

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 4A

and does hereby dedicate to public use the

PEBBLE CREEK PLACE

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

Witness my hand and seal this day of

My Commission expires: day of

Notary Public

CERTIFICATE OF APPROVAL

Approved this day of

LOUISVILLE METRO PLANNING COMMISSION

DOCKET NO. 10-47-05 & 15476

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecom..." 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 easement area...

(A) All property owners gas and electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company...

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

(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 (including open and drainage space areas) outlined by dashed lines and designated for underground and overhead facilities.

Above ground electric transformers 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 further 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 overhang lots with service wires to serve adjoining lots.

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.

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 strips 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 enlarging of water mains.

OWNERS: ROCK SPRINGS FARMS, LLC

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.

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.

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 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, 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 thereon.

OWNERS: ROCK SPRINGS FARMS, LLC

KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83)

Table with 2 columns: Station ID and Coordinates (N, E, S, W). Includes stations 1 through 22.

ROCK SPRINGS FARM SECTION 3A PB.53 PG.37

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

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OWNERS: ROCK SPRINGS FARMS, LLC

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.

OWNERS: N/A

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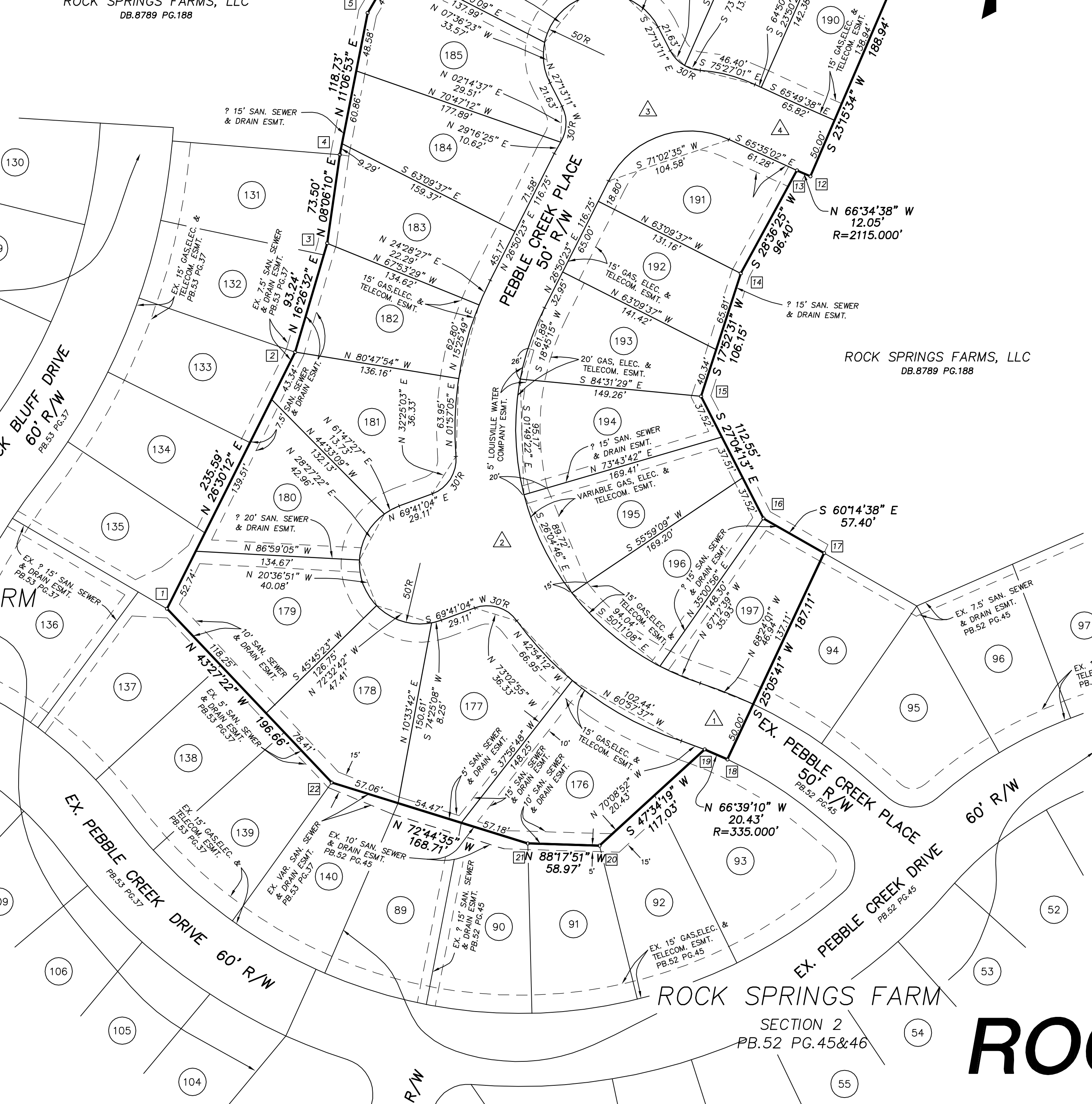
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? CURVE DATA

Table with 4 columns: Station, Radius (R), Length (L), Tangent (T), Delta (Δ). Includes curves 1 through 4.

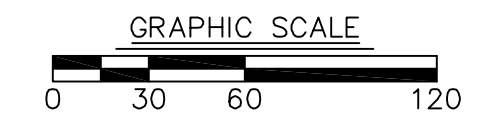
ROCK SPRINGS FARMS, LLC DB.8789 PG.188



TOTAL AREA IN SITE : 7.059 Ac. TOTAL NO. BUILDING SITES : 22 TOTAL NO. NON-BUILDING SITES : 0

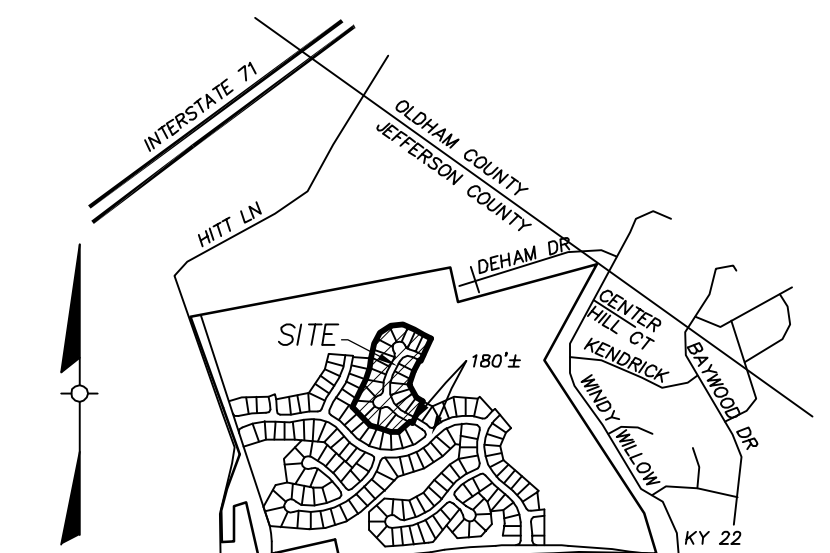
○ DENOTES SET 5/8" IRON PIN W/CAP S. L. BURCH LS 3022 UNLESS OTHERWISE NOTED.

Table with 5 columns: Zoning District (R4), Form District (Neighborhood), Minimum Yard Requirements (Front, Total, Minimum, Street, Rear).



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 9383, PAGE 66, AS AMENDED BY 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 CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE 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. S 23'51.34" W
8. THIS IS A CLASS "A" SURVEY. THE PRECISION RATIO 1:40984. THIS SURVEY WAS ADJUSTED BY COMPASS RULE ADJUSTMENT METHOD.
9. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NO. 10-47-05 & 15476, THE APPROVED DISTRICT DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.
10. THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF F.I.R.M. FLOOD MAP NO. 21111C0009E DATED DECEMBER 5, 2006.
11. THIS PLAT IS SUBJECT TO THE TREE CANOPY PROTECTION AREAS, AS WELL AS, ANY NOTES SHOWN ON THE TREE PRESERVATION AND LANDSCAPE PLAN FOR THIS SITE UNDER CASE NO. L-16327 ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.
12. ON LOTS WITH CROSS-LOT DRAINAGE, HOMEOWNER/DEVELOPER SHALL INSTALL SIDEYARD SWALES FOLLOWING COMPLETION OF HOME CONSTRUCTION TO DIRECT CROSS-LOT DRAINAGE TO PROPOSED SWALES.



LOCATION MAP NO SCALE

Table with 4 columns: Lot No., Sq. Ft., Lot No., Sq. Ft. Lists lot areas for lots 176 through 195.

ROCK SPRINGS FARM

SECTION 4A

RECORD PLAT

OWNER & DEVELOPER

ROCK SPRINGS FARMS, LLC

12488 LAGRANGE ROAD

LOUISVILLE, KENTUCKY 40245

DB.8789 PG.188

TAX BLOCK 8 LOT 164

NOVEMBER, 2011 SCALE: 1"=60'

SABAK, WILSON & LINGO, INC.

ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS

THE HENRY CLAY, 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202