

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. TO HAVE AND TO HOLD THE SAID EASEMENT FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

• THERE SHALL BE A 10' WIDE SURFACE DRAINAGE EASEMENT CENTERED ALONG EACH LOT LINE

BANKLICK CREEK

STATE OF KENTUCKY COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1997 BY
 JAMES L. HELLMANN, PARTNER, JTJ DEVELOPMENT LLC,
 A KENTUCKY CORPORATION, ON BEHALF OF THE CORPORATION

STATE OF KENTUCKY COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1997 BY
 GEORGE FINKE, PARTNER, GREAT DEVELOPMENT PROPERTIES, INC.
 A KENTUCKY CORPORATION, ON BEHALF OF THE CORPORATION

NOTARY PUBLIC

NOTARY PUBLIC

MY JURISDICTION IS

MY JURISDICTION IS

MY COMMISSION EXPIRES

MY COMMISSION EXPIRES

I, BILL AYLER, 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

JAMES L. HELLMANN, PARTNER

GEORGE FINKE, PARTNER, GREAT DEVELOPMENT PROPERTIES, INC.

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

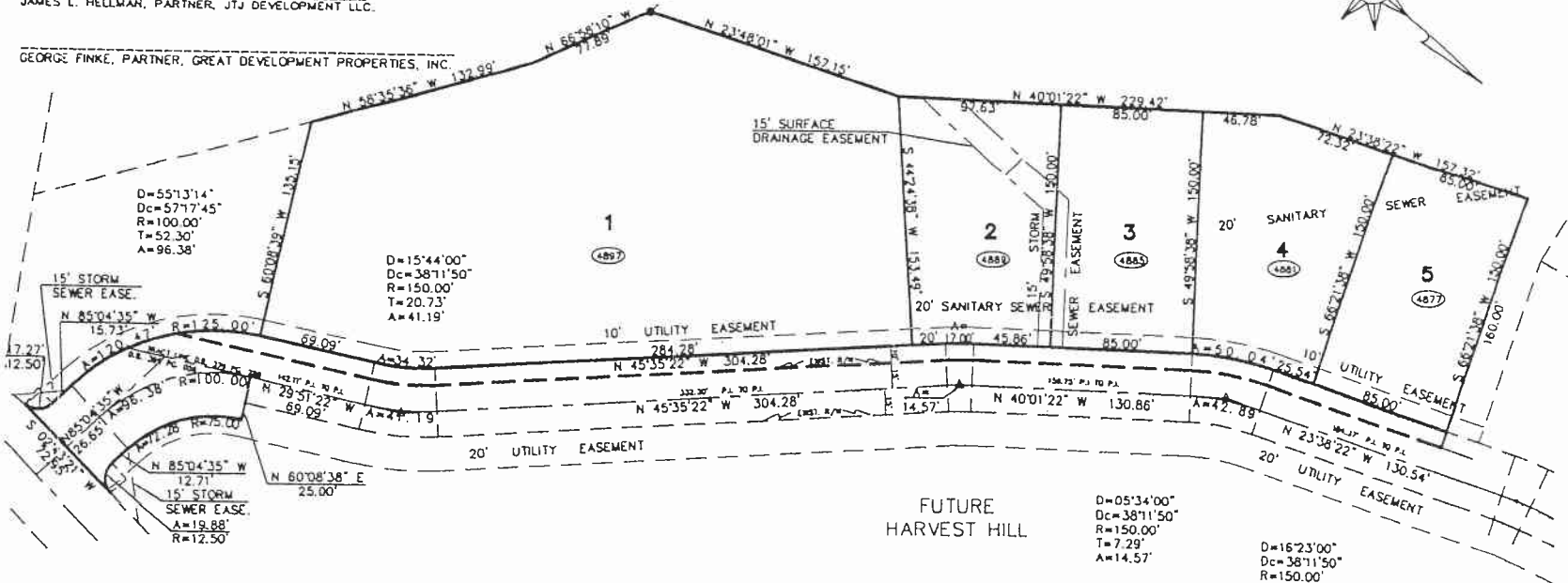
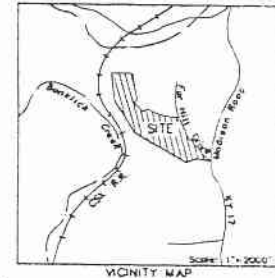
CHAIRMAN OR PLANNING COMMISSION'S DULY AUTHORIZED REPRESENTATIVE

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 _____ PAGE _____ AND DEED BOOK _____ PAGE _____ OF THE KENTON COUNTY RECORDS AT COWINGTON, KENTUCKY.

JAMES L. HELLMANN, PARTNER, JTJ DEVELOPMENT LLC.

GEORGE FINKE, PARTNER, GREAT DEVELOPMENT PROPERTIES, INC.

JTJ DEVELOPMENT



FUTURE HARVEST HILL

SECTION THREE
 RIDGEWAY FARM
 INDEPENDENCE
 KENTON COUNTY KENTUCKY

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

ENGINEER
 RAYMOND ERPENBECK
 CONSULTING ENGINEERS
 4205 DIXIE HIGHWAY
 ELSMERE, KENTUCKY

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 LS 2930

