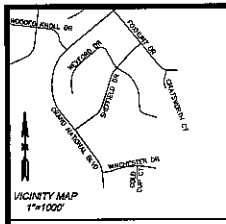


Client & Owner:
Boone County School District
Finance Corporation
8330 US 42
Florence, Kentucky 41042

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects
455 Erlanger Road • Erlanger, Kentucky 41018
502 Lila Avenue • Milford, Ohio 45150
Ph Erlanger (859)727-2395 • Ph Milford (513)576-1000 • www.vioxinc.com

RECORD PLAT NOTES

- ● SET ½"x18" REBAR & CAP STAMPED "LARISON PLS 3357"
- × SET CROSSNOTCH IN CONCRETE
- ▲ SET MAG NAIL & WASHER STAMPED "LARISON PLS 3357"
- ○ EXISTING IRON PIN

~ Setbacks for building construction shall be in accordance with the current Boone County Zoning Ordinance.

Parcel Tract Areas
Deed Book 1143, Pg. 546, Parcel One: 0.537 Acres
Deed Book 1143, Pg. 546, Parcel Two: 0.789 Acres

Total Number of Lots = 0
Group Number = 2071
Zone = SR-1/PD/CD

R/W Dedicated = 1.326 Ac.
Total Area = 1.326 Ac.

STATE of KENTUCKY
GREGORY A. LARISON
3357
LICENSED PROFESSIONAL LAND SURVEYOR

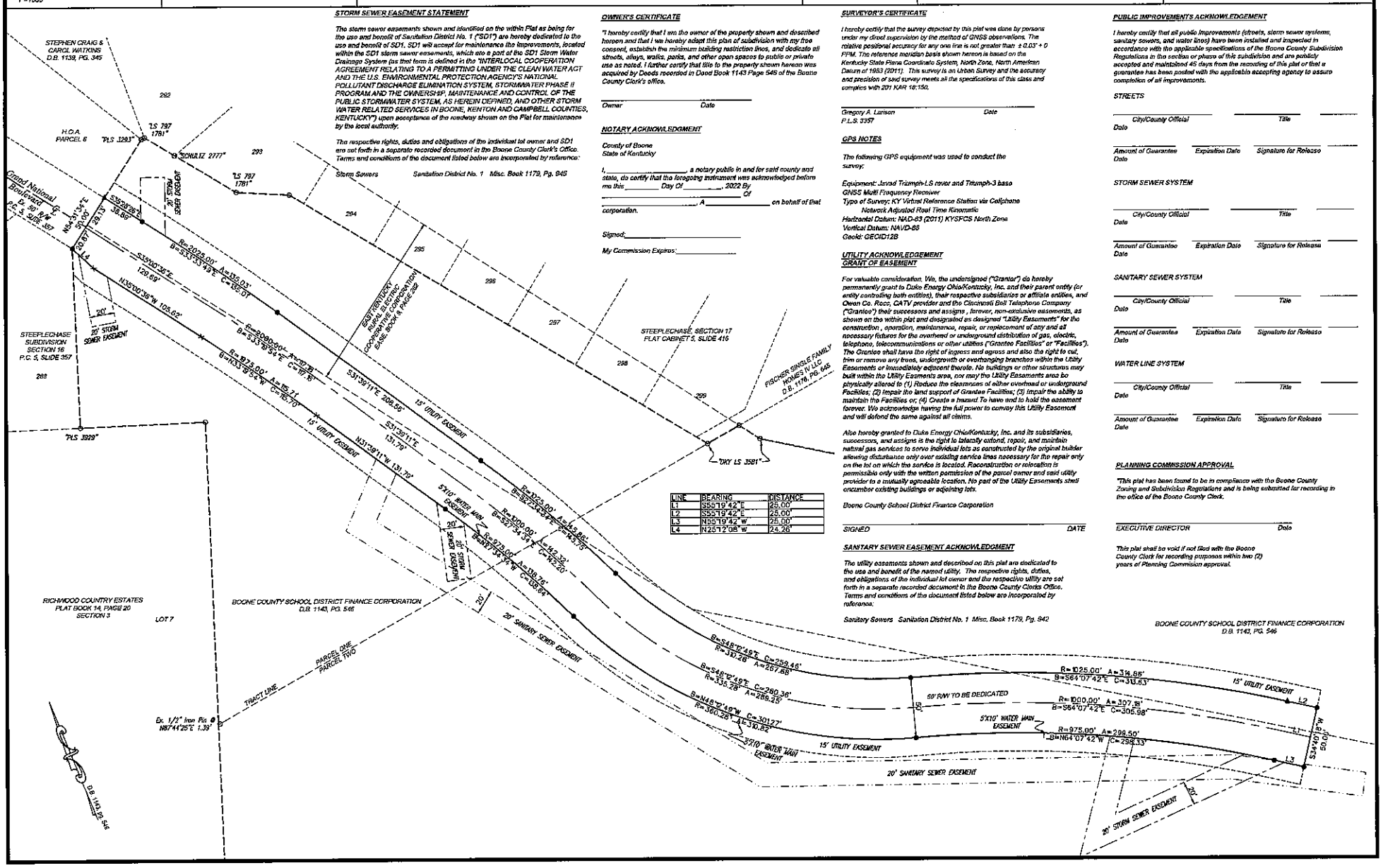
EXTENSION OF GRAND NATIONAL BOULEVARD

Boone County, Kentucky
Scale: 1"=50' February 3, 2022

GRAPHIC SCALE
0' 50' 100' 150'

County Clerk's Stamp

Page 1 of 1



LINE	BEARING	DISTANCE
L1	S55°19'42"E	25.00'
L2	S55°19'42"E	25.00'
L3	N55°19'42"W	25.00'
L4	N25°12'08"W	24.26'

STORM SEWER EASEMENT STATEMENT

The storm sewer easements shown and identified on the within Plat as being for the use and benefit of Sanitation District No. 1 ("SD1") are hereby dedicated to the use and benefit of SD1. SD1 will accept for maintenance the improvements, located within the SD1 storm sewer easements, which are a part of the SD1 Storm Water Drainage System (as that term is defined in the "INTERLOCAL COOPERATION AGREEMENT RELATING TO A PERMITTING UNDER THE CLEAN WATER ACT AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, STORMWATER PHASE II PROGRAM AND THE OWNERSHIP, MAINTENANCE AND CONTROL OF THE PUBLIC STORMWATER SYSTEM, AS HEREIN DEFINED, AND OTHER STORM WATER RELATED SERVICES IN BOONE, KENTON AND CAMPBELL COUNTIES, KENTUCKY") upon acceptance of the roadway shown on the Plat for maintenance by the local authority.

The respective rights, duties and obligations of the individual lot owner and SD1 are set forth in a separate recorded document in the Boone County Clerk's Office. Terms and conditions of the document listed below are incorporated by reference:

Storm Sewers Sanitation District No. 1 Misc. Book 1179, Pg. 945

OWNER'S CERTIFICATE

"I hereby certify that I am the owner of the property shown and described hereon and that I we hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted. I further certify that title to the property shown hereon was acquired by Deeds recorded in Deed Book 1143 Page 546 of the Boone County Clerk's office.

Owner Date

NOTARY ACKNOWLEDGMENT

County of Boone
State of Kentucky

I, _____, a notary public in and for said county and state, do certify that the foregoing instrument was acknowledged before me this _____ Day Of _____, 2022 By _____ Of _____, A _____ on behalf of that corporation.

Signed: _____

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of GNSS observations. The relative positional accuracy for any one line is not greater than ± 0.03' + 0 PPM. The reference meridian basis shown hereon is based on the Kentucky State Plane Coordinate System, North Zone, North American Datum of 1983 (2011). This survey is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18:150.

Gregory A. Larison Date
P.L.S. 3357

GPS NOTES

The following GPS equipment was used to conduct the survey:

Equipment: Javad Triumph-LS rover and Triumph-3 base
GNSS Multi Frequency Receiver
Type of Survey: KY Virtual Reference Station via Cellphone Network Adjusted Real Time Kinematic
Horizontal Datum: NAD-83 (2011) KYSPCS North Zone
Vertical Datum: NAVD-88
Geoid: GEOID12B

UTILITY ACKNOWLEDGEMENT
GRANT OF EASEMENT

For valuable consideration, We, the undersigned ("Grantor") do hereby permanently grant to Duke Energy Ohio/Kentucky, Inc. and their parent entity (or entity controlling both entities), their respective subsidiaries or affiliate entities, and Owen Co. Reco, CATV provider and the Cincinnati Bell Telephone Company ("Grantee") their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as designed "Utility Easements" for the construction, operation, maintenance, repair, or replacement of any and all necessary fixtures for the overhead or underground distribution of gas, electric, telephone, telecommunications or other utilities ("Grantee Facilities" or "Facilities"). The Grantee shall have the right of ingress and egress and also the right to cut, trim or remove any trees, undergrowth or overhanging branches within the Utility Easements or immediately adjacent thereto. No buildings or other structures may built within the Utility Easements area, nor may the Utility Easements area be physically altered to (1) Reduce the clearances of either overhead or underground Facilities; (2) Impair the land support of Grantee Facilities; (3) Impair the ability to maintain the Facilities or; (4) Create a hazard. To have and to hold the easement forever. We acknowledge having the full power to convey this Utility Easement and will defend the same against all claims.

Also hereby granted to Duke Energy Ohio/Kentucky, Inc. and its subsidiaries, successors, and assigns is the right to laterally extend, repair, and maintain natural gas services to serve individual lots as constructed by the original builder allowing disturbance only over existing service lines necessary for the repair only on the lot on which the service is located. Reconstruction or relocation is permissible only with the written permission of the parcel owner and said utility provider to a mutually agreeable location. No part of the Utility Easements shall encumber existing buildings or adjoining lots.

Boone County School District Finance Corporation

SIGNED DATE

SANITARY SEWER EASEMENT ACKNOWLEDGMENT

The utility easements 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 a separate recorded document in the Boone County Clerks Office. Terms and conditions of the document listed below are incorporated by reference:

Sanitary Sewers Sanitation District No. 1 Misc. Book 1179, Pg. 942

PUBLIC IMPROVEMENTS ACKNOWLEDGEMENT

I hereby certify that all public improvements (streets, storm sewer systems, sanitary sewers, and water lines) have been installed and inspected in accordance with the applicable specifications of the Boone County Subdivision Regulations in the section or phase of this subdivision and are publicly accepted and maintained 45 days 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

City/County Official Title
Date

Amount of Guarantee Expiration Date Signature for Release
Date

STORM SEWER SYSTEM

City/County Official Title
Date

Amount of Guarantee Expiration Date Signature for Release
Date

SANITARY SEWER SYSTEM

City/County Official Title
Date

Amount of Guarantee Expiration Date Signature for Release
Date

WATER LINE SYSTEM

City/County Official Title
Date

Amount of Guarantee Expiration Date Signature for Release
Date

PLANNING COMMISSION APPROVAL

"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 Clerk.

EXECUTIVE DIRECTOR Date

This plat shall be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Planning Commision approval.