

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates to the public use of the following:

ROCK SPRINGS FARM SECTION 4B

and does hereby dedicate to public use the following: PEBBLE CREEK PLACE & LITTLE ROCK COURT

shown thereon.

OWNERS: ROCK SPRINGS FARMS, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY 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 Telecommunication Easement," "Gas Easement" or "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 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 way; (4) the right to cut down or trim any trees on private property that may be so defective as to present a hazard to the utility lines other than those of the property owner; (5) the right of any utility company using said easement to remove permanent structures or obstructions within said easement; no permanent structures shall be erected within the easement. Fences, shrubbery, and gardens may occupy easement area if 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 (L&E) termination point throughout length of service lines to customer's building; and 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 lines are located.

Appropriate easements are hereby dedicated and reserved to each property owner together with the right ingress and egress over adjoining lots or properties to install, operate and maintain electric service to L&E, E&T, termination points. 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 thereon 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 work, open and unenclosed) 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 any other public agency having legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

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 any other public agency 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 Easement" 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 servicing of water mains. No permanent structure of any kind shall be erected or the grade of the surface of the land changed within the easement(s) without written consent of the Louisville Water Company. Fences, shrubbery, and gardens may occupy easement area of 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 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 plantings. 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 agency 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 areas are 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 property 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-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 thereto.

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 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 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 1752'31" E
8. THIS IS AN URBAN 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. 2111100005E 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-17959 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.

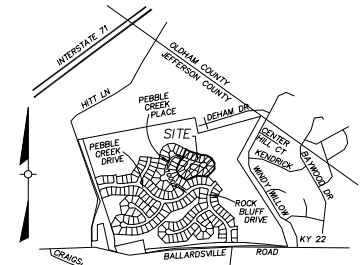
C/L CURVE DATA

R = 2090.000'
L = 395.005'
T = 198.093'
Delta = 1019'44"

ROCK SPRINGS FARMS, LLC
DB.8789 PG.188

LOT AREAS

Table with 4 columns: LOT NO., SQ. FT., LOT NO., SQ. FT. containing lot numbers 198-205 and their respective square footages.



KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE, (NAD 83) table listing coordinates for lots 1 through 19.

TOTAL AREA IN SITE : 5.214 Ac.
TOTAL NO. BUILDING SITES : 16
TOTAL NO. NON-BUILDING SITES : 0

Denotes set 5/8" IRON PIN W/CAP S. L. BURCH LS 3022 UNLESS OTHERWISE NOTED.

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

ROCK SPRINGS FARM

SECTION 4B RECORD PLAT

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

TAX BLOCK 8 LOT 164 OCTOBER, 2012 SCALE: NONE

SABAK, WILSON & LINGO, INC. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS THE HENRY CLAY, 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202