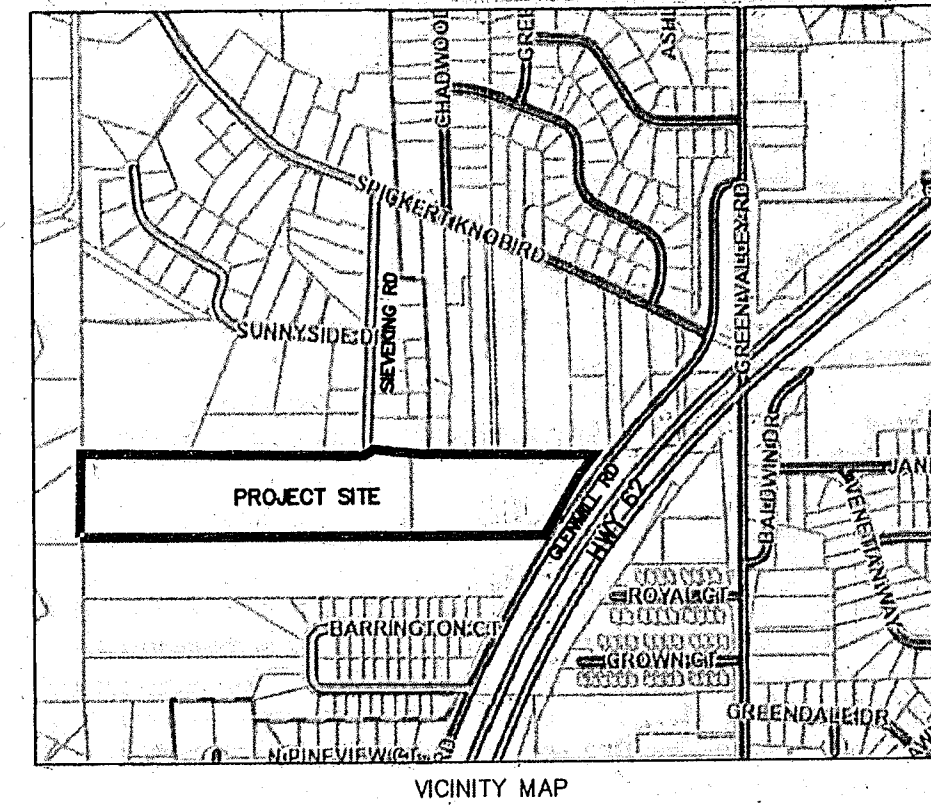


MA CHERIE RESERVE
PLAT #1567
SHEET 1 OF 3

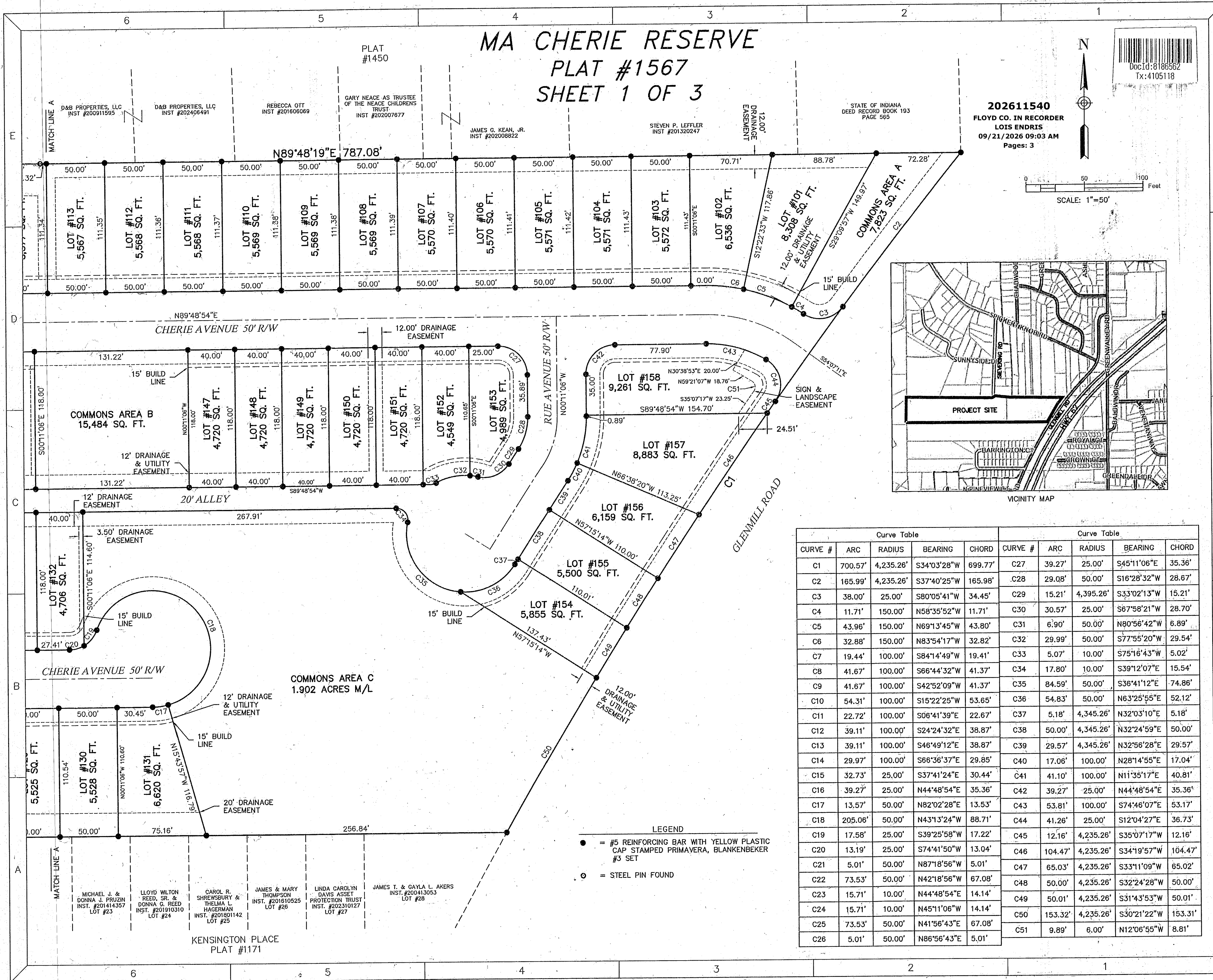
202611540
FLOYD CO. IN RECORDER
LOIS ENDRIS
09/21/2026 09:03 AM
Pages: 3

SCALE: 1"=50'
0 50 100 Feet



Curve Table					Curve Table				
CURVE #	ARC	RADIUS	BEARING	CHORD	CURVE #	ARC	RADIUS	BEARING	CHORD
C1	700.57'	4,235.26'	S34°03'28"W	699.77'	C27	39.27'	25.00'	S45°11'06"E	35.36'
C2	165.99'	4,235.26'	S37°40'25"W	165.98'	C28	29.08'	50.00'	S16°28'32"W	28.67'
C3	38.00'	25.00'	S80°05'41"W	34.45'	C29	15.21'	4,395.26'	S33°02'13"W	15.21'
C4	11.71'	150.00'	N58°35'52"W	11.71'	C30	30.57'	25.00'	S67°58'21"W	28.70'
C5	43.96'	150.00'	N69°13'45"W	43.80'	C31	6.90'	50.00'	N80°56'42"W	6.89'
C6	32.88'	150.00'	N83°54'17"W	32.82'	C32	29.99'	50.00'	S77°55'20"W	29.54'
C7	19.44'	100.00'	S84°14'49"W	19.41'	C33	5.07'	10.00'	S75°16'43"W	5.02'
C8	41.67'	100.00'	S66°44'32"W	41.37'	C34	17.80'	10.00'	S39°12'07"E	15.54'
C9	41.67'	100.00'	S42°52'09"W	41.37'	C35	84.59'	50.00'	S36°41'12"E	74.86'
C10	54.31'	100.00'	S15°22'25"W	53.65'	C36	54.83'	50.00'	N63°25'55"E	52.12'
C11	22.72'	100.00'	S06°41'39"E	22.67'	C37	5.18'	4,345.26'	N32°03'10"E	5.18'
C12	39.11'	100.00'	S24°24'32"E	38.87'	C38	50.00'	4,345.26'	N32°24'59"E	50.00'
C13	39.11'	100.00'	S46°49'12"E	38.87'	C39	29.57'	4,345.26'	N32°56'28"E	29.57'
C14	29.97'	100.00'	S66°36'37"E	29.85'	C40	17.06'	100.00'	N28°14'55"E	17.04'
C15	32.73'	25.00'	S37°41'24"E	30.44'	C41	41.10'	100.00'	N11°35'17"E	40.81'
C16	39.27'	25.00'	N44°48'54"E	35.36'	C42	39.27'	25.00'	N44°48'54"E	35.36'
C17	13.57'	50.00'	N82°02'28"E	13.53'	C43	53.81'	100.00'	S74°46'07"E	53.17'
C18	205.06'	50.00'	N43°13'24"W	88.71'	C44	41.26'	25.00'	S12°04'27"E	36.73'
C19	17.58'	25.00'	S39°25'58"W	17.22'	C45	12.16'	4,235.26'	S35°07'17"W	12.16'
C20	13.19'	25.00'	S74°41'50"W	13.04'	C46	104.47'	4,235.26'	S34°19'57"W	104.47'
C21	5.01'	50.00'	N87°18'56"W	5.01'	C47	65.03'	4,235.26'	S33°11'09"W	65.02'
C22	73.53'	50.00'	N42°18'56"W	67.08'	C48	50.00'	4,235.26'	S32°24'28"W	50.00'
C23	15.71'	10.00'	N44°48'54"E	14.14'	C49	50.01'	4,235.26'	S31°43'53"W	50.01'
C24	15.71'	10.00'	N45°11'06"W	14.14'	C50	153.32'	4,235.26'	S30°21'22"W	153.31'
C25	73.53'	50.00'	N41°56'43"E	67.08'	C51	9.89'	6.00'	N12°06'55"W	8.81'
C26	5.01'	50.00'	N86°56'43"E	5.01'					

- LEGEND
- = #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA, BLANKENBEKER #3 SET
 - = STEEL PIN FOUND



By: _____ Date: _____ Description: _____

Revision: 7: 6: 5: 4: 3: 2: 1: _____

SECONDARY PLAT
J&J DEVELOPMENT COMPANY LLC
PART OF SECTION 22, T2S,
R6E, NEW ALBANY TWP.,
FLOYD COUNTY, INDIANA

PRIMAVERA & ASSOCIATES
ENGINEERS & LAND SURVEYORS
PRIMAVERA & ASSOCIATES

1000 BELL LANE
NEW ALBANY, IN 47150
TEL: (812) 738-4124
FAX: (812) 738-6740

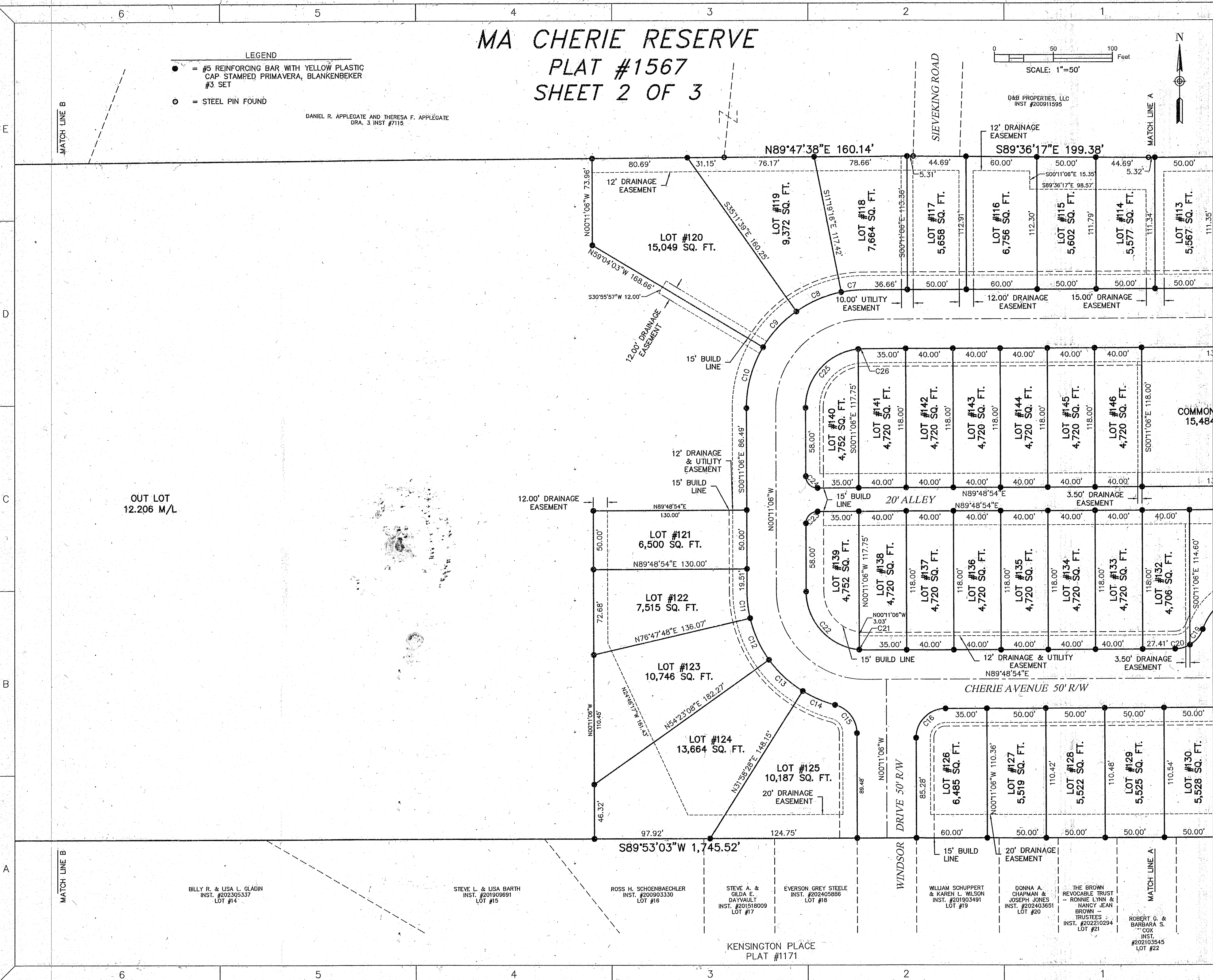
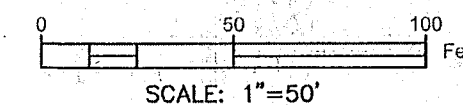
Date: 02/14/2025
Drafted By: CDT
Checked By: JMC
Directory: T: /2023/24662
File: 24662FP.DWG
Job No.: 23-24662
Drawing No.
1 OF 3

LEGEND

● = #5 REINFORCING BAR WITH YELLOW PLASTIC
CAP STAMPED PRIMAVERA, BLANKENBEKER
#3 SET

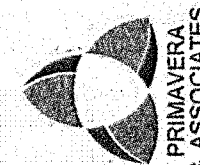
○ = STEEL PIN FOUND

DANIEL R. APPLEGATE AND THERESA F. APPLEGATE
DRA, 3 INST #7115



SECONDARY PLAT
 &J DEVELOPMENT COMPANY LLC
 PART OF SECTION 22, T2S,
 R6E NEW ALBANY TWP.,
 FLOYD COUNTY, INDIANA

**PRIMAVERA &
ASSOCIATES**
ENGINEERS &
LAND SURVEYORS



1000 BELL LANE
ALBANY, IN 47150
TEL: (812) 738-4124
FAX: (812) 738-6740

Revision	Date	Description	By
7:			
6:			
5:			
4:			
3:			
2:	09/08/2026	REVISED NOTES: & ADDED ESNMNTS	CDT
1:	07/30/2026	REQUEST REMAINS ELASURANT TO 20' LOTS 106-110	CSC

Date:	02/14/2025
Drafted By:	CDT
Checked By:	JMC
Directory:	
T:	/2023/24662
File:	24662FP.DWG
Job No.:	23-24662
Drawing No.	

Covenants: Restrictions
Recorded at Instrument
202611539

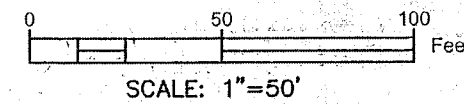
MA CHERIE RESERVE

PLAT #1567

PAGE 3 OF 3

NW CORNER OF N 1/2
OF SW QUARTER OF
SECTION 22, T2S, R6E

- LEGEND
- = #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA, BLANKENBEKER #3 SET
 - = STONE FOUND



MICHAEL SWEENEY AND BRADLEY BECHERER
INST #202303357



MATCH LINE B

DEDICATION BY OWNER:

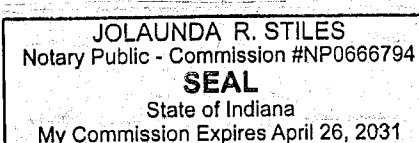
I, THE UNDERSIGNED, JEFF CORBETT, AS A MEMBER OF J&J DEVELOPMENT COMPANY, LLC, OWNER OF THIS PROPERTY DESCRIBED HEREON, DO HEREBY ACKNOWLEDGE THE FOREGOING TO BE THE PLAT OF MA CHERIE RESERVE AND HEREBY DEDICATE TO PUBLIC USE THE EASEMENTS FOR UTILITIES AS SHOWN.

Jeff Corbett
JEFF CORBETT, MEMBER, J&J DEVELOPMENT GROUP

ACKNOWLEDGMENT

STATE OF INDIANA SS
COUNTY OF FLOYD
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED *Jeff Corbett, representing J&J Development Company, LLC* AND ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF September, 2026.

COUNTY OF RESIDENCE Harrison
MY COMMISSION EXPIRES: 4-26-2031
SIGNATURE OF NOTARY *Jolanda R. Stiles*
PRINTED NAME OF NOTARY Jolanda R. Stiles



ENTERED FOR TAXATION

THIS 21 DAY OF September, 2026
Diana Topping
FLOYD COUNTY AUDITOR PRINTED SIGNED
Diana Topping

APPROVED BY NEW ALBANY CITY PLAN COMMISSION

Robert J. Norwood
PRESIDENT PRINTED SIGNED
Scott B. Woods 9/18/26
ATTEST: PRINTED SIGNED DATE:

APPROVED BY NEW ALBANY SEWER BOARD

Wicki Blatzbach
PRESIDENT PRINTED SIGNED
09/10/26
ATTEST: PRINTED SIGNED DATE:

FILED AND RECORDED

THIS 21st DAY OF September, 2026
9:03 AM O'CLOCK
Lois Endris
FLOYD CO. RECORDER PRINTED SIGNED

APPROVED BY THE NEW ALBANY BOARD OF PUBLIC WORKS & SAFETY

Michael A. Thompson
PRESIDENT PRINTED SIGNED
9-15-26
David B. Bower
MEMBER PRINTED SIGNED
9-15-26
MEMBER PRINTED SIGNED

LEGAL DESCRIPTION
A part of the North Half of the Southwest Quarter of Section 22, Township 2 South, Range 6 East, New Albany Township, Floyd County, Indiana, depicted on a survey prepared by Jason M. Copperwaite, PS# 20200046, of Paul Primavera and Associates, Job #23-24662, dated August 23, 2023, described as follows:

Commencing at a stone at the Northwest corner of the North half of said Quarter, thence S 00°02'21" E 323.23 feet along the west line of said Section to a #5 reinforcing bar with a yellow plastic cap stamped 'Primavera, Blankenbeker #3', hereinafter known as a capped reinforcing bar, at the point of beginning:

thence N 89°33'37" E 991.24 feet to an iron pin;
thence N 89°47'38" E 160.14 feet to an iron pin on the western right-of-way of Sieveking Road;
thence S 89°36'17" E 199.38 feet to an iron pin;
thence N 89°48'19" E 787.08 feet to a capped reinforcing bar on the western right-of-way of Interstate 265;
thence 700.57 feet along a curve concave southeasterly, having a radius of 4235.26 feet and with a chord of S 34°03'28" W 699.77 feet along the right-of-way of Interstate 265 to a capped reinforcing bar on the north line of Plat #1171;
thence S 89°53'03" W 1745.52 feet along the north line of Section #1171 to a capped reinforcing bar to the west line of Section #22;
thence N 00°02'21" W 573.79 feet along the west line of Section #22 to the point of beginning.

Containing 25.589 acres, more or less, and subject to all easements, restrictions, and rights-of-way of record.

Being that property conveyed to J&J Development Company, LLC, in Instrument #202306176 as recorded in the Office of the Recorder of Floyd County, Indiana.

DAVID C. GAHAFFER AND MARY T. GAHAFFER
INST #201312167

TODD T. MURPHY AND KATHERINE M. MURPHY
INST #200014567

PLAT #1059

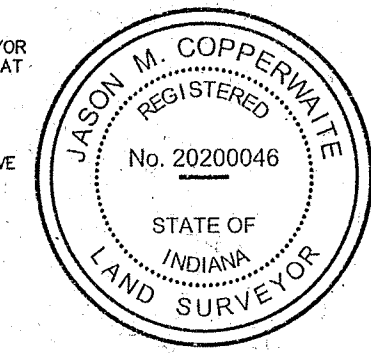
NOTES:

- (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) Parcel numbers: 22-05-02-200-017.000-007, 22-05-02-200-023.000-007, 22-05-02-200-027.000-007, 22-05-04-200-059.000-008.
- (3) Source of Title: INSTRUMENT 202306176
- (4) No fences, structures, or landscaping allowed in any easements.
- (5) Current zoning is MDR.
- (6) This property is located in flood zone "X", according to flood maps #18043C0128E AND #18043C0129E, dated 04 December, 2012.
- (7) All common areas to be designated as drainage and detention easements. Common area C shall additionally be designated as a mailbox cluster easement.

BENJAMIN R. MCWHORTER AND LAUREN A. MCWHORTER
INST #201815339

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JASON M. COPPERWAITE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN THIS PLAT, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, AND MATERIALS ARE ACCURATELY SHOWN AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD COUNTY RECORDERS OFFICE. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:



JASON M. COPPERWAITE
INDIANA REGISTRATION NUMBER 20200046

BILLY R. & LISA L. GLADIN
INST. #202305337
LOT #14

KENSINGTON PLACE
PLAT #1171

SECONDARY PLAT
J&J DEVELOPMENT COMPANY LLC
PART OF SECTION 22, T2S,
R6E NEW ALBANY TWP.,
FLOYD COUNTY, INDIANA

PRIMAVERA & ASSOCIATES
ENGINEERS & LAND SURVEYORS

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3 OF 3



Ma Chérie
RESERVE