55X10

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 3C

and does hereby dedicate to public use the

ROCK RIDGE DRIVE AND RIVER ROCK DRIVE

shown thereon.

OWNERS:

ROCK SPRINGS FARMS, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, DENNIS L. KRAUS

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of ROCK SPRINGS FARM SEC.3C

was this day presented to me by ROBERT J. THIENEMANN, 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 16 *day of* JULY *20*15

My Commission expires: 14 *day of* JUNE *20*18

Dennis L. Kraus
Notary Public

CERTIFICATE OF APPROVAL

Approved this 20th *day of* July *20*15

LOUISVILLE METRO
PLANNING COMMISSION

DOCKET NO. 10-47-05 AND 15SUBDIV1001

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 individually 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 construct lots with sewer area 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

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

OWNERS:

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. THE BEARINGS, DISTANCES AND TRAVERSE SHOWN HEREON WERE ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR AN URBAN CLASS SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARD OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY. THE FIELD WORK WAS PERFORMED BETWEEN DECEMBER 2005 AND MAY 2015.

Dennis L. Kraus 07/06/2015
DENNIS L. KRAUS, PLS NO. 2613 DATE

STATE OF KENTUCKY
DENNIS L. KRAUS
2613
LICENSED PROFESSIONAL LAND SURVEYOR

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 RECORDED IN DEED BOOK 9383, PAGE 66 AND AMENDED IN DEED BOOK 10438 PAGE 367

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 80°40'07" E.

8.) THIS IS A CLASS "A" SURVEY. THE PRECISION RATIO EXCEEDS 1:10,000. THIS SURVEY WAS ADJUSTED BY COMPASS RULE ADJUSTMENT METHOD. FIELD WORK FIELD WORK FOR THIS SURVEY WAS CONDUCTED BETWEEN DECEMBER 2005 AND MAY 2015.

9.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NO. 10-47-05 AND DOCKET NO. 15SUBDIV1001, THE APPROVED DISTRICT DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.

10.) THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C0009-E, 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 PLANTING PLAN FOR THIS SITE UNDER DOCKET NO. 15LSCAPE1015 ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.

12.) MINIMUM OPENINGS: DWELLINGS CONSTRUCTED ON LOTS 230 AND 232 THROUGH 235 SHALL HAVE NO OPENINGS BELOW ELEVATION 712.50 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.

13.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

TOTAL AREA IN SITE : 7.897 Ac.
TOTAL NO. BUILDING SITES : 23
TOTAL NO. NON-BUILDING SITES : 1

KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

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

1	N 302370.74 E 1268640.29	11	N 301905.23 E 1269198.16
2	N 302474.27 E 1269270.30	12	N 301916.95 E 1269008.25
3	N 302469.00 E 1269265.88	13	N 301892.79 E 1269002.30
4	N 302304.78 E 1269355.44	14	N 301970.67 E 1268882.94
5	N 302309.02 E 1269363.43	15	N 302022.58 E 1268809.55
6	N 302118.16 E 1269462.19	16	N 302035.95 E 1268774.59
7	N 302082.52 E 1269408.37	17	N 302045.63 E 1268732.70
8	N 301999.43 E 1269357.82	18	N 302047.24 E 1268674.94
9	N 301882.93 E 1269334.93	19	N 302180.07 E 1268653.18
10	N 301894.31 E 1269197.37	20	N 302182.99 E 1268671.05

MINIMUM OPENING ELEVATIONS

LOT 230	ELEVATION 712.50
LOT 232	ELEVATION 712.50
LOT 233	ELEVATION 712.50
LOT 234	ELEVATION 712.50
LOT 235	ELEVATION 712.50
LOT 225	ELEVATION 718.75
LOT 226	ELEVATION 718.75

VERTICAL BENCHMARKS

NAVD 1988 DATUM

BM A	ELEVATION = 719.05 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 234 AND 235
BM B	ELEVATION = 720.58 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 233 AND 234
BM C	ELEVATION = 719.60 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 231 AND 232
BM D	ELEVATION = 715.67 SQUARE CUT ON CONCRETE CURB BETWEEN LOTS 230 AND OPEN SPACE
BM E	ELEVATION = 715.79 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 225 AND 226

ZONING DISTRICT: R4
FORM DISTRICT: NEIGHBORHOOD

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

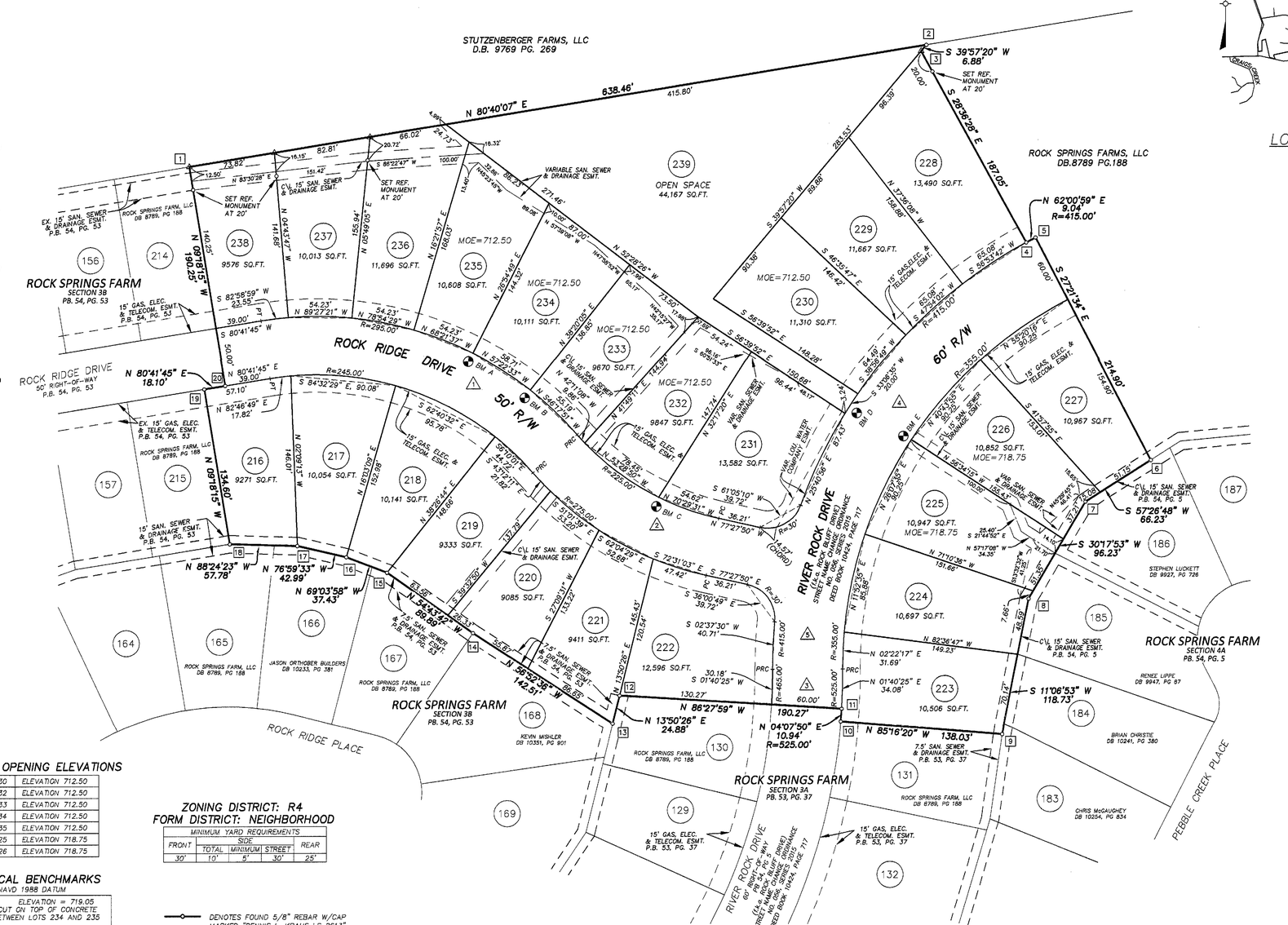
DENOTES FOUND 5/8" REBAR W/CAP MARKED "DENNIS L. KRAUS LS 2613" UNLESS OTHERWISE NOTED.

ALL LOT CORNERS ARE SET 5/8" REBAR W/CAP "DENNIS L. KRAUS 2613" UNLESS OTHERWISE NOTED.

COMPUTED, UNMARKED POINT

CENTERLINE CURVE DATA

1	2	3	4	5
Δ=58°22'28"	Δ=36°32'02"	Δ=03°43'12"	Δ=50°06'16"	Δ=12°43'21"
R=270.000'	R=250.000'	R=495.000'	R=385.000'	R=385.000'
T=150.819'	T=82.520'	T=16.074'	T=179.956	T=42.921
L=275.083'	L=159.409'	L=32.138'	L=336.677	L=85.489


STUTZENBERGER FARMS, LLC
D.B. 9769 PG. 269
ROCK SPRINGS FARMS, LLC
DB.8789 PG.188
ROCK SPRINGS FARM
SECTION 3B
PB. 54, PG. 53
ROCK RIDGE DRIVE
50' R/W
60' R/W
RIVER ROCK DRIVE
ROCK RIDGE PLACE
PEBBLE CREEK PLACE
ROCK SPRINGS FARM
SECTION 4A
PB. 54, PG. 5
ROCK SPRINGS FARM
SECTION 3A
PB. 53, PG. 37
OPEN SPACE
44,167 SQ.FT.
N 80°40'07" E
638.46'
S 39°57'20" W
6.88'
S 28°38'28" E
187.05'
N 62°00'59" E
9.04'
R=415.00'
S 27°21'34" E
214.90'
S 57°26'48" W
66.23'
S 30°17'53" W
96.23'
S 11°06'53" W
118.73'
N 85°16'20" W 138.03'
N 04°07'50" E
10.94'
R=525.00'
N 86°27'59" W
190.27'
N 13°50'26" E
24.88'
N 88°24'23" W
57.78'
N 76°59'33" W
42.99'
N 69°03'58" W
37.43'
N 80°41'45" E
18.10'
N 00°18'15" W
190.25'
N 00°18'15" W
134.60'
N 52°28'26" W
N 52°43'42" W
88.89'
N 50°52'38" W
142.57'
S 61°05'10" W
33.72'
N 77°27'50" W
36.21'
S 77°27'50" E
36.21'
S 61°27'50" E
87.43'
S 72°31'03" E
47.42'
S 36°00'49" E
39.72'
S 02°37'30" W
40.71'
S 01°40'25" W
30.18'
N 02°22'17" E
31.69'
N 01°40'25" E
34.08'
N 71°10'36" W
151.66'
N 62°38'47" W
149.23'
S 57°17'08" W
34.30'
S 21°44'52" E
25.40'
N 57°26'48" E
66.23'
N 30°17'53" E
96.23'
N 11°06'53" E
118.73'
N 04°07'50" W
10.94'
R=525.00'
R=355.00'
R=415.00'
R=465.00'
R=275.00'
R=225.00'
R=245.00'
R=285.00'
R=30'
R=20'
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R=70.00'
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R=2800.00'
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