



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2016222727

BATCH # 41926

JEFFERSON CO, KY FEE \$20.00

PRESENTED ON: 09-14-2016 6 01:02:35 PM

LODGED BY: DAN WALTER

RECORDED: 09-14-2016 01:02:35 PM

BOBBIE HOLSCRAW

CLERK

BY: TERESA HIGGS

RECORDING CLERK

BK: P 55

PG: 79-80

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 5A

and does hereby dedicate to public use the RIVER ROCK DRIVE

OWNERS: DENNIS L. KRAUS ROCK SPRINGS FARMS, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY COUNTY OF JEFFERSON SS DENNIS L. KRAUS

A Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of ROCK SPRINGS FARM, SECTION 5A was this day presented to me by ROBERT THOMAS, JR. known to me, who executed the Certificate in my presence and acknowledge it to be His free act and deed.

Witness my hand and seal this 7 day of September 2016 My Commission expires 14 day of June 2018 Dennis L. Kraus Notary Public

CERTIFICATE OF APPROVAL

Approved this 13th day of September 2016 LOUISVILLE METRO PLANNING COMMISSION

DOCKET NO. 19-17-05 AND 45-000-1004

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. 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...

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

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

OWNERS: DENNIS L. KRAUS 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"...

OWNERS: DENNIS L. KRAUS 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...

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...

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...

OWNERS: DENNIS L. KRAUS ROCK SPRINGS FARMS, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS AND THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE EXCEEDS 1:10,000...

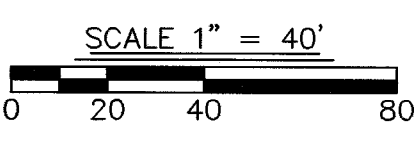
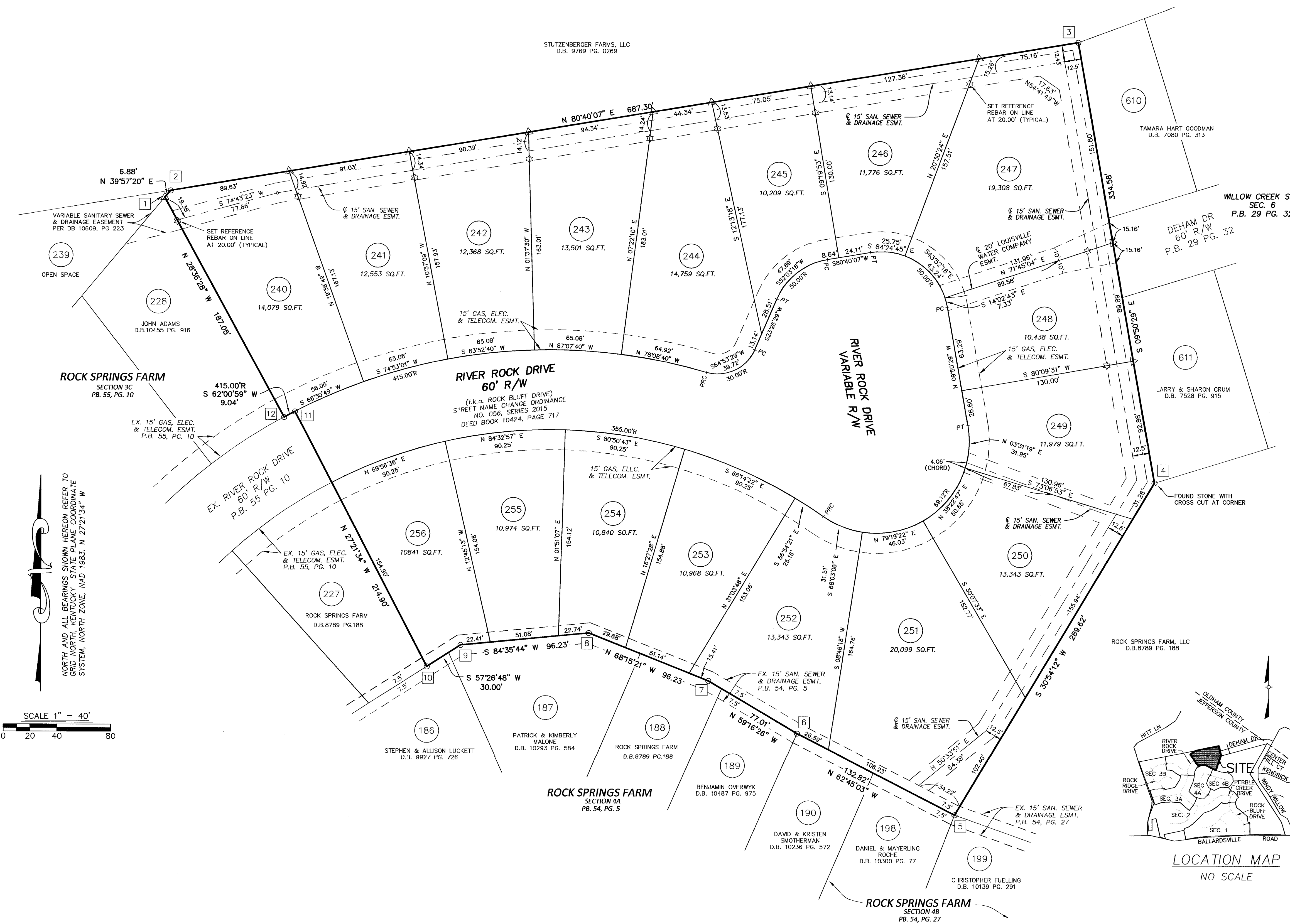
JOHN M. THOMAS, PLS NO. 3259 DATE 8-31-16 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR

NOTES:

- 1.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN... 2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION RECORDED IN DEED BOOK 9383, PAGE 66 AND AMENDED IN DEED BOOK 10700 PAGE 908... 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, 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 ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES... 7.) THE REFERENCE MERIDIAN FOR THIS SURVEY IS BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983... 8.) THIS IS A CLASS "A" SURVEY... 9.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NO. 10-47-05... 10.) THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN... 11.) THIS PLAT IS SUBJECT TO THE TREE CANOPY PROTECTION AREAS... 12.) MINIMUM OPENINGS: (NONE) 13.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE...

THE STATE PLANE COORDINATES FOR THIS PLAT ARE SHOWN FROM STATE HIGHWAY CONTROL FOR HIGHWAY 22. TO MATCH LOGIC CONTROL SUBTRACT 18.87' FROM THE NORTH AND 77.89' FROM THE EAST.

Table with 3 columns: POINT #, NORTHING, EASTING. Rows 1-12.



NORTH AND ALL BEARINGS SHOWN HEREON REFER TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.

TOTAL AREA IN SITE : 6.19 Ac. TOTAL NO. BUILDING SITES : 17 TOTAL NO. NON-BUILDING SITES : 0

ZONING DISTRICT: R4 FORM DISTRICT: NEIGHBORHOOD

Table with 5 columns: FRONT, SIDE, STREET, REAR. Rows for 30', 10', 5', 30', 25'.

- ALL LOT CORNERS ARE SET 5/8" REBAR W/CAP DENNIS L. KRAUS 2613" UNLESS OTHERWISE NOTED. DENOTES FOUND 5/8" REBAR W/CAP MARKED "DL KRAUS PLS 2613" UNLESS OTHERWISE NOTED. COMPUTED, UNMARKED POINT. DUE TO A WOOD PRIVACY FENCE ALONG THE REAR PROPERTY LINE, A REFERENCE 5/8" REBAR W/CAP "DL KRAUS PLS 2613" WAS SET ON LINE AT 20.00' FROM THE CORNER.

55X80

55X80

ROCK SPRINGS FARM SECTION 5A RECORD PLAT

OWNER & DEVELOPER ROCK SPRINGS FARMS, LLC 12488 LAGRANGE ROAD LOUISVILLE, KENTUCKY 40245 DEED BOOK 8789: PAGE 188 TAX BLOCK 0008, LOT 0164, SUBLLOT 0000 AUGUST 31, 2016 JOB NO. 2465-5A SCALE: 1"=40' SABAK, WILSON & LINGO, INC. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS THE HENRY CLAY, 608 S. 3rd STREET LOUISVILLE, KENTUCKY 40202