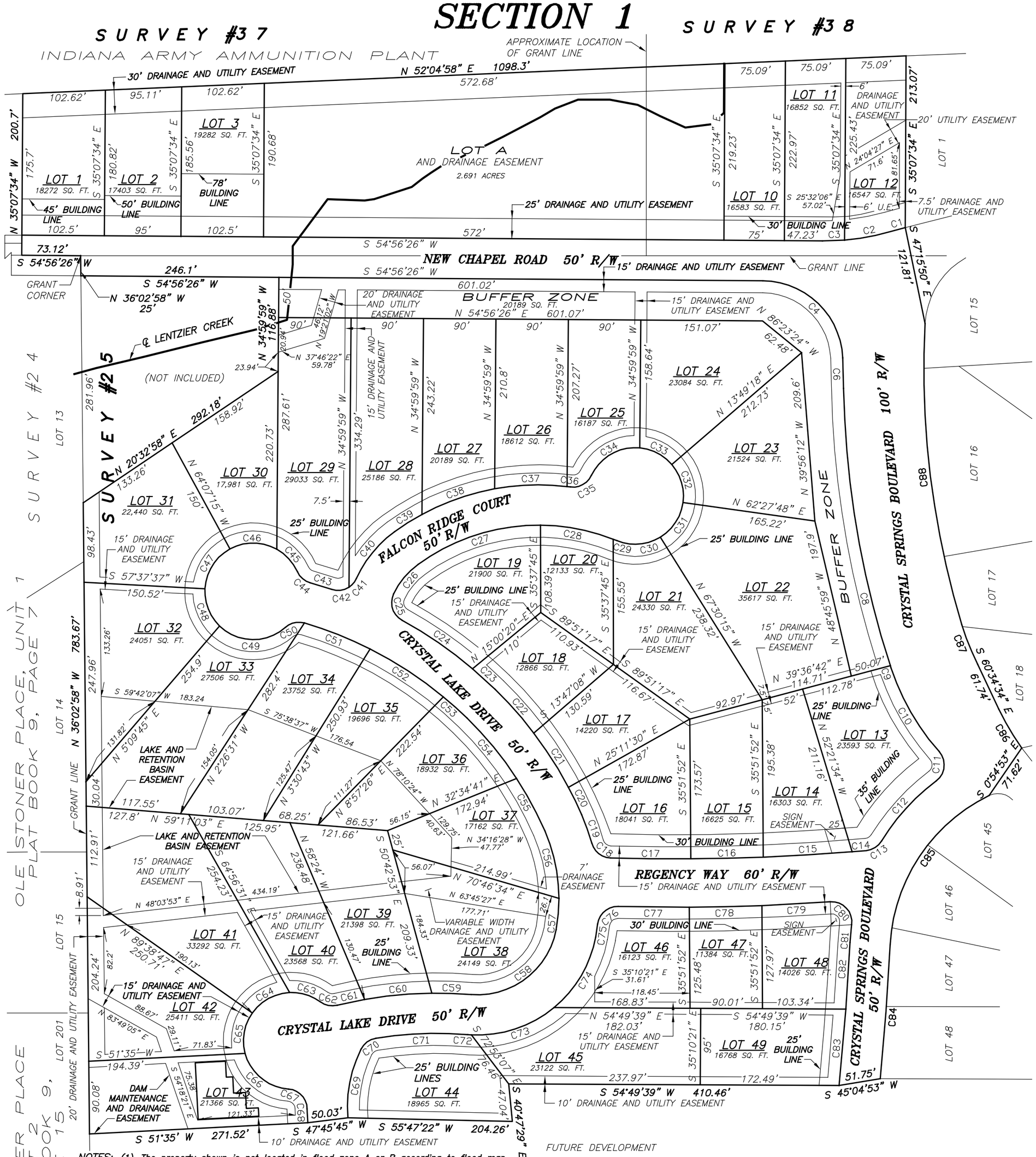
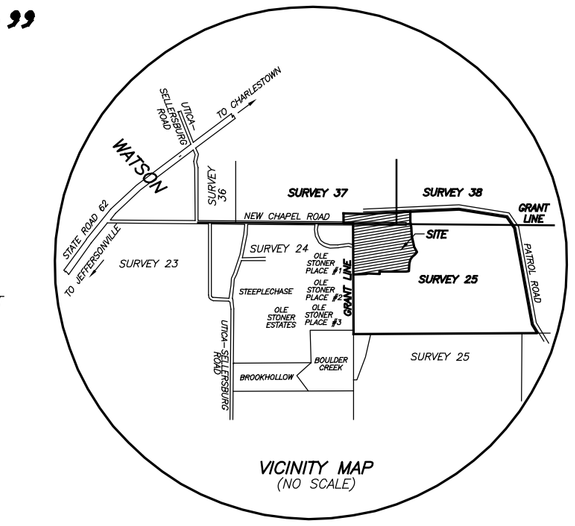
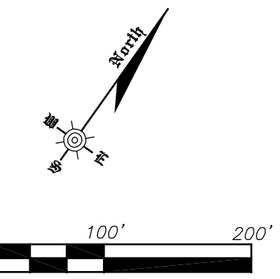
FINAL PLAT OF "THE LAKES OF CRYSTAL SPRINGS" SECTION 1





VICINITY MAP
(NO SCALE)



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING
C1	1460.74'	18.8'	18.8'	N 38°54'50" E
C2	300'	58.03'	57.94'	N 44°05'13" E
C3	300'	27.81'	27.8'	N 52°17'05" E
C4	100'	152.07'	137.83'	N 81°29'45" E
C6	1602.49'	37.83'	37.83'	S 37°15'22" E
C8	1189.56'	350.66'	349.39'	S 45°01'28" E
C9	1189.56'	2.83'	2.82'	S 53°32'15" E
C10	293.99'	120.63'	119.79'	S 65°21'38" E
C11	25'	41.33'	36.78'	N 29°45'22" W
C12	269.05'	101.42'	100.82'	N 6°48'14" E
C13	25'	23.34'	22.5'	N 22°45'01" E
C14	2693.7'	17.66'	17.66'	N 49°41'01" E
C15	2693.7'	110.46'	110.45'	N 51°02'46" E
C16	2693.7'	90.02'	90.01'	N 53°10'42" E
C17	2693.7'	99.7'	99.7'	N 55°11'46" E
C18	25'	31.84'	29.73'	S 87°15'48" E
C19	260.91'	37.33'	37.3'	S 54°52'54" E
C20	491.97'	37.91'	37.9'	S 61°11'16" E
C21	491.97'	80.09'	80'	S 68°03'31" E
C22	491.97'	72.5'	72.43'	S 76°56'38" E
C23	534.46'	38.01'	38'	S 83°12'10" E
C24	534.46'	106.43'	106.25'	N 89°03'19" E
C25	25'	37.71'	34.24'	S 53°26'07" E
C26	96.73'	48.45'	47.95'	N 4°07'47" E
C27	254.18'	162.43'	159.68'	N 36°47'15" E
C28	254.18'	92.23'	91.72'	N 65°29'21" E
C29	254.18'	4.83'	4.83'	N 76°25'41" E
C30	60'	56.45'	54.39'	N 50°01'11" E
C31	60'	52.99'	51.29'	N 2°14'06" W
C32	60'	50.94'	49.42'	S 51°51'27" E
C33	60'	45.75'	44.65'	N 81°58'46" E
C34	60'	73.89'	69.31'	N 24°51'22" E
C35	25'	31.61'	29.55'	N 25°47'57" E
C36	304.18'	4.3'	4.3'	N 61°37'07" E
C37	304.18'	90.41'	90.07'	N 52°41'58" E
C38	304.18'	96.09'	95.69'	N 35°08'04" E
C39	304.18'	40.37'	40.34'	N 22°16'56" E
C40	146.73'	75.82'	74.98'	N 3°40'35" E
C41	25'	14.41'	14.21'	N 5°22'51" E
C42	25'	22.34'	21.61'	N 47°29'29" E
C43	534.46'	27.76'	27.76'	N 71°36'21" E
C44	25'	21.98'	21.27'	S 84°42'02" E
C45	60'	38.49'	37.83'	S 77°53'47" E
C46	60'	60.59'	58.05'	N 54°47'40" E
C47	60'	60.98'	58.39'	N 3°15'18" W
C48	60'	51.37'	49.82'	S 56°54'07" E
C49	60'	89.88'	81.71'	N 55°39'09" E
C50	25'	25.37'	24.3'	N 41°48'33" E
C51	484.46'	87.88'	87.76'	N 76°04'46" E
C52	484.46'	108.95'	108.72'	N 87°43'08" E
C53	484.46'	39.51'	39.5'	S 83°30'07" E
C54	441.97'	97.1'	96.9'	S 74°52'18" E
C55	441.97'	74.03'	73.95'	S 63°46'45" E
C56	210.91'	86.22'	85.62'	S 47°16'07" E
C57	210.91'	39.08'	39.03'	N 30°14'53" W
C58	99'	145.52'	132.77'	N 17°10'14" E
C59	515.52'	48.9'	48.89'	N 56°33'47" E
C60	515.52'	83.84'	83.75'	N 49°11'10" E
C61	515.52'	34.91'	34.9'	N 42°35'13" E
C62	25'	21.92'	21.22'	N 65°45'50" E
C63	60'	40.9'	40.11'	N 71°21'09" E
C64	60'	54.64'	52.77'	N 25°44'07" E
C65	60'	52.46'	50.81'	N 25°24'09" W
C66	60'	74.42'	69.74'	S 85°58'59" E
C67	25'	37.31'	33.94'	S 78°45'38" E
C68	212.54'	17.08'	17.07'	S 38°18'30" E
C69	162.54'	87.78'	86.72'	N 24°38'18" W
C70	25'	23.71'	22.83'	N 17°59'51" E
C71	465.52'	114.71'	114.42'	N 52°13'16" E
C72	149'	4.44'	4.44'	N 58°25'39" E
C73	149'	110.9'	108.35'	N 36°15'10" E
C74	149'	103.68'	101.61'	N 5°00'15" W
C75	260.91'	16.15'	16.15'	N 26°42'46" W
C76	25'	36.87'	33.62'	N 13°46'05" E
C77	2753.7'	88.53'	88.53'	N 55°06'05" E
C78	2753.7'	90.02'	90.01'	N 53°14'38" E
C79	2753.7'	85.24'	85.23'	N 51°25'14" E
C80	25'	44.42'	38.81'	S 78°33'36" E
C81	269.05'	22.25'	22.25'	S 30°01'24" E
C82	4082.62'	82.81'	82.81'	N 31°48'42" W
C83	4082.62'	95.31'	95.31'	N 30°33'42" W
C84	4132.62'	166.89'	166.88'	N 31°14'09" W
C85	219.05'	233.08'	222.24'	N 1°54'34" W
C86	300'	56'	55.92'	S 66°03'41" E
C87	300'	53.16'	53.09'	S 57°26'17" E
C88	1089.56'	378.6'	376.7'	S 42°24'25" E

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

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

DESCRIPTION OF TRACT SHOWN

Being a part of Surveys #25, 37, 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 on a southeast line of the Indiana Army Ammunition Plant; Thence N.52°04'58"E., along said line, 1098.30 feet; Thence S.35°07'34"E., 213.07 feet; Thence S.47°15'50"E., 121.81 feet; Thence 378.6 feet along the arc of a 1089.56 foot radius to the left (concave northeastwardly) with a chord bearing of S.42°24'25"E., 376.7 feet; Thence 53.16 feet along the arc of a 300' radius curve to the left (concave northeastwardly), with a chord bearing of S.57°26'17"E., 53.09 feet, Thence S.60°34'34"E. 61.74 feet; Thence 56 feet along the arc of a 300' radius curve to the left (concave northeastwardly), with a chord bearing of S.66°03'41"E., 55.92 feet; Thence S.0°54'53"E. 71.62 feet; Thence 233.08 feet along the arc of a 219.05 foot radius curve to the left (concave eastwardly), with a chord bearing of S.1°54'34"E., 222.24 feet, Thence 166.89 feet along the arc of a 4132.62 foot radius curve to the right (concave southwestwardly), with a chord bearing of S.31°14'09"E., 166.88 feet, Thence S.45°04'53"W., 51.75 feet; Thence S.54°49'39"W., 410.46 feet; Thence S.40°47'29"E., 47.04 feet; Thence S.55°47'22"W., 204.26 feet; Thence S.47°45'45"W., 50.03 feet; Thence S.51°35'W., 271.52 feet to the northeast line of Lot 201 in Ole Stoner Place, Unit 2, as shown in Plat Book 9, Page 15, being the line dividing Surveys #24 and 25; Thence N.36°02'58"W. along said dividing line and the northeast line of said Ole Stoner Place, Unit 2 and Ole Stoner Place, Unit 1, as shown in Plat Book 9, Page 7, 783.67 feet; Thence N.20°32'58"E., 292.18 feet; Thence N.34°59'59"W., 116.88 feet to the southeast Right-of-Way line of New Chapel Road; Thence S.54°56'26"W., along said Right-of-Way line, 246.1 feet to the line dividing Surveys #24 and 25; Thence N.36°02'58"W., 25 feet to THE TRUE PLACE OF BEGINNING.

Containing 30.066 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) No houses on Lots 24–30 to face New Chapel Road. Nor any driveways allowed from these lots to this road.
(7) No houses on Lots 13, 22, 23, and 24 to face Crystal Springs Boulevard. Nor any driveways allowed from these lots to this boulevard.

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

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

BLANKENBEKER & SON
LAND SURVEYORS INC., P.C.
422 MEIGS AVENUE JEFFERSONVILLE, INDIANA
TELEPHONE (812) 282–4183 P.O. BOX 157 47131–0157
WWW.BLANKENBEKERANDSON.COM

BY: K.A.L.	SCALE: 1"= 100 FEET	DATE: 5 MARCH 2003	JOB # 15,784F DWG # 1307

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