

VILLAGES OF CRYSTAL SPRINGS SECTION TWO

DESCRIPTION

Being a part of Survey 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 71 in The Villages of Crystal Springs, Section 1 as shown in Plat Book 12, Page 78 of said county records:

Thence S 46°00'06" E, along a southwest line of the Indiana Ammunition Plant, 1033.76 feet;
 Thence S 20°17'41" W, 150.18 feet;
 Thence 10.5 feet along the arc of a 230.57 foot radius curve to the right (concurve southwesterly) being subtended by a chord bearing S 38°11'01" E, 10.5 feet;
 Thence S 20°17'07" W, 213.83 feet;
 Thence N 64°28'46" W, 136.91 feet;
 Thence N 66°08'39" W, 239.09 feet;
 Thence S 20°17'07" W, 378 feet;
 Thence N 31°30'31" W, 211.2 feet;
 Thence 39.15 feet along the arc of a 784.7 foot radius curve to the right (concurve southwesterly) being subtended by a chord bearing N 63°53'16" E, 39.15 feet;
 Thence N 33°39'45" W, 604.12 feet to the south corner of lot 74 in said Section 1;
 Thence N 54°45'09" E, along a line of said subdivision, 467.52 feet to the southwest right-of-way line of Rosemont Drive;
 Thence N 25°51'45" E, along a line of said subdivision, 52.61 feet to the northeast right-of-way line of Rosemont Drive;
 Thence N 43°59'17" E, 139.37 feet to the TRUE PLACE OF BEGINNING.
 Containing 17.631 acres, and being subject to all easements of record.

CERTIFICATE OF CLARK COUNTY PLAN COMMISSION

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION ON THE 14th DAY OF JULY 2004, IN ACCORDANCE WITH THE PROVISIONS OF AN ORDINANCE ADOPTED DECEMBER 28, 1990, BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, INDIANA, CREATING SAID PLAN COMMISSION AND AN ORDINANCE OF SAID BOARD OF COUNTY COMMISSIONERS ADOPTED FEBRUARY 1, 2000, ENACTING REQUIREMENTS AND PROCEDURES RELATIVE TO THE SUB-DIVIDING AND PLATING OF UNINCORPORATED AREAS WITHIN THE LIMITS OF CLARK COUNTY, INDIANA.

CLARK COUNTY PLAN COMMISSION

BY _____ PRESIDENT

ATTEST: _____ SECRETARY

CERTIFICATE OF DEVELOPER AND DEDICATION

THE UNDERSIGNED Steven E. Klein, Robert F. Lynn and Damian I. Cristiani, RESIDENTS OF CLARK AND FLOYD COUNTIES, INDIANA, BY THIS CERTIFICATE HEREBY CAUSES THE REAL ESTATE HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATED 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 _____ 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, Steven E. Klein, Robert F. Lynn and Damian I. Cristiani, 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 _____ 2004.

BY: STEVEN E. KLEIN

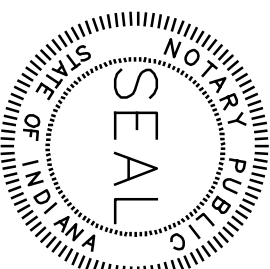
ROBERT F. LYNN

DAMIAN I. CRISTIANI

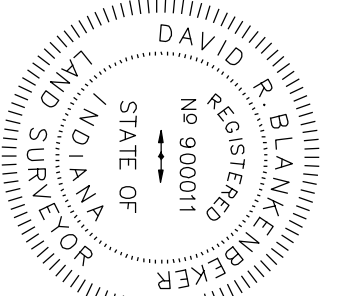
STATE OF INDIANA SS
 COUNTY OF CLARK
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED Steven E. Klein, Robert F. Lynn and Damian I. Cristiani, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2004.

ACKNOWLEDGMENT

NOTARY PUBLIC
 STATE OF INDIANA



NOTARY PUBLIC
 STATE OF INDIANA



I, David R. Blankenbaker, 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

- NOTES:
- (1) The property shown is not located in flood zones A or B according to flood map number 180426 0175 C, dated February 18, 1993.
 - (2) Title examination may reveal other easements and/or Rights of Ways not shown herein.
 - (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.
 - (5) Source of Title: Computer No. 200116215

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	230.57'	53.07'	52.96'	S 66°04'58" E
C2	574.00'	15.25'	15.25'	S 73°28'17" E
C3	574.00'	63.71'	63.68'	S 77°22'47" E
C4	574.00'	69.14'	69.10'	S 84°00'38" E
C5	574.00'	0.10'	0.10'	S 87°27'59" E
C6	1082.75'	66.49'	66.48'	S 89°13'51" E
C7	1082.75'	69.87'	69.85'	S 87°09'41" E
C8	3098.38'	11.02'	11.02'	N 85°12'39" E
C9	3098.38'	80.24'	80.42'	N 84°21'56" E
C10	3098.38'	80.24'	80.23'	N 82°52'48" E
C11	3098.38'	72.10'	72.10'	N 81°28'17" E
C12	3098.38'	87.59'	87.59'	N 79°59'42" E
C13	25.00'	29.30'	27.65'	S 67°14'19" E
C14	25.00'	46.65'	40.17'	N 19°47'54" E
C15	764.70'	105.50'	105.41'	N 69°18'24" E
C16	714.70'	74.03'	74.00'	N 65°39'50" E
C17	714.70'	70.03'	71.28'	N 71°28'18" E
C18	714.70'	53.92'	53.90'	N 76°24'24" E
C19	3048.38'	20.11'	20.11'	N 78°45'24" E
C20	3048.38'	75.00'	75.00'	N 79°39'02" E
C21	3048.38'	78.00'	78.00'	N 81°05'19" E
C22	3048.38'	82.35'	82.35'	N 82°35'43" E
C23	3048.38'	84.73'	84.73'	N 84°09'56" E
C24	3048.38'	18.67'	18.67'	N 85°08'14" E
C25	1032.75'	59.34'	59.34'	N 86°57'32" E
C26	1032.75'	70.72'	70.70'	N 89°26'00" E
C27	524.00'	27.94'	27.94'	S 85°56'39" E
C28	524.00'	95.87'	95.74'	S 79°10'31" E
C29	524.00'	11.49'	11.49'	S 73°18'20" E
C30	180.57'	61.24'	60.95'	S 62°57'40" E
C31	60.00'	23.09'	22.94'	N 34°59'22" W
C32	60.00'	45.50'	44.42'	N 02°14'33" W
C33	60.00'	51.30'	49.93'	N 44°04'18" E
C34	60.00'	51.37'	50.00'	S 86°42'50" E
C35	60.00'	54.93'	53.04'	S 35°51'36" E
C36	60.00'	45.51'	44.42'	N 12°05'48" E
C37	25.00'	45.51'	44.42'	N 12°05'48" E
C38	25.00'	34.83'	33.08'	N 6°05'39" W

CURVE TABLE

