"I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE KENTUCKY MINIMUM SURVEYING STANDARDS, AND COMPLIES WITH ALL REQUIREMENTS OF THE BOONE COUNTY ZONING AND SUBDIVISION REGULATIONS, AND THAT DEDICATED AREAS INCLUDING PUBLIC WAYS OR STREETS ARE CURRENTLY OWNED BY THE

JAMES W. BERLING

Sanitary Sewer Easement Statement

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 document recorded in the Boone County Clerk's Office. Terms and conditions of the document listed below are incorporated by reference.

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

Surface Drainage Easement Definition

"Surface Drainage Easements" shown on this plat are not accepted by the legislative body of jurisdiction. The legislative body is not obligated to maintain or repair any channels or installations in said easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owners of the lots. Within the easements, no structure, planting, fill material or other material shall be placed or permitted to remain which may obstruct, retard or change the direction of flow of water through the drainage channel in the easement.

I hereby certify that all public improvements (streets, storm sewer systems, sanitary sewer, 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

STORM SEWER SYSTEM

44.79

10

12,382.41 SQ\FT

Signature of City/County Official Title Date

Amount of Grarantee Expiration Date Signature for Release Date

SANITARY SEWER SYSTEM

Signature of City/County Official Sewer Commission/District Date

Amount of Grarantee Expiration Date Signature for Release Date

3

, TRIPLE CROWN COUNTRY CLUB

SECTION No. 27
BLOCK "A" 20' STORM SEWER EASEMEN

21,548.06 SQ\FT

SEWER EASEMENT

DEVELOPERS, LLC

TRIPLE CROWN

FROGTOWN ROAD

, VICINITY MAP

ONERAKEN

SCALE: 1"= 2000"

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 Court Clerk.

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

Chairman's Signature

EXCENELL.

FRONT LOT CORNERS CAN BE LOCATED FROM STREET

CENTERLINE CONTROL

<u>NOTES</u>

20' SANITARY

"THIS PLAT SHALL BE VOID WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN TWO (2) YEAR OF PLANNING COMMISSION APPROVAL.

10' STORM DRAINAGE EASEMENT

BUILDING SETBACKS WILL BE DETERMINED BY CURRENT ZONING REGULATION OR DISTRICTS.

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A 10' WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES. THE COMMON LOT LINES BEGIN THE CENTER LINE OF SAID EASMENT, AND 5' OF EASEMENT OF EACH LOT.

OWNER & DEVELOPER

TRIPLE CROWN DEVELOPERS L.L.C 1671 PARK ROAD - SUITE 1 FT. WRIGHT, KY. 41011 PH. (859) 331-9191

SURVEYOR

JAMES W. BERLING ENGINEERING P.L.L.C. 1671 PARK ROAD - SUITE 1 FT. WRIGHT, KY. 41011 PH. (859) 331-9191

= IRON PIN (SET)

AREA SECTION No. 27 BLOCK "C" = 3.1622 Ac.

GRAPHIC SCALE 100 SECTION No. 27

STATE OF KENTUCKY JAMES W. BERLING 206 LICENSED LAND SURVEYOR

BACK REFERENCE:

DEED BOOK 711, PAGE 33

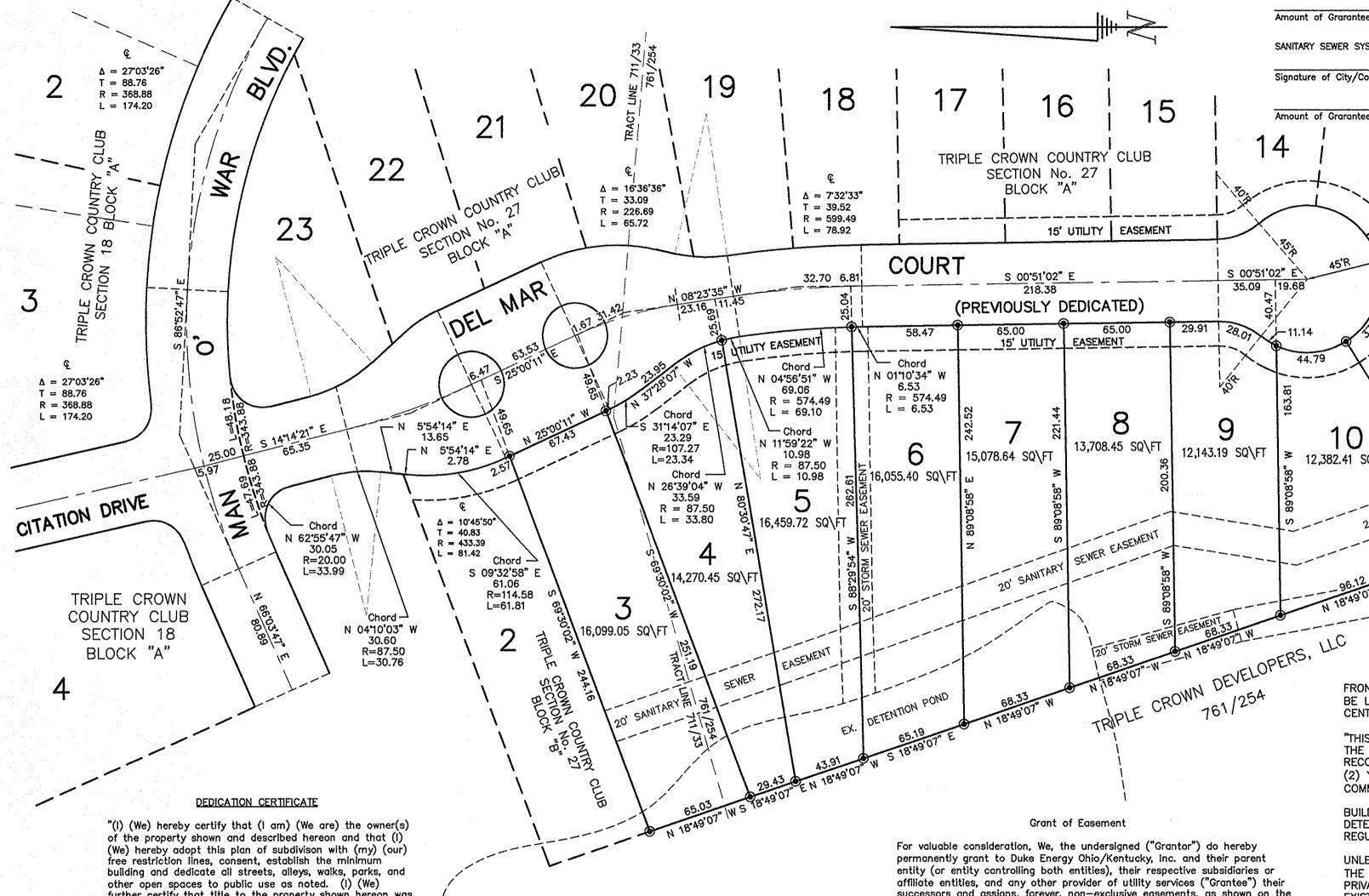
DEED BOOK 761, PAGE 254

DEED BOOK 838, PAGE 32 GROUP NO. 2064 BLOCK "C" TRIPLE CROWN COUNTRY CLUB

RICHWOOD, BOONE Co, KY

SCALE: 1"= 50' FEBRUARY 2013

JAMES W. BERLING KY. SURVEYOR 206



further certify that title to the property shown hereon was acquired by Deed recorded in Deed Book 711 Page 33, Deed Book 761 Page 254 and Deed Book 838 Page 32 at the Boone County Clerk's office. (I) (We) understand that for acceptance of continuous maintenance, (i) (We) must petition the appropriate legislative body after a certain

Triple Crown Developers, LLC Owner(s) KENTUCKY KENTON

The foregoing instrument was acknowledged before me this ____ day of ____, 2013 by

time period."

Notary Public

MY COMMISSION EXPIRES: ___

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:

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

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 be 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

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.

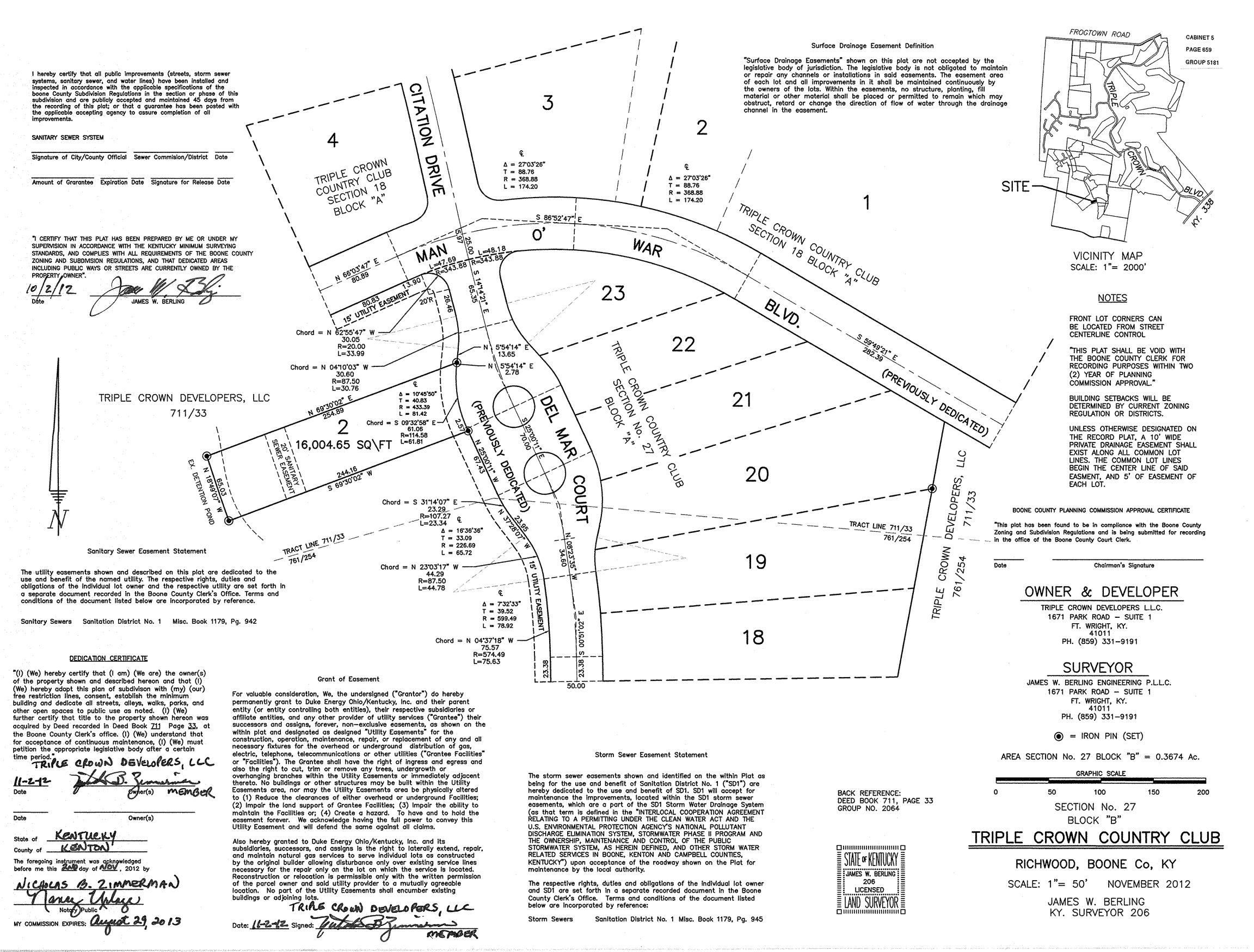
easement forever. We acknowledge having the full power to convey this Utility Easement and will defend the same against all claims.

_Signed: _

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.

Storm Sewer Easement Statement The storm sewer easements shown and identified on the within Plat as



FROGTOWN ROAD I hereby certify that all public improvements (streets, storm sewer **GROUP 5175** systems, sanitary sewer, 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 V TION STREETS Signature of City/County Official Title Date TRIPLE CROWN O Δ = 27'03'26" COUNTRY CLUB Amount of Grarantee Expiration Date Signature for Release Date T = 88.76 $\Delta = 27.03'26"$ SECTION 18 R = 368.88L = 174.20 T = 88.76STORM SEWER SYSTEM BLOCK "A" R = 368.88TRIPLE CROWN COUNTRY CLUB L = 174.20SITE-Signature of City/County Official Title EX. LAKE _S_86*52'47" E Amount of Grarantee Expiration Date Signature for Release Date MAN LA7.69 0 L=48.18 R=343.88 R=343.88 k2 SANITARY SEWER SYSTEM N 66.03.47" E 15' UTILITY EASEMENT 151.28 Signature of City/County Official Sewer Commission/District Date VICINITY MAP 23 SCALE: 1"= 2000 Amount of Grarantee Expiration Date Signature for Release Date BLYO 13,065.06 SQ\FT WATER LINE SYSTEM **NOTES** - S 42'33'44" E N 62'55'47" Signature of City/County Official Water Commission/District Date 30.05 FRONT LOT CORNERS CAN BE LOCATED FROM STREET R=20.00 L=33.99 N 4233'44" w 13,788.35 SQ\FT CENTERLINE CONTROL Amount of Grarantee Expiration Date Signature for Release Date (PREVIOUSLY DEDICATED) Chord = N 0410'03" Chord = N 33'46'57" W "THIS PLAT SHALL BE VOID WITH 30.60 24.43 R=80.03 THE BOONE COUNTY CLERK FOR R=87.50 L=30.76 $\Delta = 10'45'50"$ RECORDING PURPOSES WITHIN TWO T = 40.83L=24.53 (2) YEAR OF PLANNING R = 433.39 Surface Drainage Easement Definition COMMISSION APPROVAL.* 例 L = 81.42"Surface Drainage Easements" shown on this plat are not accepted by the legislative body of jurisdiction. The legislative body is not obligated to maintain or repair any channels or installations in said easements. The easement area 17,611.09 SQ\FT BUILDING SETBACKS WILL BE Chord = S 09'32'58" E 20.00 DETERMINED BY CURRENT ZONING 61.06 17°23'32" W REGULATION OR DISTRICTS. of each lot and all improvements in it shall be maintained continuously by R=114.58 the owners of the lots. Within the easements, no structure, planting, fill material or other material shall be placed or permitted to remain which may obstruct, retard or change the direction of flow of water through the drainage 29.07 L=61.81 R=109.76 UNLESS OTHERWISE DESIGNATED ON L=29.16 THE RECORD PLAT, A 10' WIDE LANDSCAPE ISLANDS TO BE MAINTAINED channel in the easement. PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT BY H.O.A. Chord = N 01°31'06" E 43.01 EVELOPERS, LINES. THE COMMON LOT LINES R=109.76 L=43.29 "I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY BEGIN THE CENTER LINE OF SAID SUPERVISION IN ACCORDANCE WITH THE KENTUCKY MINIMUM SURVEYING - N 12'49'05" E 26,806.50 SQ\FT EASMENT, AND 5' OF EASEMENT OF STANDARDS, AND COMPLIES WITH ALL REQUIREMENTS OF THE BOONE COUNTY OUR Chord = S 31"14'07" E 23.29 EACH LOT. ZONING AND SUBDIVISION REGULATIONS, AND THAT DEDICATED AREAS 23.29 TRACT LINE 711/33 R=107.27 INCLUDING PUBLIC WAYS OR STREETS ARE CURRENTLY OWNED BY THE ं स्टूडिंग इस्टुड़िंग्ड़िंग Chord = S-09'00'02" W 11.65 TRACT LINE 711/33 9/9 PROPERTY OWNER". R=87.50 L=11.66 BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE Δ == 16'36'36" 761/254 761/254 g T = 33.09 This plat has been found to be in compliance with the Boone County Chord = S 01"36"18" E JAMES W. BERLING R = 226.69 CROWN Zoning and Subdivision Regulations and is being submitted for recording 20.68 L = 65.72R=87.50 L=20.73 in the office of the Boone County Court Clerk. Chord = N 23'03'17" W Sanitary Sewer Easement Statement 44.29 R=87.50 = N 06'31'55" W 24,035.94 SQ\FT Chairman's Signature L = 44.78The utility easements shown and described on this plat are dedicated to the R=624.49 N 8549'46" E OWEN ELECTRIC use and benefit of the named utility. The respective rights, duties and L=40.57 obligations of the individual lot owner and the respective utility are set forth in $\Delta = 7'32'33"$ OWNER & DEVELOPER a separate document recorded in the Boone County Clerk's Office. Terms and T = 39.52conditions of the document listed below are incorporated by reference. R = 599.49 TRIPLE CROWN DEVELOPERS L.L.C. 02'45'38" W L = 78.92 1671 PARK ROAD - SUITE 1 18 Sanitary Sewers Sanitation District No. 1 Misc. Book 1179, Pg. 942 Chord = N 04'37'18" W R=624.49 FT. WRIGHT, KY. L=41.64 75.57 20 41011 R=574.49 21,727.87 SQ\FT PH. (859) 331-9191 L=75.63 DEDICATION CERTIFICATE 281.91 "(i) (We) hereby certify that (I am) (We are) the owner(s) **SURVEYOR** 50.00 of the property shown and described hereon and that (i) (We) hereby adopt this plan of subdivison with (my) (our) Grant of Easement JAMES W. BERLING ENGINEERING P.L.L.C. free restriction lines, consent, establish the minimum 1671 PARK ROAD - SUITE 1 building and dedicate all streets, alleys, walks, parks, and For valuable consideration, We, the undersigned ("Grantor") do hereby (SEE SHEET 2) other open spaces to public use as noted. (1) (We) FT. WRIGHT, KY. permanently grant to Duke Energy Ohio/Kentucky, Inc. and their parent further certify that title to the property shown hereon was acquired by Deed recorded in Deed Book 711 Page 33, entity (or entity controlling both entities), their respective subsidiaries or 41011 PH. (859) 331-9191 affiliate entities, and any other provider of utility services ("Grantee") their Deed Book 761 Page 254 Deed Book 838, Page 32 at the successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as designed "Utility Easements" for the Boone County Clerk's office. (1) (We) understand that for = IRON PIN (SET) acceptance of continuous maintenance, (i) (We) must construction, operation, maintenance, repair, or replacement of any and all TRIPLE CROWN DEVELOPERS, LLC necessary fixtures for the overhead or underground distribution of gas, petition the appropriate legislative body after a certain time period." electric, telephone, telecommunications or other utilities ("Grantee Facilities" Storm Sewer Easement Statement 761/254 AREA SECTION No. 27 BLOCK "A" = 6.7596 Ac. 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 GRAPHIC SCALE The storm sewer easements shown and identified on the within Plat as thereto. No buildings or other structures may be built within the Utility 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 area, nor may the Utility Easements area be physically altered Owner(s) BACK REFERENCE: to (1) Reduce the clearances of either overhead or underground Facilities; DEED BOOK 711, PAGE 33 DEED BOOK 761, PAGE 254 (2) Impair the land support of Grantee Facilities; (3) Impair the ability to easements, which are a part of the SD1 Storm Water Drainage System SECTION No. 27 (as that term is defined in the "INTERLOCAL COOPERATION AGREEMENT RELATING TO A PERMITTING UNDER THE CLEAN WATER ACT AND THE maintain the Facilities or; (4) Create a hazard. To have and to hold the DEED BOOK 838, PAGE 32 BLOCK "A" Owner(s) easement forever. We acknowledge having the full power to convey this Utility Easement and will defend the same against all claims. GROUP NO. 2064 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

KENTUCKY") upon acceptance of the roadway shown on the Plat for

The respective rights, duties and obligations of the individual lot owner and SDI are set forth in a separate recorded document in the Boone

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

County Clerk's Office. Terms and conditions of the document listed

RELATED SERVICES IN BOONE, KENTON AND CAMPBELL COUNTIES,

maintenance by the local authority.

below are incorporated by reference:

Storm Sewers

Also hereby granted to Duke Energy Ohio/Kentucky, Inc. and Its

The foregoing instrument was acknowledged

before me this ____ day of ____, 2012 by

Notary Public

MY COMMISSION EXPIRES:

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.

TRIPLE CROWN COUNTRY CLUB
RICHWOOD, BOONE Co, KY

STATE OF KENTUCKY

JAMES W. BERLING =

206

LICENSED

LAND SURVEYOR

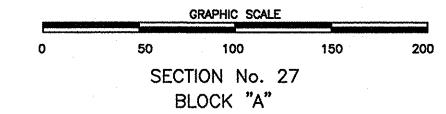
SCALE: 1"= 50' OCTOBER 2012

ALE: 1"= 50' OCTOBER 2012

JAMES W. BERLING

KY. SURVEYOR 206 SHEET 1 OF 2

19 Ę Δ = 732'33" T = 39.52 R = 599.49 L = 78.92 18 (SEE SHEET 1) S 89*08'58" W 281.91 17,903.92 SQ\FT N 89'08'58" E 268.98 16 17,063.77 SQ\FT MAR S 89°08'58" W 256.06 15 DEL 65.00 16,223.63 SQ\FT N 89°08'58" E TRIPLE CROWN DEVELOPERS, LLC TRIPLE CROWN DEVELOPERS, LLC 761/254 761/254 14 16,529.55 SQ\FT N 83'25'40' WI S 13 24,580.86 SQ\FT 12 38,668.48 SQ\FT TRACT LINE 761/254
838/32 STATE OF KENTUCKY JAMES W. BERLING 206 LICENSED LAND SURVEYOR



TRIPLE CROWN COUNTRY CLUB

RICHWOOD, BOONE Co, KY

SCALE: 1"= 50' OCTOBER 2012

JAMES W. BERLING

KY. SURVEYOR 206

SHEET 2 OF 2