

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 PROPERTY OWNER.

Date _____ 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

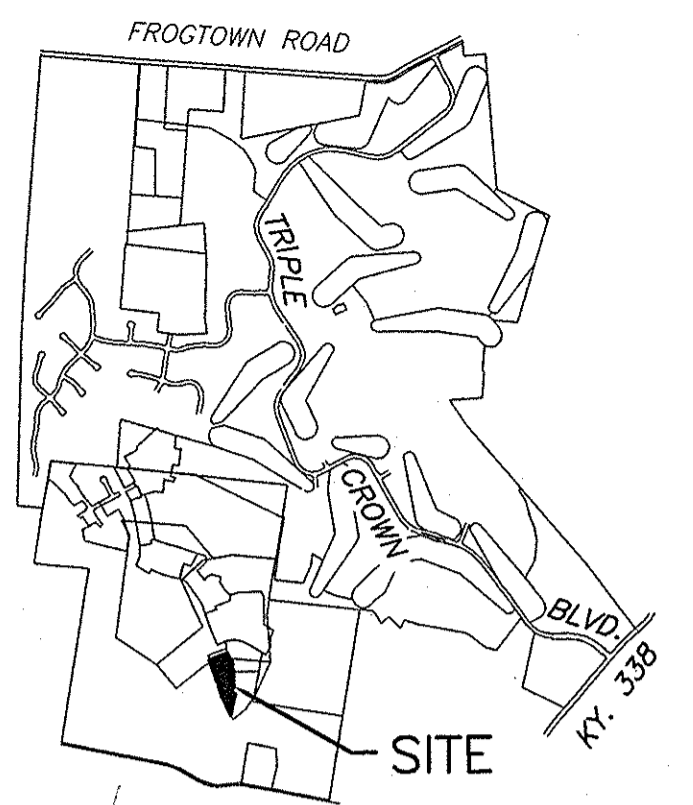
Surface Drainage Easement Definition

"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.

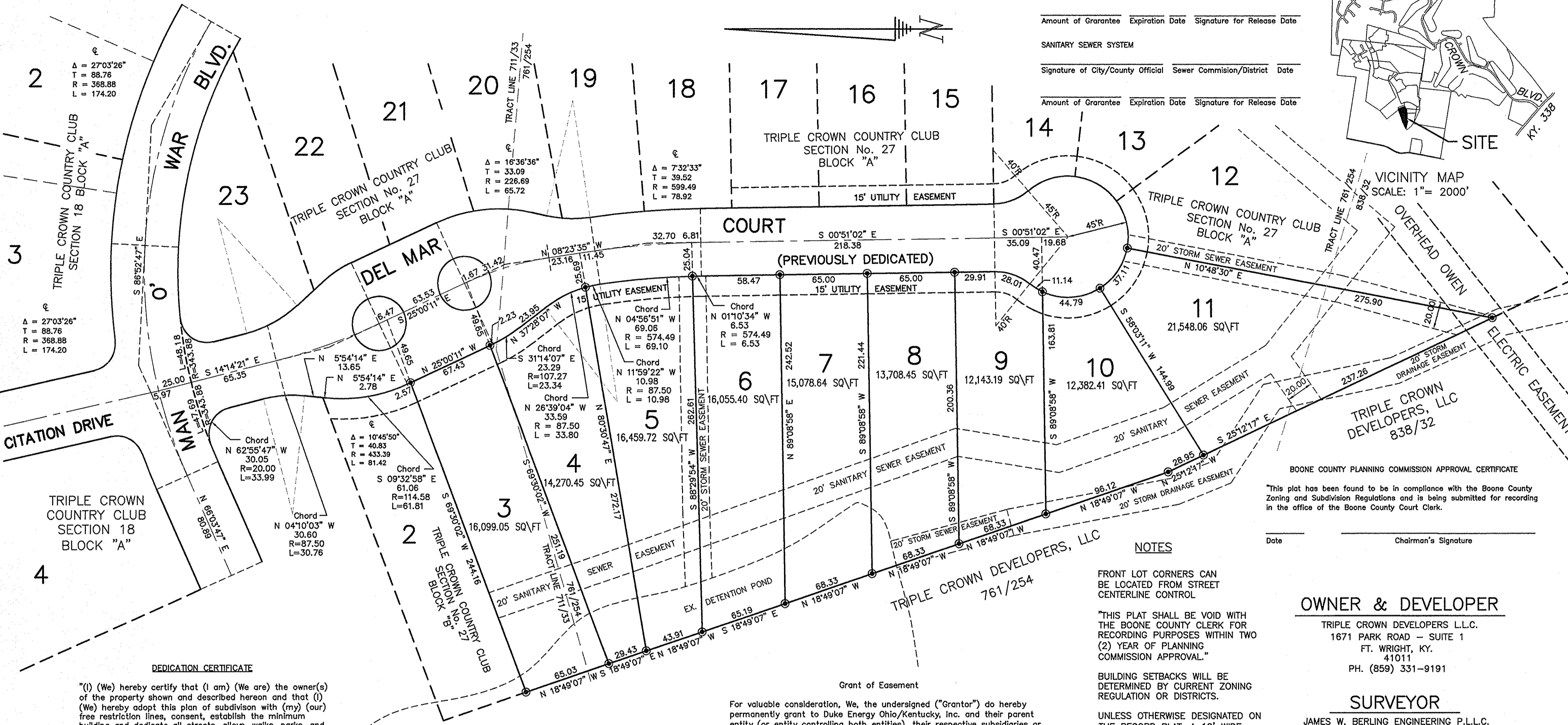
I hereby certify that all public improvements (streets, storm sewer systems, sanitary sewer, and water lines) have been installed and inspected in accordance with the applicable specifications of the Boone County Subdivision Regulations in the section or phase of this subdivision and are publicly accepted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

STORM SEWER SYSTEM
 Signature of City/County Official _____ Title _____ Date _____
 Amount of Guarantee _____ Expiration Date _____ Signature for Release _____ Date _____

SANITARY SEWER SYSTEM
 Signature of City/County Official _____ Sewer Commission/District _____ Date _____
 Amount of Guarantee _____ Expiration Date _____ Signature for Release _____ Date _____



VICINITY MAP SCALE: 1" = 2000'



DEDICATION CERTIFICATE

"I (We) hereby certify that I (am) (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with (my) (our) free restriction lines, consent, establish the minimum building and dedicate all streets, alleys, walks, parks, and other open spaces to public use as noted. I (We) 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 time period."

Date _____ Triple Crown Developers, LLC
 Date _____ Owner(s)
 State of _____ KENTUCKY
 County of _____ KENTON
 The foregoing instrument was acknowledged before me this _____ day of _____, 2013 by _____
 Notary Public
 MY COMMISSION EXPIRES: _____

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

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 any other provider of utility services ("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 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.

Date: _____ Signed: _____

NOTES

FRONT LOT CORNERS CAN BE LOCATED FROM STREET CENTERLINE CONTROL

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

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 EASEMENT, 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

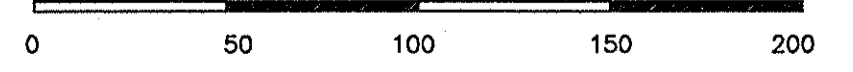
SURVEYOR

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



SECTION No. 27
 BLOCK "C"

TRIPLE CROWN COUNTRY CLUB

RICHWOOD, BOONE Co, KY
 SCALE: 1" = 50' FEBRUARY 2013
 JAMES W. BERLING
 KY. SURVEYOR 206

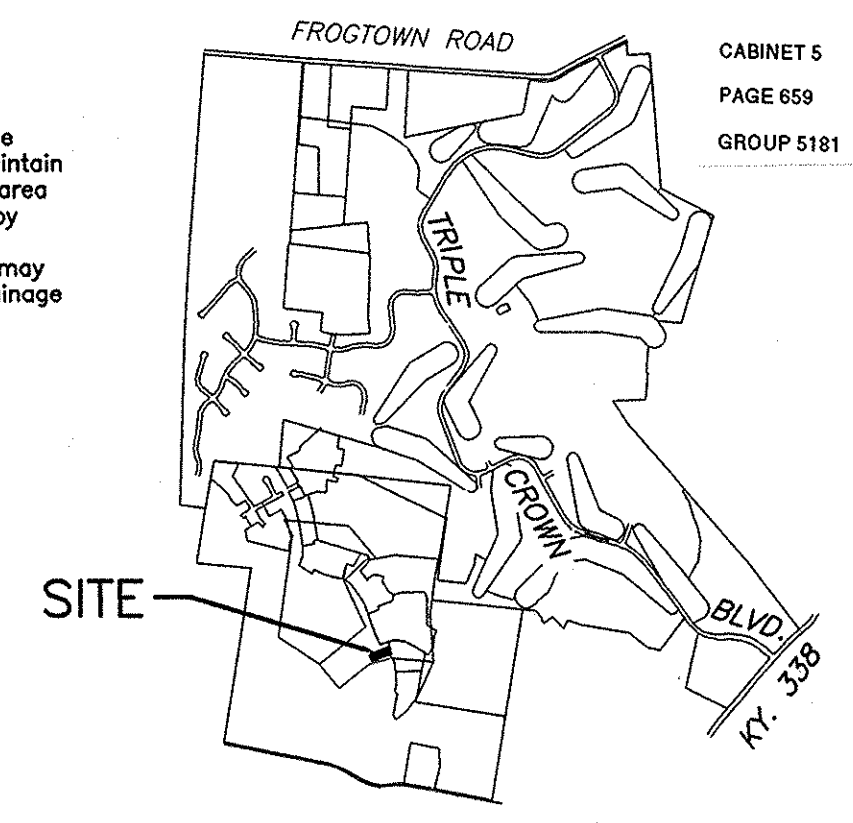


I hereby certify that all public improvements (streets, storm sewer systems, sanitary sewer, and water lines) have been installed and inspected in accordance with the applicable specifications of the Boone County Subdivision Regulations in the section or phase of this subdivision and are publicly accepted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

SANITARY SEWER SYSTEM
Signature of City/County Official _____ Sewer Commission/District _____ Date _____
Amount of Guarantee _____ Expiration Date _____ Signature for Release Date _____

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 PROPERTY OWNER.
Date: 10/2/12
Signature: James W. Berling
Name: JAMES W. BERLING

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.



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- FRONT LOT CORNERS CAN BE LOCATED FROM STREET CENTERLINE CONTROL
- "THIS PLAT SHALL BE VOID WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN TWO (2) YEAR OF PLANNING COMMISSION APPROVAL."
- 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 EASEMENT, AND 5' OF EASEMENT OF EACH LOT.

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE
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.

Date _____ Chairman's Signature _____

OWNER & DEVELOPER

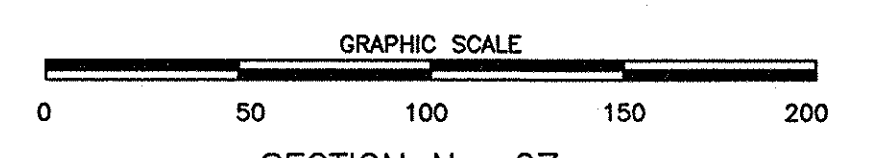
TRIPLE CROWN DEVELOPERS L.L.C.
1671 PARK ROAD - SUITE 1
FT. WRIGHT, KY. 41011
PH. (859) 331-9191

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)

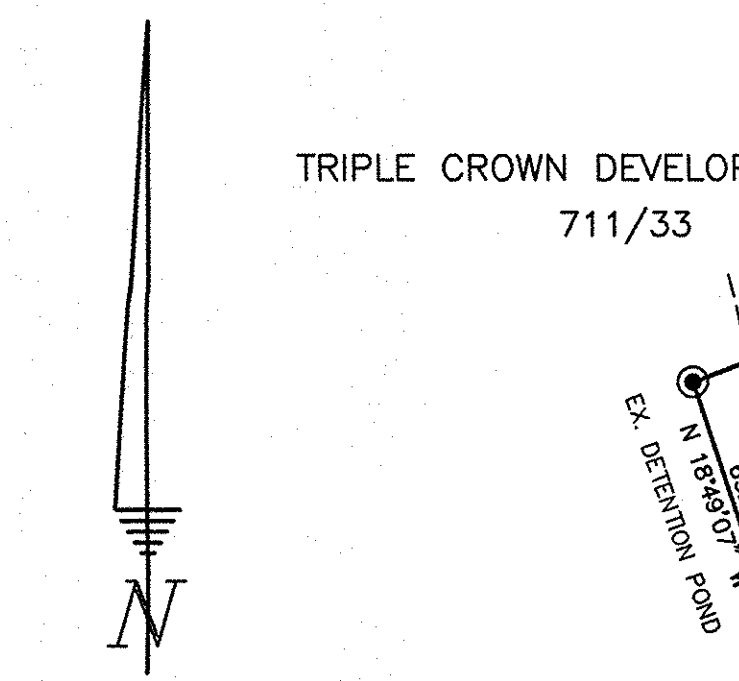
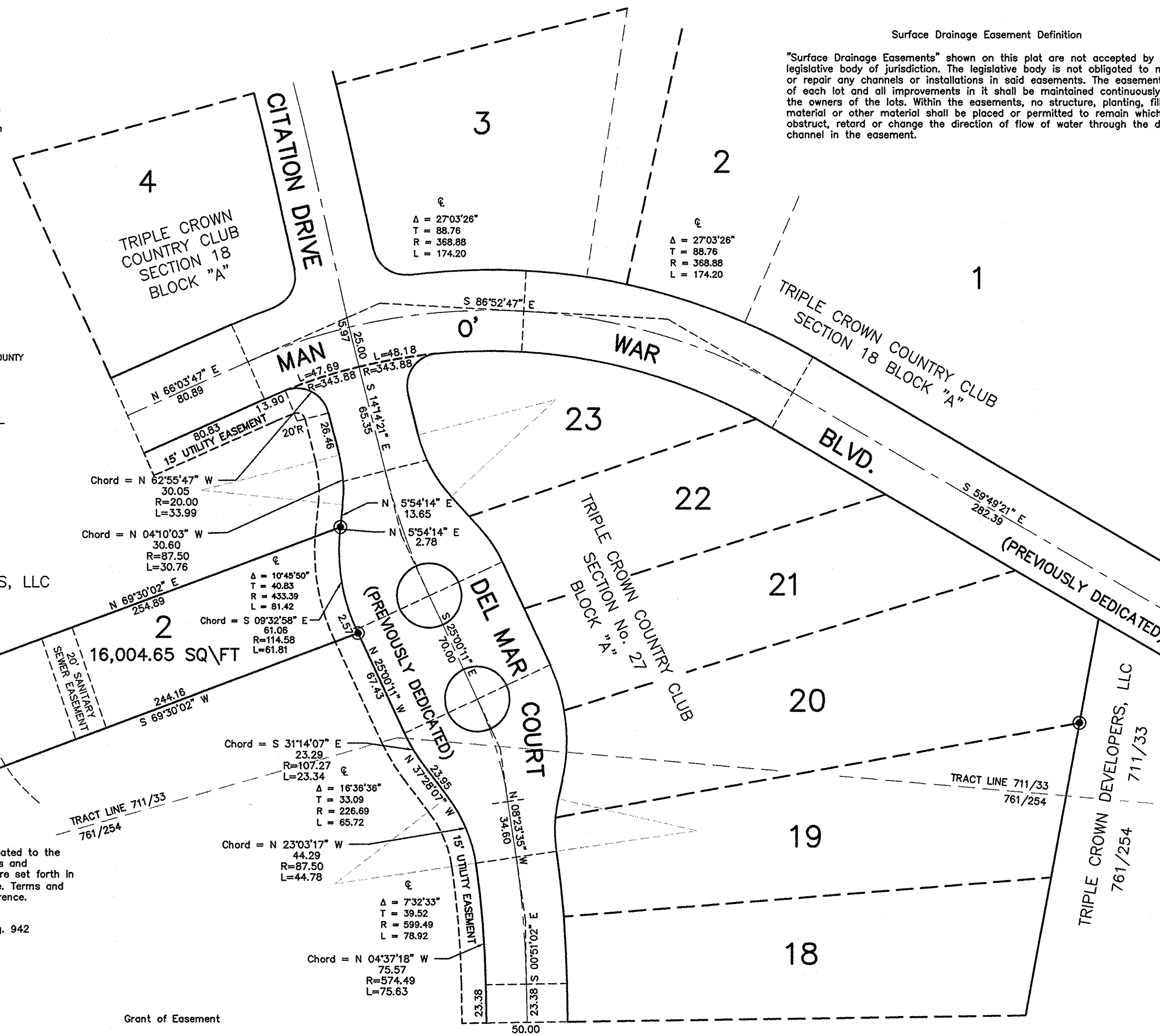
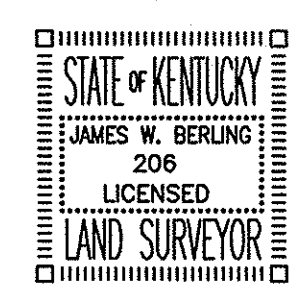
AREA SECTION No. 27 BLOCK "B" = 0.3674 Ac.



SECTION No. 27
BLOCK "B"
TRIPLE CROWN COUNTRY CLUB

RICHWOOD, BOONE Co, KY
SCALE: 1" = 50' NOVEMBER 2012
JAMES W. BERLING
KY. SURVEYOR 206

BACK REFERENCE:
DEED BOOK 711, PAGE 33
GROUP NO. 2064



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

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

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 any other provider of utility services ("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 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.

TRIPLE CROWN DEVELOPERS, LLC
Date: 11-2-12 Signed: [Signature] MEMBER

DEDICATION CERTIFICATE

"(I) (We) hereby certify that (I am) (We are) the owner(s) of the property shown and described hereon and that (I) (We) hereby adopt this plan of subdivision with (my) (our) free restriction lines, consent, establish the minimum building and dedicate all streets, alleys, walks, parks, and other open spaces to public use as noted. (I) (We) further certify that title to the property shown hereon was acquired by Deed recorded in Deed Book 711 Page 33, 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 time period."

TRIPLE CROWN DEVELOPERS, LLC
Date: 11-2-12 [Signature] member

Date _____ Owner(s) _____

State of KENTUCKY
County of KENTON

The foregoing instrument was acknowledged before me this 2nd day of NOV, 2012 by

NICHOLAS B. ZIMMERMAN
Nancy Uhlage
Notary Public

MY COMMISSION EXPIRES: August 29, 2013

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 improvements.

STREETS

Signature of City/County Official	Title	Date
Amount of Guarantee	Expiration Date	Signature for Release Date

STORM SEWER SYSTEM

Signature of City/County Official	Title	Date
Amount of Guarantee	Expiration Date	Signature for Release Date

SANITARY SEWER SYSTEM

Signature of City/County Official	Sewer Commission/District	Date
Amount of Guarantee	Expiration Date	Signature for Release Date

WATER LINE SYSTEM

Signature of City/County Official	Water Commission/District	Date
Amount of Guarantee	Expiration Date	Signature for Release Date

Surface Drainage Easement Definition

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Date: _____
JAMES W. BERLING

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Date	Owner(s)
Date	Owner(s)
State of	
County of	
The foregoing instrument was acknowledged before me this ____ day of _____, 2012 by	
_____ Notary Public	

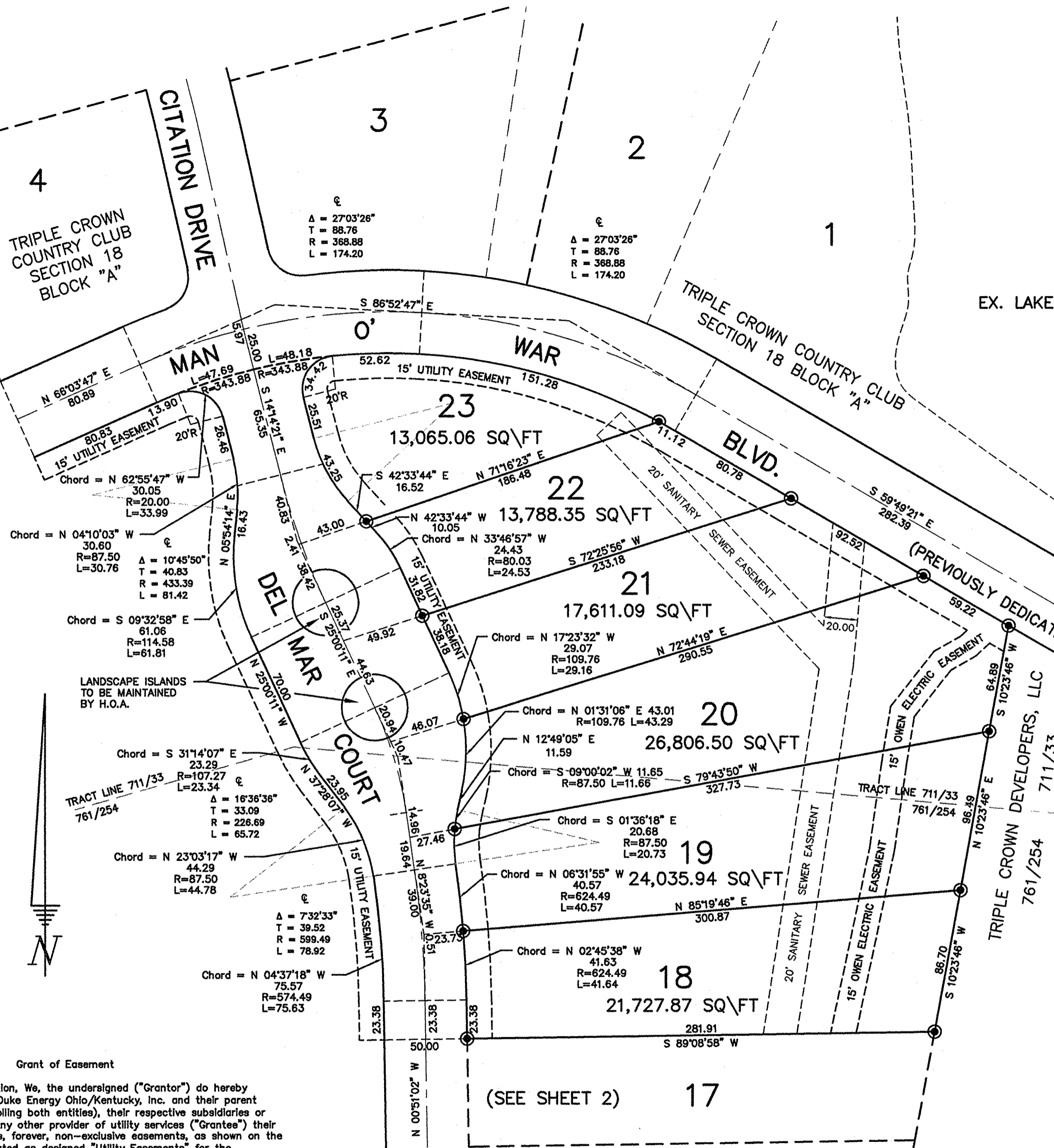
MY COMMISSION EXPIRES: _____

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 any other provider of utility services ("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 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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Date: _____ Signed: _____

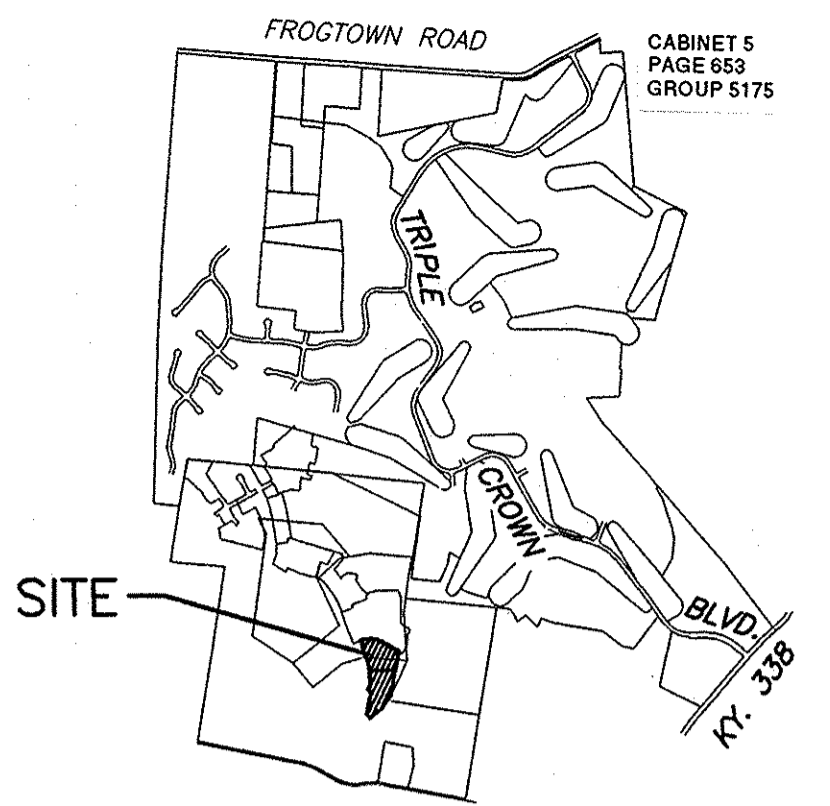
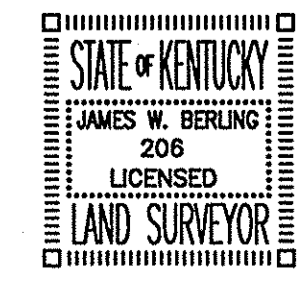


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Storm Sewers Sanitation District No. 1 Misc. Book 1179, Pg. 945

BACK REFERENCE:
 DEED BOOK 711, PAGE 33
 DEED BOOK 761, PAGE 254
 DEED BOOK 838, PAGE 32
 GROUP NO. 2064



VICINITY MAP
 SCALE: 1"= 2000'

NOTES

FRONT LOT CORNERS CAN BE LOCATED FROM STREET CENTERLINE CONTROL.

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

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

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BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

"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.

Date: _____ Chairman's Signature

OWNER & DEVELOPER

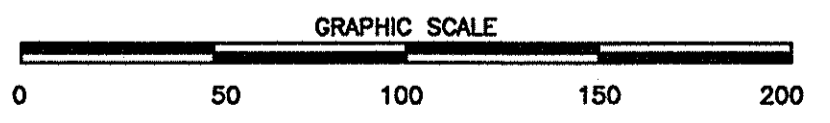
TRIPLE CROWN DEVELOPERS L.L.C.
 1671 PARK ROAD - SUITE 1
 FT. WRIGHT, KY. 41011
 PH. (859) 331-9191

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 "A" = 6.7596 Ac.



SECTION No. 27
 BLOCK "A"

TRIPLE CROWN COUNTRY CLUB

RICHWOOD, BOONE Co, KY

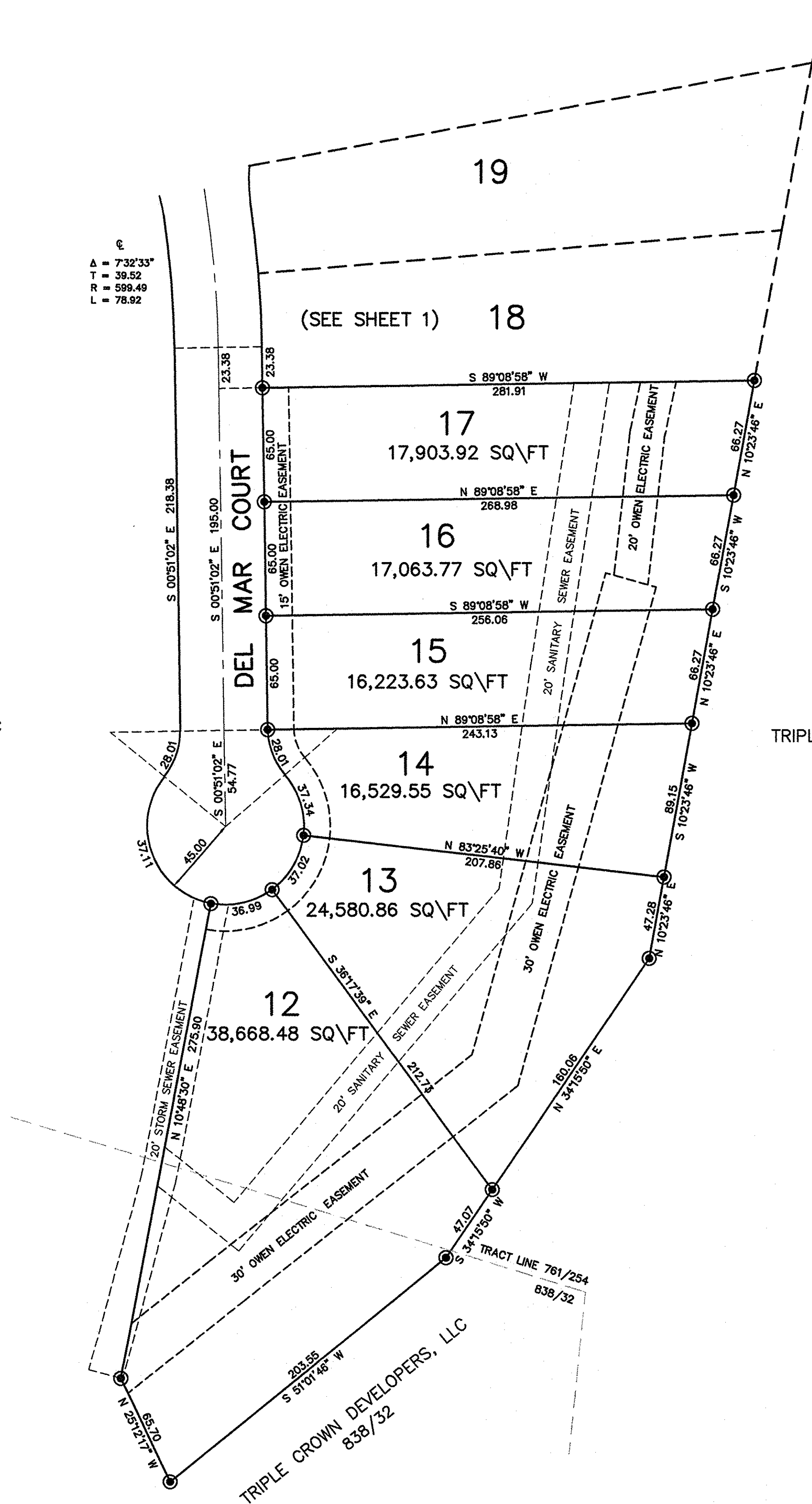
SCALE: 1"= 50' OCTOBER 2012

JAMES W. BERLING
 KY. SURVEYOR 206

SHEET 1 OF 2



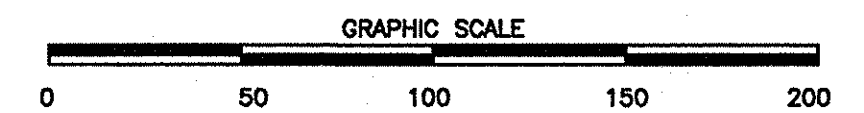
$\Delta = 7'32.33"$
 $T = 39.52$
 $R = 599.49$
 $L = 78.92$



TRIPLE CROWN DEVELOPERS, LLC
761/254

TRIPLE CROWN DEVELOPERS, LLC
761/254

TRIPLE CROWN DEVELOPERS, LLC
838/32



SECTION No. 27
BLOCK "A"
TRIPLE CROWN COUNTRY CLUB

RICHWOOD, BOONE Co, KY
SCALE: 1"= 50' OCTOBER 2012

JAMES W. BERLING
KY. SURVEYOR 206

SHEET 2 OF 2

