

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 3A

and does hereby dedicate to public use the \_\_\_\_\_

PEBBLE CREEK DRIVE, ROCK RIDGE DRIVE AND ROCK BLUFF DRIVE

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 knowledge

it to be \_\_\_\_\_ free act and deed

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" or "Electric and Telecommunication Easement" are hereby reserved and easements for gas, electric and telecommunication utility purposes including (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 on any easement within 10' of the right of way or from any tree on private property that may be hazardous to present or future utility lines or other reasonable notice to the property owner (4) the right of any utility company using said easement to remove easement structures or obstructions with said easement. No permanent structures shall be erected within the easements. 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 title thereto shall remain to, 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 abutting lots or properties to install, operate and maintain electric service to L.G. & E.'s termination point. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) The 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 lot owner 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, open and drainage space areas) outlined by dashed lines and designated for underground and overhead facilities. Above ground electric transmission and poles shall not 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 extensions of its 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 Drain 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 is to 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 other land which naturally drains thereon, and said sewers and drains may be constructed by the Louisville and Jefferson County Metropolitan Sewer District, or by any other public authority 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, relocating, reconstructing, maintaining and appurtenances of 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 and adjacent to the permanent easement(s) hereon 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 and 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 authority 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 areas 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 plat and survey are 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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

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-lot drainage is in conformance with the approved composite drainage plan for this 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, a perpetual 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, and 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 rights to construct entrance walls, fences, walls 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

NOTES:

- 1.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR, UNLESS APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.
2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.
3.) ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS.
4.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CURBS UNDER DRIVEWAYS, SHALL BE \*\* INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
\*\* NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.
5.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED. ZONE R-4
6.) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES, PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIALS STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7.) THE REFERENCE MERIDIAN FOR THIS SURVEY IS BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983, N 88°18'47" E
8.) THIS IS A CLASS "A" SURVEY. THE PRECISION RATIO 1:40984. THIS SURVEY WAS ADJUSTED BY COMPASS RULE ADJUSTMENT METHOD. FIELD WORK FIELD WORK FOR THIS SURVEY WAS CONDUCTED BETWEEN DEC 8TH AND DEC 28TH, 2005.

- 9.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NO. 10-47-05. THE APPROVED DISTRICT DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.
10.) THE BUILDING LIMIT LINES MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.
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. 210120 0009 E DATED DECEMBER 5, 2006.
12.) THIS PLAT IS SUBJECT TO THE TREE CANOPY PROTECTION AREAS, AS WELL AS, ANY NOTES SHOWN ON THE TREE PRESERVATION AND PLANTING PLAN FOR THIS SITE UNDER DOCKET NO. L-173-06 ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.
13.) THERE SHALL BE NO DIRECT ACCESS TO HILL LANE FROM ANY LOT IN THE SUBDIVISION.

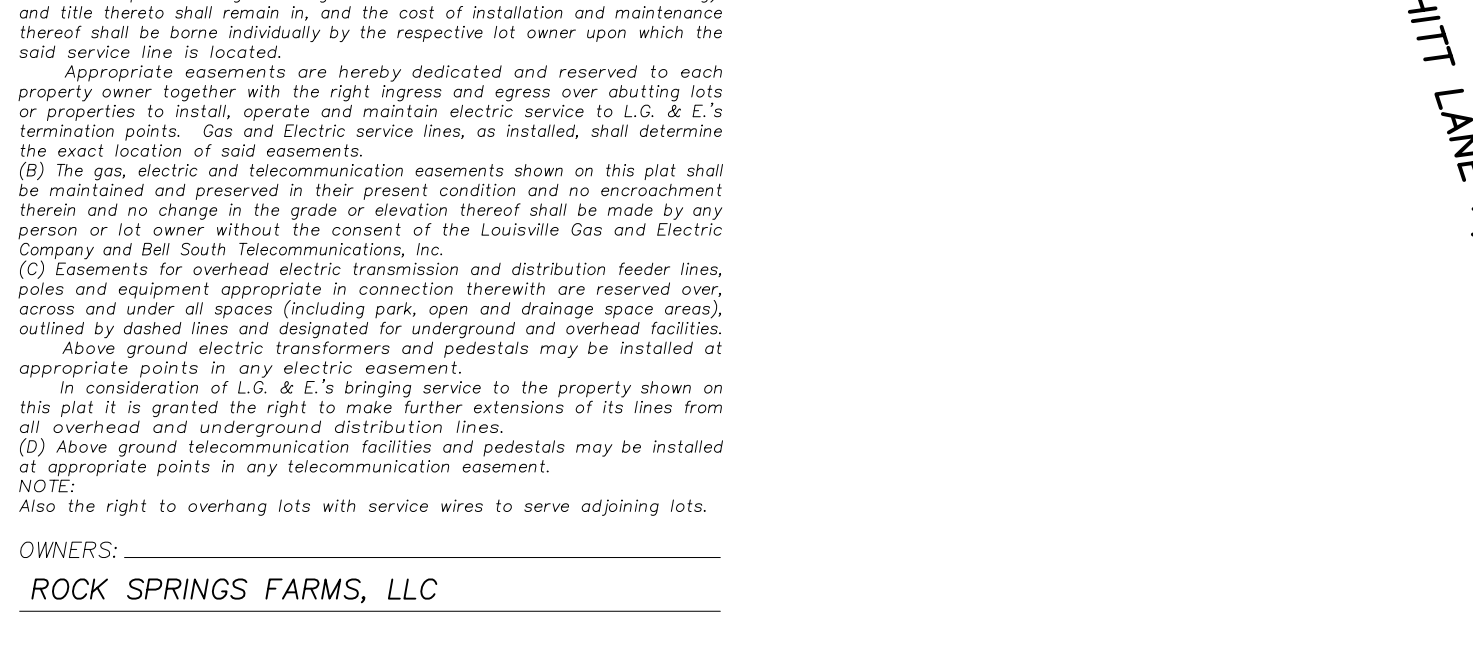
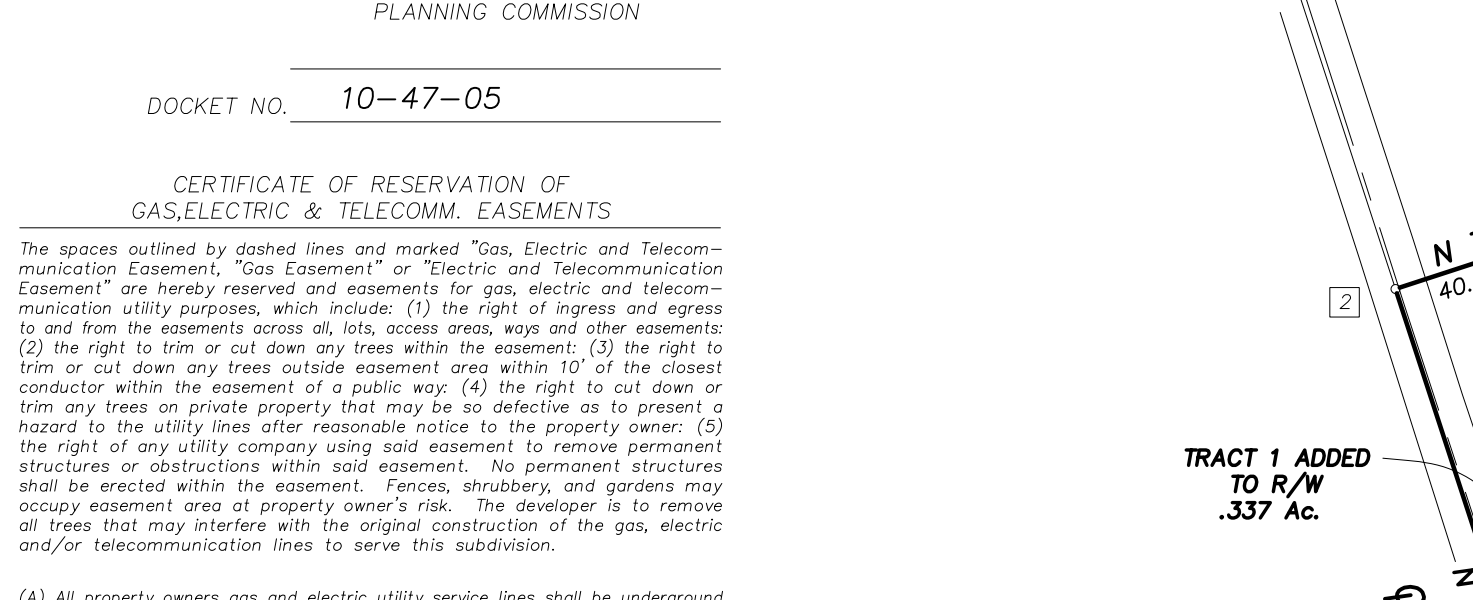


Table with columns for LOT NO., SQ. FT., LOT NO., SQ. FT. listing lots 104 through 123 and their respective square footages.

Table with columns for CURVE DATA and R/W CURVE DATA, listing curve radii (R), lengths (L), tangents (T), and offsets (Δ).

Table with columns for FRONT, TOTAL, MINIMUM, STREET, REAR, listing various measurements for the subdivision.

Table with columns for ZONING DISTRICT, FORM DISTRICT, MINIMUM YARD REQUIREMENTS, listing zoning and yard requirements.

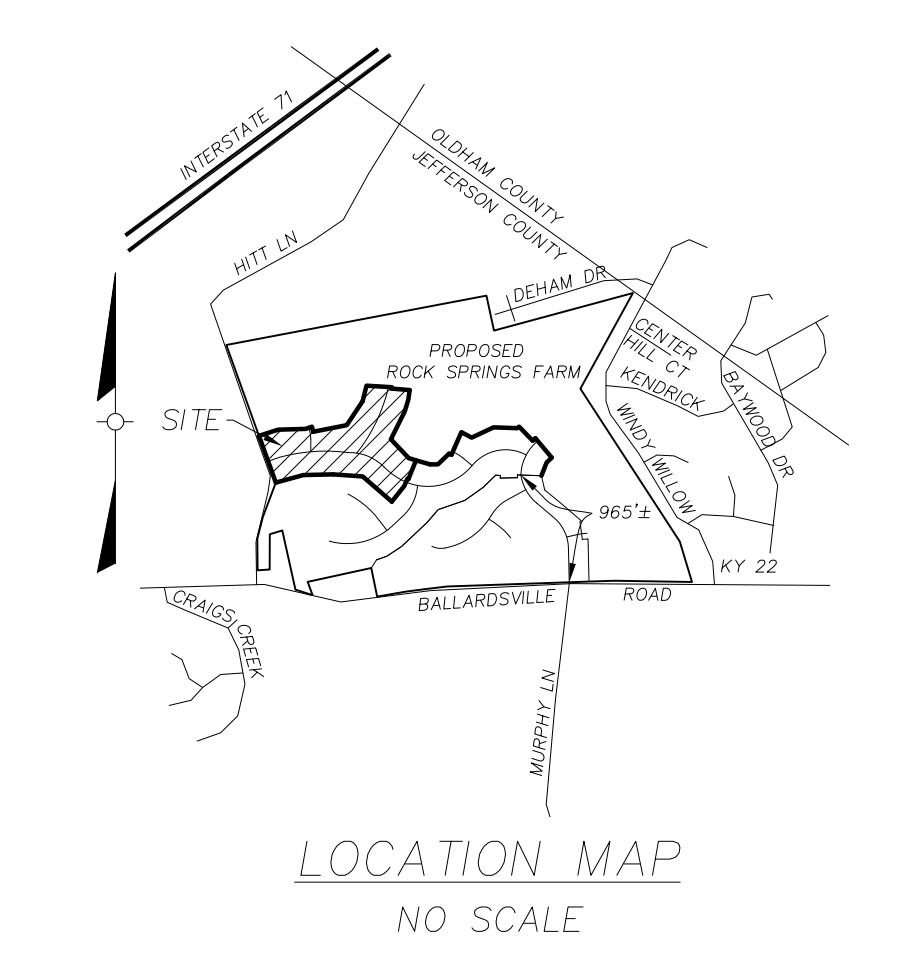
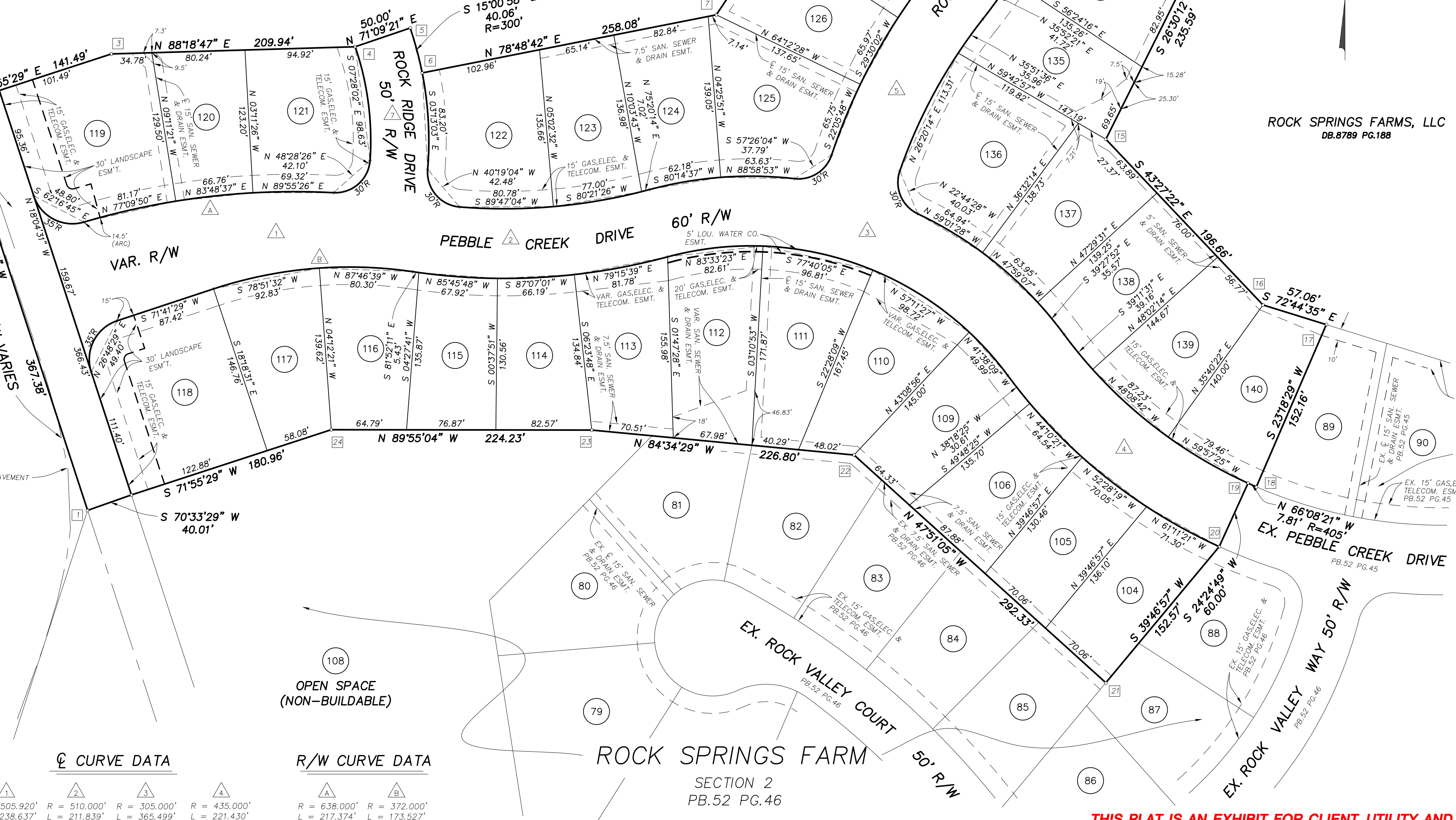


Table with columns for LOT NO., SQ. FT., LOT NO., SQ. FT. listing lots 104 through 123 and their respective square footages.

ROCK SPRINGS FARM SECTION 2 PB.52 PG.45

ROCK SPRINGS FARM

SECTION 3A RECORD PLAT

OWNER & DEVELOPER ROCK SPRINGS FARMS, LLC 12488 LAGRANGE ROAD LOUISVILLE, KENTUCKY 40245 DB.8789 PG.188

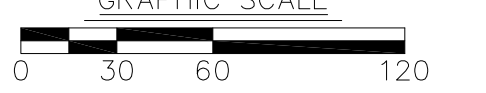
TAX BLOCK 8 LOT 164 AUGUST, 2008 SCALE: 1"=60'

SABAK, WILSON & LINGO, INC. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS 315 WEST MARKET STREET LOUISVILLE, KENTUCKY 40202

TOTAL AREA IN SITE : 11.644 Ac. TOTAL NO. BUILDING SITES : 35 TOTAL NO. NON-BUILDING SITES : 0

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

Table with columns for FRONT, TOTAL, MINIMUM, STREET, REAR, listing various measurements for the subdivision.



THIS PLAT IS AN EXHIBIT FOR CLIENT, UTILITY AND AGENCY REVIEW ONLY.