERLINE OF THE EASEMENT. FREEDOM PARK LLC RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENT FOR THE PURPOSE OF CONTROLLING AND/OR DIRECTING STORM WATER TO COLLECTION FACILITIES, DRAINAGE SWALES AND/OR TO GENERALLY PROVIDE PROPER DRAINAGE CONTROL.

SET CUT NOTCH AT THE P.C., P.I. AND P.T. OF ALL CURVES UNLESS SAID POINT IS NOT ON STREET PAVEMENT

SET CUT NOTCH AT THE INTERSECTION OF THE EXTENSION OF ALL LOT LINES AND CENTERLINE TANGENTS UNLESS SAID POINT IS NOT ON STREET PAVEMENT

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

50 0 25 50 100
1" = 50'