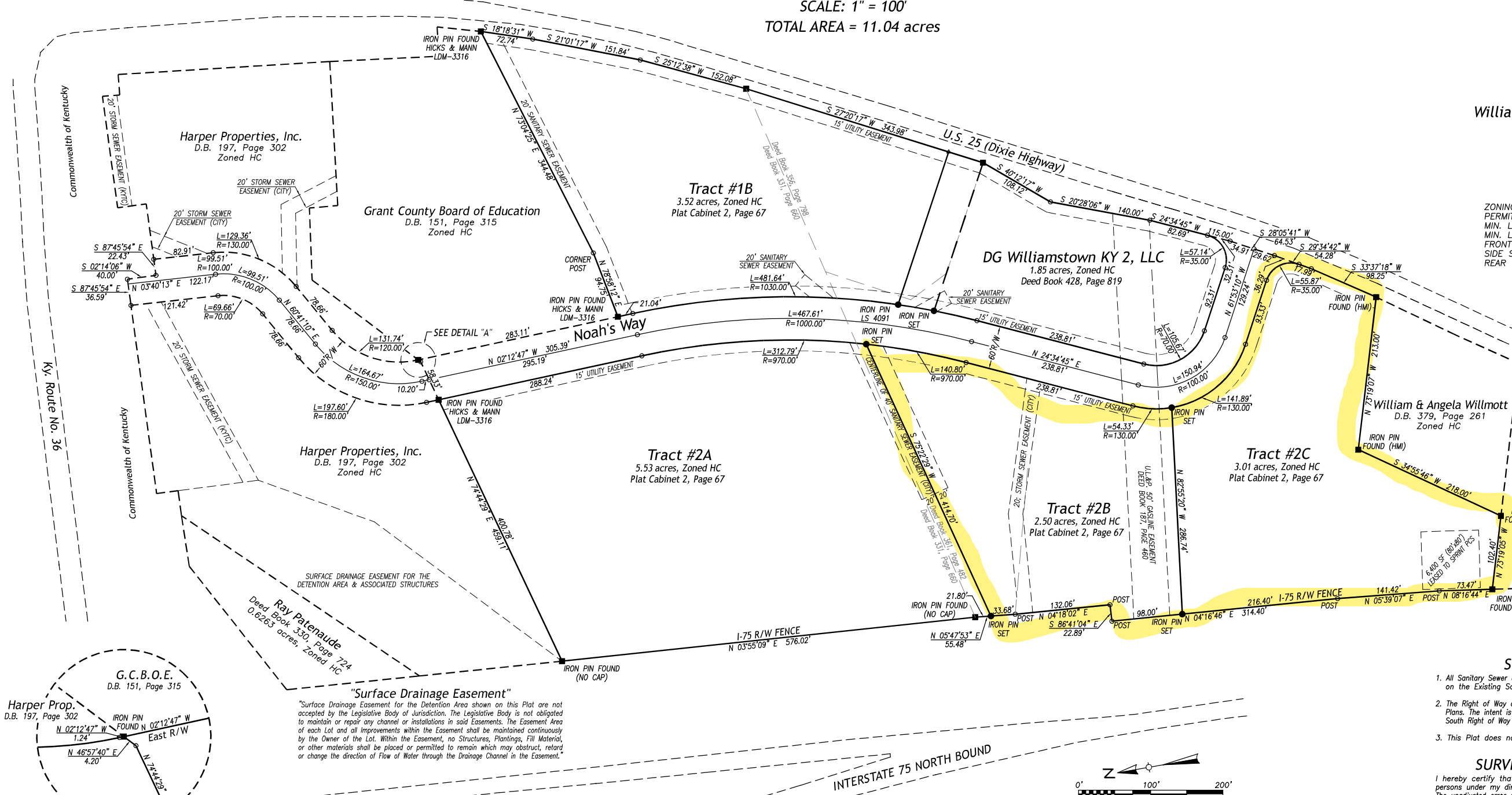


# Williamstown Development #1

## Final Plat, Plat Cabinet 2, Slide 67

SCALE: 1" = 100'  
TOTAL AREA = 11.04 acres

Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_  
For Restrictions see Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
"Note: This Drawing is for Information Purposes, Only."



**OWNER/DEVELOPER**  
Williamstown Development I, LLC  
Ray D. Patenaude, Member  
2509 Plantside Drive  
Louisville, Kentucky 40299  
(502) 499-9902

**Zoning Requirements**  
ZONING: HIGHWAY COMMERCIAL (HC)  
PERMITTED USE: COMMERCIAL  
MIN. LOT AREA: 20,000 S.F.  
MIN. LOT WIDTH: 100'  
FRONT SETBACK: 35'  
SIDE SETBACK: 15'  
REAR SETBACK: 15'

**LEGEND**  
STANDARD SYMBOLS FOUND ON DRAWING  
● IRON PIN SET (1/2"x18" REBAR WITH ORANGE CAP (HICKS & MANN, LDM-3316))  
■ IPF (HMI) (1/2"x18" REBAR WITH YELLOW CAP (HMI 3316 3407) OR YELLOW CAP (HMI 3316 3479))  
■ IPF (LS# OR NO CAP) IRON PIN FOUND  
▲ R/W MARKER  
△ MAG NAIL SET (1.5" MNS)  
△ MAG/PK NAIL FOUND (MNF)  
○ POINT OR POST  
○ TREE

William & Angela Willmott  
D.B. 379, Page 261  
Zoned HC

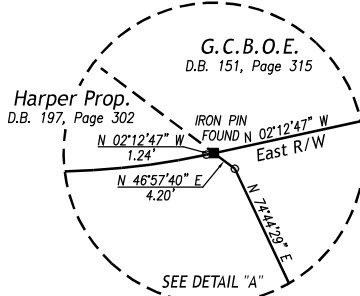
Suburban Propane, LP  
D.B. 229, Page 280  
Zoned HC

**SURVEYOR'S NOTES**  
1. All Sanitary Sewer and Storm Sewer Easements shown here are centered on the Existing Sanitary Sewers & Storm Sewers.  
2. The Right of Way of Ky. Route #36 was taken from KYTC Right of Way Plans. The intent is for the Right of Way of Noah's Way to extend to the South Right of Way of Ky. Route #36.  
3. This Plat does not represent a Survey of the Adjacent Properties.

**SURVEYOR'S CERTIFICATION**  
I hereby certify that the survey depicted on this plat was done by persons under my direct supervision, by Random Traverse with sideshots. The unadjusted error of closure exceeds 1:10,000. The Survey shown hereon is a "Urban" Survey, and the distances & directions are based on the unadjusted traverse. This Plat complies with all requirements of Grant County Zoning Regulations, the Grant County Subdivision Regulations, and the Commonwealth of Kentucky Standards of Practice 201 KAR 18:150. Areas to be dedicated including public ways or streets are currently owned by the Property Owner. All Bearings shown hereon are referenced to the North Line of Suburban Propane, LP, & Survey by Hicks & Mann, Inc. dated April 30, 1996, recorded in Deed Book 229, Page 280 of the Grant County Clerk's Office in Williamstown, Kentucky.

**"Preliminary"**  
Logan D. Murphy, P.E., L.S. \_\_\_\_\_ Date  
Ky. P.E. #15898, L.S. #3316  
Hicks & Mann, Inc. (Permit #209)

**HICKS & MANN, INC.**  
Consulting Engineering  
Land Surveying  
Planning  
214-B South Main Street  
Williamstown, Ky. 41097  
(859) 824-5231  
Logan D. Murphy  
March 13, 2023  
23027WTD1



**"Surface Drainage Easement"**  
"Surface Drainage Easement for the Detention Area shown on this Plat are not accepted by the Legislative Body of Jurisdiction. The Legislative Body is not obligated to maintain or repair any channel or installations in said Easements. The Easement Area of each Lot and all Improvements within the Easement shall be maintained continuously by the Owner of the Lot. Within the Easement, no Structures, Plantings, Fill Material, or other materials 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."

**UTILITY CERTIFICATE**  
FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED DO HEREBY PERMANENTLY GRANT TO THE CITY OF WILLIAMSTOWN, DUKE ENERGY, AND CINCINNATI BELL TELEPHONE, THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENT" FOR THE CONSTRUCTION OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY AND ALL NECESSARY 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 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; (4) CREATE A HAZARD. TO HAVE AND HOLD THE SAID EASEMENTS FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

WILLIAMSTOWN DEVELOPMENT I, LLC  
RAY D. PATENAUDE, MEMBER  
DATE: \_\_\_\_\_

**OWNERS CERTIFICATE**  
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OR SUBDIVISION WITH OUR 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. WE FURTHER CERTIFY THAT TITLE TO THE PROPERTY SHOWN HEREON WAS ACQUIRED BY DEEDS RECORDED IN DEED BOOK 331, PAGE 660, DEED BOOK 334, PAGE 366, DEED BOOK 356, PAGE 798, & DEED BOOK 361, PAGE 482 OF THE GRANT COUNTY CLERK'S OFFICE IN WILLIAMSTOWN, KENTUCKY.

WILLIAMSTOWN DEVELOPMENT I, LLC  
RAY D. PATENAUDE, MEMBER  
DATE: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE**  
STATE OF KENTUCKY - COUNTY OF GRANT  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
BY: RAY D. PATENAUDE

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**FINAL PLAT APPROVAL CERTIFICATE**  
THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE CITY OF WILLIAMSTOWN ZONING ORDINANCE AND THE GRANT COUNTY SUBDIVISION REGULATIONS AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GRANT COUNTY CLERK.

CHAIRMAN, GRANT COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
"BUILDING SETBACKS WILL BE DETERMINED BY CURRENT APPLICABLE ZONING REGULATIONS."

"THIS PLAT SHALL BE VOID IF NOT FILED WITH THE GRANT COUNTY CLERK FOR RECORDING PURPOSES WITHIN ONE (1) YEAR OF THE PLANNING COMMISSION APPROVAL."

**GRANT COUNTY CLERK'S CERTIFICATE**  
I, TABATHA CLEMONS, GRANT COUNTY CLERK, CERTIFY THAT THIS PLAT WAS PRESENTED TO ME IN GRANT COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 AT \_\_\_\_\_ AND MADE A PART OF THE RECORDS.

TABATHA CLEMONS, GRANT COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_