

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby cove... ROCK SPRINGS FARM SECTION 3B TRACT 1, ROCK RIDGE DRIVE AND ROCK RIDGE PLACE

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY SS COUNTY OF JEFFERSON Linda M. Brown a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Rock Springs Farm Section 3B was this day presented to me by Robert J. Thinesman known to me, who executed the Certificate in my presence and acknowledgment it to be his free act and deed. Witness my hand and seal this 20th day of December 2013. My Commission expires 31st day of February 2014. Notary Public Anna M. Brown

CERTIFICATE OF APPROVAL

Approved this 2nd day of January 2014 LOUISVILLE METRO PLANNING COMMISSION Jo Kerwin CASE NO. 15476

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas, 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 and from the easements... 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 strip of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer and Drain Easement"... 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"... ROCK SPRINGS FARMS, LLC

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... ROCK SPRINGS FARMS, LLC

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 compacted drainage plan for the subdivision and all drainage from the lot is directed to a public drainage facility on 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.

CERTIFICATE OF RESERVATION OF LANDSCAPE & SIGNATURE ENTRANCE EASEMENTS

Any Landscape & Signature Entrance Easements shown hereon include the perpetual right to construct, install, maintain and replace thereon, and are hereby reserved by ROCK SPRINGS FARMS, LLC for its benefit and its successors and assigns.

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 1994 PAGE 312 AS AMENDED BY DEED BOOK 10787 PAGE 260.
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 CURVES UNDER DRIVEWAYS, SHALL BE 4 INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
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 ERECTED 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 FOR THIS SURVEY WAS CONDUCTED BETWEEN DEC 8TH AND DEC 28TH, 2005.
9.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN CASE NO. 15476. 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 CASE NO. 18995 ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.
13.) NO DIRECT ACCESS FROM ANY LOT TO HITT ROAD.
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 EASEMENTS AND RESTRICTIONS OF RECORD.

KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83) Table with columns for LOT NO., ELEV., and coordinates for lots 143 through 146.

ADJACENT OWNERS Table listing lot numbers and owner names: LOT 119 - ROCK SPRING FARMS LLC, LOT 120 - ROCK SPRING FARMS LLC, LOT 121 - ROCK SPRING FARMS LLC, LOT 122 - CLIFFORD THINESMAN CO. LLC, LOT 123 - ROCK SPRING FARMS LLC, LOT 124 - ROCK SPRING FARMS LLC, LOT 125 - ROCK SPRING FARMS LLC, LOT 126 - ROCK SPRING FARMS LLC, LOT 127 - DR. MEREDITH LLC, LOT 128 - ROCK SPRING FARMS LLC, LOT 129 - RYAN WEST, LOT 130 - ROCK SPRING FARMS LLC.

LAND SURVEYOR'S CERTIFICATE: I hereby certify that this plat and survey were made under and in accordance with the laws of the State of Kentucky and that the measurements and calculations shown hereon are true and correct to the best of my knowledge and belief and that the plat meets or exceeds the minimum standards of governing authorities. THOMAS BAILEY 3504 12-20-13 P.L.S. #3504 Date



ROCK SPRINGS FARM SECTION 3B RECORD PLAT

OWNER & DEVELOPER: ROCK SPRINGS FARMS, LLC 12488 LAGRANGE ROAD LOUISVILLE, KENTUCKY 40245 DB.8789 PG.188 TAX BLOCK 8 LOT 164 JULY, 2013 SCALE: 1"=60' SABAK, WILSON & LINGO, INC. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS THE HENRY CLAY, 608 S. 3rd STREET LOUISVILLE, KENTUCKY 40202 REV: 12/17/13