

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of:

ROCK SPRINGS FARM SECTION 1

and does hereby dedicate to public use the MURPHY LANE, ROCK BEND WAY, ROCK BEND PLACE, FALLING SPRINGS DRIVE & BALLARDSVILLE ROAD

shown thereon.

OWNERS: ROCK SPRINGS FARMS, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY SS COUNTY OF JEFFERSON

I, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of

was this day presented to me by

known to me, who executed the Certificate in my presence and acknowledge it to be free and not void

Witness my hand and seal this day of 20

My Commission expires: day of 20

Notary Public

CERTIFICATE OF APPROVAL

Approved this day of 20

LOUISVILLE METRO PLANNING COMMISSION

DOCKET NO. 10-47-05

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement," "Gas Easement," "Electric and Telecommunication Easement" are hereby reserved and easements for gas, electric and telecommunication utility purposes which include: (1) the right of ingress and egress to and from the easements across all lots, access areas, ways and other easements; (2) the right to trim or cut down any trees within the easement; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement of a public utility; (4) the right to cut down or trim any trees on private property that may be a hazard to the present or future safety of the utility lines or other reasonable notice to the property owner; (5) the right of any utility company to install, maintain, repair, replace, relocate, reconstruct, maintain and improve any gas, electric or telecommunication structures or obstructions within said easement. No permanent structures shall be erected within the easement. Fences, shrubbery, and gardens may occupy easement area at property owner's risk. The developer is to remove all trees that may interfere with the original construction of the gas, electric and/or telecommunication lines to serve this subdivision.

(A) All property owners gas and electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from L.G. & E.'s termination point throughout length of service lines to customer's building); and the title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said service line is located.

Appropriate easements are hereby dedicated and reserved to each property owner together with the right of ingress and egress over existing lots or properties to install, operate and maintain electric service to L.G. & E.'s termination point in any electric easement.

The exact location of said easements.

Gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade or elevation thereof shall be made by any person or act without the consent of the Louisville Gas and Electric Company and Bell South Telecommunications, Inc.

(C) Easements for overhead electric transmission and distribution feeder lines, poles and equipment appropriate in connection therewith are reserved over, across and under all spaces (including parking, electric and telecommunication easement areas), outlined by dashed lines and designated for underground and overhead facilities.

Above ground electric transmission and pedestals may be installed at appropriate points in any electric easement.

In consideration of L.G. & E.'s bringing service to the property shown on this plat it is granted the right to make necessary lines from all overhead and underground distribution lines.

(D) Above ground telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

NOTE: Also the right to overhead lots with service wires to serve adjoining lots.

OWNERS: ROCK SPRINGS FARMS, LLC

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the strips of land and spaces as defined and bounded by dashed lines marked "Sanitary Sewer and Drainage Easement," together with the rights of ingress and egress over all lots to and from the easements for construction, operation and maintenance of sewers and drains over said land. No permanent structure of any kind shall be placed on, over or under the land which is subject to said easements. The easements shall be for the benefit of the land in the subdivision and any other public utility drains therein, and said sewers and drains may be constructed by the Louisville and Jefferson County Metropolitan Sewer District, or any other public utility having legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

OWNERS: ROCK SPRINGS FARMS, LLC

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances are hereby reserved on, over, under and through the strip(s) of land as defined and bounded by dashed lines marked "Louisville Water Company Easements" together with the right of ingress and egress over all lots to and from the easement(s) for constructing, repairing, removing, replacing, relocating, reconstructing, maintaining and improving any water mains. No permanent structure of any kind shall be erected on the grade of the surface of the land changed within the said easement(s) without written consent of Louisville Water Company. Fences, shrubbery, and gardens may occupy easement area at the owner's risk. Temporary rights are hereby reserved to use land adjacent to the permanent easement(s) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNERS: N/A

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on and over the land and spaces as defined and bounded by dashed lines marked "Drainage Retention Basin Easement," together with the right of ingress and egress over all lots to and from the easements for construction, operation, maintenance and reconstruction of retention basins over other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easements except for drainage structures, pavements and landscape planting. The easements shall be for the benefit of the land in the subdivision and additional drainage improvements may be constructed by Louisville and Jefferson County Metropolitan Sewer District, Jefferson County, or by any other public utility having legal authority for such construction, or by others subject to approval of the aforesaid Sewer District or Louisville Metro Public Works Department until said easement area is accepted for maintenance by said Sewer District, Jefferson County, or another responsible public agency, said area shall be maintained by the owners of the underlying fee simple title.

OWNERS: N/A

PROPERTY OWNER'S OBLIGATION

Certain Improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements. For violation of this provision, the property owner shall be subject to the imposition of a lien for the amount necessary to remedy the violation which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdividers' bond by the Louisville Metro Planning Commission, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations.

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that cross-slope drainage is in conformance with the approved composite drainage plan for the subdivision and all drainage from the lot is directed to a public drainage facility in an easement or right-of-way. In addition, the builder shall construct sidewalks and plant trees in accordance with the construction plan, the landscape plan, and all applicable regulations.

The Developer, ROCK SPRINGS FARMS LLC hereby reserves for itself and its successors and assigns, in perpetuity easement three feet (3') in width within and along the boundaries of each lot shown hereon, for such uses as Developer determines in its sole discretion, including, but not limited to, utility services, access, drainage, construction, grading and fill, ingress and egress thereto.

OWNERS: ROCK SPRINGS FARMS, LLC

CERTIFICATE OF RESERVATION OF LANDSCAPE & SIGNATURE ENTRANCE EASEMENTS

Any Landscape & Signature Entrance Easements shown hereon include the perpetual right to construct entrance walls, fences, walks and plantings thereon, and are hereby reserved by ROCK SPRINGS FARMS, LLC for its benefit and its successors and assigns.

OWNERS: ROCK SPRINGS FARMS, LLC

LOT AREAS

Table with 4 columns: LOT NO., SQ. FT., LOT NO., SQ. FT. Rows 1-24.

OWNERS: ROCK SPRINGS FARMS, LLC

NOTES:

- 1.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN...
2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK...
3.) ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER...
4.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS...
5.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE...
6.) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES...
7.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983...
8.) THIS IS A CLASS "A" SURVEY, THE PRECISION RATIO 1:40984...
9.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NO. 10-47-05...
10.) THE BUILDING LIMIT LINES MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION...

- 11.) THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF F.I.R.M. FLOOD MAP NO. 21111C0020 D AND 21111C0040 D, DATED FEBRUARY 2, 1994.
12.) THERE SHALL BE NO DIRECT ACCESS TO BALLARDSVILLE ROAD FROM ANY LOT IN THE SUBDIVISION.
13.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.
14.) MINIMUM OPENINGS: DWELLINGS CONSTRUCTED ON LOTS SHOWN BELOW SHALL HAVE NO OPENINGS BELOW ELEVATION LISTED PER (1988 NAVD DATUM) BASED ON CURRENT LOCAL FLOODPLAIN PARAMETERS AND CONDITIONS. THESE LOTS WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM M.S.D. FOR ISSUANCE OF BUILDING PERMIT.
15.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 10-47-05.
16.) THE DWELLINGS AND DRIVEWAY ENTRANCES SHALL BE 20' FROM THE SIGNATURE ENTRANCE AND NO BUILDING IS ALLOWED THEREIN.
17.) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION.
18.) THIS PAT IS SUBJECT TO A PENDING STREET NAME CHANGE REQUEST FOR MURPHY LANE. SEE LOUISVILLE METRO PLANNING COMMISSION CASE NO. 1-19-06.

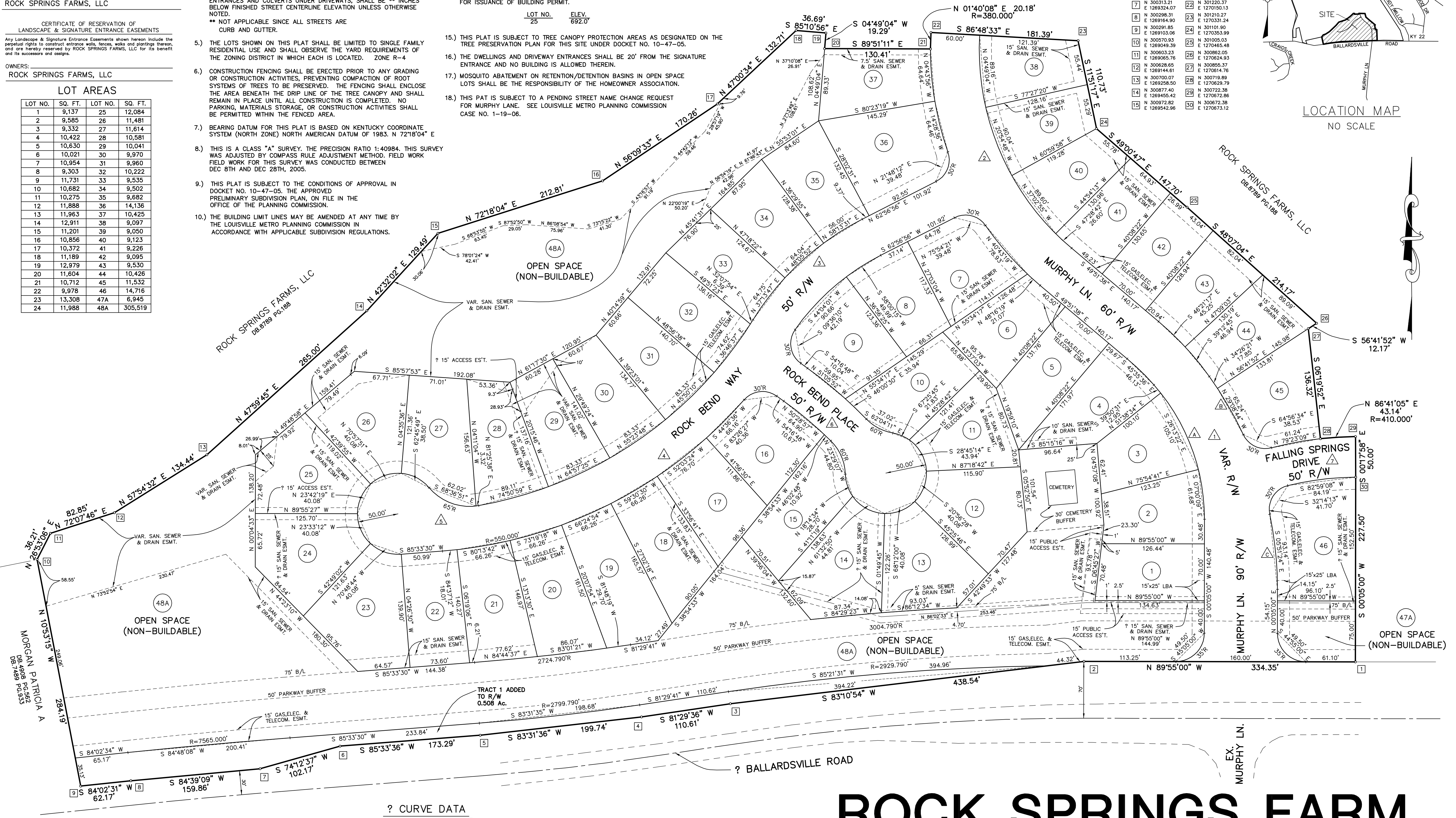
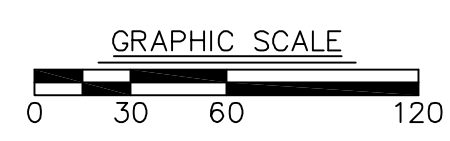


Table with 4 columns: R/W CURVE DATA, CURVE DATA. Rows for various lot curves.

TOTAL AREA IN SITE : 22.040 Ac.
TOTAL NO. BUILDING SITES : 46
TOTAL NO. NON-BUILDING SITES : 2

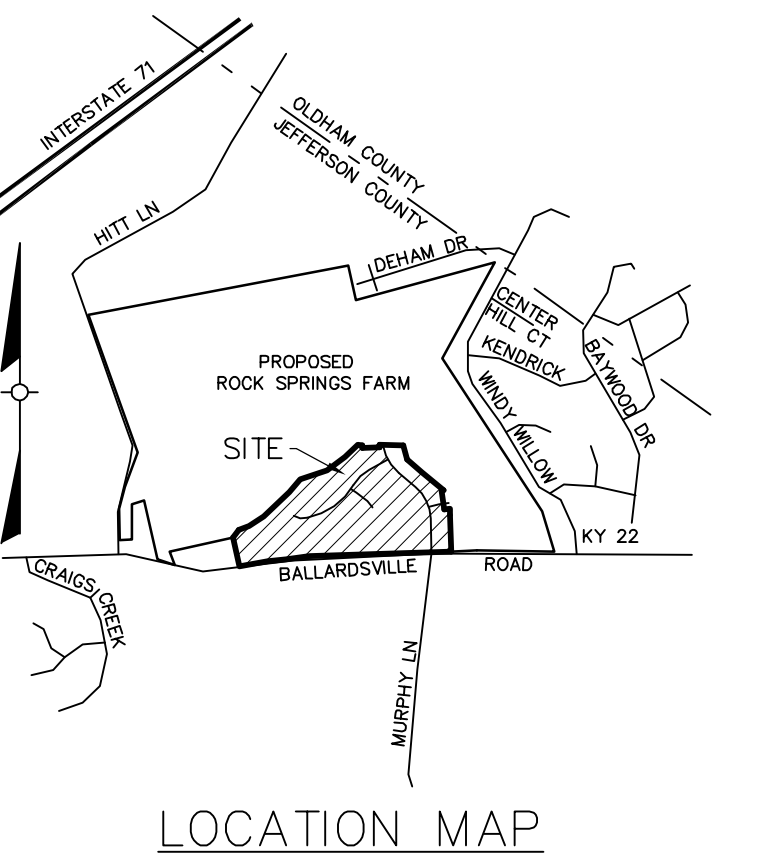
--- DENOTES SET 5/8" IRON PIN W/CAP WILLIAM H. JONES, JR. LS 3024 UNLESS OTHERWISE NOTED.

ZONING DISTRICT: R4 FORM DISTRICT: NEIGHBORHOOD MINIMUM YARD REQUIREMENTS Table with columns FRONT, SIDE, REAR and rows TOTAL, MINIMUM, STREET.



KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83)

Table with 2 columns: Lot numbers 1-35 and their corresponding coordinates (N, S, E, W).



ROCK SPRINGS FARM

SECTION 1 RECORD PLAT

OWNER & DEVELOPER ROCK SPRINGS FARMS, LLC 3413 BRECKENRIDGE LANE LOUISVILLE, KENTUCKY 40220 DB.8789 PG.188

TAX BLOCK 8 LOT 15

NOVEMBER, 2006 SCALE: 1"=60'

SABAK, WILSON & LINGO, INC. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS

315 WEST MARKET STREET LOUISVILLE, KENTUCKY 40202