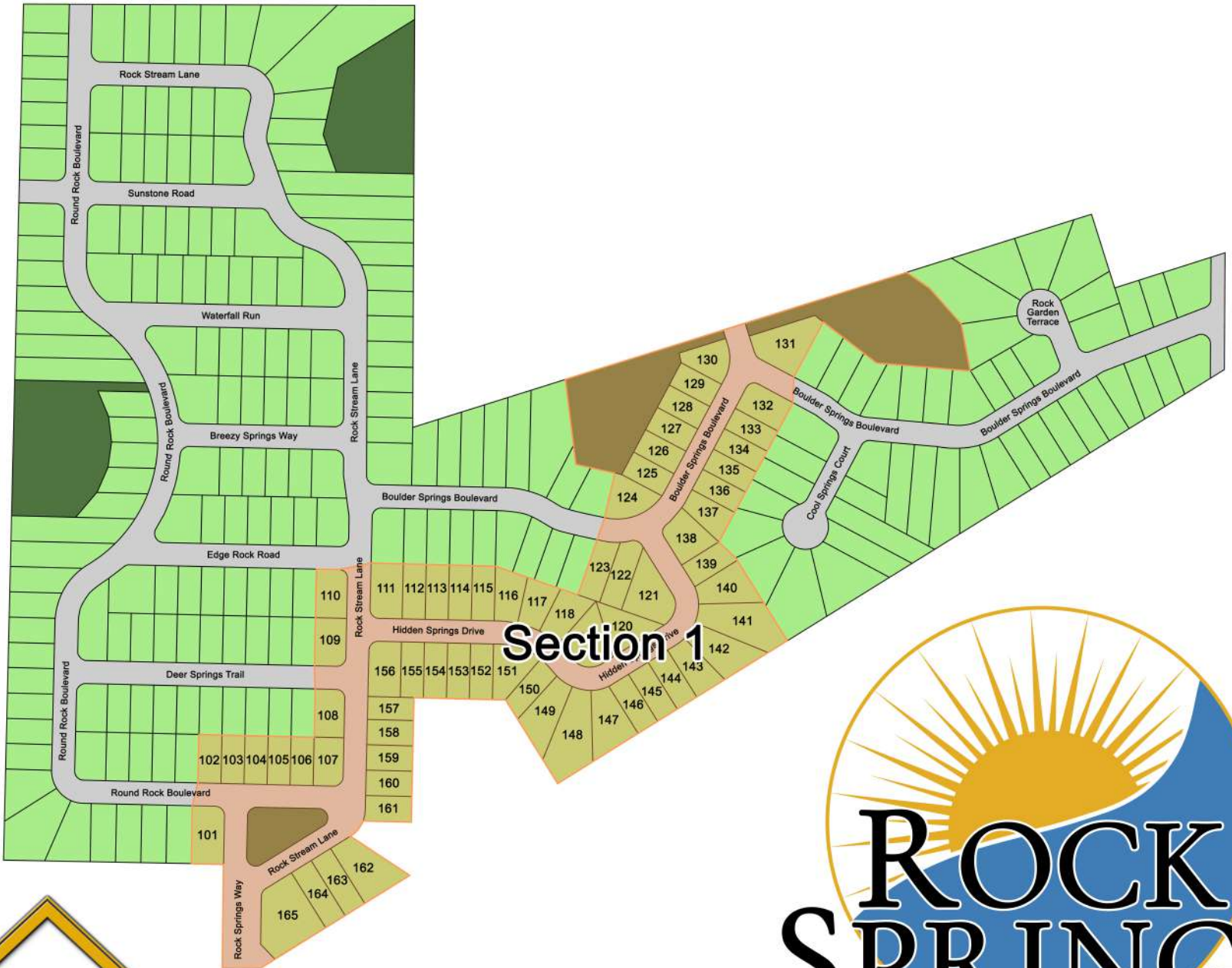


*Plat map is in preliminary stage & subject to change



FINAL PLAT OF ROCK SPRINGS, SECTION 1

DESCRIPTION - 17.078 ACRES SHOWN

Commencing at the north corner of said Survey 52; thence S 35°15'50" E 357.25 feet along the northwest line of said survey; thence S 37°21'39" W 725.15 feet to a 3/8" steel pin with cap stamped "Primavera Blankenbeker #3" (hereafter referred to as a steel pin and cap), the point of beginning;

Thence N 89°43'51" E 63.45 feet to a steel pin and cap;
 thence S 77°04'18" E 101.50 feet to a steel pin and cap;
 thence S 46°06'18" E 103.98 feet to a steel pin and cap;
 thence S 59°44'16" W 204.81 feet to a steel pin and cap;
 thence N 87°43'57" W 145.26 feet to an iron pipe;
 thence S 7°12'39" E 135.47 feet to a steel pin and cap;
 thence N 82°47'21" E 24.00 feet;
 thence S 7°12'39" E 392.84 feet to a steel pin and cap;
 thence S 82°29'03" E 50.34 feet to a steel pin and cap;
 thence S 67°04'37" E 212.20 feet to a steel pin and cap on the northwest right-of-way line of the CSX Railroad;
 thence S 22°55'24" W 587.22 feet along said northwest line to a steel pin and cap;
 thence N 67°04'36" W 214.20 feet to a steel pin and cap;
 thence S 56°06'02" W 198.57 feet to a steel pin and cap;
 thence S 33°53'58" E 270.00 feet to a steel pin and cap;
 thence S 56°06'02" W 104.25 feet to a steel pin and cap;
 thence 44.91 feet along a curve concave westerly, having a radius of 70.00, and a chord of S 4°32'35" W 44.14 feet to a steel pin and cap;
 thence N 87°45'00" E 154.70 feet to a steel pin and cap on the said northwest line;

thence S 22°55'24" W 382.01 feet along said northwestline to a MAG nail on the centerline of Charlestown Pike;
 thence S 55°50'24" W 83.00 feet along said centerline to MAG nail;
 thence N 34°26'01" W 223.14 feet to a steel pin and cap;
 thence S 55°52'01" W 70.00 feet to a steel pin and cap;
 thence N 34°07'54" W 175.99 feet;
 thence N 56°06'02" E 10.53 feet to a steel pin and cap;
 thence N 33°53'58" W 105.00 feet to a steel pin and cap;
 thence N 56°06'02" E 250.00 feet to a steel pin and cap;
 thence N 33°53'58" W 105.00 feet to a steel pin and cap;
 thence S 56°06'02" W 2.82 feet;
 thence N 33°53'58" W 260.00 feet to a steel pin and cap;
 thence N 56°06'02" E 117.82 feet;
 thence N 33°53'58" W 16.34 feet to a steel pin and cap;
 thence N 56°06'02" E 270.00 feet to a steel pin and cap;
 thence N 74°02'29" E 189.56 feet to a steel pin and cap;
 thence N 15°57'31" W 126.22 feet to a steel pin and cap;
 thence N 67°35'06" E 5.22 feet;
 thence N 22°24'54" W 150.00 feet to a steel pin and cap;
 thence S 67°35'06" W 85.86 feet to a steel pin and cap;
 thence N 42°22'11" W 186.13 feet to a steel pin and cap;
 thence N 37°21'39" E 775.10 feet to the point of beginning.

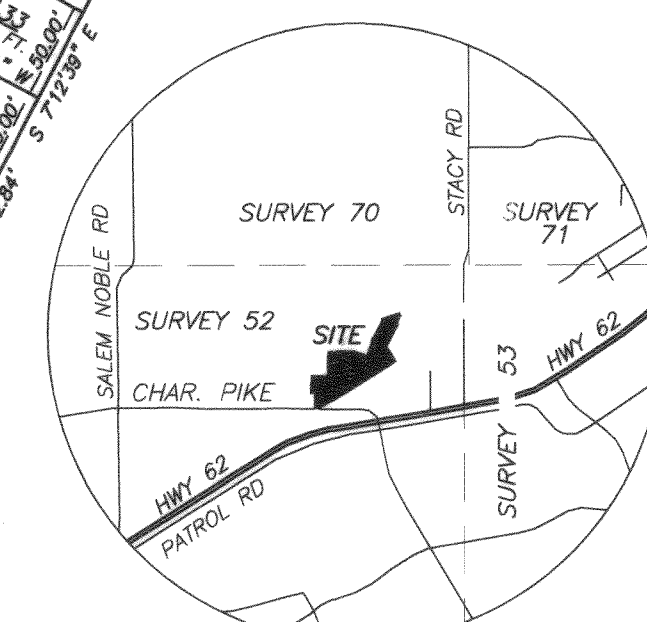
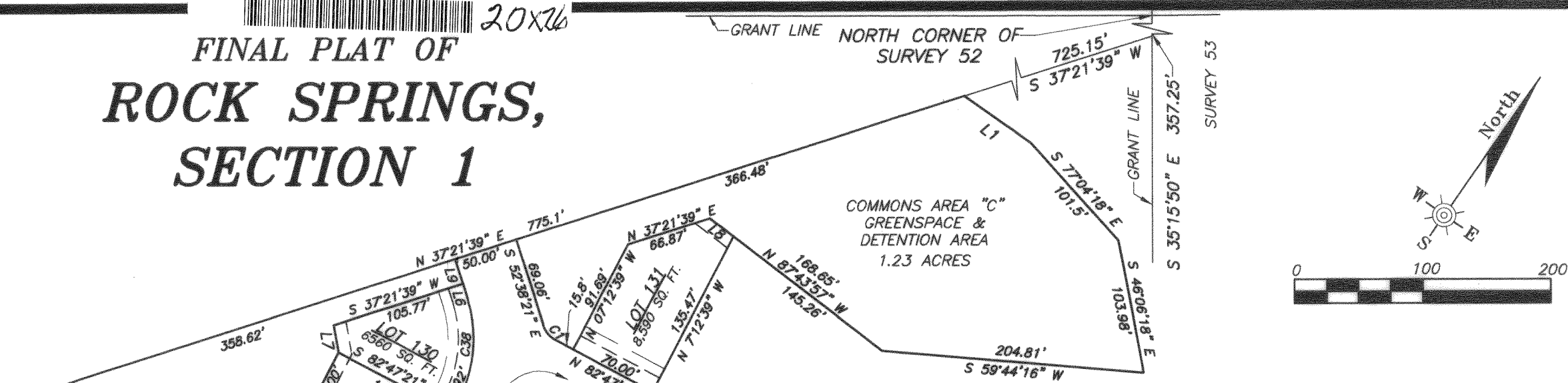
Containing 17.078 acres, more or less, and subject to all easements, restrictions, and rights-of-way of record.

~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°47'21" W
C3	170.00'	17.82'	17.82'	S 07°18'24" E
C4	20.00'	28.94'	26.48'	S 25°37'49" E
C5	100.00'	14.33'	14.32'	S 82°58'22" E
C6	100.00'	38.73'	38.48'	S 47°46'27" E
C7	100.00'	41.25'	40.96'	S 24°51'49" E
C8	100.00'	40.96'	40.67'	S 07°18'48" E
C9	100.00'	21.82'	21.78'	S 18°40'18" W
C10	100.00'	13.40'	13.39'	S 26°45'38" W
C11	100.00'	39.63'	39.38'	S 41°57'12" W
C12	100.00'	41.30'	41.01'	S 65°08'20" W
C13	100.00'	41.14'	40.85'	S 88°45'23" W
C14	100.00'	12.77'	12.77'	N 78°47'47" W
C15	150.00'	38.79'	38.68'	N 79°32'38" W
C16	150.00'	96.73'	95.06'	N 74°34'27" W
C17	20.00'	31.42'	28.28'	N 11°06'02" E
C18	20.00'	31.42'	28.28'	N 78°53'58" W
C19	20.00'	31.42'	28.28'	N 78°53'58" W
C20	20.00'	31.42'	28.28'	N 78°53'58" W
C21	20.00'	31.42'	28.28'	N 78°53'58" W
C22	20.00'	31.42'	28.28'	N 78°53'58" W
C23	20.00'	31.42'	28.28'	N 78°53'58" W
C24	20.00'	31.42'	28.28'	N 78°53'58" W
C25	20.00'	31.42'	28.28'	N 78°53'58" W
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	20.00'	31.42'	28.28'	N 78°53'58" W
C29	20.00'	31.42'	28.28'	N 78°53'58" W
C30	20.00'	31.42'	28.28'	N 78°53'58" W
C31	20.00'	31.42'	28.28'	N 78°53'58" W
C32	20.00'	31.42'	28.28'	N 78°53'58" W
C33	20.00'	31.42'	28.28'	N 78°53'58" W
C34	20.00'	31.42'	28.28'	N 78°53'58" W
C35	20.00'	31.42'	28.28'	N 78°53'58" W
C36	20.00'	31.42'	28.28'	N 78°53'58" W
C37	20.00'	31.42'	28.28'	N 78°53'58" W
C38	20.00'	31.42'	28.28'	N 78°53'58" W
C39	20.00'	31.42'	28.28'	N 78°53'58" W
C40	20.00'	31.42'	28.28'	N 78°53'58" W
C41	20.00'	31.42'	28.28'	N 78°53'58" W

~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'



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 9th DAY OF JULY, 2021 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 ON 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 THIS 16 DAY OF June, 2023 PER P.C. AUTHORITY GRANTED ON JANUARY 1, 2021.

CLARK COUNTY PLAN COMMISSION
 BY: *[Signature]*
 EXECUTIVE DIRECTOR

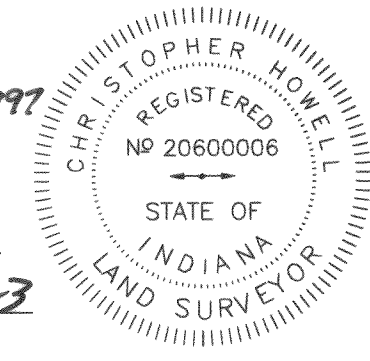
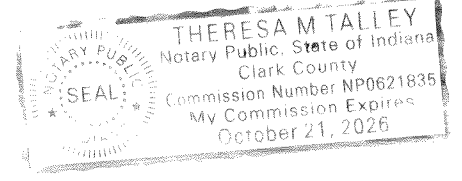
ATTEST: *[Signature]* 6-15-23
 OFFICE STAFF
[Signature] 6-15-23
 BRIAN DIXON, P.E., CLARK COUNTY ENGINEER

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 202310799 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 16 DAY OF June, 2023

BY: *[Signature]* 6-16-23
 JEFFERY A. CORBETT DATE



I, Christopher Howell, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Inst. Number 202310797 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 redact each Social Security Number in the document unless required by law.

[Signature] 6/14/23
 Registered Land Surveyor No. 20600006 Date

- 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 #18019CD190E, dated 16 April, 2014.
 - (7) Developer to provide street lighting in accordance with the County requirements.
 - (8) All commons areas are also drainage, utility and sign easements.
 - (9) Total site acreage is 17.078 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) The building setback line off of the CSX Railway Right-of-Way is 35 feet. This strip is reserved for screening. The placement of structures on this land is prohibited. This includes lots 162 through 165 and Lots 147, 148, 143, 142, and 141.

State of Indiana)
 County of Clark) ss:

Before me, the undersigned notary public in and for the county and state, personally appeared: JEFFREY 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 16 day of June 2023.

This Ordinance shall be in full force and effect from and after its passage and approval.

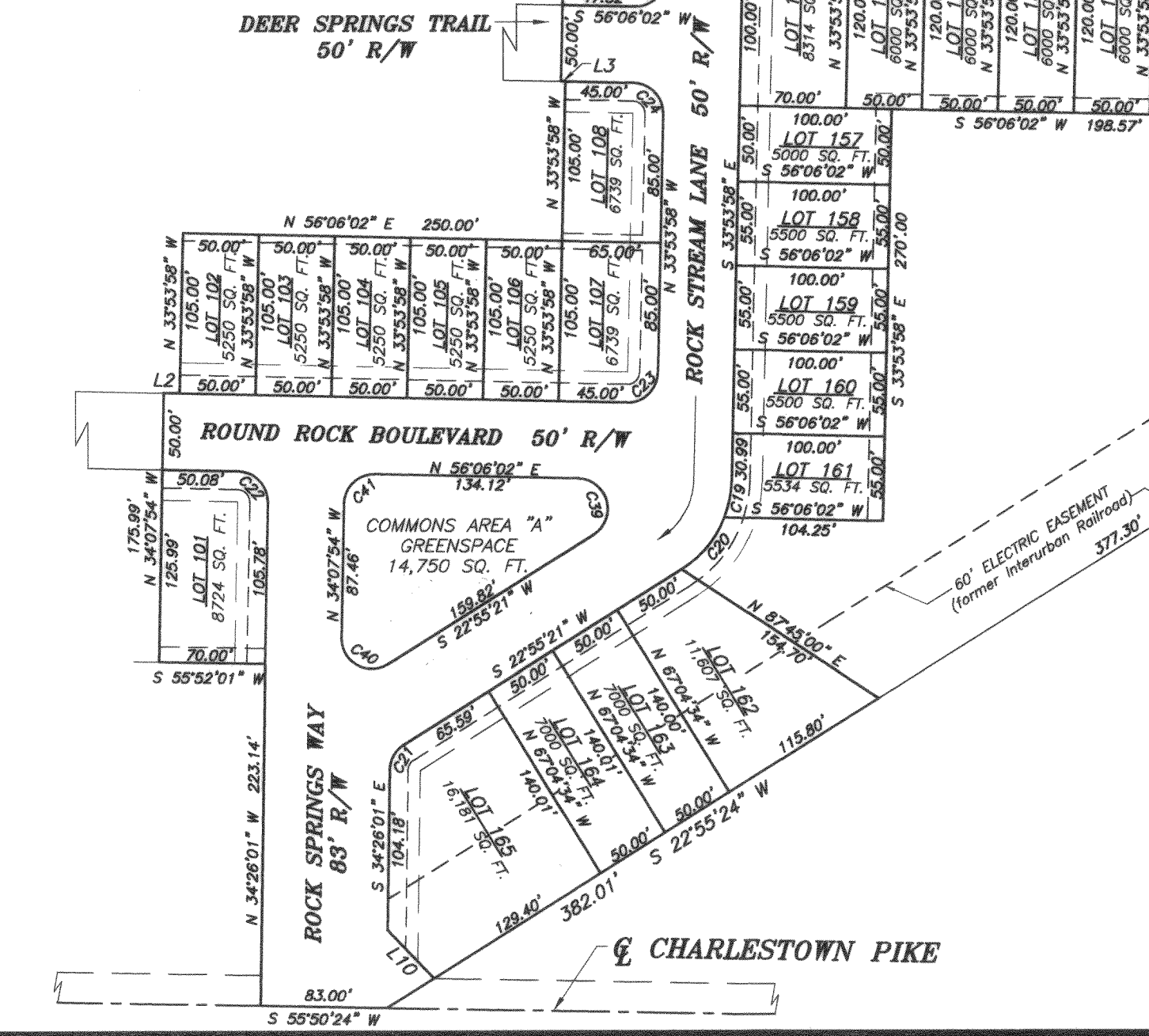
[Signature]
 NOTARY PUBLIC
 PRINTED: Theresa M Talley
 COUNTY OF RESIDENCE: Clark
 MY COMMISSION EXPIRES: 10/21/2026
 MY COMMISSION NUMBER: NP0621835

REVISED 6/12/2023 CSC
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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: 4 MAY 2023	JOB # B21-24176
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Section 1

