Book 55 Page 79
Book 55 Page 79



Bobbie Holsclaw

Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Jefferson County Clerk's Office.

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 HOLSCLAW
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 shown thereon.

OWNERS: VOI 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 known to me, who executed the Certificate in my presence and acknowledge

CERTIFICATE OF APPROVAL Approved this 3th day of September

16RECURDPLATIONY

LOUISVILLE METRO

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: (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.

CERTIFICATE OF RESERVATION OF

(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 a appropriate points in any electric easement.

In consideration of L.G. & E.'s bringing service to the property shown on all overhead and underground distribution lines. (D) Above ground telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

Also the right to everhang 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 Dietrict.

OWNERS: Follow ROCK SPRINGS FARMS, LLC

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolita 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 (5) 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.

JOHN M. THOMAS, PLS NO. 3259

DATE JOHN M THOMAS, PLS NO. 3259

DATE
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF 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 PAGE PAGE 3.) ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO

BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS. THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE ** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND

5.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RÉSIDENTIAL 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 was this day presented to me by **Lobert Thieneman**, Je. 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 KÉNTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983. N 27°21'34" W.

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.

THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NO. 10-47-05, DOCKET NO. 15SUBDIV1001 AND DOCKET NO. 15476. THE APPROVED DISTRICT DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE

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

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.

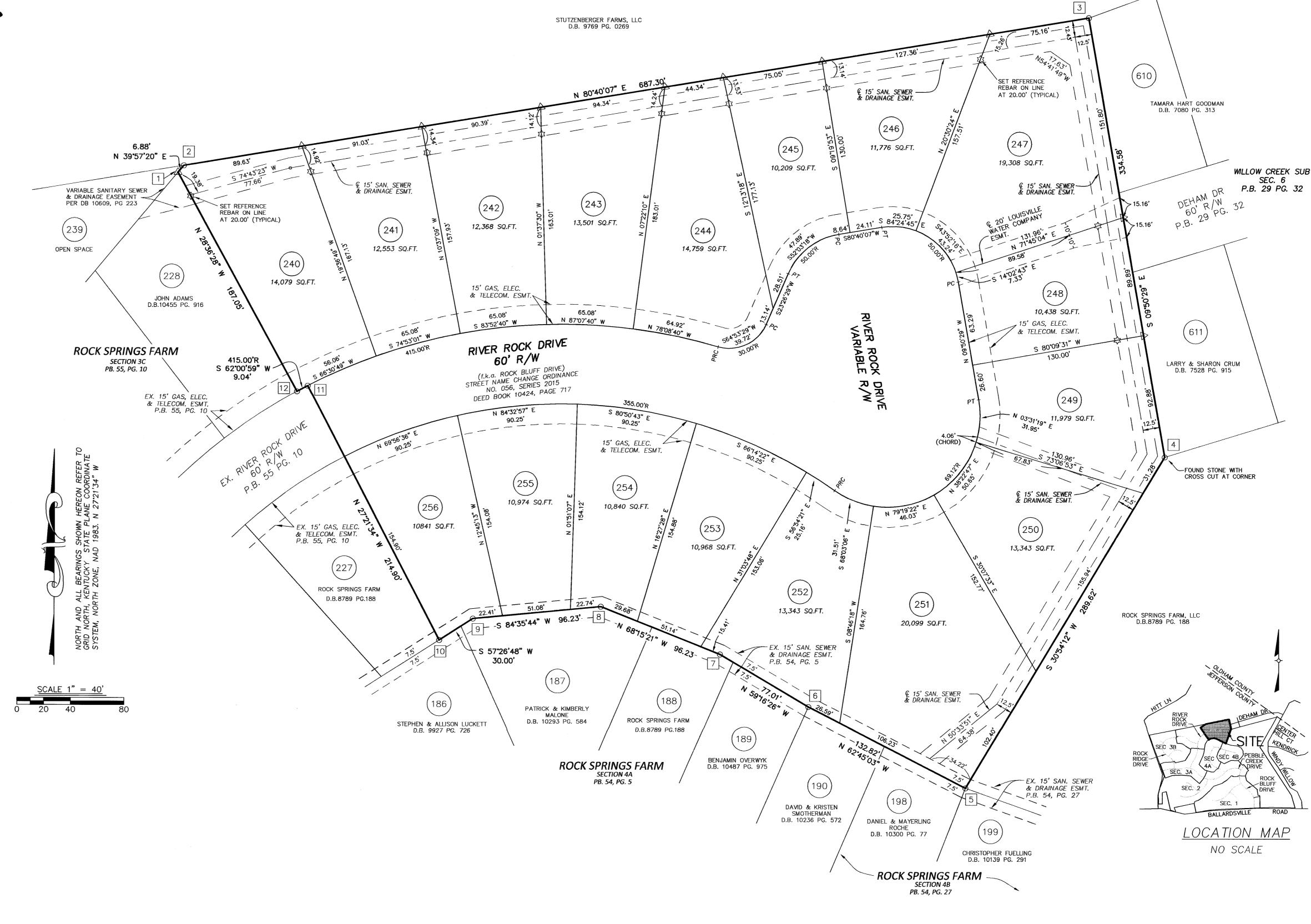
12.) MINIMUM OPENINGS: (NONE)

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

> 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.

KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983		
POINT #	NORTHING	EASTING
1	302469.00	1269265.88
2	302474.27	1269270.30
3	302585.71	1269948.50
4	302256.06	1270005.69
5	302007.55	1269856.94
6	302068.36	1269738.87
7	302107.71	1269672.67
8	302143.36	1269583.28
9	302134.30	1269487.48
10	302118.16	1269462.19
11	302309.02	1269363.43
12	302304.78	1269355.44

JOHN M. THOMAS 3250



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

ZONING DISTRICT: R4 FORM DISTRICT: NEIGHBORHOOD MINIMUM YARD REQUIREMENTS TOTAL MINIMUM STREET

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"

△ COMPUTED, UNMARKED POINT

UNLESS OTHERWISE NOTED.

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.

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, SUBLOT 0000

AUGUST 31, 2016 JOB NO. 2465-5A SCALE: 1"=40' SABAK, WILSON & LINGO, INC. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS

LOUISVILLE, KENTUCKY 40202

END OF DOCUMENT PB 9/13/14 R9/13/16 55 X 80

THE HENRY CLAY, 608 S. 3rd STREET