

WE THE UNDERSIGNED DO HEREBY ADOPT THIS PLAT AND DEDICATE THE STREETS INCLUDING STORM AND SANITARY SEWER STRUCTURES WITHIN EASEMENTS SHOWN TO PUBLIC USE BEING PART OF THE SAME PROPERTY CONVEYED TO US BY DEED BOOK 332 PAGE 282 OF THE KENTON COUNTY RECORDS AT COVINGTON, KENTUCKY.

JAMES L. HELLMANN, PARTNER, JTI DEVELOPMENT LLC

STATE OF KENTUCKY COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997 BY

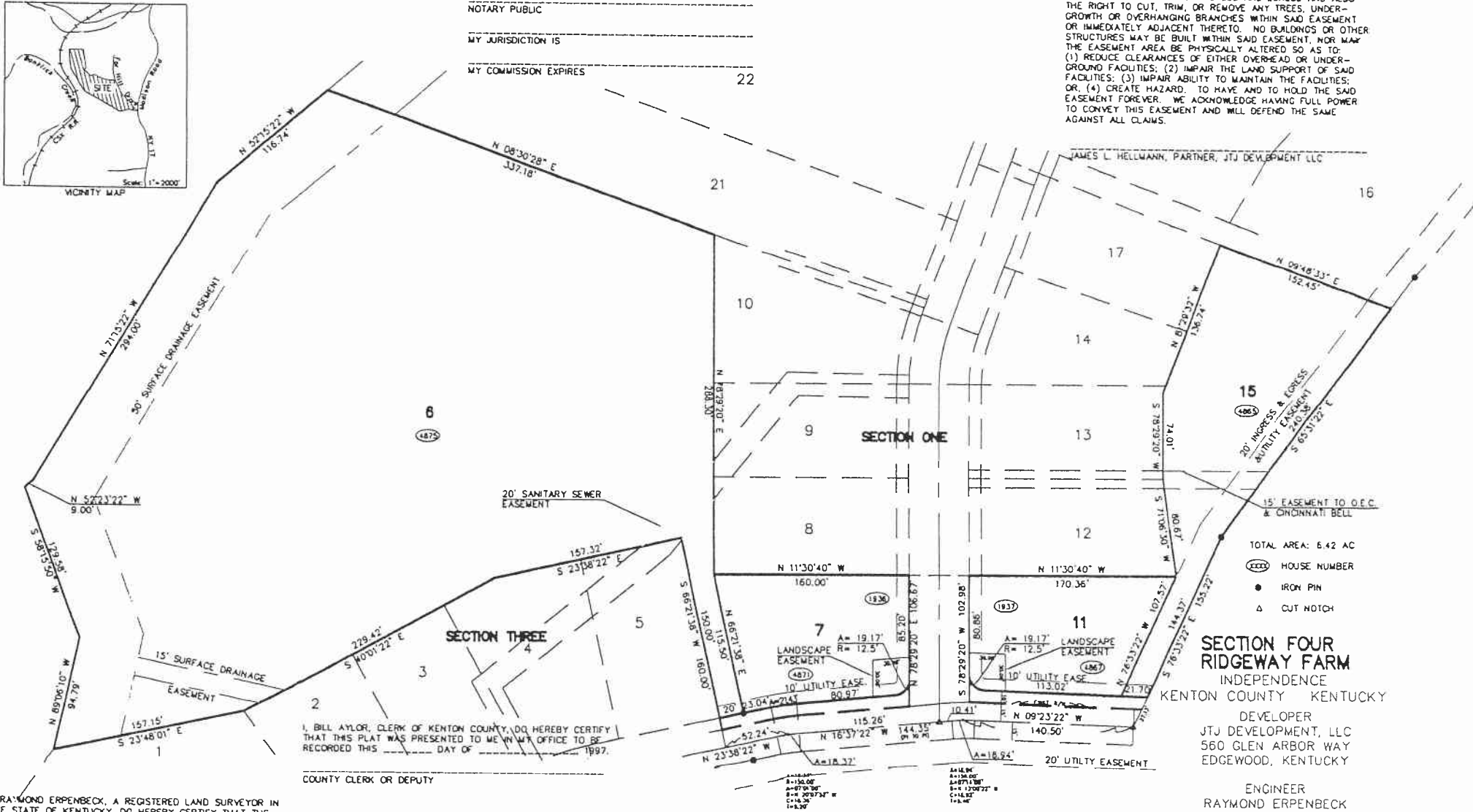
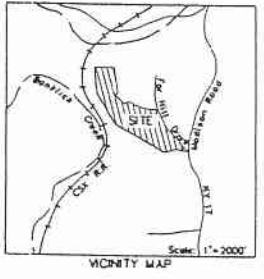
JAMES L. HELLMANN, PARTNER, JTI DEVELOPMENT LLC, A KENTUCKY CORPORATION, ON BEHALF OF THE CORPORATION

NOTARY PUBLIC \_\_\_\_\_

MY JURISDICTION IS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ 22

FOR VALUABLE CONSIDERATION, WE THE UNDERSIGNED DO HEREBY PERMANENTLY GRANT TO THE OWEN COUNTY ELECTRIC COOPERATIVE, CINCINNATI BELL TELEPHONE COMPANY, 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 FIXTURES FOR THE OVERHEAD OR 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 HAZARD. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.



I, BILL AYLOR, CLERK OF KENTON COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO ME IN MY OFFICE TO BE RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997.

COUNTY CLERK OR DEPUTY \_\_\_\_\_

APPROVED BY THE KENTON COUNTY AND MUNICIPAL PLANNING AND ZONING COMMISSION, KENTON COUNTY, KENTUCKY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997.

CHAIRMAN OR PLANNING COMMISSION'S \_\_\_\_\_

I, RAYMOND ERPENBECK, A REGISTERED LAND SURVEYOR IN THE STATE OF KENTUCKY, DO HEREBY CERTIFY THAT THE SURVEY OF RIDGEWAY FARM WAS MADE BY ME OR UNDER MY SUPERVISION, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

DATE \_\_\_\_\_ RAYMOND ERPENBECK \_\_\_\_\_ 15 29 30

TOTAL AREA: 6.42 AC  
 (487) HOUSE NUMBER  
 ● IRON PIN  
 ▲ CUT NOTCH

**SECTION FOUR  
 RIDGEWAY FARM**  
 INDEPENDENCE  
 KENTON COUNTY KENTUCKY

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

ENGINEER  
 RAYMOND ERPENBECK  
 CONSULTING ENGINEERS  
 4205 DIXIE HIGHWAY  
 ELSMERE, KENTUCKY

