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 2

and does hereby dedicate to public use the ROCK BLUFF DRIVE, PEBBLE CREEK PLACE AND PEBBLE CREEK DRIVE

shown thereon.

OWNERS:

ROCK SPRINGS FARMS, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

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 _____ 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, which include: (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 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 after reasonable notice to 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 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 in, and the cost of installation and maintenance thereof shall be borne individuaiy 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 ingress and egress over abutting lots or properties to install, operate and maintain electric service to L.G. & E.'s 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 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 park, 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.

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 therein, 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 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. No permanent structure of any kind shall be erected or 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 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 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 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 subdivider's 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

LOT AREAS

LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
49	9,795	92	10,296
50	14,105	93	16,125
51	12,063	94	10,367
52	10,599	95	12,428
53	10,463	96	10,224
54	10,232	97	10,785
55	10,232	98	11,467
56	10,235	99	10,980
57	10,009	100	13,619
58	11,718	101	9,428
89	10,851	102	9,422
90	10,510	103	9,230
91	9,884		

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 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 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 25°05'41" 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.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

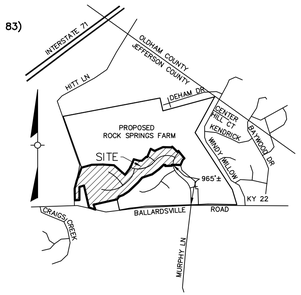
13.) THIS STREET NAME CHANGE CAN BE FOUND IN A STREET NAME CHANGE REQUEST IN DOCKET NO. 1-19-06 ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.

14.) 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.

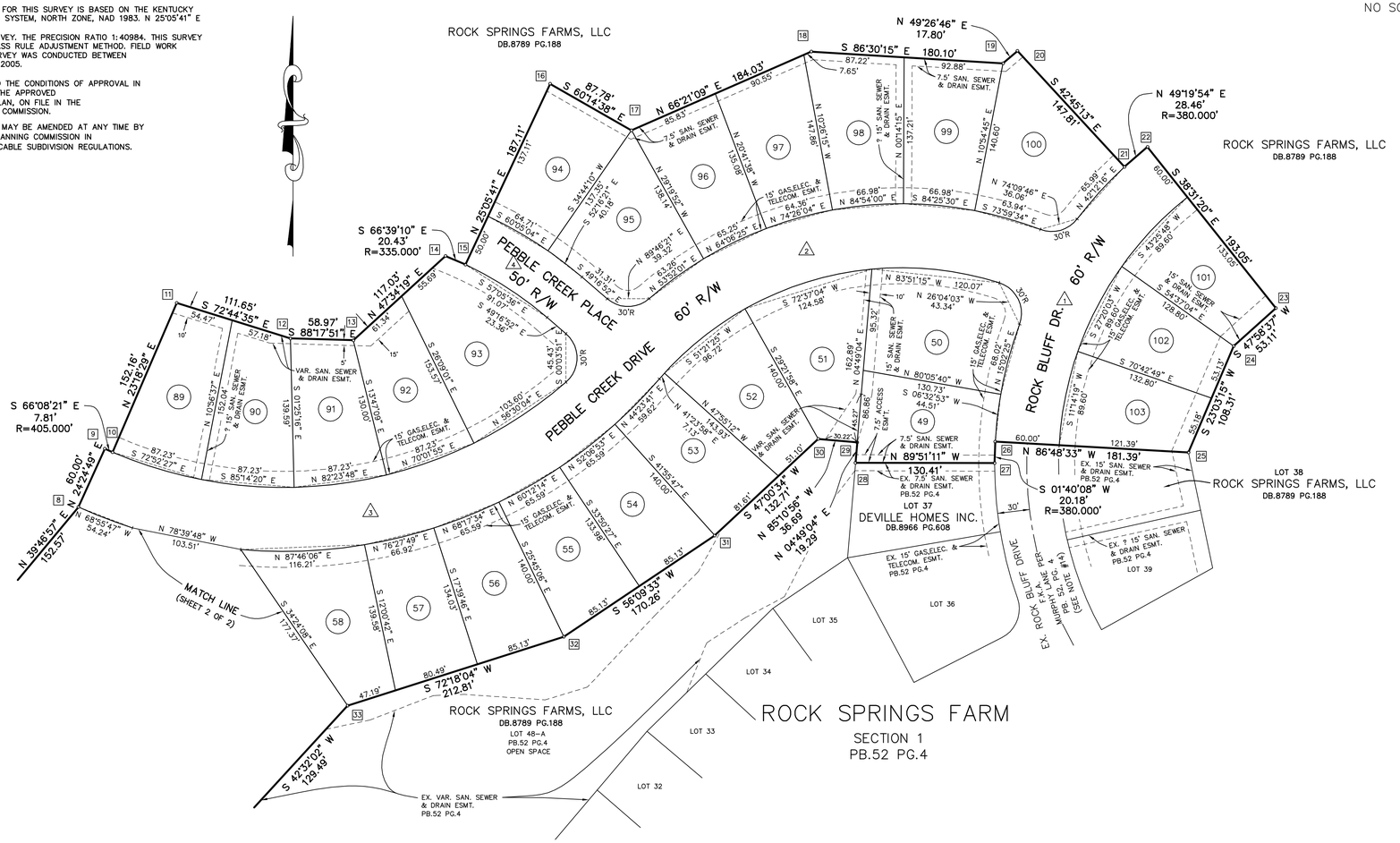
15.) THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES AND UNDEVELOPED LOT ENSURING PREVENTION OF MOSQUITO BREEDING, UNTIL SUCH TIME AS THE DRAINAGE BOND IS RELEASED.

KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83)

8	N 301159.01 E 1269290.65	21	N 301477.97 E 1270271.28
9	N 301213.65 E 1269315.45	22	N 301496.52 E 1270292.87
10	N 301210.49 E 1269322.60	23	N 301345.48 E 1270413.11
11	N 301350.23 E 1269382.82	24	N 301309.93 E 1270373.66
12	N 301317.11 E 1269489.43	25	N 301210.27 E 1270331.24
13	N 301315.36 E 1269548.38	26	N 301200.37 E 1270150.13
14	N 301394.31 E 1269634.76	27	N 301200.19 E 1270149.54
15	N 301386.22 E 1269653.52	28	N 301200.53 E 1270019.13
16	N 301555.66 E 1269732.88	29	N 301219.75 E 1270020.75
17	N 301512.10 E 1269809.08	30	N 301222.83 E 1269984.19
18	N 301585.92 E 1269977.66	31	N 301132.34 E 1269887.12
19	N 301574.93 E 1270157.42	32	N 301037.52 E 1269745.70
20	N 301586.50 E 1270170.94	33	N 300972.82 E 1269542.96



LOCATION MAP
NO SCALE



? CURVE DATA

1	2	3	4
R = 350.000'	R = 330.000'	R = 435.000'	R = 360.000'
L = 249.969'	L = 453.069'	L = 559.504'	L = 98.170'
T = 156.882'	T = 270.407'	T = 325.983'	T = 49.391'
Δ = 48°17'13"	Δ = 78°39'49"	Δ = 73°41'41"	Δ = 15°37'27"

TOTAL AREA IN SITE : 25.090 Ac.
TOTAL NO. BUILDING SITES : 55
TOTAL NO. NON-BUILDING SITES : 3

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

ZONING DISTRICT: R4
FORM DISTRICT: NEIGHBORHOOD

MINIMUM YARD REQUIREMENTS				
FRONT	SIDE			REAR
	TOTAL	MINIMUM	STREET	
30'	10'	5'	30'	25'

GRAPHIC SCALE
0 30 60 120

CERTIFICATE OF RESERVATION OF ACCESS EASEMENT

An easement for access (ingress and egress) purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Access Easement" for maintenance of open space facilities and Pedestrian access. No permanent structure of any kind shall be placed on, over or under the land within the said easement(s). The easement(s) shall be for the benefit of Rock Springs Farms, LLC, their Agents or Assigns.

OWNERS:

ROCK SPRINGS FARMS, LLC

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.

Signature _____ P.L.S. # _____ Date _____

ROCK SPRINGS FARM

SECTION 2
(SHEET 1 OF 2)
RECORD PLAT

OWNER & DEVELOPER
ROCK SPRINGS FARMS, LLC
12488 LAGRANGE ROAD
LOUISVILLE, KENTUCKY 40245
DB.8789 PG.188
TAX BLOCK 8 LOT 15
AUGUST, 2007 SCALE: 1"=60'

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