GENERAL NOTES

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS.
2. PRIOR TO ANY EARTHWORK ACTIVITY, EROSION CONTROL DEVICES WILL BE INSTALLED. AN EROSION CONTROL PLAN WILL BE PROVIDED WITH THE IMPROVEMENT PLANS TO MEET THE REQUIREMENTS OF SD1.
3. ALL STORM SEWER AND STORM WATER DETENTION BASINS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS AND SANITATION DISTRICT #1.
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5. ALL SANITARY SEWER SHALL BE PUBLIC AND MAINTAINED BY THE SANITATION DISTRICT #1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN CONFORMANCE WITH THE "RULES AND REGULATION OF THE SANITATION DISTRICT #1".
6. ALL WATERMAIN SHALL BE PUBLIC AND MAINTAINED BY "NORTHERN KENTUCKY WATER DISTRICT STANDARDS AND SPECIFICATIONS FOR WATERMAIN CONSTRUCTION".
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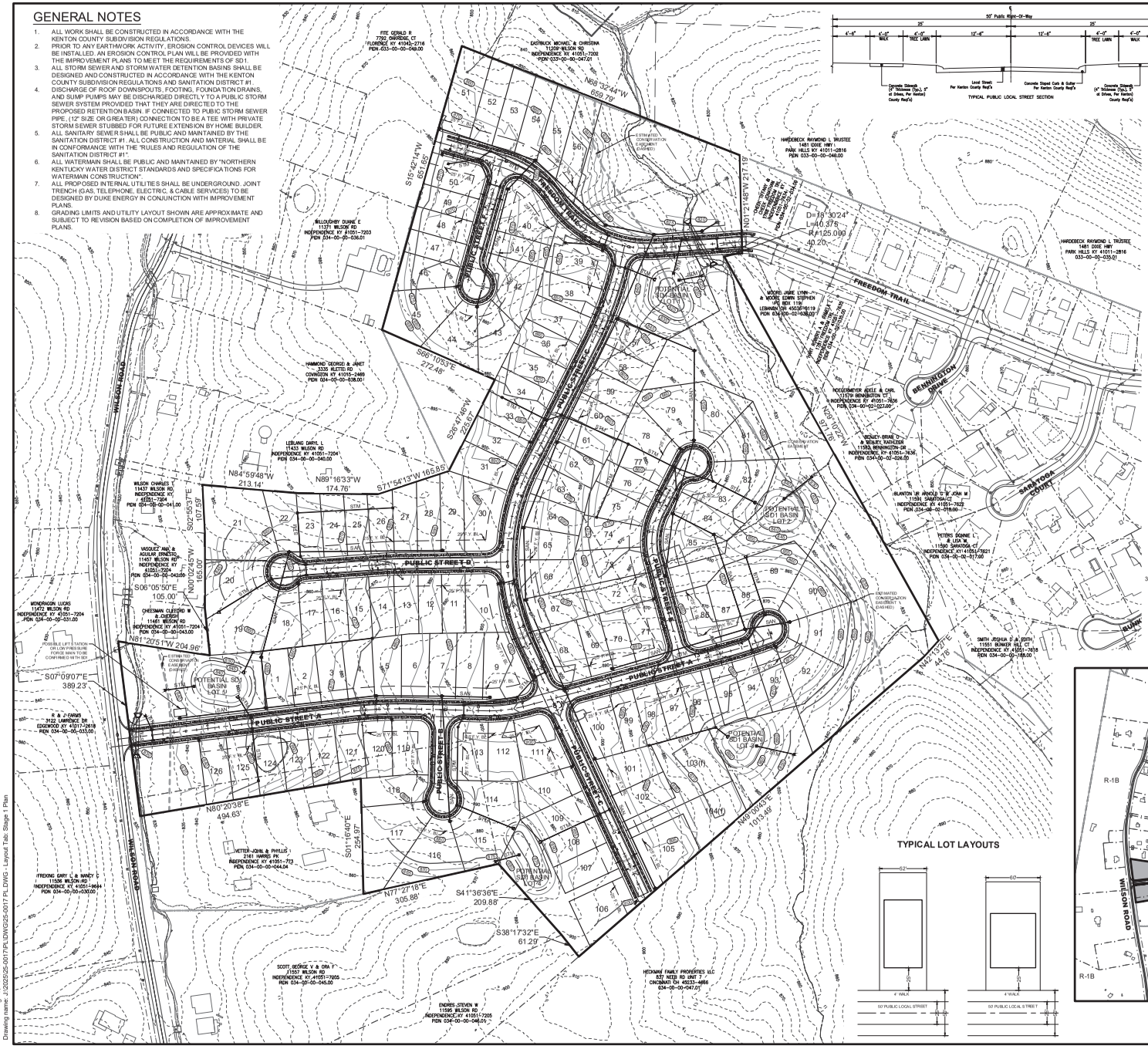
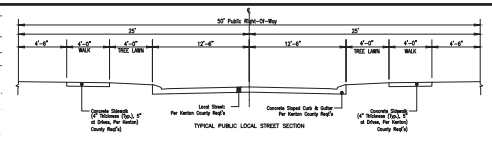
8. GRADING LIMITS AND UTILITY LAYOUT SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION BASED ON COMPLETION OF IMPROVEMENT PLANS.





TYPICAL PUBLIC LOCAL STREET SECTION

SITE DATA

a. TOTAL DEVELOPMENT ACREAGE : 43.25 ACRES

b. CURRENT ZONING: R-CVS (RESIDENTIAL CONVENTIONAL SUBDIVISION)
PROPOSED ZONING: R-CPS (RESIDENTIAL COMPACT SUBDIVISION)

PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENTIAL

c. SEE TYPICAL SECTION FOR PUBLIC RIGHT-OF-WAY. EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AS REQUIRED, OR AS SHOWN:
SANITARY SEWER = 20' (SD1)
WATERMAIN = 20' (NKWD)
UTILITY EASEMENT = 15' (DUKE ENERGY)
STORM SEWER = PER SANITATION DISTRICT STANDARDS

d. PRELIMINARY CONCEPTUAL GRADING SHOWN WITH 5' CONTOUR INTERVALS.

e. RESIDENTIAL
TOTAL DEVELOPMENT RESIDENTIAL ACREAGE: 43.25± ACRES
RIGHT OF WAY TO BE DEDICATED: 6.34± ACRES
SITE AREA: 36.91± ACRES

R-CPS
1. MINIMUM LOT AREA - SIX THOUSAND (6,000) SQUARE FEET
2. MINIMUM LOT WIDTH AT BUILDING SETBACK LINE - FIFTY (50) FEET
3. MINIMUM FRONT YARD DEPTH - TWENTY-FIVE (25) FEET
4. MINIMUM SIDE YARD WIDTH - TOTAL BOTH SIDES: TEN (10) FEET; MINIMUM ONE SIDE: THREE (3) FEET
5. MINIMUM REAR YARD DEPTH - TWENTY-FIVE (25) FEET
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8. MAXIMUM DENSITY - 7.2 DWELLING UNITS PER NET ACRE

OVERALL: 126± TOTAL RESIDENTIAL LOTS (INCLUDING 2± FLAG LOTS = 1.6% OF TOTAL LOTS WHICH IS <15%)(PLUS PUBLIC SD1 BASIN FLAG LOTS)

NET DEVELOPMENT DENSITY: 126/36.91 DU/AC = 3.41 DU/AC

THE SMALLEST LOT IN THE SUBDIVISION WILL BE 6,000 S.F. THE MINIMUM LOT WIDTH WILL MEET ZONING MINIMUM REQUIREMENTS.

f. NO NON-RESIDENTIAL USES PROPOSED.

g. APPROXIMATE LOCATIONS OF PROPOSED PEDESTRIAN WALKWAYS HAVE BEEN SHOWN ON THE PLAN AND ON THE TYPICAL STREET SECTION.

h. THE PROPOSED PUBLIC STREETS TO BE LOCAL CLASSIFICATION, TYPICAL SECTION AS SHOWN.

i. THE APPROXIMATE LOCATION OF THE UTILITY NETWORKS HAVE BEEN SHOWN FOR REFERENCE. UTILITY LOCATIONS AND SIZES TO BE CONFIRMED WITH THE STAGE II PLAN TO MEET THE REQUIREMENTS OF THE UTILITY COMPANY.

j. UTILITY AVAILABILITY: 12" EXISTING SANITARY SEWER AT END OF FREEDOM TRAIL (DEVELOPER TO COORDINATE WORK AND EASEMENTS WITH KENTON COUNTY AND SD1) AND EXISTING 8" WATER MAIN ALONG FREEDOM TRAIL AND 12" WATER MAIN ALONG WILSON ROAD.

k. SOIL TYPES (PER USDA SOIL CONSERVATION SERVICE MAPS):
CyF (Cynthiana Flaggy Silty Clay)
FcG (Faywood silty day loam)
FdD3 (Faywood silty clay)
NIB & NIC (Nicholson silt loam)

l. THE CHARACTER OF THE PROJECT IS PLANNED TO INTEGRATE WITH THE SURROUNDING RESIDENTIAL AREAS.

m. SCHEDULE: THE FOLLOWING IS A TENTATIVE SCHEDULE SUBJECT TO CHANGE WITH MARKET DEMAND/CONDITIONS. START OF CONSTRUCTION TO FOLLOW UPON PERMIT APPROVALS AND WILL BE PHASED.

OWNER:
FREEDOM PARK LLC
SITE ADDRESS:
15001 & 15007 WILSON ROAD
INDEPENDENCE, KY 41051

DEVELOPER:
FREEDOM PARK DEVELOPERS
301 ARTILLERY PARK DRIVE, SUITE 101
FORT MITCHELL, KY 41017
(859) 743-8172
EMAIL:DAVID@NOLLHOMES.COM

ENGINEER & SURVEYOR:
BAYER BECKER
209 GRANDVIEW DRIVE
FT. MITCHELL, KY 41017
859-261-1-1113

PLAN LEGEND

*Note: All utilities shown are intended to be public unless noted otherwise.

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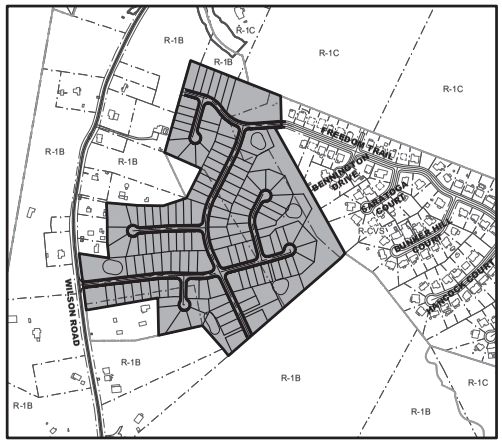
TYPICAL LOT LAYOUTS



VICINITY AREA MAP
SCALE: 1"=400'

PROPOSED MAP AMENDMENT AREA (43.25 AC.)

Basis of Bearing:
State Plane NAD83 (2011)
0 100 150
SCALE: 1" = 100'

Item	Revision Description	Date	Drwn	Chk
1	ISSUED FOR ZONING MAP AMENDMENT	8-07-25	JLR	RTK
2				
3				
4				
5				
6				
7				
8				
9				

FREEDOM PARK EXPANSION

FREEDOM TRAIL, WILSON ROAD
INDEPENDENCE, KENTON COUNTY, KY

STAGE I PLAN

bayer becker
BAYER BECKER
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 25-0017 PL
Drawn by: JLR
Checked By: RTK
Issue Date: 8-06-25
Sheet: 1/1

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Plot time: Aug 15, 2025 - 9:21am
Drawing name: J:\2025\25-0017\PL\DWG\25-0017 PL.DWG - Layout Tab: Stage 1 Plan

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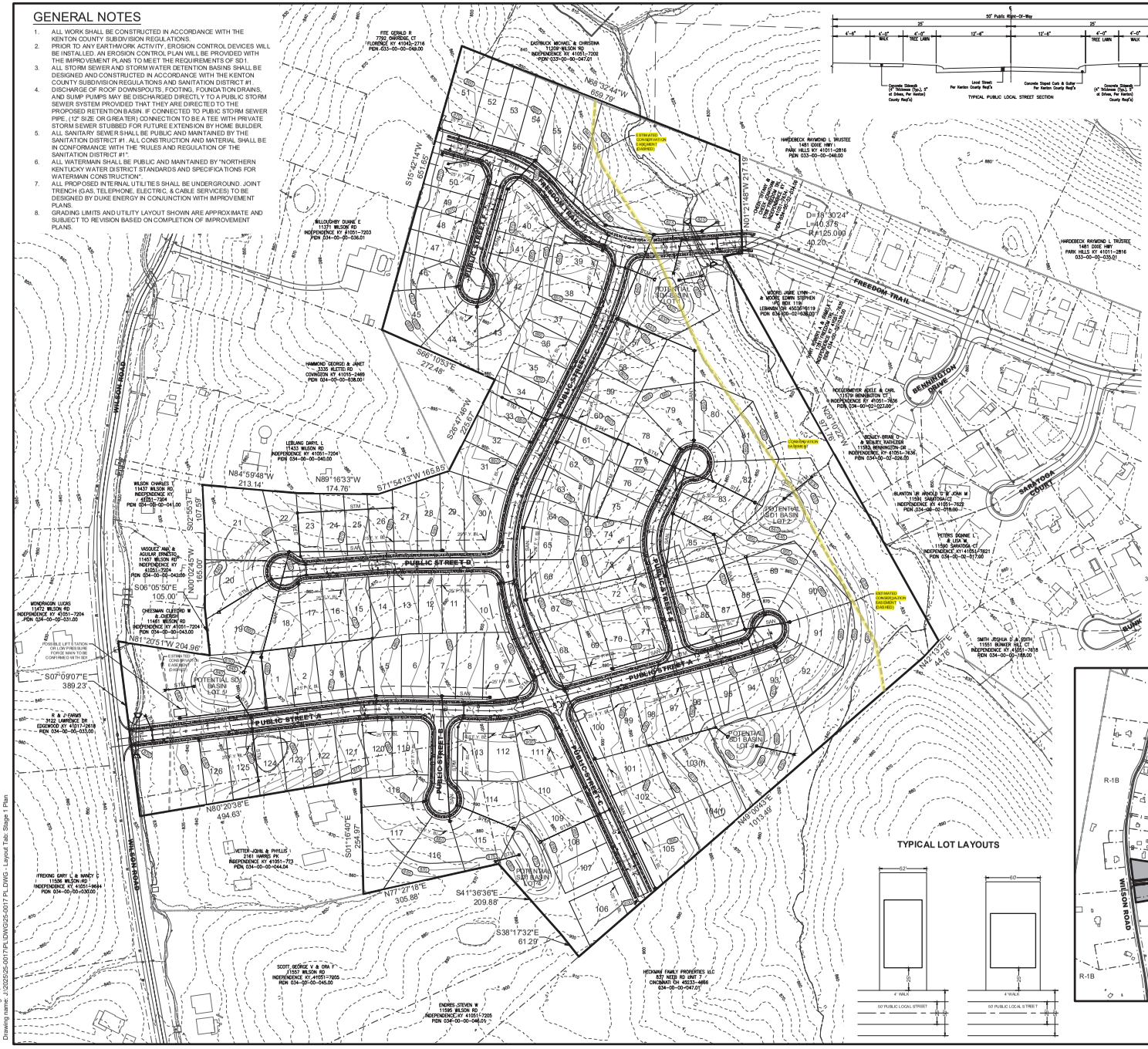

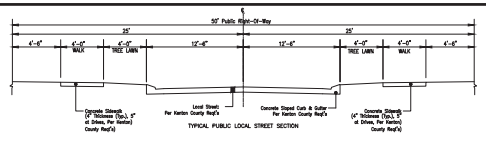

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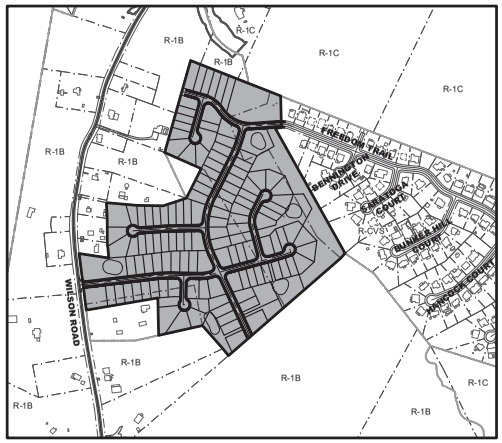

VICINITY AREA MAP
SCALE: 1"=400'

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Basis of Bearing: State Plane NAD83 (2011)
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Item	Revision Description	Date	Drawn	Chk
1	ISSUED FOR ZONING MAP AMENDMENT	8-07-25	JLR	RTK
2				
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FREEDOM PARK EXPANSION

FREEDOM TRAIL, WILSON ROAD
INDEPENDENCE, KENTON COUNTY, KY

STAGE I PLAN

bayer becker
ENGINEERS & SURVEYORS
1404 Race Street, Suite 204
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Plot time: Aug 15, 2025 - 9:21am
Drawing name: J:\2025\25-0017\PL\DWG\25-0017 PL.DWG - Layout Tab: Stage 1 Plan

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 FIXTURES 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 EITHER 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.

9/6/07 Thomas Schreiber, AUTHORIZED MEMBER
Freedom Park, LLC

I, RODNEY ELDRIDGE, CLERK OF KENTON COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO ME IN MY OFFICE ~~WAIVING BEEN ACKNOWLEDGED BY~~ _____ TO ~~BE THEIR ACT AND DEED.~~ RECORDED THIS 6th DAY OF November 2007.

Rodney Eldridge, Clerk
RODNEY ELDRIDGE

BY Cathy Darpel, D.C.
DEPUTY CLERK

APPROVED BY THE KENTON COUNTY AND MUNICIPAL PLANNING AND ZONING COMMISSION, KENTON COUNTY, KENTUCKY, THIS 5 DAY OF November 2007.

Alexandra K. Weldon – Chair

STATE OF KENTUCKY COUNTY OF KENTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September 2007 BY Thomas Schreiber, Authorized Member, Freedom Park, LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-11-2011

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. I 1341, PG. 101 AND D.B. I 1514, PG. 37 OF THE KENTON COUNTY RECORDS AT INDEPENDENCE, KENTUCKY.

9/6/07 Thomas Schreiber, AUTHORIZED MEMBER
Freedom Park, LLC

A-852

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 HERIN IS BASED ON NAD 1983, KENTUCKY NORTH ZONE.

STATE OF KENTUCKY ROBERT T. WESTERMEYER 2931 LICENSED

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

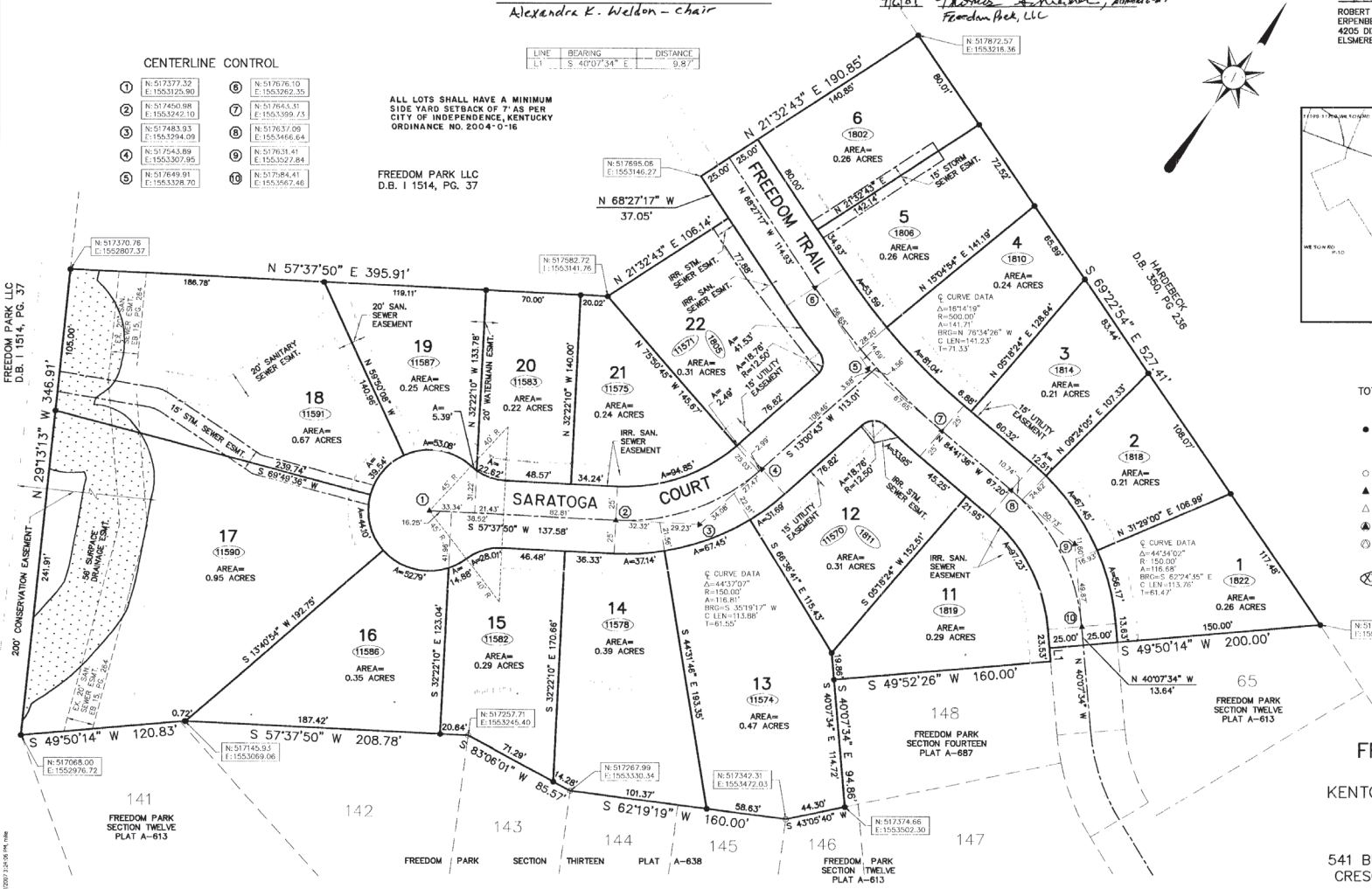
LINE	BEARING	DISTANCE
L1	S 40°07'34" E	9.87'

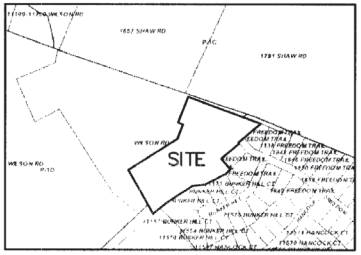
CENTERLINE CONTROL

①	N: 517377.32 E: 1553126.90	⑥	N: 517676.10 E: 1553262.35
②	N: 517450.98 E: 1553242.10	⑦	N: 517643.37 E: 1553399.73
③	N: 517483.93 E: 1553294.09	⑧	N: 517637.09 E: 1553466.64
④	N: 517543.89 E: 1553307.95	⑨	N: 517631.41 E: 1553527.84
⑤	N: 517649.91 E: 1553328.70	⑩	N: 517584.41 E: 1553567.46

ALL LOTS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 7' AS PER CITY OF INDEPENDENCE, KENTUCKY ORDINANCE NO. 2004-0-16

FREEDOM PARK LLC
D.B. I 1514, PG. 37





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
- (XXXX) HOUSE NUMBER

THE UTILITY EASEMENT 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 SEPARATE RECORDED DOCUMENT IN THE KENTON COUNTY CLERK'S OFFICE. TERMS AND CONDITIONS OF THE DOCUMENT LISTED BELOW ARE INCORPORATED BY REFERENCE:

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

WATER SYSTEMS NORTHERN KENTUCKY WATER SERVICE DISTRICT MISC. 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 COINTROL

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'

SECTION "A"
FREEDOM PARK II

INDEPENDENCE
KENTON COUNTY KENTUCKY

DEVELOPER

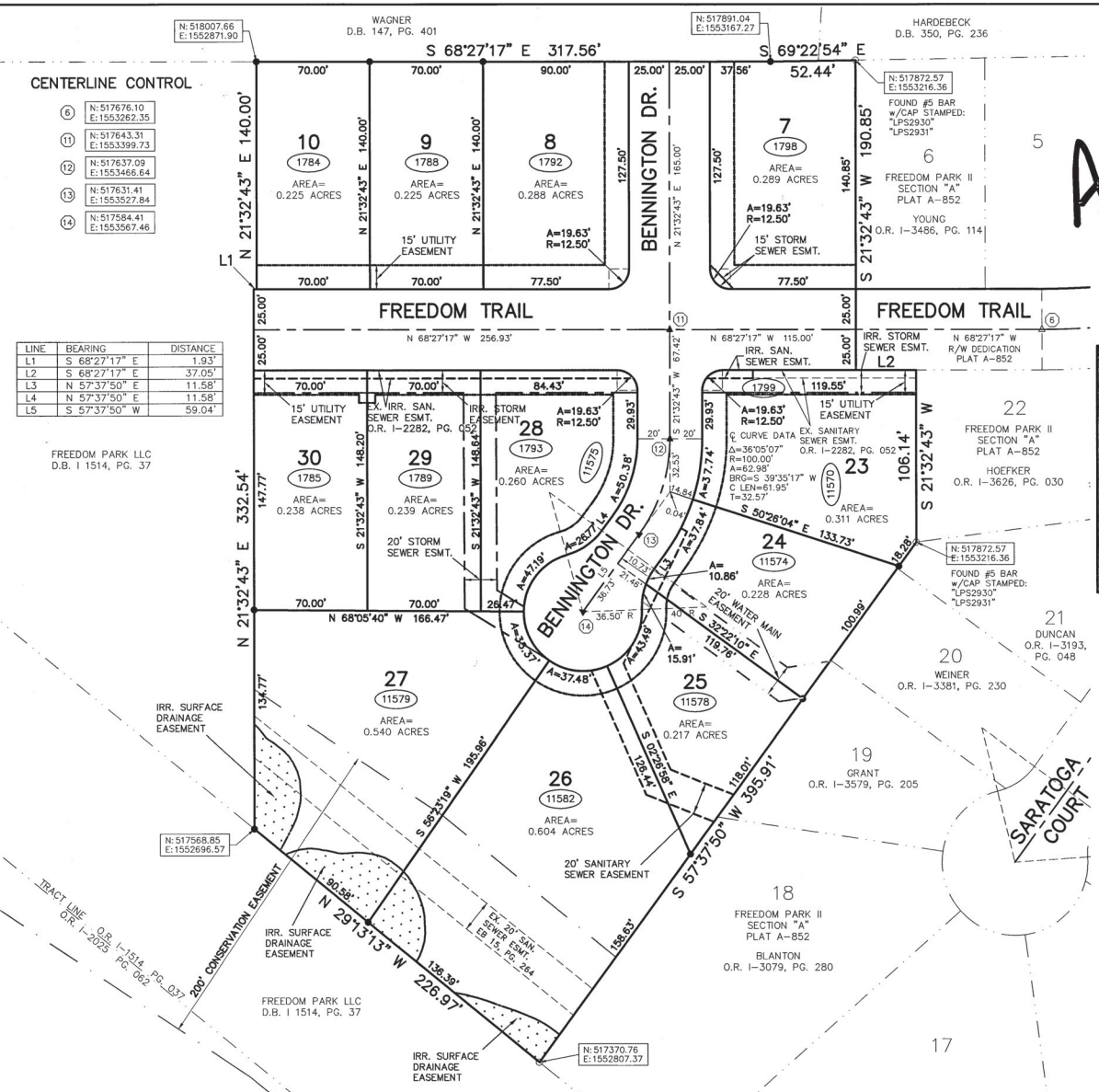
FREEDOM PARK LLC
541 BUTTERMILK PIKE SUITE 500
CRESCENT SPRINGS, KENTUCKY

ENGINEER

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

AUGUST 2007 SCALE: 1"=50'

SHEET 1 OF 1

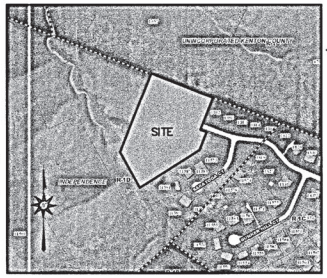


LINE	BEARING	DISTANCE
L1	S 68°27'17" E	1.93'
L2	S 68°27'17" E	37.05'
L3	N 57°37'50" E	11.58'
L4	N 57°37'50" E	11.58'
L5	S 57°37'50" W	59.04'

A-1154

50 0 25 50 100

1" = 50'



VICINITY MAP

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 ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "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 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.

1/17/17 Thomas Schreiber, MEMBER
THOMAS SCHREIBER, MEMBER, FREEDOM PARK LLC

DEDICATION CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT, DEDICATE THE RIGHT OF WAY AND DEDICATE THE DETENTION AND DRAINAGE EASEMENT TO PUBLIC USE AS SHOWN HEREON AND FURTHER CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS PART OR ALL OF THE SAME PROPERTY CONVEYED TO US BY DEED DATED 16TH OF NOVEMBER 2004 AND RECORDED IN O.R. I-1514, PG. 037 AND DEED DATED THE 24TH OF NOVEMBER 2006 AND RECORDED IN O.R. I-2025, PG. 062 OF THE KENTON COUNTY RECORDS AT INDEPENDENCE, KENTUCKY.

Thomas Schreiber MEMBER 1/17/17
THOMAS SCHREIBER, MEMBER FREEDOM PARK, LLC

NOTARY ACKNOWLEDGEMENT

COUNTY OF KENTON

STATE OF KENTUCKY

I, ROBERT T. WESTERMEYER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JANUARY, 20 17 BY FREEDOM PARK LLC THROUGH THOMAS SCHREIBER ITS AUTHORIZED MEMBER.

THOMAS SCHREIBER MEMBER
(NAME OF SIGNER) (TITLE)
FREEDOM PARK LLC

SIGNED: Robert T. Westermeyer ID NO. 529357

NOTARY PUBLIC STATE OF KENTUCKY

MY COMMISSION EXPIRES: 3/19/19

SURVEYOR'S STATEMENT

I HEREBY STATE TO FREEDOM PARK LLC
THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND:

1. COMPLIES WITH THE KENTON COUNTY ZONING AND SUBDIVISION REGULATIONS.
2. MEETS THE REQUIREMENTS OF AN URBAN SURVEY WITH AN UNADJUSTED CLOSURE OF AT LEAST 1:10000. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE.
3. THE BEARINGS ARE BASED ON NAD 1983, KENTUCKY NORTH ZONE.

Robert T. Westermeyer
ROBERT T. WESTERMEYER, PLS
ERPENBECK CONSULTING ENGINEERS, INC.
4205 DIXIE HIGHWAY
ELSMERE, KENTUCKY 41018

STATE OF KENTUCKY ROBERT T. WESTERMEYER 2931 LICENSED PROFESSIONAL LAND SURVEYOR

APPROVAL CERTIFICATE

APPROVED BY THE KENTON COUNTY PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE RESULTING PARCELS COMPLY WITH ANY OTHER REGULATORY AGENCY'S REQUIREMENTS.

THIS 1st DAY OF February, 20 17

BY: Chair

Paul J. Darpel, Chairman
CHAIR, KENTON COUNTY PLANNING COMMISSION

COUNTY CLERK ACKNOWLEDGEMENT

I, GABRIELLE SUMME, CLERK OF KENTON COUNTY COURT, DO CERTIFY THAT THIS PLAT OF SECTION "B", FREEDOM PARK II WAS THIS DAY PRESENTED TO ME AT MY OFFICE AND WAS LEFT FOR RECORD. WHEREUPON SAME HAS BEEN DULY RECORDED THIS 8th DAY OF March, 20 17

SIGNED Gabrielle Summe by Cathy Cargill, DC

TOTAL AREA: 4.471 AC

- ● SET #5 REBAR 18" LONG W/ CAP STAMPED: LPS2931
- ○ FOUND REBAR
- ▲ SET CUT NOTCH
- △ FOUND CUT NOTCH
- ⊗ SET 1 1/2" MAG NAIL
- ⊗ FOUND MAG NAIL
- (11111) HOUSE NUMBER

SECTION "B"
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

SEPTEMBER, 2016 SCALE: 1"=50'

SHEET 1 OF 1

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

UNLESS OTHERWISE SHOWN, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG EACH LOT LINE, THE LOT LINE BEING THE CENTERLINE OF THE EASEMENT.

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

THE UTILITY EASEMENT SHOWN AND DESCRIBED ON THIS PLAT ARE DEDICATED TO THE USE AND BENEFIT OF THE NAMED UTILTIY. THE RESPECTIVE 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 AND CONDITIONS OF THE DOCUMENT LISTED BELOW ARE INCORPORATED BY REFERENCE:

SANITARY SEWERS	SANITATION DISTRICT NO. 1	BOOK C4629, PG. 241
STORM SEWERS	SANITATION DISTRICT NO. 1	BOOK C4629, PG. 244
WATER SYSTEMS	NORTHERN KENTUCKY WATER SERVICE DISTRICT MISC. BOOK 228, PAGE 073, INDEPENDENCE	

CONCRETE PAVEMENT:

A CUT NOTCH IS SET AT THE INTERSECTION OF THE LOT LINE AND THE CENTERLINE TANGENT AND THE P.C., P.T. AND P.I. OF ALL CENTERLINE CURVES UNLESS SAID POINT IS NOT ON THE PAVEMENT

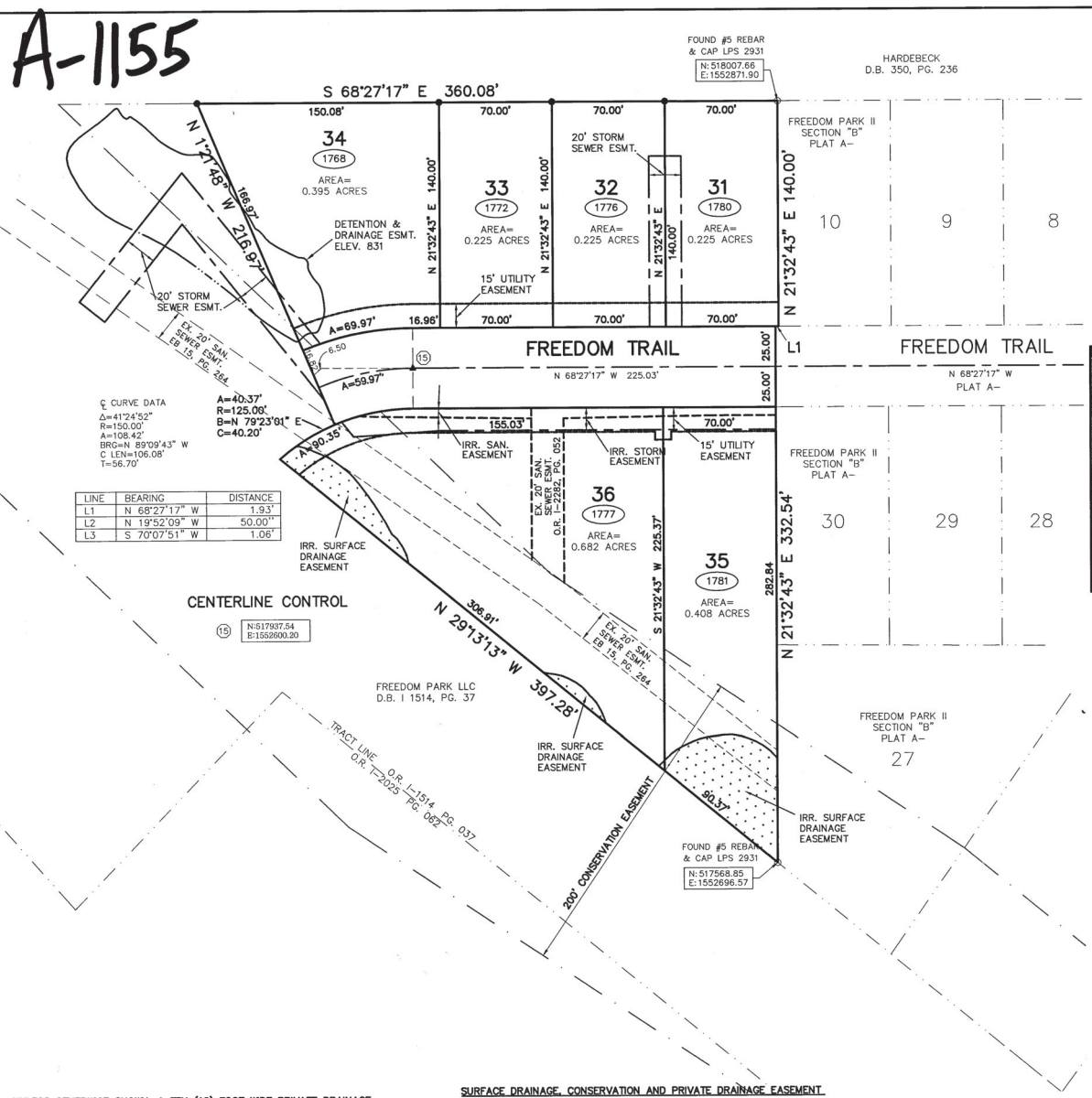
SURFACE DRAINAGE, CONSERVATION AND PRIVATE DRAINAGE EASEMENT

THE SURFACE DRAINAGE, CONSERVATION AND PRIVATE DRAINAGE EASEMENTS SHOWN AND DESCRIBED ON THE FINAL PLAT ARE DEDICATED TO THE USE AND BENEFIT OF EACH LOT OWNER, KENTON COUNTY AND SANITATION DISTRICT NO. 1 (HEREINAFTER THE "GRANTEE"). THE SURFACE DRAINAGE, CONSERVATION AND PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE LOT OWNER(S). WITHIN THE SURFACE DRAINAGE, CONSERVATION AND PRIVATE DRAINAGE EASEMENTS, NO STRUCTURE(S), PLANTING(S), CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MY OBSTRUCT, RETARD OR DIVERT THE FLOW THROUGH THE WATERCOURSE. FENCING SHALL BE PERMITTED AS LONG AS IT DOES NOT RESTRICT OR DIVERT THE WATER FLOW.

THE LOT OWNER SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE SURFACE DRAINAGE, CONSERVATION AND PRIVATE DRAINAGE EASEMENT FOR ANY PURPOSES THAT DO NOT AFFECT THE GRANTEE'S RIGHTS DESCRIBED HEREIN. IT IS THE OBLIGATION OF EACH GRANTEE TO REPAIR AND OR REPLACE ANY IMPROVEMENTS DAMAGED AS A RESULT OF ITS WORK UNDER THIS SURFACE DRAINAGE, CONSERVATION AND PRIVATE DRAINAGE EASEMENT TO ITS ORIGINAL CONDITION.

ALL LOTS SHALL HAVE A TOTAL SIDE YARD SETBACK OF 18 FEET, ONE SIDE PERMITTED TO BE 7 FEET AS PER CITY OF INDEPENDENCE, KY ORDINANCE 2004-0-16.

A-1155



LINE	BEARING	DISTANCE
L1	N 68°27'17" W	1.93'
L2	N 19°52'09" W	50.00''
L3	S 70°07'51" W	1.06'

A-1155

50 0 25 50 100

1" = 50'

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 ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "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 EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

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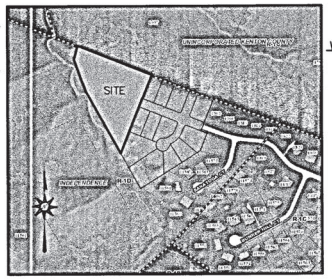
1/17/17 Thomas Schreiber MEMBER
THOMAS SCHREIBER, MEMBER, FREEDOM PARK LLC



VICINITY MAP

DEDICATION CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT, DEDICATE THE RIGHT OF WAY AND DEDICATE THE DETENTION AND DRAINAGE EASEMENT TO PUBLIC USE AS SHOWN HEREON AND FURTHER CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS PART OR ALL OF THE SAME PROPERTY CONVEYED TO US BY DEED DATED 16TH OF NOVEMBER 2004 AND RECORDED IN O.R. I-1514, PG. 037 AND DEED DATED THE 24TH OF NOVEMBER 2006 AND RECORDED IN O.R. I-2025, PG. 062 OF THE KENTON COUNTY RECORDS AT INDEPENDENCE, KENTUCKY.

Thomas Schreiber MEMBER
THOMAS SCHREIBER, MEMBER, FREEDOM PARK, LLC

NOTARY ACKNOWLEDGEMENT

COUNTY OF KENTON

STATE OF KENTUCKY

I, ROBERT T WESTERMEYER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JANUARY, 2017 BY FREEDOM PARK LLC THROUGH THOMAS SCHREIBER ITS AUTHORIZED MEMBER.

THOMAS SCHREIBER MEMBER
(NAME OF SIGNER) (TITLE)
FREEDOM PARK LLC

SIGNED: Robert T Westermeyer ID NO. 529287

NOTARY PUBLIC STATE OF KENTUCKY

MY COMMISSION EXPIRES: 3/10/19

SURVEYOR'S STATEMENT

I HEREBY STATE TO FREEDOM PARK LLC THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND:

1. COMPLIES WITH THE KENTON COUNTY ZONING AND SUBDIVISION REGULATIONS.
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STATE of KENTUCKY ROBERT T. WESTERMEYER 529287 LICENSED PROFESSIONAL LAND SURVEYOR

Robert T Westermeyer

ROBERT T. WESTERMEYER, PLS
ERPENBECK CONSULTING ENGINEERS, INC.
4205 DIXIE HIGHWAY
ELSMERE, KENTUCKY 41018

APPROVAL CERTIFICATE

APPROVED BY THE KENTON COUNTY PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE RESULTING PARCELS COMPLY WITH ANY OTHER REGULATORY AGENCY'S REQUIREMENTS.

THIS 1st DAY OF February, 2017

BY: Chairman

Paul J. Dorpel, Chairman
CHAIR, KENTON COUNTY PLANNING COMMISSION

SL

COUNTY CLERK ACKNOWLEDGEMENT

I, GABRIELLE SUMME, CLERK OF KENTON COUNTY COURT, DO CERTIFY THAT THIS PLAT OF SECTION "B", FREEDOM PARK II WAS THIS DAY PRESENTED TO ME AT MY OFFICE AND WAS LEFT FOR RECORD. WHEREUPON SAME HAS BEEN DULY RECORDED THIS 8th DAY OF March, 2017

SIGNED Gabrielle Summe by Cathy Bupel, DC

TOTAL AREA: 2.487 AC.

- ● SET #5 REBAR 18" LONG W/ CAP STAMPED: LPS2931
- ○ FOUND REBAR
- ▲ SET CUT NOTCH
- △ FOUND CUT NOTCH
- SET 1 1/2" MAG NAIL
- FOUND MAG NAIL
- (1111) HOUSE NUMBER

SECTION "C"
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

NOVEMBER, 2016 SCALE: 1"=50'

SHEET 1 OF 1

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