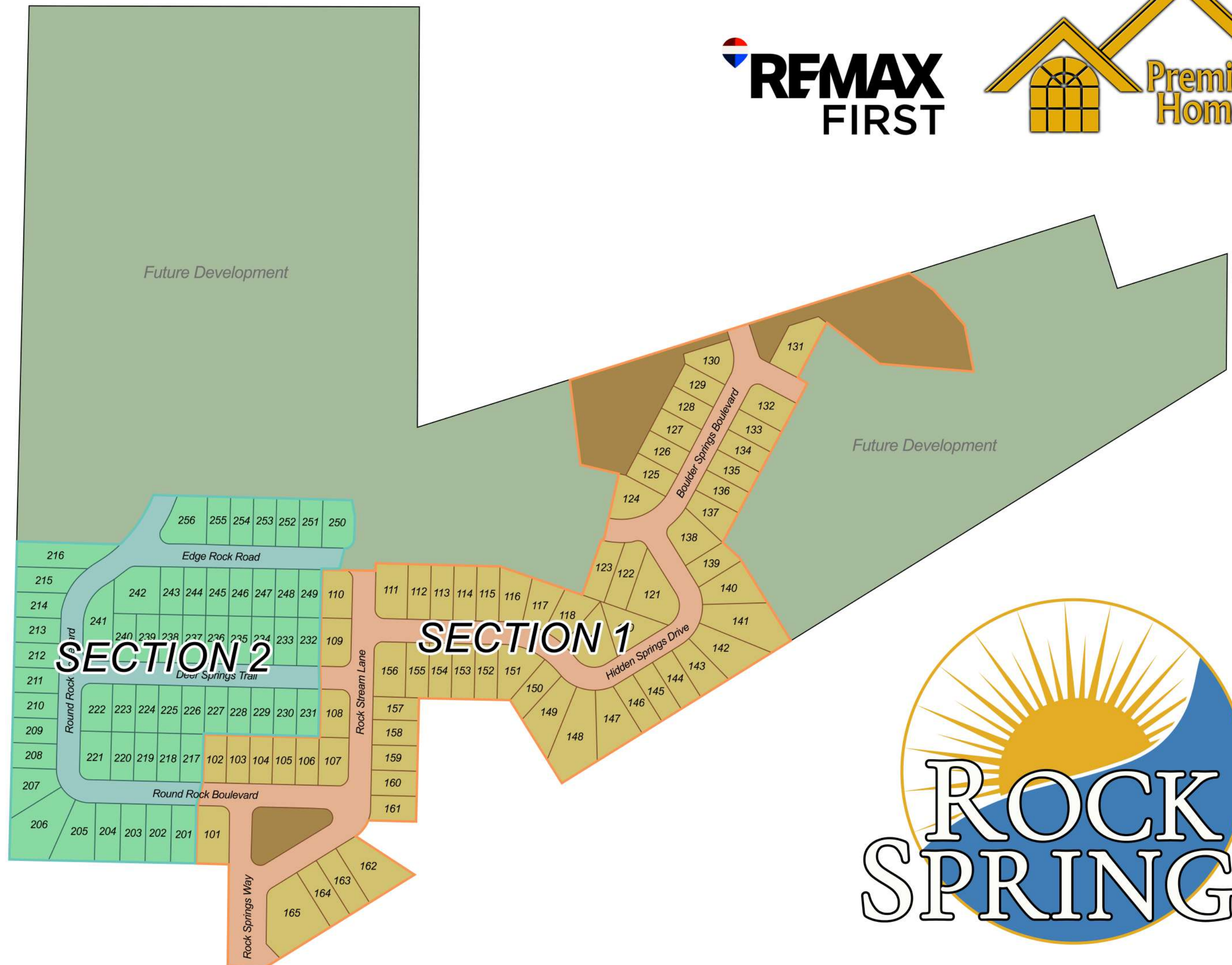
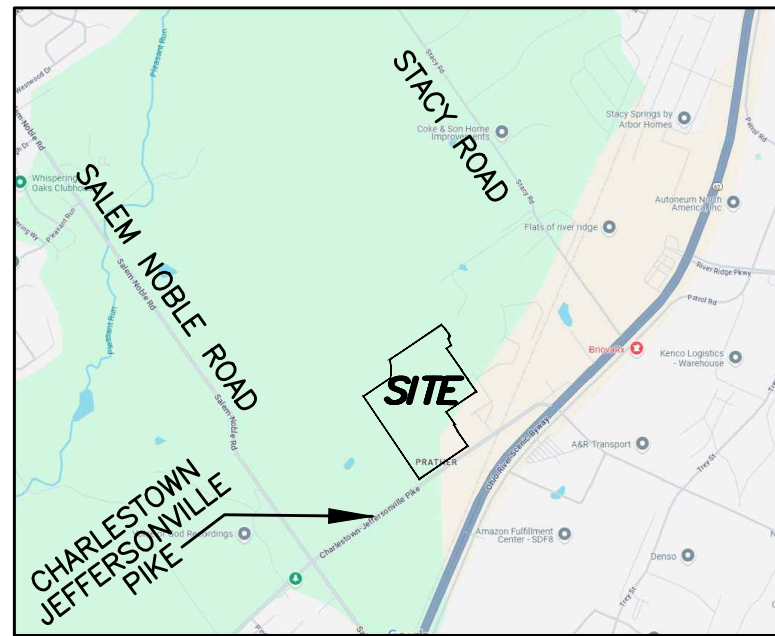


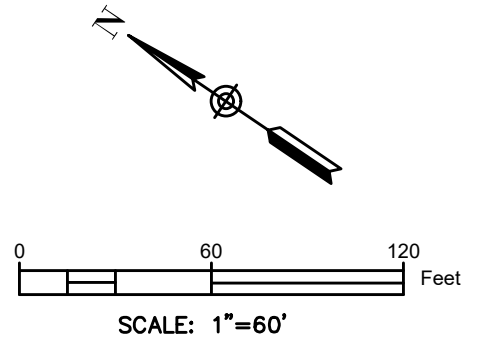


ROCK SPRINGS, SECTION 2
FINAL PLAT
PAGE 1 OF 2



VICINITY MAP
(NOT TO SCALE)

LEGEND
● = 5/8" STEEL PIN WITH YELLOW
PLASTIC CAP STAMPED
"PRIMAVERA & BLANKENBEKER #3" SET



SCALE: 1"=60'

ROCK SPRINGS
DEVELOPMENT, LLC
INSTRUMENT 202202314
(FUTURE DEVELOPMENT)



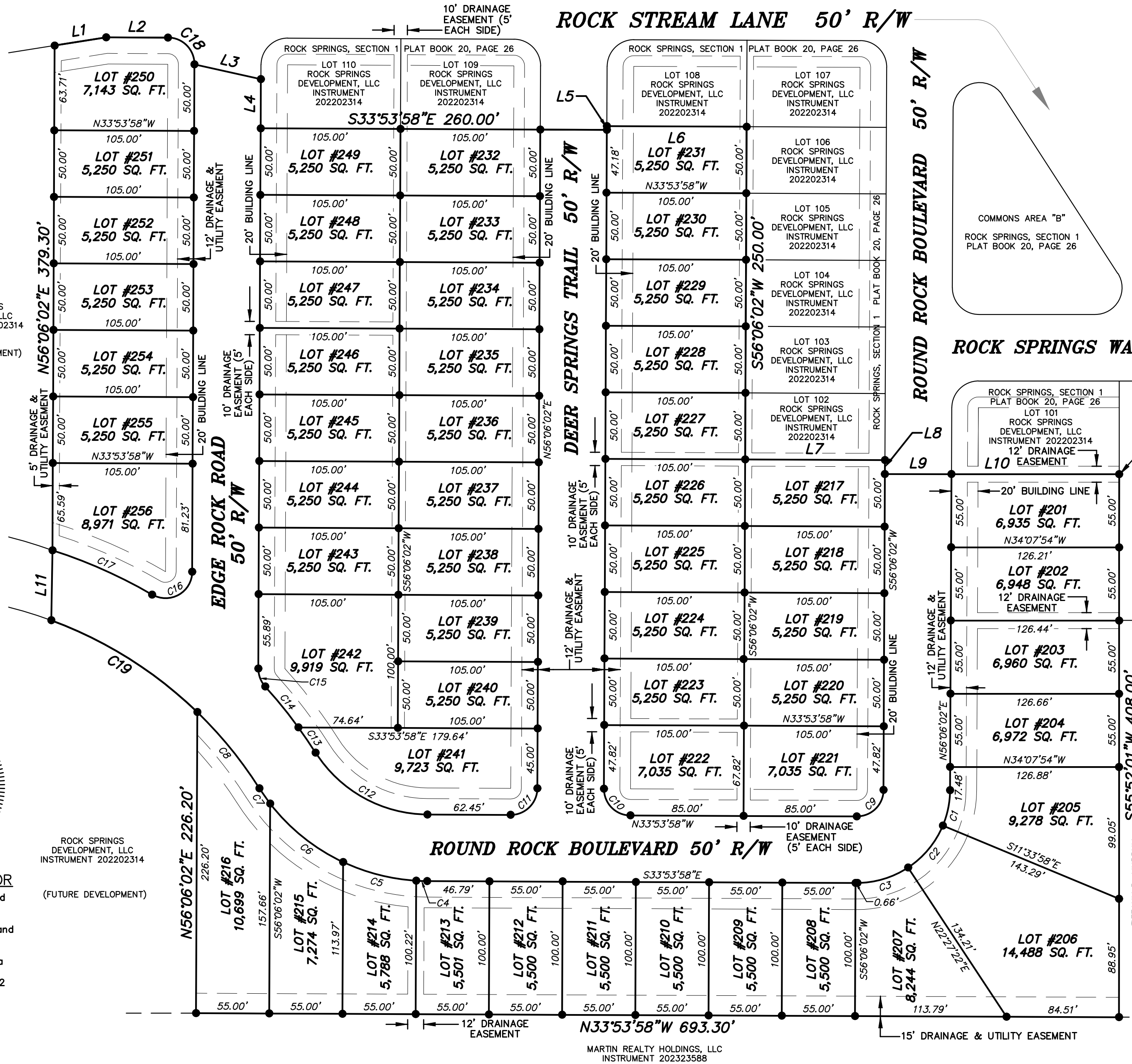
CERTIFICATE OF REGISTERED LAND SURVEYOR

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 ROCK SPRINGS, SECTION 2. All monuments shown hereon exist or will be set and their locations are as shown or will be as shown.

I, Christopher Howell, hereby declare that the plat represents a survey made by me on June 15, 2023 and recorded in Instrument 202310797 in accordance with Title 86.5, IAC 1.1-12 to the best of my knowledge and belief.

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.

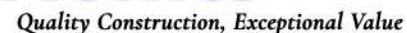
Registered Land Surveyor No. 20600006 Date



Line Table		
Line #	Length	Direction
L1	39.17'	S43°08'19"E
L2	46.34'	S33°53'58"E
L3	51.17'	S21°37'20"E
L4	36.94'	S56°06'02"W
L5	2.82'	N56°06'02"E
L6	105.00'	S33°53'58"E
L7	105.00'	S33°53'58"E
L8	10.53'	S56°06'02"W
L9	50.00'	S34°07'54"E
L10	125.99'	S34°07'54"E
L11	52.53'	N56°48'54"E

Curve Table				
CURVE #	ARC	RADIUS	BEARING	CHORD
C1	27.29'	70.00'	N67°16'02"E	27.11'
C2	41.56'	70.00'	S84°33'20"E	40.96'
C3	41.11'	70.00'	S50°43'20"E	40.52'
C4	8.21'	150.00'	S32°19'51"E	8.21'
C5	57.03'	150.00'	S19°52'10"E	56.69'
C6	70.90'	150.00'	S04°33'52"W	70.24'
C7	14.03'	150.00'	S20°47'09"W	14.03'
C8	74.05'	313.59'	S16°42'06"W	73.88'
C9	31.42'	20.00'	N78°53'58"W	28.28'
C10	31.42'	20.00'	N11°06'02"E	28.28'
C11	31.42'	20.00'	S78°53'58"E	28.28'
C12	100.12'	100.00'	S05°13'00"E	95.99'
C13	22.95'	363.59'	S21°39'28"W	22.95'
C14	39.60'	363.59'	S16°43'44"W	39.58'
C15	14.83'	20.00'	S34°51'16"W	14.49'
C16	41.95'	20.00'	S63°48'31"E	34.67'
C17	82.03'	363.59'	S10°10'53"E	81.86'
C18	31.42'	20.00'	N11°06'02"E	28.28'
C19	130.53'	313.59'	N01°59'14"W	129.59'

MARTIN REALTY HOLDINGS, LLC
INSTRUMENT 202323588



NOTES:

- (1) Title examination may reveal other easements and/or Rights of ways not shown hereon. Floodways, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this work.
- (2) The basis of bearings for this plat are grid per the Indiana State Plane Coordinate System, East zone, by G.P.S. observations.
- (3) No fences, structures, or landscaping allowed in any easements.
- (4) Source of Title: Instrument 202202313 & 202202314
- (5) Current Zoning: R2
- (6) This property is located in flood Zone "X" (non shaded), according to flood map #18019C0190E, dated 16 April, 2014.
- (7) Developer to provide street lighting and trees in accordance with city requirements.
- (8) All commons areas are also drainage, utility and sign easements.
- (9) Total site acreage is 19.10 acres.
- (10) No buildings, structures, fences, shrubs, or trees shall be placed in the public Right-of-Way without prior written review and approval by the appropriate agency.
- (11) Proposed utilities to follow street Right-of-Way lines.
- (12) Front yard building setbacks are all 20 feet.
- (13) Front yard easements are all 12 feet.
- (14) Rear yard easements are all 10 feet unless otherwise noted.
- (15) There is no access easement need along lots 96 & 97.
- (16) The building setback line off of the CSX Railway Right-of-Way line is 35 feet.

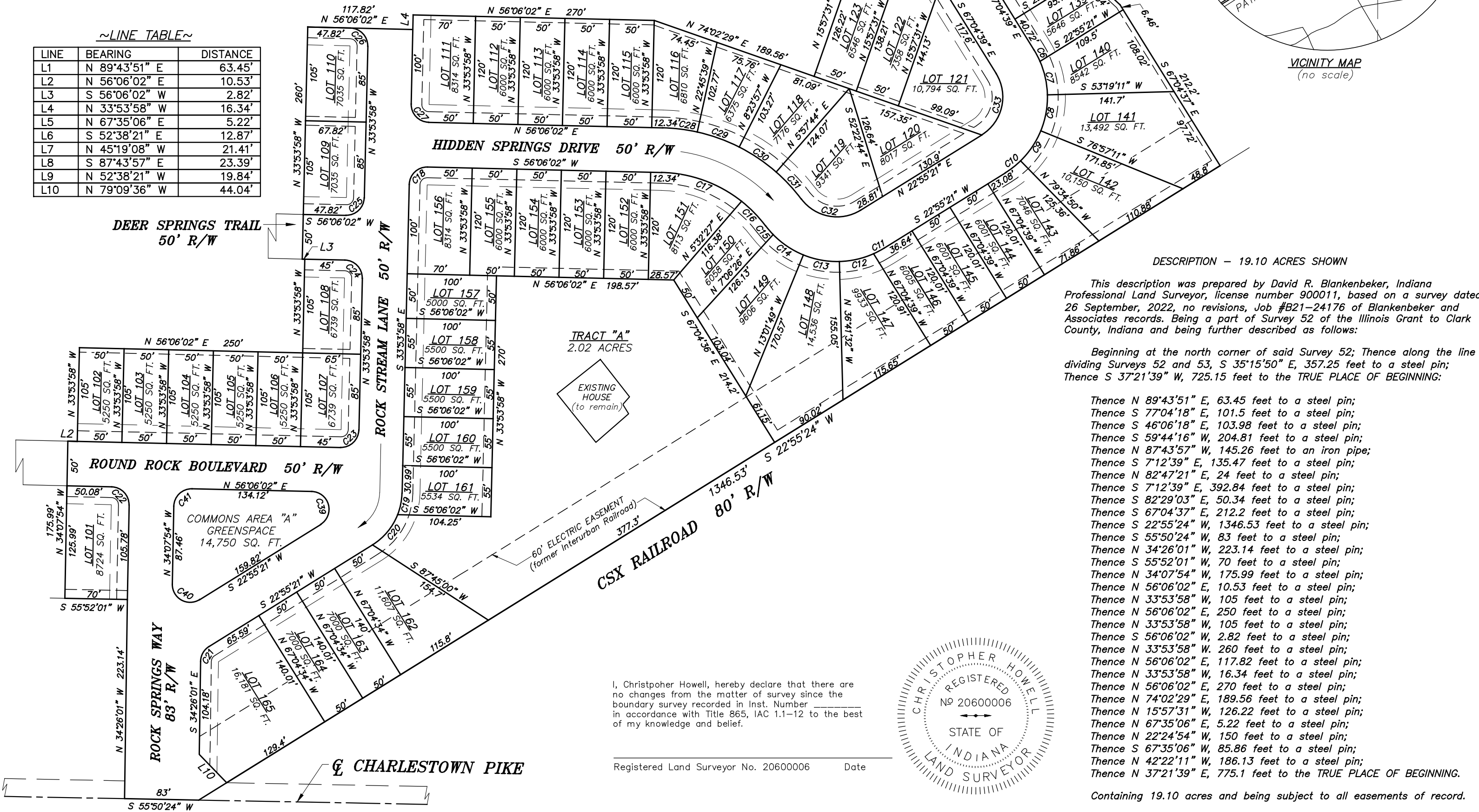
FINAL PLAT OF
~ ROCK SPRINGS, SECTION 1 ~

~ CURVE TABLE ~

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	15.56'	15.17'	S 74°55'30" E
C2	20.00'	31.42'	28.28'	S 37°21'39" W
C3	170.00'	17.82'	17.82'	S 04°12'25" E
C4	170.00'	50.50'	50.31'	S 07°18'24" W
C5	20.00'	28.94'	26.48'	S 25°37'49" E
C6	100.00'	14.33'	14.32'	S 62°58'22" E
C7	100.00'	38.73'	38.48'	S 47°46'27" E
C8	100.00'	41.25'	40.96'	S 24°51'49" E
C9	100.00'	40.96'	40.67'	S 01°18'49" E
C10	100.00'	21.82'	21.78'	S 16°40'16" W
C11	100.00'	13.40'	13.39'	S 26°45'38" W
C12	100.00'	39.63'	39.38'	S 41°57'12" W
C13	100.00'	41.30'	41.01'	S 65°08'20" W
C14	100.00'	41.14'	40.85'	S 88°45'23" W
C15	100.00'	12.78'	12.77'	N 75°47'47" W
C16	150.00'	38.79'	38.68'	N 79°32'35" W
C17	100.00'	13.40'	13.39'	S 78°53'58" W
C18	20.00'	31.42'	28.28'	N 11°06'02" E
C19	70.00'	24.51'	24.39'	S 23°52'05" E
C20	70.00'	44.91'	44.14'	S 04°32'35" W
C21	20.00'	20.02'	19.20'	S 05°45'20" E
C22	20.00'	31.42'	28.28'	N 79°00'56" W
C23	20.00'	31.42'	28.28'	N 11°06'02" E
C24	20.00'	31.42'	28.28'	N 78°53'58" W
C25	20.00'	31.42'	28.28'	N 11°06'02" E
C26	20.00'	31.42'	28.28'	N 78°53'58" W
C27	20.00'	31.42'	28.28'	N 78°53'58" W
C28	200.00'	36.88'	36.82'	N 61°40'12" E
C29	200.00'	50.13'	50.00'	N 74°25'12" E
C30	200.00'	50.13'	50.00'	N 88°46'53" E
C31	200.00'	41.58'	41.47'	S 78°05'12" E
C32	50.00'	74.13'	67.62'	N 65°23'37" E
C33	50.00'	78.54'	70.71'	N 62°04'39" W
C34	20.00'	24.26'	22.80'	N 78°09'56" E
C35	170.00'	25.34'	25.32'	S 47°40'46" W
C36	170.00'	46.39'	46.24'	S 59°46'03" W
C37	120.00'	141.32'	134.29'	N 33°50'50" E
C38	100.00'	79.29'	77.23'	N 29°55'30" W
C39	20.00'	51.25'	38.34'	S 50°29'18" E
C40	20.00'	42.92'	35.14'	S 84°23'44" W
C41	20.00'	31.50'	28.34'	N 10°59'04" E

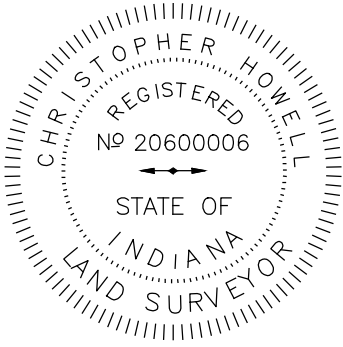
~ LINE TABLE ~

LINE	BEARING	DISTANCE
L1	N 89°43'51" E	63.45'
L2	N 56°06'02" E	10.53'
L3	S 56°06'02" W	2.82'
L4	N 33°53'58" W	16.34'
L5	N 67°35'06" E	5.22'
L6	S 52°38'21" E	12.87'
L7	N 45°19'08" W	21.41'
L8	S 87°43'57" E	23.39'
L9	N 52°38'21" W	19.84'
L10	N 79°09'36" W	44.04'



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

Registered Land Surveyor No. 20600006 Date _____



DESCRIPTION - 19.10 ACRES SHOWN

This description was prepared by David R. Blankenbaker, Indiana Professional Land Surveyor, license number 900011, based on a survey dated 26 September, 2022, no revisions, Job #B21-24176 of Blankenbaker and Associates records. Being a part of Survey 52 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at the north corner of said Survey 52; Thence along the line dividing Surveys 52 and 53, S 35°15'50" E, 357.25 feet to a steel pin; Thence S 37°21'39" W, 725.15 feet to the TRUE PLACE OF BEGINNING:

Thence N 89°43'51" E, 63.45 feet to a steel pin;
Thence S 77°04'18" E, 101.5 feet to a steel pin;
Thence S 46°06'18" E, 103.98 feet to a steel pin;
Thence S 59°44'16" W, 204.81 feet to a steel pin;
Thence N 87°43'57" W, 145.26 feet to an iron pipe;
Thence S 71°23'39" E, 135.47 feet to a steel pin;
Thence N 82°47'21" E, 24 feet to a steel pin;
Thence S 71°23'39" E, 392.84 feet to a steel pin;
Thence S 82°29'03" E, 50.34 feet to a steel pin;
Thence S 67°04'37" E, 212.2 feet to a steel pin;
Thence S 22°55'24" W, 1346.53 feet to a steel pin;
Thence S 55°50'24" W, 83 feet to a steel pin;
Thence N 34°26'01" W, 223.14 feet to a steel pin;
Thence S 55°52'01" W, 70 feet to a steel pin;
Thence N 34°07'54" W, 175.99 feet to a steel pin;
Thence N 56°06'02" E, 10.53 feet to a steel pin;
Thence N 33°53'58" W, 105 feet to a steel pin;
Thence N 56°06'02" E, 250 feet to a steel pin;
Thence N 33°53'58" W, 105 feet to a steel pin;
Thence S 56°06'02" W, 2.82 feet to a steel pin;
Thence N 33°53'58" W, 260 feet to a steel pin;
Thence N 56°06'02" E, 117.82 feet to a steel pin;
Thence N 33°53'58" W, 16.34 feet to a steel pin;
Thence N 56°06'02" E, 270 feet to a steel pin;
Thence N 74°02'29" E, 189.56 feet to a steel pin;
Thence N 15°57'31" W, 126.22 feet to a steel pin;
Thence N 67°35'06" E, 5.22 feet to a steel pin;
Thence N 22°24'54" W, 150 feet to a steel pin;
Thence S 67°35'06" W, 85.86 feet to a steel pin;
Thence N 42°22'11" W, 186.13 feet to a steel pin;
Thence N 37°21'39" E, 775.1 feet to the TRUE PLACE OF BEGINNING.

Containing 19.10 acres and being subject to all easements of record.

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 DAY OF _____ 20____ 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 _____ 20____ PER P.C. AUTHORITY GRANTED ON MAY 1, 2020.

CLARK COUNTY PLAN COMMISSION

BY _____
EXECUTIVE DIRECTOR

ATTEST: _____
OFFICE STAFF

BRIAN DIXON, P.E., CLARK COUNTY ENGINEER

CERTIFICATE OF DEVELOPER/OWNER AND DEDICATION

THE UNDERSIGNED, JEFFERY A. CORBETT, MEMBER OF ROCK SPRINGS DEVELOPMENT, LLC, 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 _____ 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 _____ DAY OF _____, 20____.

BY: _____
JEFFERY A. CORBETT

State of Indiana)
) ss:
County of Clark)

Before me, the undersigned notary public in and for the county and state, personally appeared: JEFFERY A. CORBETT

And each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this day of _____, 20____
This Ordinance shall be in full force and effect from and after its passage and approval.

NOTARY PUBLIC
PRINTED: _____
COUNTY OF RESIDENCE: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____



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BLANKENBEKER & ASSOCIATES
~ SURVEYING AND ENGINEERING ~
618 E. COURT AVENUE, JEFFERSONVILLE, INDIANA
TELEPHONE (812) 282-4183 FAX (812) 282-4197
FILE #24176-F1.DWG

BY: CSC SCALE: 1"= 100 FEET DATE: 27 DECEMBER 2022 JOB # B21-24176



Section 1



**RE/MAX
FIRST**