

Being a part of Survey No. 25 of the Illinois Grant to Clark County, Indiana and being further described as follows:
Beginning at a steel pin on the east corner of lot 43 in the Lakes of Crystal Springs, Section 1, as shown in Plat Book 12, Page 90:

- Thence N 47°45'45" E, 50.03 feet to a steel pin on the south corner of lot 44 in said section 1;
- Thence N 55°47'22" E, along the southeastern line of said lot 44, 204.26 feet to a steel pin on the eastern most corner of said lot 44;
- Thence S 40°47'29" E, 62.96 feet to a steel pin;
- Thence S 65°21'22" E, 197 feet to a steel pin;
- Thence S 86°45'56" E, 100.18 feet to a steel pin;
- Thence N 64°56'12" E, 173.03 feet to a steel pin on the southwestern Right-of-Way line of Crystal Springs Boulevard;
- Thence along said Right-of-Way line 115.58 feet along the arc of a 408.262 foot radius curve to the right (concave southwesterly) with a chord bearing S 23°48'14" E, 115.58 feet to a steel pin;
- Thence along said Right-of-Way line 142.75 feet along the arc of a 150.68 foot radius curve to the right (concave westerly) with a chord bearing S 4°08'47" W, 137.47 feet to a steel pin;
- Thence S 58°42'52" E, 50 feet to a steel pin;
- Thence 30.36 feet along the arc of a 25 foot radius curve to the right (concave southeasterly) with a chord bearing N 66°04'16" E, 28.53 feet to a steel pin;
- Thence along the southwestern Right-of-Way line of Boulder Ridge Drive 137.13 feet along the arc of a 223.89 foot radius curve to the right (concave southwesterly) with a chord bearing S 61°35'47" E, 135 feet to a steel pin;
- Thence S 52°27'32" W, 169.64 feet to a steel pin on a corner of lot 518 of Villages of Crystal Springs, Section 5 in Plat Book 16, Page 64;
- Thence S 44°33'08" W, along a northwestern line of lot 518, 163.51 feet to a steel pin on a corner of said lot;
- Thence S 75°53'38" W, along a northwestern line of lot 517 in said Villages of Crystal Springs, Section 5, 207.66 feet to a steel pin;
- Thence S 50°02'27" E, along a line of said section 5, 60 feet to a steel pin on the northern corner of lot 509 in said Villages of Crystal Springs, Section 5;
- Thence S 47°04'55" W, 197.29 feet to a steel pin on the western corner of said lot 509, being on the northeastern Right-of-Way line of said Crystal Lake Drive;
- Thence S 53°52'13" W, 50 feet to a steel pin;
- Thence S 36°02'47" E, along the southwestern Right-of-Way line of said Crystal Lake Drive, 25.66 feet to a steel pin on the northwestern corner of lot 508 in said Villages of Crystal Springs, Section 5;
- Thence S 54°10'52" W, along the northwestern line of said lot 508, 159.9 feet to a steel pin on the western corner of said lot 508;
- Thence N 36°02'58" W, along the line dividing Surveys No. 24 & 25 being the northeast line of Ole Stoner Place, 910.08 feet to a steel pin;
- Thence N 51°35' E, 299.1 feet to a steel pin;
- Thence 93.87 feet along the arc of a 212.54 foot radius curve to the right (concave northeasterly) with a chord bearing N 53°15'46" W, 93.11 feet to THE TRUE PLACE OF BEGINNING.
- Containing 14.36 acres and being subject to all easements of record.

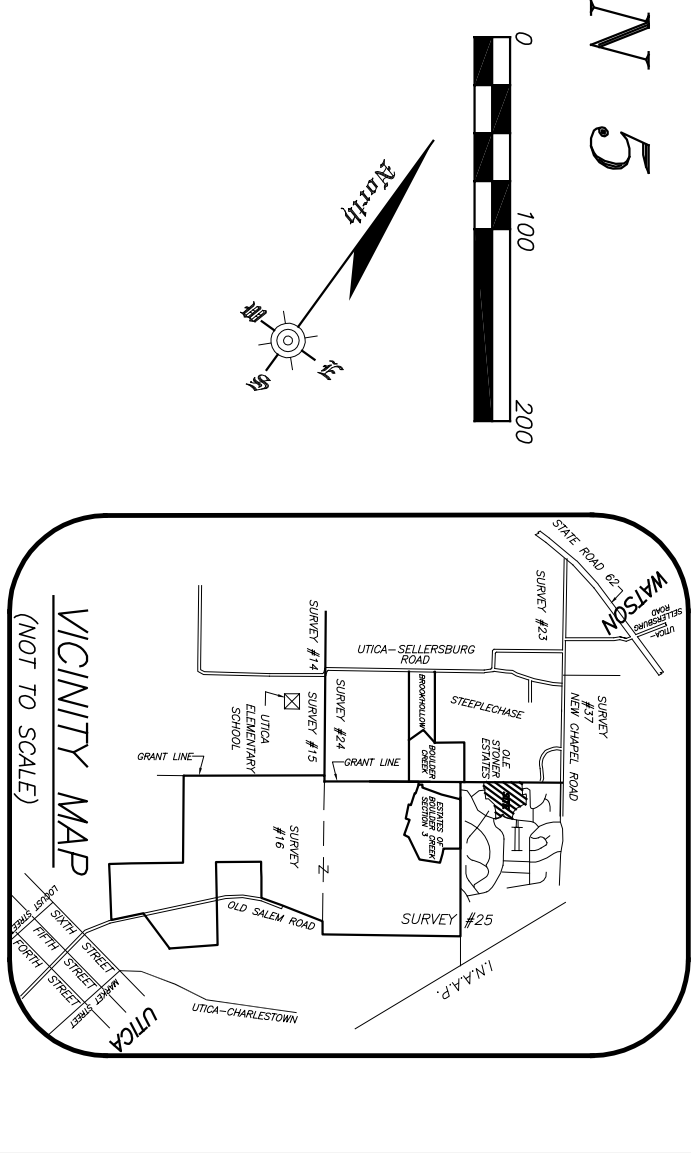
CRYSTAL SPRINGS, SECTION 5

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	212.54	93.87	93.11	N 53°15'46" W
C2	182.54	86.47	85.46	N 55°21'01" W
C3	174.62	39.09	39.08	N 71°34'08" W
C4	226.02	71.82	71.81	N 62°58'12" W
C5	169.79	13.97	13.96	S 87°58'43" E
C6	169.79	88.02	88.00	S 42°11'53" E
C7	169.79	79.29	78.57	S 55°42'19" E
C8	169.79	18.46	18.45	S 19°03'22" E
C9	169.79	79.29	78.57	S 55°42'19" E
C10	1004.55	123.94	123.86	S 19°03'22" E
C11	25.00	40.26	36.05	N 61°39'31" W
C12	777.11	153.85	153.59	S 69°15'58" W
C13	777.11	43.30	43.29	S 59°15'58" W
C14	160.65	68.39	68.72	S 44°28'38" W
C15	4082.62	25.56	25.56	S 37°10'20" E
C16	4082.62	90.02	90.02	S 23°59'00" E
C17	223.89	137.13	135.00	S 61°35'47" E
C18	25.00	30.36	28.53	N 66°04'16" E
C19	200.68	92.41	91.60	S 44°28'38" W
C20	827.11	4.60	4.60	S 67°49'42" W
C21	827.11	112.09	112.00	S 61°52'12" W
C22	25.00	18.05	17.88	N 52°08'59" E
C23	204.55	15.92	15.92	S 87°58'43" E
C24	204.55	59.16	59.15	S 62°11'08" E
C25	1004.55	59.16	59.15	S 62°11'08" E
C26	154.95	26.29	26.26	S 50°53'50" W
C27	154.95	88.07	86.89	S 57°07'41" W
C28	154.95	88.07	86.89	S 57°07'41" W
C29	50.00	69.34	63.92	N 03°40'56" E
C30	50.00	16.42	16.12	S 54°51'38" E
C31	25.00	10.14	10.12	N 68°50'07" W
C32	60.00	74.74	70.00	N 28°18'38" W
C33	60.00	77.03	71.85	N 44°09'21" E
C34	20.00	17.92	17.22	S 60°42'56" W
C35	94.45	94.31	94.31	S 60°42'56" W
C36	94.45	94.31	94.31	S 60°42'56" W
C37	94.45	94.31	94.31	S 60°42'56" W
C38	94.45	94.31	94.31	S 60°42'56" W
C39	94.45	94.31	94.31	S 60°42'56" W
C40	94.45	94.31	94.31	S 60°42'56" W
C41	94.45	94.31	94.31	S 60°42'56" W
C42	119.79	83.74	100.53	S 47°24'00" E
C43	119.79	37.88	37.72	S 81°16'07" E
C44	35.00	87.25	86.99	N 82°38'12" W
C45	119.79	90.92	90.79	N 2°46'05" W
C46	42.84	17.24	17.24	N 68°15'10" W
C47	104.85	0.70	0.70	S 01°07'41" W

NOTES:

- (1) This property is located in Flood Zone "X" (non shaded), according to flood map number #1801900285E, dated 16 April, 2014.
- (2) Title examination may reveal other easements and/or rights of ways not shown hereon.
- (3) No structures, fences, or landscaping are permitted in easements.
- (4) All lot corners are monumented with 5/8" x 24" steel pins with plastic caps. All front corners are witnessed by a notch on the concrete curb on the lot line extended.



~COMMISSION CERTIFICATE~

UNDER AUTHORITY PROVIDED BY THE INDIANA CODE TITLE 36, ARTICLE 7, CHAPTERS 1 TO 20 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF JEFFERSONVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JEFFERSONVILLE AS FOLLOWS:
Adopted by the Plan Commission
at a meeting held _____

JEFFERSONVILLE PLAN COMMISSION

PRESIDENT _____

SECRETARY _____

~CERTIFICATE OF DEVELOPER AND DEDICATION~

THE UNDERSIGNED, Damian T. Cristiani, David Schuller, and Michael Schuller, MEMBERS OF NEW CRYSTAL SPRINGS, LLC AND RESIDENTS OF CLARK AND FLOYD COUNTIES, INDIANA, BY THIS CERTIFICATE HEREBY CAUSES THE REAL ESTATE HEREBY 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 MISCELLANEOUS DRAWER _____, INST _____ ARE IMPOSED ON EACH AND EVERY LOT WITHIN SAID PLAT AND DECLARED TO BE COVENANTS AND CORPORATIONS WHO MAY HEREAFTER HAVE ANY VESTED INTEREST, LEGAL OR EQUITABLE, IN ANY LOT WITHIN SAID PLAT.

IN WITNESS WHEREOF, Damian T. Cristiani, David Schuller, and Michael Schuller HAVE CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON THEIR BEHALF AND THEIR SEAL AFFIXED HERETO THIS _____ DAY OF _____ 2017.

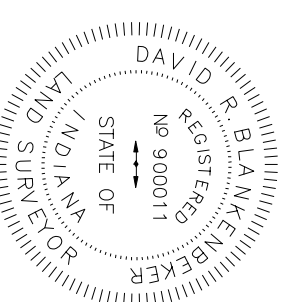
DAAMN T. CRISTIANI, MEMBER
NEW CRYSTAL SPRINGS, LLC

DAVID SCHULLER, MEMBER
NEW CRYSTAL SPRINGS, LLC

MICHAEL SCHULLER, MEMBER
NEW CRYSTAL SPRINGS, LLC

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF INDIANA, DAVID R. BLANKENBEKER, Notary Public, No. 900011, personally appeared _____, Damian T. Cristiani, David Schuller, & Michael Schuller, known to me to be the persons whose names are subscribed to the foregoing instrument, as their voluntary and acknowledged act and deed, for the purposes therein expressed. WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2017.

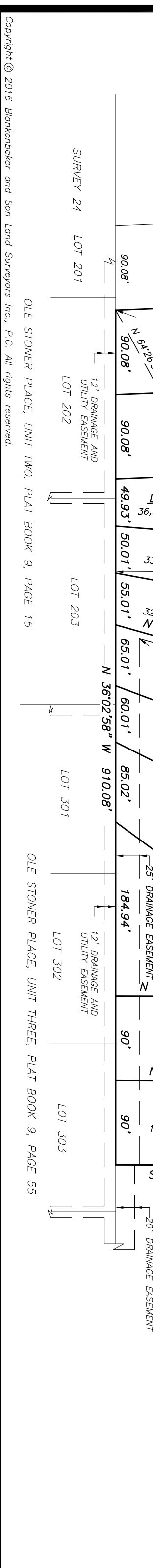


I, David R. Blankenbeker, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Computer Identification #200302338 in accordance with Title 865, IAC 1.1-1-12 to the best of my knowledge and belief.

Registered Land Surveyor, No. 900011 _____ Date _____

BLANKENBEKER & SON
LAND SURVEYORS INC., P.C.
618 E. COURT AVE. JEFFERSONVILLE, INDIANA
TELEPHONE (812) 882-4188 P.O. BOX 157 47131-0157
WWW.BLANKENBEKERANDSON.COM

BY: BPR SCALE: 1" = 100 FEET DATE: 9 DECEMBER 2016 JOB # 22,050-F DWG # 2,386



LAKES OF CRYSTAL SPRINGS, SECTION 1
PLAT BOOK 12, PAGE 90

LOT 44