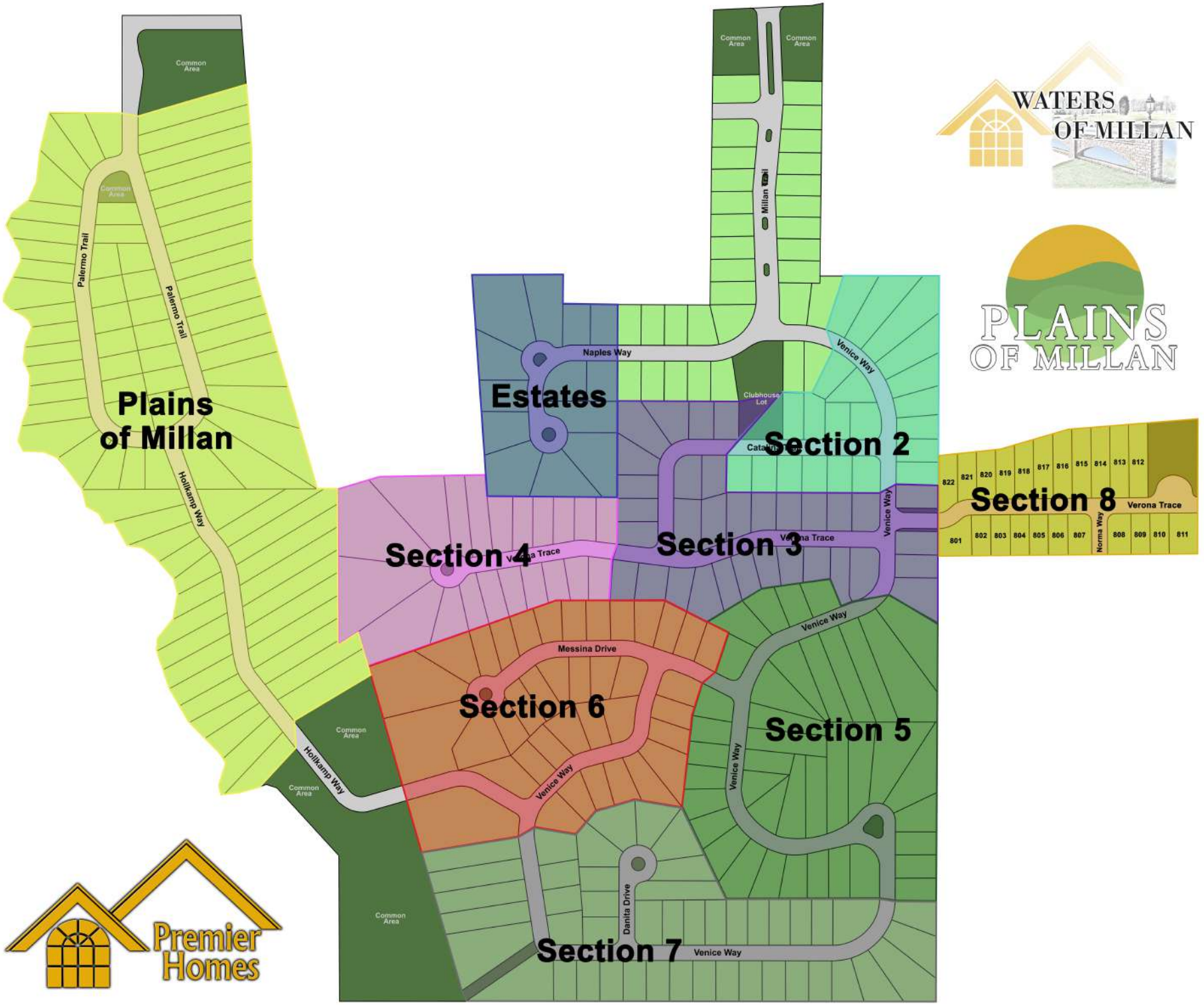
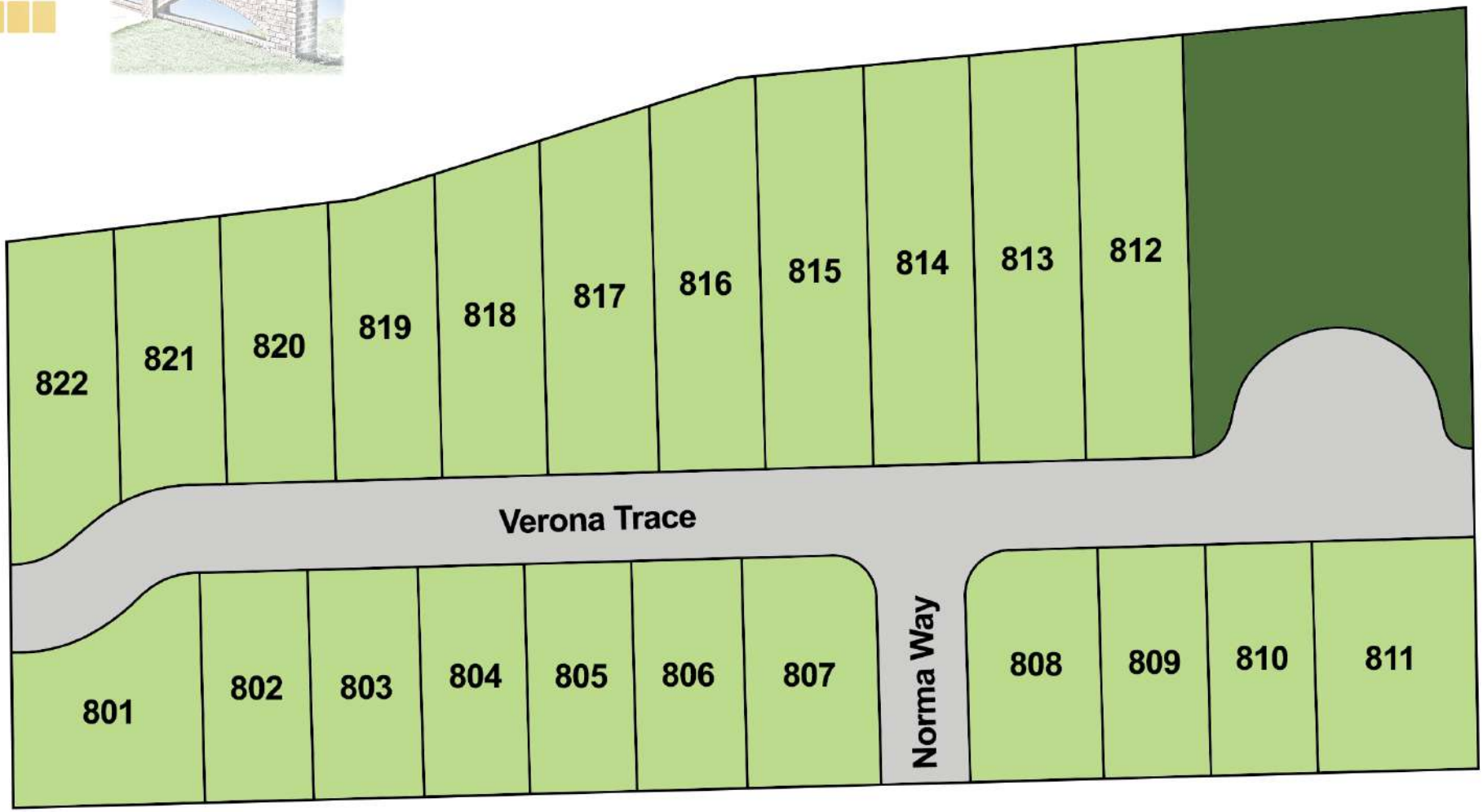

WATERS OF MILLAN
PLAINS OF MILLAN
Premier Homes
Plains of Millan
Estates
Section 2
Section 3
Section 4
Section 5
Section 6
Section 7
Section 8
Common Area
Palermo Trail
Hollkamp Way
Naples Way
Venice Way
Clubhouse Lot
Messina Drive
Danita Drive
Verona Trace
Norma Way
801 802 803 804 805 806 807 808 809 810 811
812 813 814 815 816 817 818 819 820 821 822

WATERS OF MILLAN

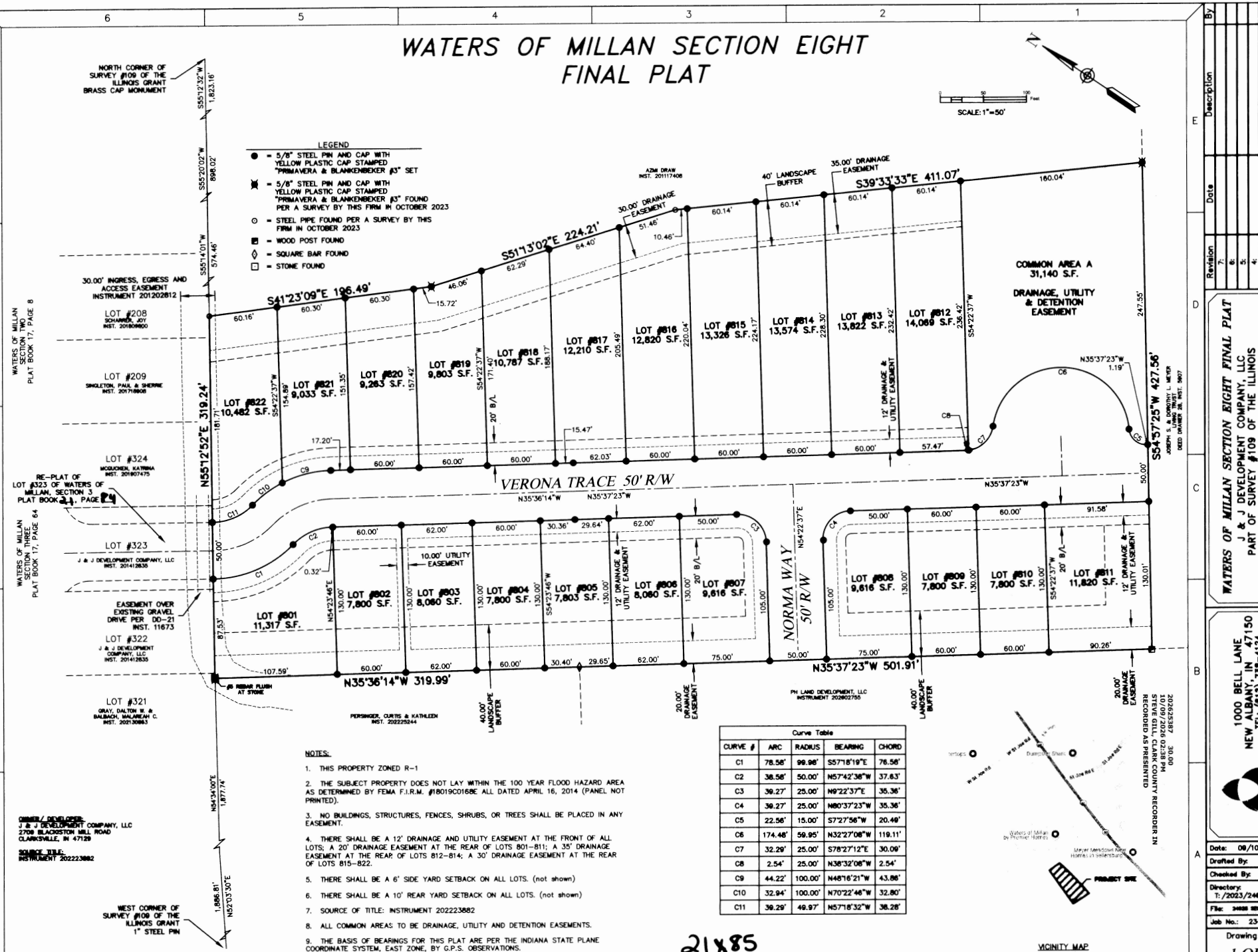
Section 8

Premier Homes



RE/MAX FIRST

WATERS OF MILLAN SECTION EIGHT
FINAL PLAT



Curve Table				
CURVE #	ARC	RADIUS	BEARING	CHORD
C1	78.58'	99.98'	S57°18'19"E	76.56'
C2	38.58'	50.00'	N57°42'38"W	37.63'
C3	39.27'	25.00'	N9°22'37"E	35.36'
C4	39.27'	25.00'	N80°37'23"W	35.36'
C5	22.56'	15.00'	S7°27'56"W	20.49'
C6	174.48'	59.95'	N32°27'08"W	119.11'
C7	32.29'	25.00'	S78°27'12"E	30.09'
C8	2.54'	25.00'	N36°32'08"W	2.54'
C10	32.94'	100.00'	N48°16'21"W	43.88'
C11	39.29'	49.97'	N57°18'32"W	38.28'

NOTES:

1. THIS PROPERTY ZONED R-1
2. THE SUBJECT PROPERTY DOES NOT LAY WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEMA F.I.R.M. #18019C0168E ALL DATED APRIL 16, 2014 (PANEL NOT PRINTED).
3. NO BUILDINGS, STRUCTURES, FENCES, SHRUBS, OR TREES SHALL BE PLACED IN ANY EASEMENT.
4. THERE SHALL BE A 12' DRAINAGE AND UTILITY EASEMENT AT THE FRONT OF ALL LOTS; A 20' DRAINAGE EASEMENT AT THE REAR OF LOTS 801-811; A 35' DRAINAGE EASEMENT AT THE REAR OF LOTS 812-814; A 30' DRAINAGE EASEMENT AT THE REAR OF LOTS 815-822.
5. THERE SHALL BE A 6' SIDE YARD SETBACK ON ALL LOTS. (not shown)
6. THERE SHALL BE A 10' REAR YARD SETBACK ON ALL LOTS. (not shown)
7. SOURCE OF TITLE: INSTRUMENT 202223882
8. ALL COMMON AREAS TO BE DRAINAGE, UTILITY AND DETENTION EASEMENTS.
9. THE BASIS OF BEARINGS FOR THIS PLAT ARE PER THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, BY G.P.S. OBSERVATIONS.

21x85

OWNER / DEVELOPER:
J & J DEVELOPMENT COMPANY, LLC
2709 BLACKISTON MILL ROAD
CLARKSVILLE, IN 47129

SOURCE TITLE:
INSTRUMENT 202223882

VICINITY MAP

RECORDED AS PRESENTED
2026253287
06/10/2026 01:38:30 PM
CLARK COUNTY RECORDER IN
30.00
5 PGS

Revision	Date	Description	By
7:			
6:			
5:			
4:			
3:			
2:			
1:	06/11/2026	REVISIONS FROM PLAN COMMISSION	CBT

WATERS OF MILLAN SECTION EIGHT FINAL PLAT
J & J DEVELOPMENT COMPANY, LLC
PART OF SURVEY #109 OF THE ILLINOIS GRANT, SILVER CREEK TOWNSHIP, CLARK COUNTY, INDIANA

1000 BELL LANE
NEW ALBANY, IN 47150
TEL: (812) 738-4124
FAX: (812) 738-8740

Date: 06/10/2026
Drafted By: CSC
Checked By: CBH
Directory: T:/2023/24628
File: 24628 REC8 FP.DWG
Job No.: 23-24628
Drawing No. 1 OF 2

WATERS OF MILLAN SECTION EIGHT
FINAL PLAT

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE WATERS OF MILLAN SECTION EIGHT

Jeffrey A Corbett Jeffrey A. Corbett
PRINT SIGN
J & J DEVELOPMENT COMPANY, LLC

CERTIFICATE OF NOTARY PUBLIC

STATE OF INDIANA
COUNTY OF Clark

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED Jeffrey A Corbett AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 8th DAY OF October, 2026

NOTARY PUBLIC: Theresa M McMay

PRINTED: Theresa M McMay

COUNTY OF RESIDENCE: Clark

MY COMMISSION EXPIRES: 10/21/2026

MY COMMISSION NUMBER: NP0621835

PLAN COMMISSION CERTIFICATE

CERTIFICATE OF CLARK COUNTY PLAN COMMISSION

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION ON THE 10TH DAY OF JUNE, 2026, IN ACCORDANCE WITH THE PROVISIONS OF AN ORDINANCE ADOPTED DECEMBER 28, 1950, BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, INDIANA, CREATING SAID PLAN COMMISSION AND AN ORDINANCE OF SAID BOARD OF COUNTY COMMISSIONERS ADOPTED JANUARY 1, 2021, ENACTING REQUIREMENTS AND PROCEDURES RELATIVE TO THE SUB- DIVIDING AND PLATTING OF UNINCORPORATED AREAS WITHIN THE LIMITS OF CLARK COUNTY, INDIANA. THIS FINAL PLAT WAS APPROVED BY THE EXECUTIVE DIRECTOR ON THE 7th DAY OF October, 2026, PER P.C. AUTHORITY GRANTED June 10, 2026.

CLARK COUNTY PLAN COMMISSION

BY: _____
EXECUTIVE DIRECTOR/ PRINT/ SIGN

ATTEST: Stacy Mettler
OFFICE STAFF/ PRINT/ SIGN

BRIAN DIXON, P.E., CLARK COUNTY ENGINEER

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, CHRISTOPHER HOWELL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS THE FINAL PLAT OF WATERS OF MILLAN SECTION EIGHT.

I, CHRISTOPHER HOWELL, HEREBY DECLARE THAT THERE ARE NO CHANGES FROM THE MATTER OF SURVEY SINCE THE BOUNDARY SURVEY RECORDED IN INSTRUMENT NUMBER 202413790 IN ACCORDANCE WITH TITLE 865, IAC 1.1-12 TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL MONUMENTS SHOWN THEREON EXIST OR WILL BE SET, AND THAT THEIR LOCATIONS ARE SHOWN OR WILL BE AS SHOWN

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT UNLESS REQUIRED BY LAW.

CHRISTOPHER HOWELL REGISTERED NP 20600006 STATE OF INDIANA LAND SURVEYOR

REGISTERED LAND SURVEYOR NO. 20600006 10/7/26 DATE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 09 2026

Auditor, Clark County

THE PROTECTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN INSTRUMENT # 2025170241 Amendments

LAND DESCRIPTION

A PART OF SURVEY #109 OF THE ILLINOIS GRANT, SILVER CREEK TOWNSHIP, CLARK COUNTY, INDIANA, PREPARED BY CHRISTOPHER HOWELL, PS #20600006, OF PRIMAVERA & ASSOCIATES, BEING DEPICTED ON A PLAT OF SURVEY FOR JOB #23-24628, DATED OCTOBER 25, 2023, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID SURVEY #109; THENCE S 55° 12' 32" W 1823.16 FEET ALONG THE NORTHWEST LINE OF SAID SURVEY #109; THENCE S 55° 20' 02" W 898.02 FEET ALONG SAID NORTHWEST LINE; THENCE S 55° 14' 01" WEST 574.46 FEET ALONG SAID NORTHWEST LINE TO A STEEL PIPE AT THE POINT OF BEGINNING;

THENCE S 41° 23' 09" E 196.49 FEET TO A STEEL PIN SET BY THIS FIRM IN OCTOBER OF 2023;
THENCE S 51° 13' 02" E 224.21 FEET TO A STEEL PIPE;
THENCE S 39° 33' 33" E 411.07 FEET TO A STEEL PIN AND CAP BY THIS FIRM IN OCTOBER OF 2023;
THENCE S 54° 57' 25" W 427.56 FEET TO A WOOD POST;
THENCE N 35° 37' 23" W 501.91 FEET TO A SQUARE BAR;
THENCE N 35° 36' 14" W 319.99 FEET TO A STONE AND A STEEL PIN PER A SURVEY BY THIS FIRM IN OCTOBER OF 2023 ON THE NORTHWEST LINE OF SAID SURVEY #109;
THENCE N 55° 12' 52" E 319.24 FEET ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING.

CONTAINING 7.195 ACRES, MORE OR LESS.

BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

BEING ALL OF THAT PROPERTY CONVEYED TO J & J DEVELOPMENT COMPANY, LLC IN INSTRUMENT 202223882 AS RECORDED IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, INDIANA.

21 X 85

Revision	Date	Description	By
7:			
6:			
5:			
4:			
3:			
2:			
1:	09/11/2026	REVISIONS FROM PLAN COMMISSION	CDT

WATERS OF MILLAN SECTION EIGHT FINAL PLAT
J & J DEVELOPMENT COMPANY, LLC
PART OF SURVEY #109 OF THE ILLINOIS GRANT, SILVER CREEK TOWNSHIP, CLARK COUNTY, INDIANA

1000 BELL LANE
NEW ALBANY, IN 47150
TEL: (812) 738-4124
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2 OF 2