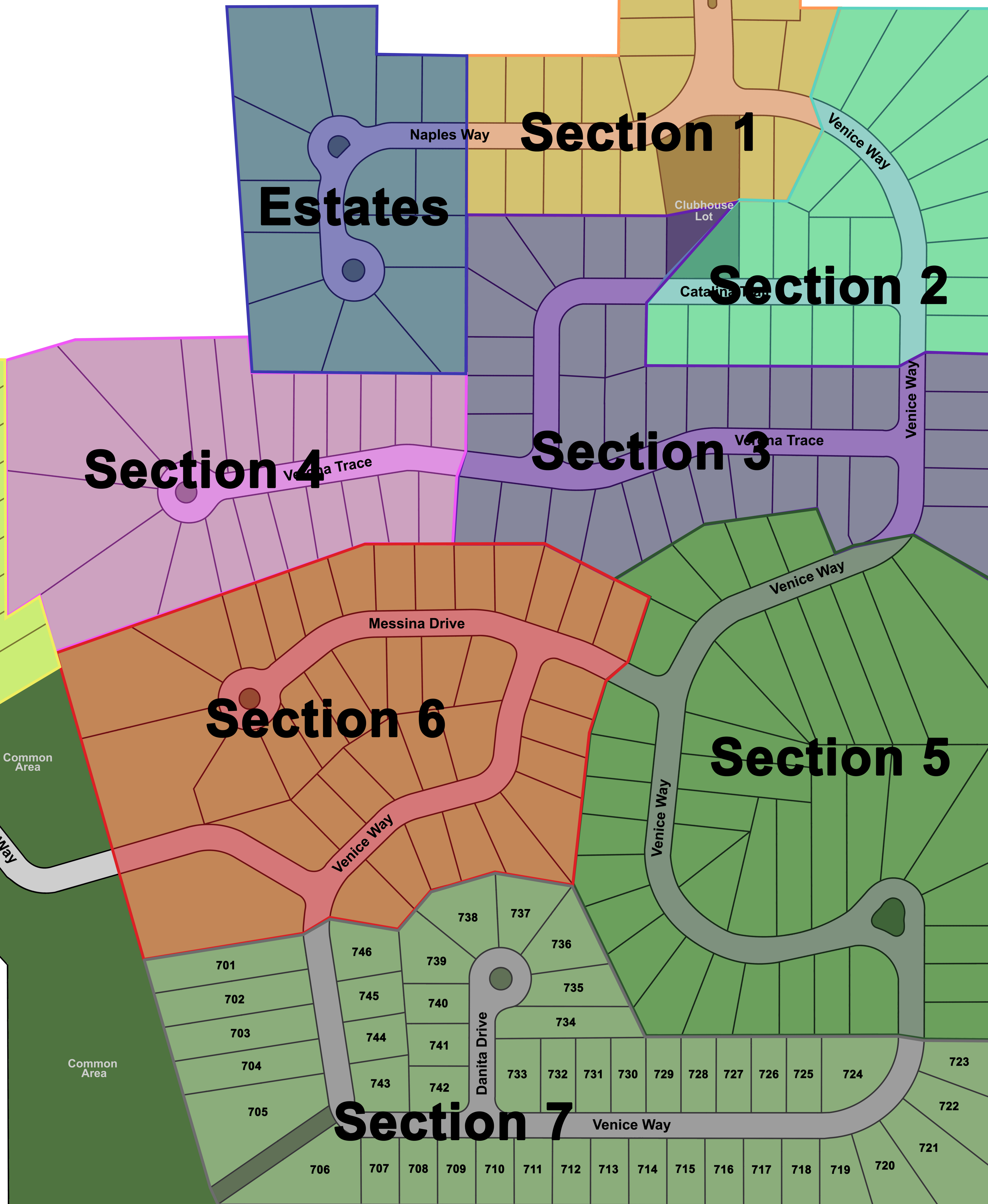
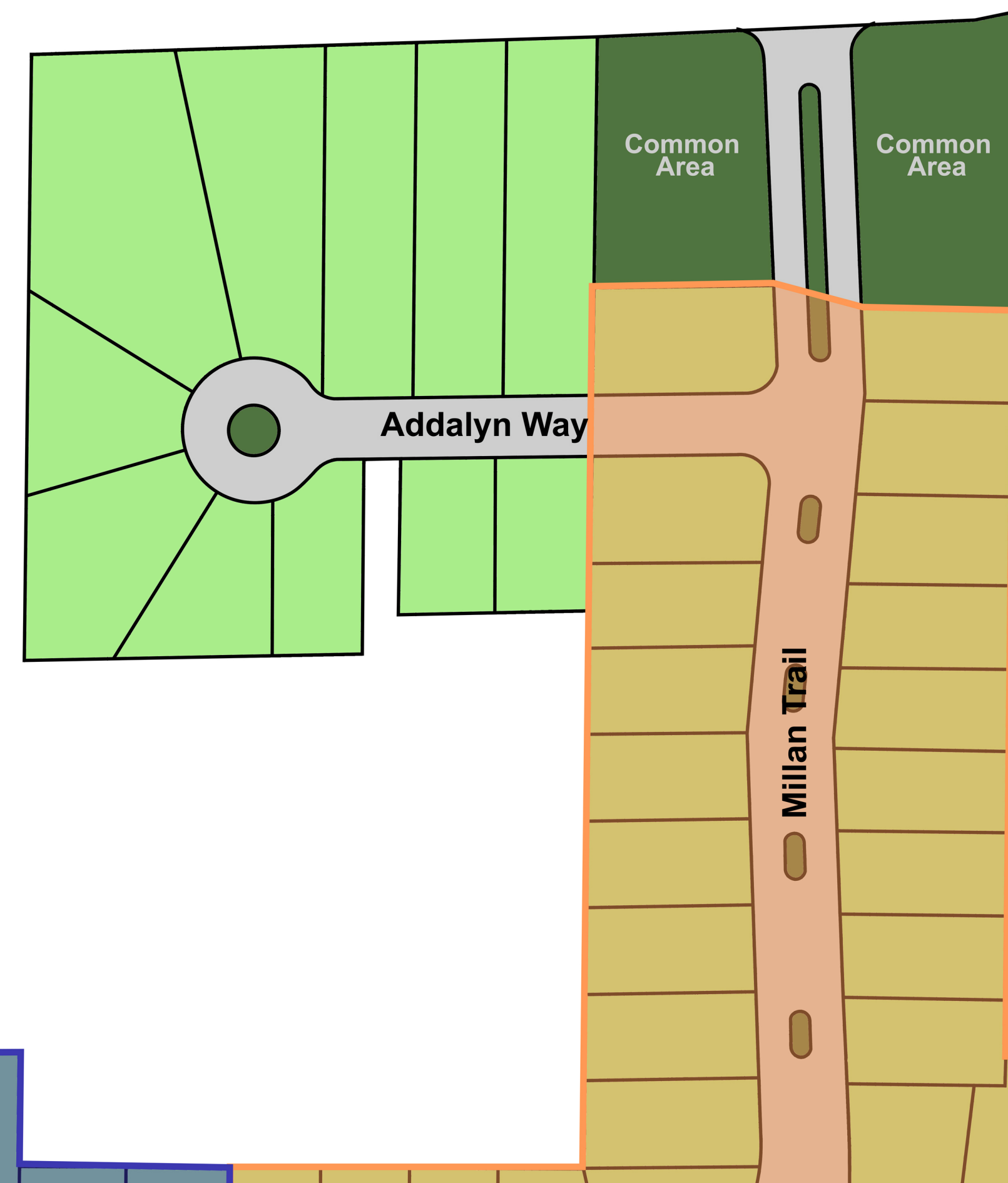


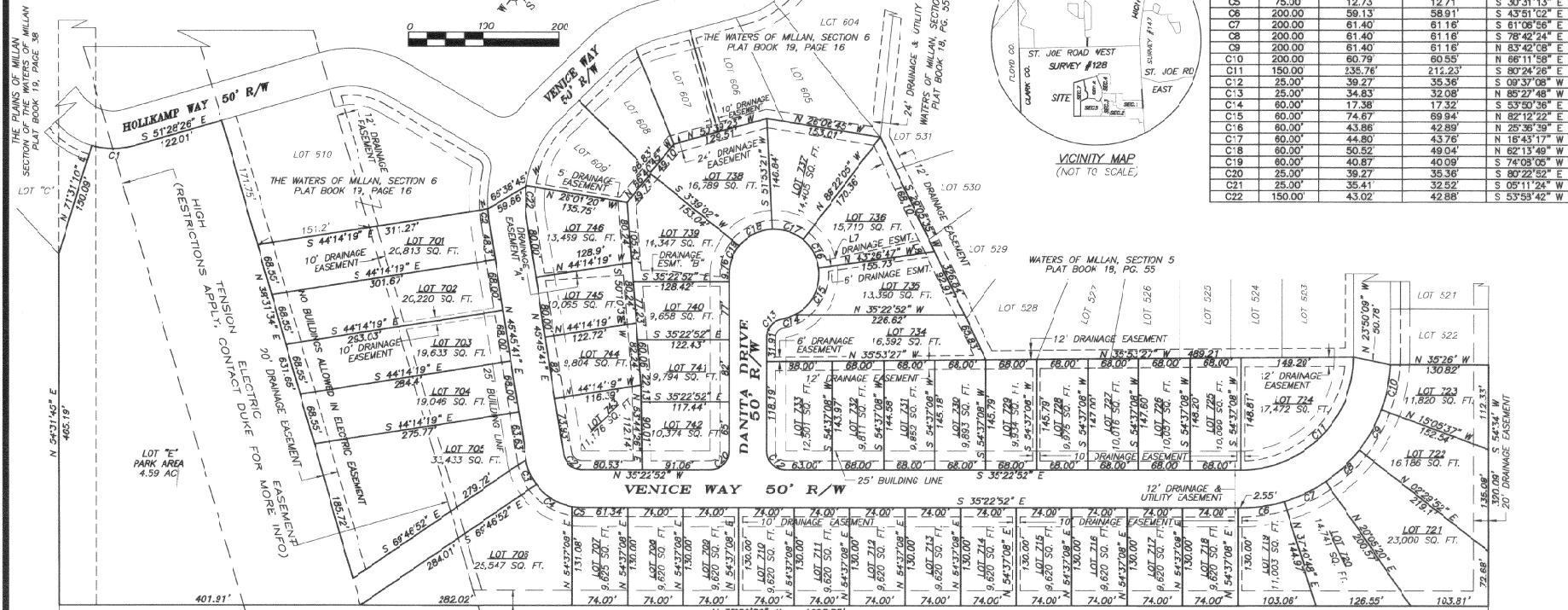
**Plains
of Millan**



FINAL PLAT OF THE WATERS OF MILLAN SECTION SEVEN SILVER CREEK TOWNSHIP, SURVEY #128

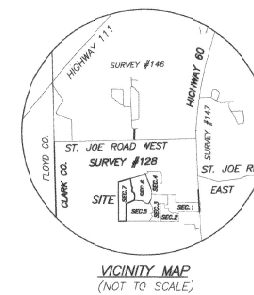
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12/04/2023 02:55:17P 1 PGS
Sieve 6111
Clark County Recorder IN
Recorded as Presented

20x45



~CURVE TABLE~

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00	57.24	56.46	S 35°04'31" E
C2	200.00	19.73	19.72	S 48°35'13" W
C3	75.00	36.10	35.75	S 31°59'24" W
C4	75.00	57.39	56.00	S 03°44'14" E
C5	75.00	12.73	12.71	S 30°31'13" E
C6	200.00	59.13	58.91	S 43°51'02" E
C7	200.00	61.40	61.16	S 61°05'56" E
C8	200.00	61.40	61.16	S 78°42'24" E
C9	200.00	61.40	61.16	S 83°42'08" E
C10	200.00	60.79	60.55	N 66°11'58" E
C11	150.00	235.76	212.23	S 80°24'26" E
C12	25.00	39.27	35.36	S 09°37'08" W
C13	25.00	34.83	32.08	N 85°27'48" W
C14	60.00	17.38	17.32	S 53°50'58" E
C15	60.00	74.67	69.94	N 82°12'22" E
C16	60.00	43.86	42.89	N 25°36'39" E
C17	60.00	44.80	43.76	N 16°43'17" W
C18	60.00	50.52	49.04	N 62°13'49" W
C19	60.00	40.87	40.09	S 74°05'05" W
C20	25.00	39.27	35.36	S 80°22'52" E
C21	25.00	35.41	32.52	S 05°11'24" W
C22	150.00	43.02	42.88	S 53°55'42" W



~LINE TABLE~

LINE	BEARING	DISTANCE
L1	S 35°23'11" E	47.28'
L2	S 44°14'19" E	57.75'
L3	N 39°23'11" W	104.09'
L4	S 35°22'52" E	26.34'
L5	S 29°07'15" E	79.68'
L6	S 54°37'08" W	6.31'
L7	S 47°26'30" E	126.41'
L8	S 29°05'35" W	18.70'

CERTIFICATE OF DEVELOPER/OWNER AND DEDICATION

THE UNDERSIGNED, J & J DEVELOPMENT COMPANY, LLC, JEFFERY A. CORBETT, MEMBER, INC. RESIDENT OF CLARK CO., IN, BY THIS CERTIFICATE HEREBY CAUSES THE REAL ESTATE HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT. THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE FOR THE PURPOSES INDICATED THEREON. THE RESTRICTIONS AS RECORDED IN MISCELLANEOUS DRAMER INSTRUMENT 201515812 ARE IMPOSED ON EACH AND EVERY LOT WITHIN SAID PLAT AND DECLARED TO BE COVENANTS RUNNING WITH THE LAND. SAID RESTRICTIONS ARE FOR THE BENEFIT OF ALL PERSONS AND CORPORATIONS WHO MAY HEREAFTER HAVE ANY ESTED INTEREST, LEGAL OR EQUITABLE, IN ANY LOT WITHIN SAID PLAT.

IN WITNESS WHEREOF, JEFFERY A. CORBETT, HAS CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON HIS BEHALF AND HAS SEAL AFFIXED HERETO THIS 21st DAY OF November 2023

By: *Jeff Corbett*
JEFFERY A. CORBETT

COUNTY OF *Madison* ACKNOWLEDGMENT
STATE OF *Indiana* SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED *Jeff Corbett* AND ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF November 2023.

SIGNED: *Jeannette R. Stiles*
PRINTED: *Jeannette R. Stiles*

COUNTY OF RESIDENCE: *Madison*

MY COMMISSION EXPIRES: *4-26-2031*

MY COMMISSION NUMBER: *060666794*



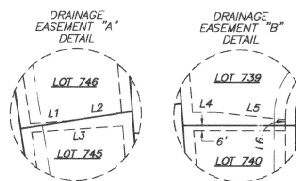
CERTIFICATE OF CLARK COUNTY PLAN COMMISSION

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION ON THE 10th DAY OF NOVEMBER 2023. 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 14th DAY OF *December*, 2023, PER P.C. AUTHORITY GRANTED MAY 1, 2020.

CLARK COUNTY PLAN COMMISSION
BY: *Patricia Denner*
EXECUTIVE DIRECTOR
ATTEST: *Brian Dixon*
OFFICE STAFF
BRIAN DIXON P.E., CLARK COUNTY ENGINEER

NOTES:

- (1) THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE "A" OF SHADED AREA ACCORDING TO FLOOD MAP NUMBER 18019C016E, DATED 15 APRIL 2014.
- (2) ALL LOT CORNERS ARE MONUMENTED WITH 5/8" X 24" STEEL PINS WITH PLASTIC CAPS. ALL FRONT LOT CORNERS ARE WITNESSED BY A CUT IN THE CONCRETE CURB ON THE LOT LINE EXTENDED.
- (3) NO STRUCTURES, FENCES, OR LANDSCAPING TO BE INSTALLED IN ANY EASEMENTS.
- (4) TITLE EXAMINATION MAY REVEAL OTHER EASEMENTS NOT SHOWN HEREON.
- (5) ALL EASEMENTS ALONG THE ROADS ARE 12 FEET WIDE AND ARE FOR UTILITIES AND DRAINAGE.
- (6) CURRENT ZONING IS R-1, SINGLE FAMILY RESIDENTIAL.
- (7) THE BASIS OF BEARINGS FOR THIS PLAT ARE GRD PER THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, BY S.P.S. OBSERVATIONS.



I, Christopher Howell, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Instrument #201515812 in accordance with Title 865, IAC 1.1-12 to the best of my knowledge and belief.

I affirm, under the penalty of perjury, that I have taken reasonable care to rectify each Social Security Number in the document unless requested to do so.

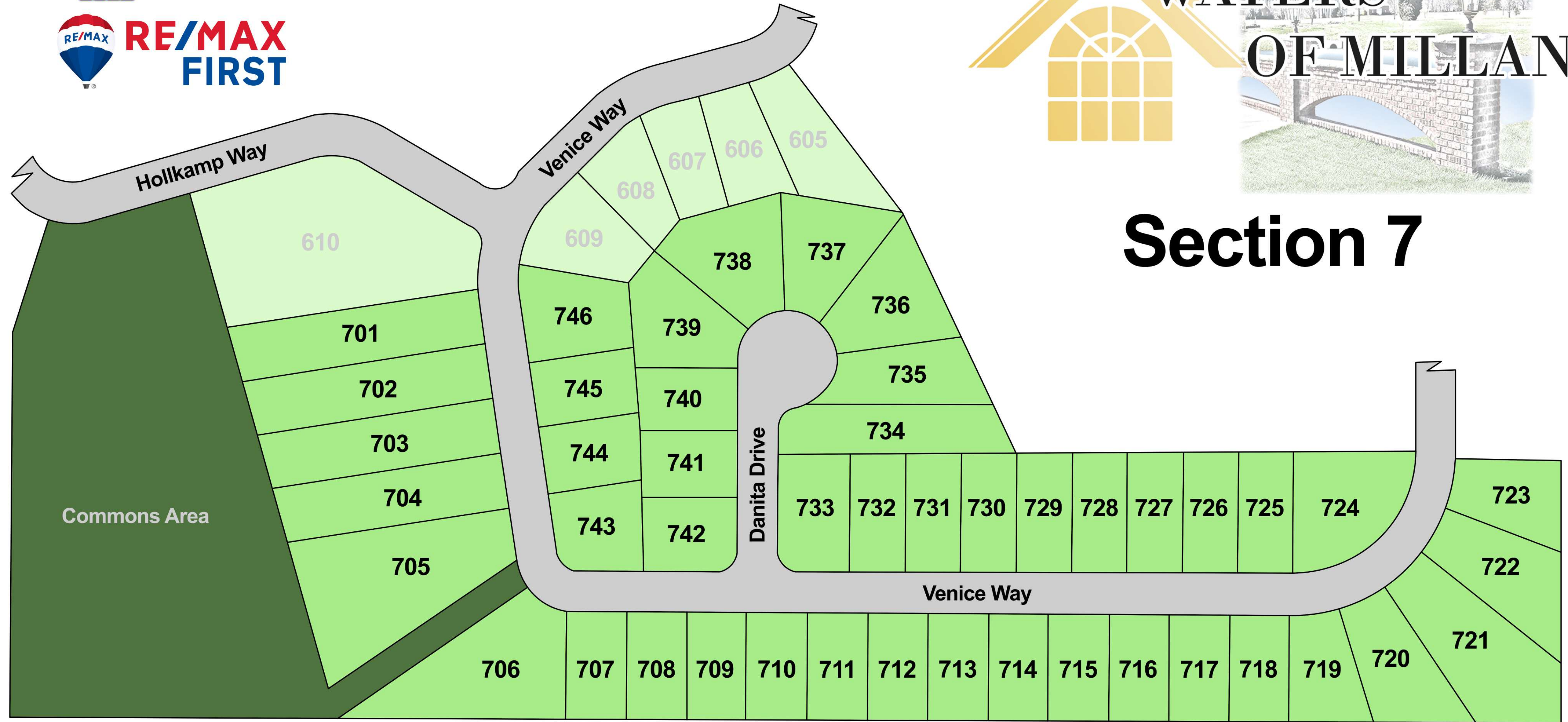
Christopher Howell
Registered Land Surveyor No. 20600006 Date *4/29/23*

REVISED: 29 NOVEMBER 2023

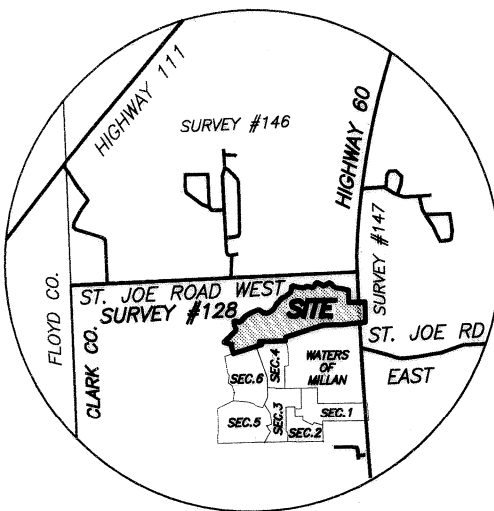
BLANKENBEKER & ASSOCIATES
~SURVEYING AND ENGINEERING~
818 E. COURT AVENUE, JEFFERSONVILLE, INDIANA
TELEPHONE (812) 292-4183 FAX (812) 292-4197

BY: *CS* SCALE: 1" = 100 FEET DATE: 16 NOVEMBER 2022 JOB: 201-24023

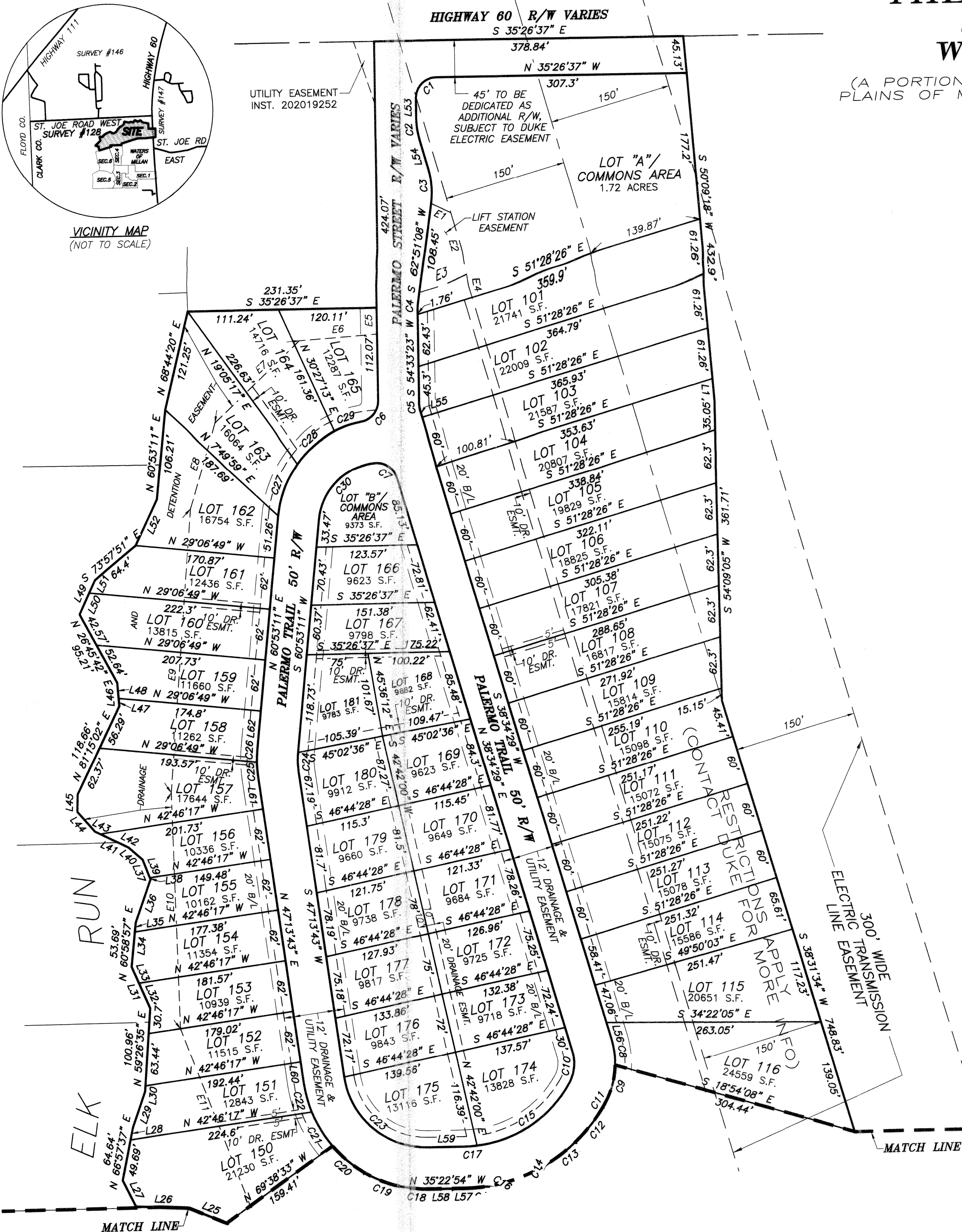
20x45



Section 7

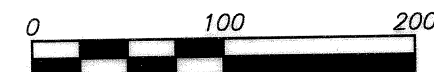
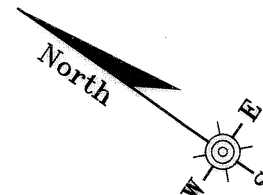


VICINITY MAP
(NOT TO SCALE)



THE PLAINS OF MILLAN SECTION OF THE WATERS OF MILLAN

(A PORTION OF WHICH WAS FORMERLY RECORDED AS THE
PLAINS OF MILLAN, SEC. 1, AS SHOWN IN P.B. 16, PG. 46)
SILVERCREEK TOWNSHIP,
SURVEY #128



CERTIFICATE OF DEVELOPER/OWNER AND DEDICATION

THE UNDERSIGNED, J & J DEVELOPMENT COMPANY, LLC, JEFFERY A. CORBETT, MEMBER, INC., RESIDENT OF CLARK CO., IN, BY THIS CERTIFICATE HEREBY CAUSES THE REAL ESTATE HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT. THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE FOR THE PURPOSES INDICATED THEREIN: AND THE RESTRICTIONS AS RECORDED IN INSTRUMENT 202208079 ARE IMPOSED ON EACH AND EVERY LOT WITHIN SAID PLAT AND DECLARED TO BE COVENANTS RUNNING WITH THE LAND. SAID RESTRICTIONS ARE FOR THE BENEFIT OF ALL PERSONS AND CORPORATIONS WHO MAY HEREAFTER HAVE ANY VESTED INTEREST, LEGAL OR EQUITABLE, IN ANY LOT WITHIN SAID PLAT.

IN WITNESS WHEREOF, JEFFERY A. CORBETT, HAS CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON HIS BEHALF AND HIS SEAL AFFIXED HERETO THIS 14 DAY OF APRIL 2022.

BY: Jeffery A. Corbett
JEFFERY A. CORBETT

DESCRIPTION

Being a part of Survey 128 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a stone on the northern corner of Lot 410 in Waters of Millan, Sec. 4 as shown in Plat Book 18, Page 33 of the Clark County, Indiana records; Thence S 54°31'45" W, along a line of said Section 4, 498.16 feet to a steel pin; Thence S 70°06'28" E, along a line of said Section 4, 76.29 feet to a steel pin; Thence S 38°31'34" W, partially along a line of said Section 4 and partially along a line of Waters of Millan, Sec. 6 as shown in Plat Book 19, Page 16, 561.63 feet to a steel pin on the northern corner of Lot 610 in said Section 6; Thence N 51°28'26" W, 122.01 feet; Thence 57.24 feet along the arc of a 100 foot radius curve to the right (concave northeasterly) having a chord bearing N 35°04'31" W, 56.46 feet; Thence S 71°31'10" W, 150.09 feet; Thence N 11°48'41" E, 212.84 feet; Thence N 13°19'08" E, 81.9 feet; Thence N 18°18' W, 34.19 feet; Thence N 51°38'19" W, 94.26 feet; Thence N 42°10'28" W, 53.16 feet; Thence N 35°17'36" E, 34.57 feet; Thence N 70°07'28" E, 69.15 feet; Thence N 32°43'38" E, 32.44 feet; Thence N 10°37'48" E, 141.41 feet; Thence N 24°36'12" E, 125.04 feet; Thence N 32°23'25" E, 131.38 feet; Thence N 70°50'02" E, 37.83 feet; Thence S 86°32'47" E, 78.86 feet; Thence N 59°49'31" E, 76.33 feet; Thence N 32°41'29" E, 52.22 feet; Thence N 19°25'04" E, 88.82 feet; Thence N 1°25'46" W, 44.38 feet; Thence N 15°46'04" W, 48.21 feet; Thence N 10°12'34" E, 82.3 feet; Thence N 8°39'33" E, 57.89 feet; Thence N 14°36'22" E, 40 feet; Thence N 33°54'38" E, 53.45 feet; Thence N 16°47'40" E, 125.69 feet; Thence N 12°45'22" W, 49.24 feet; Thence N 32°23'50" W, 65.11 feet; Thence N 28°14'57" E, 35.23 feet; Thence N 66°57'37" E, 64.64 feet; Thence N 74°31'33" E, 46.42 feet; Thence N 59°26'35" E, 100.96 feet; Thence N 31°26'30" E, 54.89 feet; Thence N 60°58'57" E, 53.69 feet; Thence N 75°01'13" E, 55.2 feet; Thence N 33°55'04" E, 26.1 feet; Thence N 06°29'31" E, 22.69 feet; Thence N 08°43'36" W, 45.65 feet; Thence N 13°57'09" E, 32.28 feet; Thence N 56°57'36" E, 21.17 feet; Thence N 81°15'02" E, 118.66 feet; Thence N 50°26'47" E, 28.12 feet; Thence N 26°45'42" E, 95.21 feet; Thence N 80°04'40" E, 45.89 feet; Thence S 73°57'51" E, 64.4 feet; Thence N 80°43'18" E, 61.52 feet; Thence N 60°53'11" E, 106.21 feet; Thence N 68°44'20" E, 121.25 feet; Thence S 35°26'37" E, 231.35 feet; Thence N 54°33'23" E, 312 feet to a concrete Right-of-Way monument on the southwestern Right-of-Way line of State Road 60; Thence S 35°26'37" E, along said Right-of-Way line, 378.84 feet; Thence S 50°09'18" W, 432.9 feet; Thence S 54°09'05" W, 361.71 feet; Thence S 38°31'34" W, 748.83 feet; Thence S 35°22'54" E, 67.7 feet to THE TRUE PLACE OF BEGINNING.

Containing 38.71 acres and being subject to all legal highways and easements of record.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

APR 14 2022

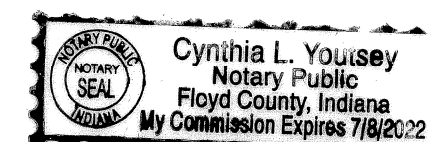
Dan F. Groat
AUDITOR, CLARK COUNTY



I, David R. Blankenbaker, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Computer Identification #201515812 in accordance with Title 865, IAC 1.1-12 to the best of my knowledge and belief.

Registered Land Surveyor No. 900011

BPR REV: 12 APRIL 2022
BPR REV: 22 MARCH 2022
BPR REV: 17 MARCH 2022



ACKNOWLEDGMENT

COUNTY OF
STATE OF

SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JEFFERY A. CORBETT AND ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS 14 DAY OF APRIL 2022.

COUNTY OF RESIDENCE Floyd

MY COMMISSION EXPIRES: 7/8/2022

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 NOVEMBER 2020, 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 2022, PER P.C. AUTHORITY GRANTED ON MAY 1, 2020.

CLARK COUNTY PLAN COMMISSION

BY: Cathy Jensen
EXECUTIVE DIRECTOR

ATTEST: Stacy Mettings
OFFICE STAFF

BRIAN DIXON, P.E., CLARK COUNTY ENGINEER

202208079 PLAT \$30.00
04/14/2022 02:29:28P 2 PGS
Terry Conway
Clark County Recorder IN
Recorded as Presented 19x38

PAGE 1 OF 2

BLANKENBEKER & ASSOCIATES

~ SURVEYING AND ENGINEERING ~

618 E. COURT AVENUE, JEFFERSONVILLE, INDIANA
TELEPHONE (812) 282-4183 FAX (812) 282-4197

FILE #J24027-F.DWG

BY: BPR SCALE: 1" = 100 FEET DATE: 15 MARCH 2022 JOB # B21-24,027-F

19x38

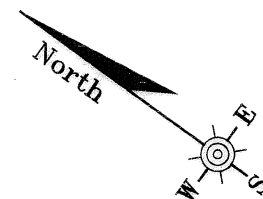
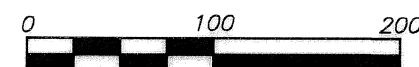
SEE PAGE 1

SEE PAGE 1

SEE PAGE 1

THE PLAINS OF MILLAN SECTION OF THE WATERS OF MILLAN

(A PORTION OF WHICH WAS FORMERLY RECORDED AS THE
PLAINS OF MILLAN, SEC. 1, AS SHOWN IN P.B. 16, PG. 46)
SILVERCREEK TOWNSHIP,
SURVEY #128



~CURVE TABLE~

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	N 80°26'37" W
C2	100.00'	27.98'	27.89'	S 46°32'29" W
C3	100.00'	42.46'	42.14'	S 50°41'21" W
C4	100.00'	14.48'	14.47'	S 58°42'16" W
C5	25.00'	6.97'	6.95'	S 46°33'56" W
C6	25.00'	35.11'	32.30'	S 85°12'26" E
C7	25.00'	33.37'	30.94'	S 00°20'24" W
C8	100.00'	32.09'	31.96'	S 47°46'08" W
C9	100.00'	49.34'	48.84'	S 71°05'52" W
C10	50.00'	40.72'	39.80'	N 61°54'14" E
C11	200.00'	4.65'	4.65'	S 85°53'54" W
C12	200.00'	53.99'	53.82'	N 85°42'11" W
C13	200.00'	35.87'	35.83'	N 72°49'54" W
C14	25.00'	34.00'	31.44'	S 73°20'55" W
C15	150.00'	140.46'	135.39'	N 67°56'25" W
C16	25.00'	33.34'	30.92'	S 03°48'39" E
C17	150.00'	15.01'	15.00'	N 38°14'51" W
C18	150.00'	27.92'	27.88'	N 30°03'00" W
C19	150.00'	52.74'	52.47'	N 14°38'47" W
C20	150.00'	50.82'	50.58'	N 05°07'53" E
C21	150.00'	48.48'	48.27'	N 24°05'47" E
C22	150.00'	36.32'	36.23'	N 40°17'33" E
C23	100.00'	144.18'	132.01'	N 05°55'25" E
C24	100.00'	23.84'	23.78'	S 54°03'27" W
C25	200.00'	19.47'	19.46'	N 50°56'49" E
C26	150.00'	16.29'	16.28'	N 57°46'33" E
C27	125.00'	67.16'	66.36'	N 76°16'46" E
C28	125.00'	59.49'	58.93'	S 74°41'41" E
C29	125.00'	35.10'	34.99'	S 53°00'58" E
C30	75.00'	106.32'	97.63'	N 78°30'15" W
C31	250.00'	75.22'	74.93'	S 25°46'14" W
C32	300.00'	17.56'	17.56'	N 32°42'48" E
C33	300.00'	55.12'	55.04'	N 25°46'22" E
C34	300.00'	40.79'	40.76'	N 16°36'50" E
C35	250.00'	19.34'	19.34'	S 14°56'06" W
C36	200.00'	16.96'	16.95'	N 15°08'50" E
C37	250.00'	43.66'	43.60'	S 17°43'16" W
C38	200.00'	72.98'	72.57'	N 28°01'45" E
C39	250.00'	63.07'	62.90'	S 29°57'02" W
C40	200.00'	30.17'	30.15'	N 42°48'17" E
C41	250.00'	43.41'	43.36'	S 42°09'08" W
C42	200.00'	60.24'	60.01'	N 38°29'56" E
C43	150.00'	52.00'	51.74'	S 37°11'41" W
C44	150.00'	23.47'	23.44'	S 22°46'51" W
C45	200.00'	41.42'	41.35'	N 23°56'15" E
C46	50.00'	60.85'	57.16'	S 16°36'44" E
C47	100.00'	57.24'	56.46'	N 35°04'31" W
C48	100.00'	63.35'	62.30'	N 00°31'42" W
C49	200.00'	23.14'	23.13'	N 38°41'47" W

~LINE TABLE~

LINE	BEARING	DISTANCE
L1	S 50°09'18" W	26.80'
L2	S 35°22'54" E	46.67'
L3	N 54°31'45" E	44.78'
L4	S 18°18'00" E	34.19'
L5	S 51°38'19" E	24.62'
L6	S 51°38'19" E	69.64'
L7	N 42°10'28" W	53.16'
L8	S 42°10'28" E	46.49'
L9	S 42°10'28" E	6.67'
L10	N 35°17'56" E	34.57'
L11	N 70°07'28" E	69.15'
L12	N 32°43'38" E	32.44'
L13	N 32°43'38" E	15.23'
L14	N 32°43'38" E	17.21'
L15	N 70°50'02" E	37.83'
L16	N 59°49'31" E	76.33'
L17	N 32°41'29" E	52.22'
L18	N 01°25'46" W	44.38'
L19	N 15°46'04" W	48.21'
L20	N 10°12'34" E	82.30'
L21	N 08°39'33" E	57.89'
L22	N 08°39'33" E	13.36'
L23	N 59°49'31" E	1.04'
L24	N 14°36'22" E	40.00'
L25	N 12°45'22" W	49.24'
L26	N 32°23'50" W	65.11'
L27	N 28°14'57" E	35.23'
L28	N 66°57'37" E	14.96'
L29	N 74°31'33" E	46.42'
L30	N 59°26'35" E	6.82'
L31	S 31°26'30" W	54.89'
L32	N 31°26'30" E	33.25'
L33	N 31°26'30" E	21.64'
L34	N 60°58'57" E	42.39'
L35	N 60°58'57" E	11.31'
L36	N 75°01'13" E	55.20'
L37	N 33°55'04" E	26.10'
L38	N 33°55'04" E	2.25'
L39	N 33°55'04" E	23.86'
L40	N 06°29'31" E	22.69'
L41	N 08°43'36" W	45.65'
L42	N 08°43'36" W	38.57'
L43	N 08°43'36" W	7.08'
L44	N 13°57'09" E	32.28'
L45	N 56°57'36" E	21.17'
L46	N 50°26'47" E	28.12'
L47	N 50°26'47" E	9.39'
L48	N 50°26'47" E	18.74'
L49	N 80°04'40" E	45.89'
L50	N 80°04'40" E	28.33'
L51	N 80°04'40" E	17.56'
L52	N 80°43'18" E	61.52'
L53	S 54°33'23" W	23.22'
L54	S 38°31'34" W	36.08'
L55	S 38°34'29" W	9.58'
L56	S 38°34'29" W	20.99'
L57	N 35°22'54" W	16.54'
L58	N 35°22'54" W	30.17'
L59	S 35°22'54" E	46.71'
L60	N 47°13'43" E	26.04'
L61	N 47°13'43" E	38.39'
L62	N 60°53'11" E	45.74'
L63	S 47°07'37" W	23.38'
L64	N 47°07'37" E	4.21'
L65	S 47°07'37" W	13.35'

~EASEMENT LINE TABLE~

LINE	BEARING	DISTANCE
E1	S 09°48'22" E	26.66'
E2	S 38°31'34" W	71.52'
E3	N 51°28'26" W	60.26'
E4	S 38°31'34" W	24.76'
E5	S 54°33'23" W	31.72'
E6	N 39°04'46" W	95.48'
E7	N 78°09'56" W	142.99'
E8	S 71°54'27" W	105.44'
E9	S 59°38'25" W	344.99'
E10	S 53°31'35" W	286.01'
E11	S 34°05'45" W	230.44'
E12	S 14°27'16" W	129.87'
E13	S 35°22'54" E	254.20'
E14	S 45°29'49" W	151.87'
E15	S 25°56'12" W	241.37'
E16	S 46°21'48" W	293.46'
E17	S 25°56'39" W	205.31'
E18	S 19°10'18" W	145.31'
E19	N 38°31'34" E	189.47'
E20	N 27°20'03" E	277.46'
E21	N 49°55'41" E	224.07'
E22	N 23°31'41" E	187.82'
E23	N 40°45'20" E	88.57'
E24	N 22°16'59" E	95.67'

NOTES:

- ALL COMMONS AREAS ARE ALSO DRAINAGE AND UTILITY EASEMENTS.
- ALL LOT CORNERS ARE MONUMENTED WITH 5/8"X 24" STEEL PINS WITH PLASTIC CAPS. ALL FRONT LOT CORNERS ARE WITNESSED BY A CUT IN THE CONCRETE CURB ON THE LOT LINE EXTENDED.
- NO STRUCTURES, FENCES, OR LANDSCAPING TO BE INSTALLED IN UTILITY, SANITARY OR DRAINAGE EASEMENTS.
- TITLE EXAMINATION MAY REVEAL OTHER EASEMENTS NOT SHOWN HEREON.
- ALL EASEMENTS ALONG THE ROADS ARE 12 FEET WIDE AND FOR UTILITIES AND DRAINAGE
- CURRENT ZONING IS R-1, SINGLE FAMILY RESIDENTIAL.
- THE BASIS OF BEARINGS FOR THIS PLAT ARE GRID PER THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, BY G.P.S. OBSERVATIONS.
- SOURCE OF TITLE: INST. 201412835 AND INST. 202028514.
- THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE A, OR SHADED X ACCORDING TO FLOOD MAP NUMBER 18019C0168E, DATED 16 APRIL 2014.

PAGE 2 OF 2

BLANKENBEKER & ASSOCIATES

~SURVEYING AND ENGINEERING~

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TELEPHONE (812) 282-4183 FAX (812) 282-4197

FILE #J24027-F.DWG

BY: BPR SCALE: 1"= 100 FEET DATE: 15 MARCH 2022 JOB # B21-24,027-F

