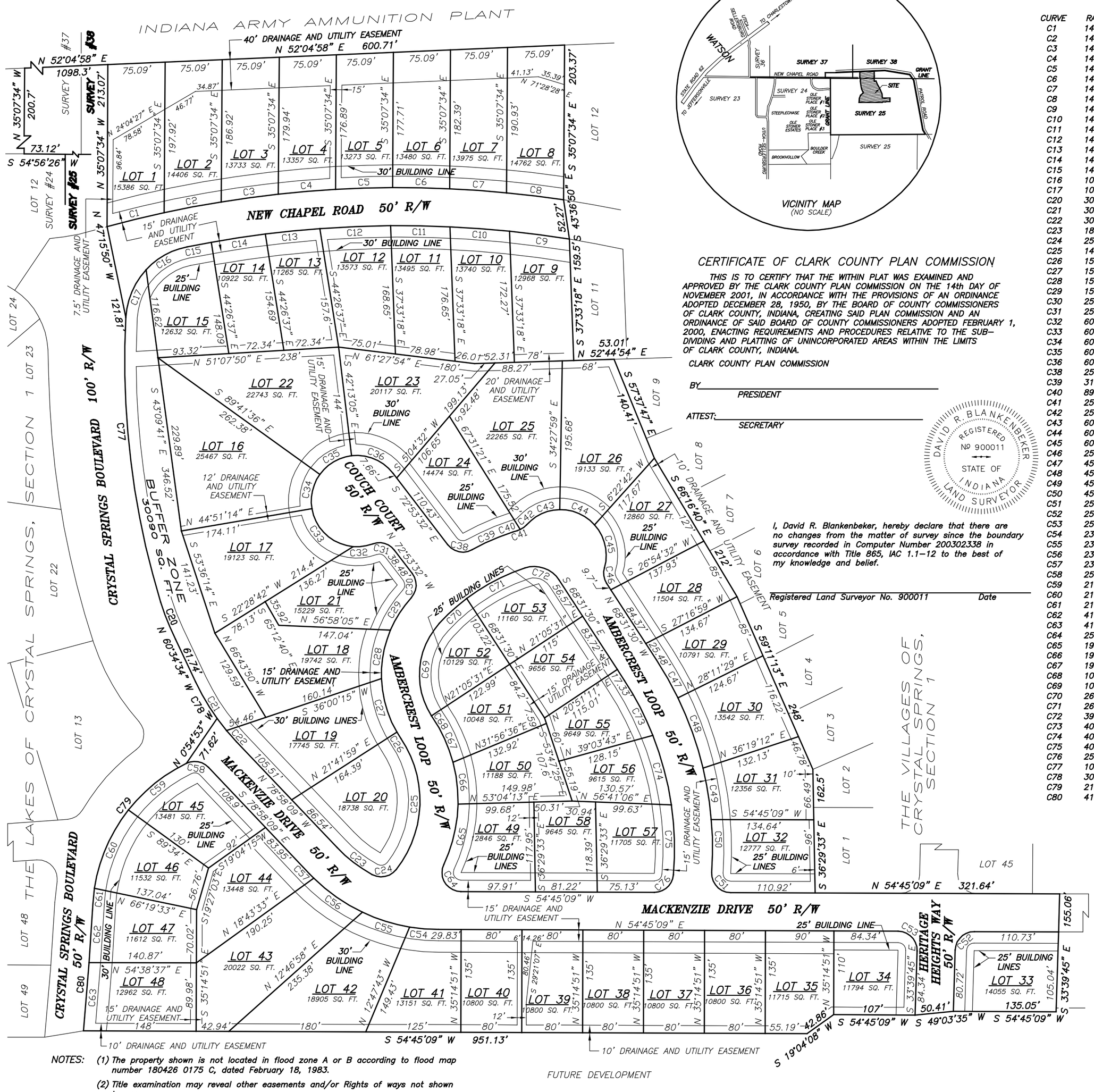
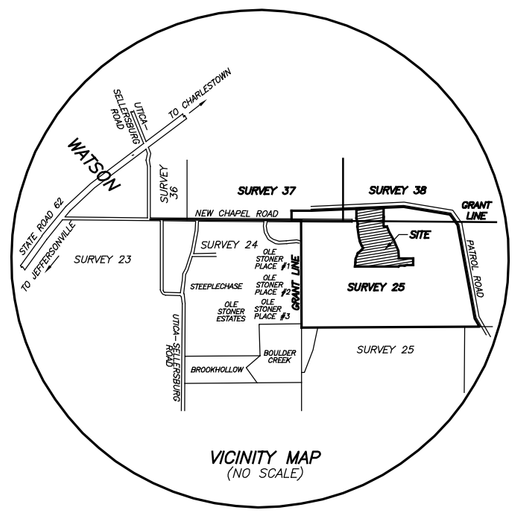
FINAL PLAT OF "CRYSTAL SPRINGS" SECTION 1





VICINITY MAP
(NO SCALE)

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 NOVEMBER 2001, 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 FEBRUARY 1, 2000, ENACTING REQUIREMENTS AND PROCEDURES RELATIVE TO THE SUB-DIVIDING AND PLATTING OF UNINCORPORATED AREAS WITHIN THE LIMITS OF CLARK COUNTY, INDIANA.

CLARK COUNTY PLAN COMMISSION

BY_____
PRESIDENT

ATTEST:_____
SECRETARY

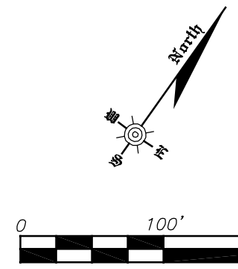
DAVID R. BLANKENBEKER
REGISTERED
№ 900011
STATE OF INDIANA
LAND SURVEYOR

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

Registered Land Surveyor No. 900011 *Date*

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING
C1	1460.74'	77.33'	77.32'	N 40°47'58" E
C2	1460.74'	76.43'	76.42'	N 43°48'53" E
C3	1460.74'	75.76'	75.75'	N 46°47'58" E
C4	1460.74'	75.31'	75.3'	N 49°45'44" E
C5	1460.74'	75.06'	75.05'	N 52°42'41" E
C6	1460.74'	75.02'	75.01'	N 55°39'16" E
C7	1460.74'	75.17'	75.16'	N 58°36'00" E
C8	1460.74'	75.52'	75.51'	N 61°33'19" E
C9	1410.74'	79.12'	79.11'	N 62°02'17" E
C10	1410.74'	78.5'	78.49'	N 58°50'14" E
C11	1410.74'	78.13'	78.12'	N 55°39'24" E
C12	1410.74'	93.01'	92.99'	N 52°10'53" E
C13	1410.74'	72.13'	72.12'	N 48°49'41" E
C14	1410.74'	72.01'	72'	N 45°54'04" E
C15	1410.74'	32.57'	32.57'	N 43°46'39" E
C16	100'	62.57'	61.56'	N 25°11'25" E
C17	100'	69.32'	67.94'	N 12°35'38" W
C20	300'	53.16'	53.09'	S 57°26'17" E
C21	300'	76.11'	75.91'	S 67°58'55" E
C22	300'	19.47'	19.47'	S 77°06'35" E
C23	185.1'	58.43'	58.18'	S 88°00'43" E
C24	25'	35'	32.21'	N 42°50'04" E
C25	146.11'	184.21'	172.25'	N 33°23'42" W
C26	150'	10.17'	10.17'	S 67°34'17" E
C27	150'	73.74'	73'	S 51°32'45" E
C28	150'	65.52'	65'	N 24°56'57" W
C29	150'	50.65'	50.41'	N 2°45'44" W
C30	25'	34.82'	32.07'	N 32°59'25" W
C31	25'	31.81'	29.7'	N 70°39'37" E
C32	60'	26.39'	26.18'	N 46°48'47" E
C33	60'	79'	73.42'	S 82°51'59" E
C34	60'	47.6'	46.36'	N 22°25'11" W
C35	60'	49.72'	48.31'	N 24°02'40" E
C36	60'	62.13'	59.39'	N 77°26'42" E
C38	25'	35.59'	32.66'	N 66°19'36" E
C39	315.76'	58.6'	58.51'	N 30°51'41" E
C40	89.09'	5.84'	5.83'	S 38°03'14" W
C41	25'	4.48'	4.48'	N 34°47'40" E
C42	25'	10.23'	10.16'	N 17°56'20" E
C43	60'	49.41'	48.02'	N 29°48'36" E
C44	60'	51.57'	50'	N 78°01'29" E
C45	60'	60.7'	58.15'	S 48°22'05" E
C46	25'	21.44'	20.79'	S 43°57'18" E
C47	455.69'	57.59'	57.55'	S 64°54'15" E
C48	455.69'	98.27'	98.08'	S 55°06'20" E
C49	455.69'	68.44'	68.37'	S 44°37'30" E
C50	455.69'	69.46'	69.39'	S 35°57'21" E
C51	25'	40.87'	36.47'	S 78°25'06" E
C52	25'	38.58'	34.86'	N 10°32'42" E
C53	25'	39.96'	35.84'	S 79°27'18" E
C54	235.1'	38.27'	38.22'	N 59°24'55" E
C55	235.1'	65.21'	65'	N 72°01'27" E
C56	235.1'	78.36'	78'	N 89°31'09" E
C57	235.1'	8.05'	8.05'	S 79°57'02" E
C58	25'	31.62'	29.55'	N 64°48'09" E
C59	219.05'	98.69'	97.86'	N 15°40'00" E
C60	219.05'	113.26'	112'	N 12°03'10" W
C61	219.05'	21.13'	21.12'	N 29°37'44" W
C62	4132.62'	76.89'	76.89'	N 31°51'35" W
C63	4132.62'	90'	90'	N 30°42'10" W
C64	25'	50.19'	42.17'	S 67°44'19" E
C65	196.11'	82.12'	81.52'	N 22°13'33" W
C66	196.11'	55.49'	55.31'	S 42°19'43" E
C67	196.11'	65.3'	65'	S 59°58'27" E
C68	100'	2.30'	2.30'	S 68°51'21" E
C69	100'	131.29'	122.06'	N 30°35'12" W
C70	265.76'	48.63'	48.57'	N 12°16'02" E
C71	265.76'	86.59'	86.21'	N 26°50'37" E
C72	39.09'	51.37'	47.76'	N 73°49'35" E
C73	405.69'	81.21'	81.07'	S 62°47'25" E
C74	405.69'	94.87'	94.66'	S 50°21'23" E
C75	405.69'	92.26'	92.06'	S 37°08'30" E
C76	25'	37.25'	33.9'	N 12°03'47" E
C77	1089.56'	378.6'	376.7'	S 42°24'25" E
C78	300'	56'	55.92'	S 66°03'41" E
C79	219.05'	233.08'	222.24'	N 1°54'34" W
C80	4132.62'	166.89'	166.88'	N 31°14'09" W



CERTIFICATE OF DEVELOPER & DEDICATION

THE UNDERSIGNED STEVEN E. KLEIN, ROBERT F. LYNN, AND DAMIAN T. CRISTIANI, MEMBERS OF CRYSTAL SPRINGS, LLC 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 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 THEREOF, STEVEN E. KLEIN, ROBERT F. LYNN AND DAMIAN T. CRISTIANI 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 _____ 2003.

BY: _____
Steven E. Klein, Member

_____
Damian T. Cristiani, Member

_____
Robert F. Lynn, Member

ACKNOWLEDGEMENT

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 T. CRISTIANI AND ACKNOWLEDGES 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 _____ 2003.

_____
BETTIE BLANKENBEKER

COUNTY OF RESIDENCE CLARK

MY COMMISSION EXPIRES: 22 APRIL 2007

NOTARY PUBLIC SEAL STATE OF INDIANA

DESCRIPTION OF TRACT SHOWN

Being a part of Surveys #25 and #38 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at the west corner of said Survey #25; Thence S.54°56'26"W., along the line dividing Surveys #24 and #37, 73.12 feet to an iron pipe; Thence N.35°07'34"W., 200.7 feet to an iron pipe in a southeast line of the Indiana Army Ammunition Plant; Thence N.52°04'58"E. along said line, 1098.3 feet to the TRUE PLACE OF BEGINNING:

Thence continuing N.52°04'58"E. along said line, 600.71 feet;
Thence S.35°07'34"E., 203.37 feet;
Thence S.43°36'50"E., 52.27 feet;
Thence S.37°33'18"E., 159.5 feet;
Thence N.52°44'54"E., 53.01 feet;
Thence S.57°37'47"E., 140.41 feet;
Thence S.66°16'40"E., 212 feet;
Thence S.59°11'13"E., 248 feet;
Thence S.36°29'33"E., 162.5 feet;
Thence N.54°45'09"E., 321.64 feet;
Thence S.33°39'45"E., 155.06 feet;
Thence S.54°45'09"W., 135.05 feet;
Thence S.49°03'35"W., 50.41 feet;
Thence S.54°45'09"W., 107 feet;
Thence S.19°04'08"W., 42.86 feet;
Thence S.54°45'09"W., 951.13 feet;
Thence 166.89 feet along the arc of a 4132.62 foot radius to the left (concave southwestwardly), with a chord bearing of N.31°14'09"W., 166.88 feet;
Thence 233.08 feet along the arc of a 219.05 foot radius to the right (concave southwestwardly), with a chord bearing of N.1°54'34"W., 222.24 feet;
Thence N.0°54'53"W., 71.62 feet;
Thence 56 feet along the arc of a 300 foot radius curve to the right (concave northeastwardly), with a chord bearing of N.66°03'41"W., 55.92 feet;
Thence N.60°34'34"W., 61.74 feet;
Thence 53.16 feet along the arc of a 300 foot radius curve to the right (concave northeastwardly), with a chord bearing of N.57°26'17"W., 53.09 feet;
Thence 378.6 feet along the arc of a 1089.56 foot radius curve to the right (concave northeastwardly), with a chord bearing of N.42°24'25"W., 376.7 feet;
Thence N.47°15'50"W. 121.81 feet;
Thence N.35°07'34"W. 213.07 feet to THE TRUE PLACE OF BEGINNING.

Containing 23.099 acres and being subject to all easements of record.

FILE #J15784F.DWG

NOTES:

(1) The property shown is not located in flood zone A or B according to flood map number 180426 0175 C, dated February 18, 1983.

(2) Title examination may reveal other easements and/or Rights of ways not shown hereon.

(3) Source of title: Computer No. 200116215

(4) All rear lot corners are marked by 5/8"x24" steel pins with plastic caps, all front lot corners are witnessed by a notch on the concrete curb on the side lot lines extended.

(5) No structures, fences, or landscaping are permitted in easements.

(6) Commons area to be maintained by Homeowners Association.

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BLANKENBEKER & SON
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TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157
WWW.BLANKENBEKERANDSON.COM

BY: K.A.L.	SCALE: 1"= 100 FEET	DATE: 4 FEBRUARY 2003	JOB # 15,784F DWG # 1308F

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