

FINAL PLAT OF CRYSTAL SPRINGS, SECTION 5

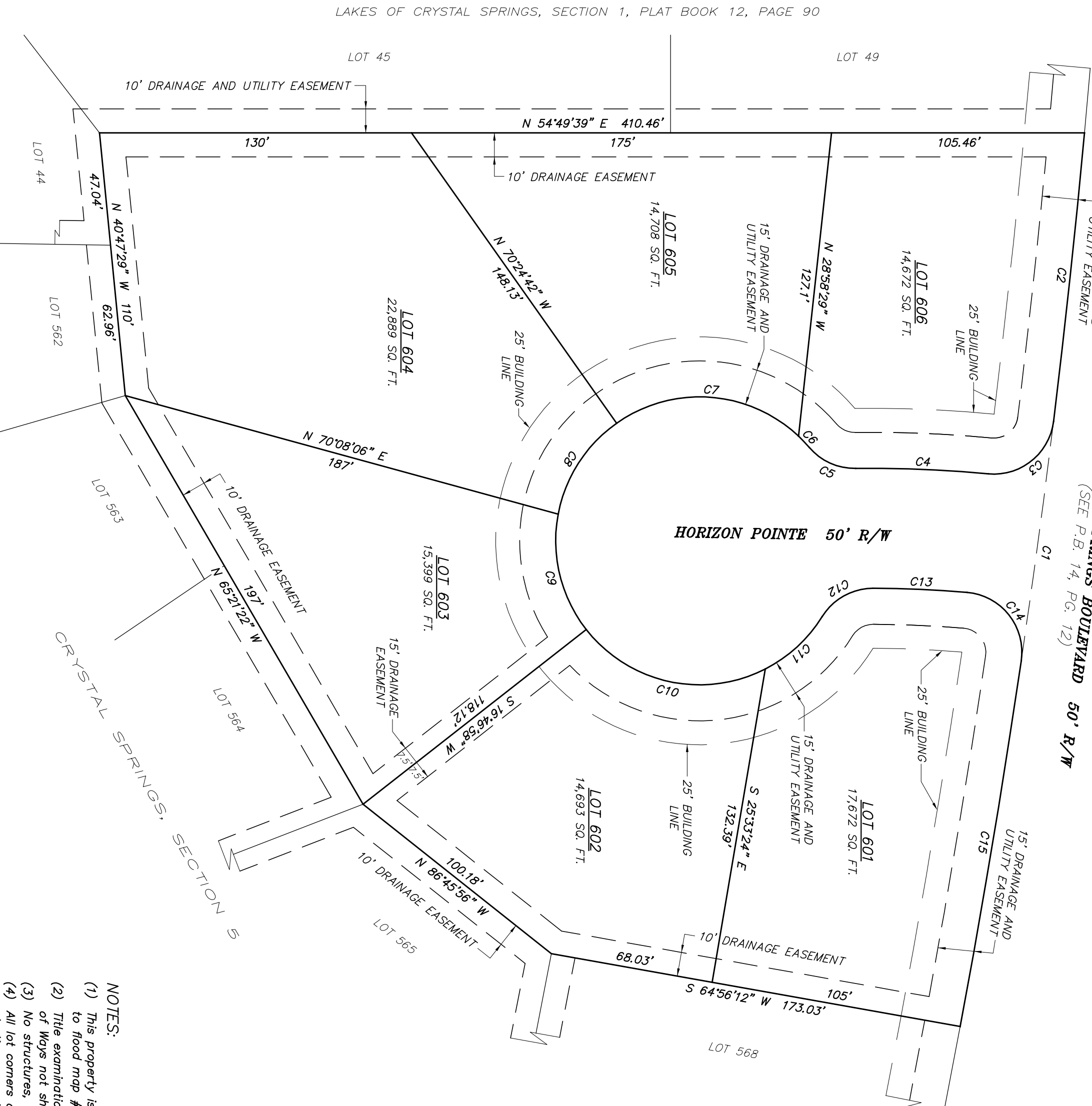
DESCRIPTION

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 44 in the Lakes of Crystal Springs as shown in Plat Book 12, Page 90; Thence N 40°47'29" W along a line of said Lakes of Crystal Springs, 47.709 feet to a steel pin on a corner of said Lot 44; Thence N 54°43'39" E, along a line of said Lakes of Crystal Springs, 410.146 feet to the southwest Right-of-Way line of Crystal Springs Boulevard; Thence along said Right-of-Way line, 376.09 feet along the arc of a 4082.62 radius curve to the right (concave southwesterly) with a chord bearing S 27°15'14" E, 376.09 feet to the northern most corner of Lot 568 in Crystal Springs, Section 5; Thence S 64°56'12" W, along a line of said Crystal Springs, Section 5, 173.03 feet; Thence N 86°45'56" W, along a line of said Crystal Springs, Section 5, 100.18 feet; Thence N 65°21'22" W, along a line of said Crystal Springs, Section 5, 197 feet; Thence N 40°47'29" W, along a line of said Crystal Springs, Section 5, 62.96 feet to the TRUE PLACE OF BEGINNING.

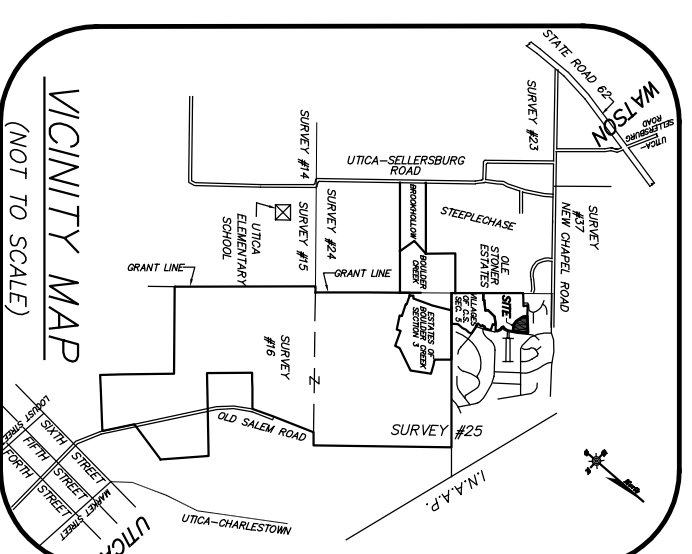
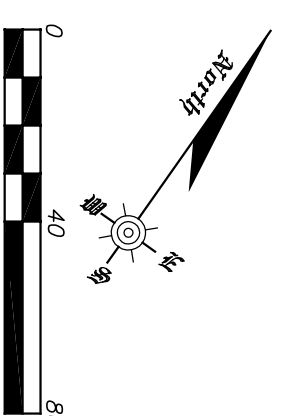
Containing 2.66 acres and being subject to all easements of record.

EXISTING CRYSTAL SPRINGS BOULEVARD 50' R/W (SEE P.B. 14, PG. 12)



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4082.62'	376.09'	376.09'	S 27°15'14" E
C2	4082.62'	120.91'	120.90'	S 29°02'40" E
C3	25.00'	38.58'	34.86'	S 16°00'40" W
C4	518.43'	55.40'	55.37'	N 57°09'27" E
C5	25.00'	21.93'	21.23'	S 79°13'25" W
C6	60.00'	6.46'	6.46'	S 78°44'09" E
C7	60.00'	82.30'	76.00'	N 58°52'59" E
C8	60.00'	46.13'	45.00'	N 02°28'10" W
C9	60.00'	51.06'	49.53'	N 48°50'19" W
C10	60.00'	82.77'	76.36'	S 67°15'51" W
C11	60.00'	32.60'	32.20'	S 12°10'54" W
C12	25.00'	25.44'	24.35'	N 25°45'55" E
C13	488.43'	39.15'	39.14'	N 57°18'25" E
C14	25.00'	40.80'	36.42'	S 73°32'26" E
C15	4082.62'	154.47'	154.46'	S 25°41'55" E



~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 Schuler, and Michael Schuler, MEMBERS OF NEW CRYSTAL SPRINGS, LLC AND RESIDENTS OF CLARK AND FLOYD COUNTIES, INDIANA, 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 HEREIN AND THE RESTRICTIONS AS RECORDED IN MISCELLANEOUS DRAINAGE, UTILITY, AND EASEMENT PLATS OF SAID LOT AND 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 THEREOF, Damian T. Cristiani, David Schuler, and Michael Schuler, HAS 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.

_____ DAMIAN T. CRISTIANI, MEMBER
NEW CRYSTAL SPRINGS, LLC

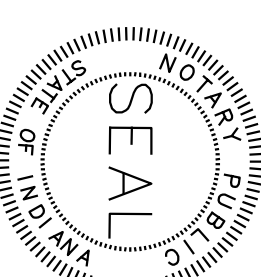
_____ DAVID SCHULER, MEMBER
NEW CRYSTAL SPRINGS, LLC

_____ MICHAEL SCHULER, MEMBER
NEW CRYSTAL SPRINGS, LLC

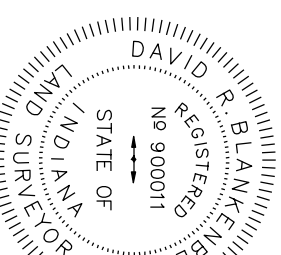
ACKNOWLEDGMENT

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BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF INDIANA, Damian T. Cristiani, David Schuler, & Michael Schuler PERSONALLY APPEARED, THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY 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 11-1-12 to the best of my knowledge and belief.



Registered Land Surveyor No. 900011 _____ Date _____

FILE #20206-F-DWG

- NOTES:
- (1) This property is located in flood Zone "X" (non shaded), according to flood map #18019C0285E, dated 16 April, 2014.
 - (2) The 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.

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: KAL _____ DATE: 8 DECEMBER 2016 JOB # 22-051-F
SCALE: 1" = 50 FEET DWG # 2387