LEGACY SPRING SUBDIVISION
SECTION ONE
PLAT #1343

FILED AND RECORDED

THIS ________ DAY OF ______________________________ , 20___

____
RECORDER, FLOYD COUNTY, INDIANA

ENTERED FOR TAXATION

THIS ________ DAY OF ______________________________ , 20___

____
AUDITOR, FLOYD COUNTY, INDIANA

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY FLOYD COUNTY COMMISSIONERS

THIS ________ DAY OF ______________________________ 20___

____
COMMISSIONER

____
COMMISSIONER

____
COMMISSIONER

____
ATTEST: FLOYD COUNTY AUDITOR

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF THE LEGACY SPRINGS SUBDIVISION, SECTION ONE.

____
JAMES A. SENN, JR., MEMBER: JS & ASSOCIATES, LLC

SOURCE OF TITLE: INSTRUMENT #201418386

CERTIFICATE OF NOTARY PUBLIC
STATE OF INDIANA
COUNTY OF FLOYD

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED JAMES A. SENN, JR., AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS ________ DAY OF ______________________________

MY COMMISSION EXPIRES ______________________________ , 20___

SIGNATURE OF NOTARY ______________________________

FLOYD COUNTY PLAN COMMISSION CERTIFICATE

APPROVED BY THE FLOYD COUNTY PLAN COMMISSION

THIS ________ DAY OF ______________________________

____
PRESIDENT ATTEST

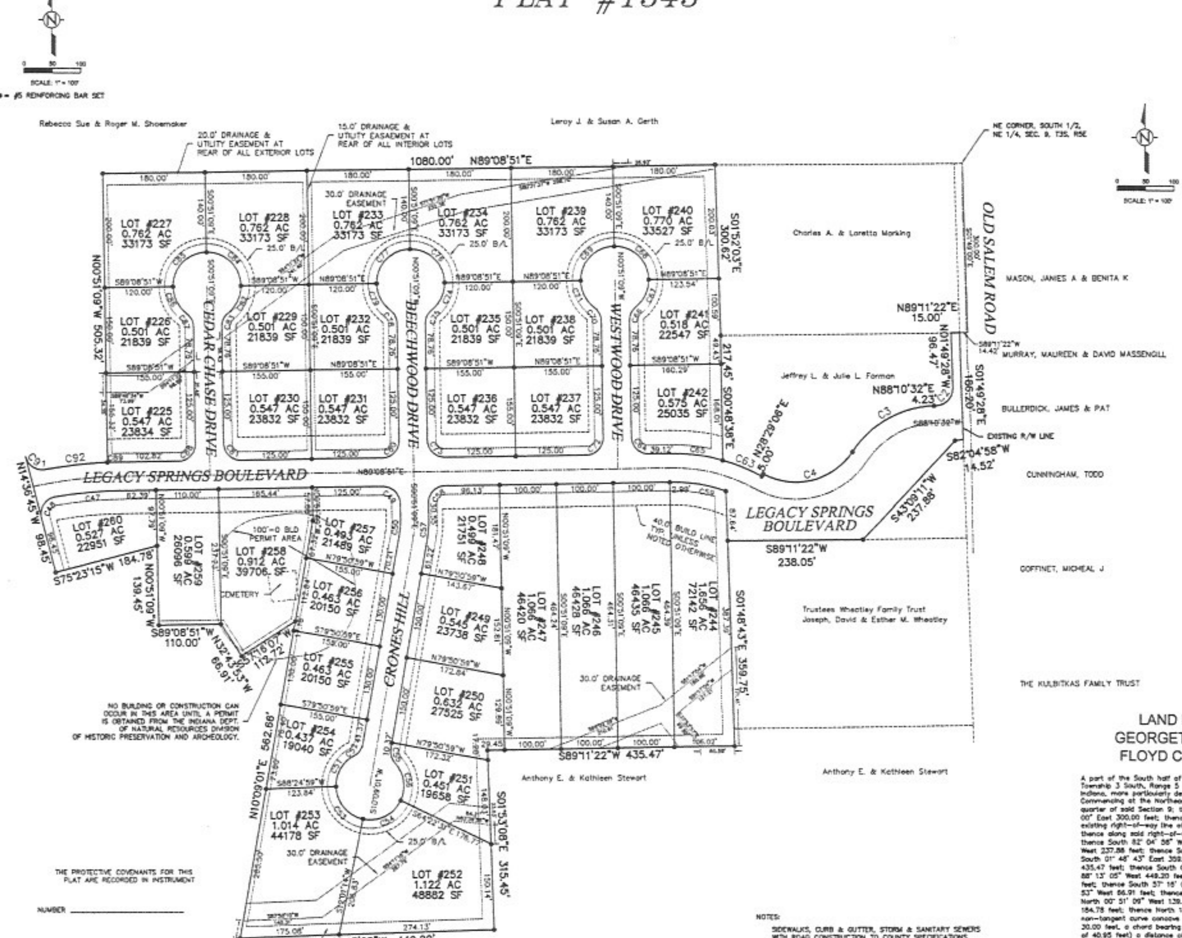
CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JASON M. COPPERWAITE, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY DIRECT SUPERVISION, IN JANUARY, 2018; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED (BEFORE THE RELEASE OF FINANCIAL GUARANTEE(S)) AND THEIR POSITION IS CORRECTLY SHOWN, AND, THAT ALL DIMENSIONAL AND GEODETIC DATA ARE CORRECT.

I FURTHER CERTIFY THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD COUNTY RECORDERS OFFICE. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

____
JASON M. COPPERWAITE
INDIANA REGISTRATION NUMBER 20200046

JASON M. COPPERWAITE, REGISTERED, No. 20200046, STATE OF INDIANA, LAND SURVEYOR



THE PROTECTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN INSTRUMENT

NUMBER ______________________________

NUMBER	CHORD DIR.	RADIUS	ARC	CHORD
C2	N43°10'32"E	30.00	47.12	42.43
C3	S60°56'20"W	180.00	171.13	164.76
C4	S76°05'37"W	120.00	177.57	161.81
C47	S84°32'13"W	725.00	118.68	116.55
C48	S32°39'25"W	30.00	49.50	44.07
C49	S45°51'09"E	30.00	47.12	42.43
C50	S04°38'58"W	125.00	24.00	23.97
C51	S30°28'54"W	60.00	67.09	63.65
C52	S36°18'55"W	30.00	27.40	26.46
C53	S29°46'54"E	60.00	80.00	74.21
C54	N63°49'21"E	60.00	80.00	74.21
C55	S16°00'53"E	30.00	27.40	26.46
C56	S08°18'39"E	60.00	71.00	66.93
C57	S04°38'58"W	175.00	33.61	33.55
C58	S44°08'51"W	30.00	47.12	42.43
C59	N80°41'13"W	275.00	97.58	97.07
C63	S68°02'57"E	325.00	74.13	73.97
C64	S45°51'09"E	30.00	47.12	42.43
C66	N25°18'45"E	30.00	27.40	26.46
C67	N25°18'45"E	60.00	54.80	52.92
C68	S45°51'09"E	60.00	94.25	84.85
C69	N44°08'51"E	60.00	94.25	84.85
C70	N27°01'03"W	30.00	27.40	26.46
C71	N27°01'03"W	60.00	54.80	52.92
C72	N44°08'51"E	30.00	47.12	42.43
C73	S45°51'09"E	30.00	47.12	42.43
C74	N25°18'45"E	60.00	54.80	52.92
C75	N25°18'45"E	30.00	27.40	26.46
C76	S45°51'09"E	60.00	94.25	84.85
C77	N44°08'51"E	60.00	94.25	84.85
C78	N27°01'03"W	30.00	27.40	26.46
C79	N27°01'03"W	60.00	54.80	52.92
C80	N44°08'51"E	30.00	47.12	42.43
C81	S45°51'09"E	30.00	47.12	42.43
C82	S25°18'45"W	60.00	54.80	52.92
C83	S25°18'45"W	30.00	27.40	26.46
C84	S45°51'09"E	60.00	94.25	84.85
C85	S44°08'51"W	60.00	94.25	84.85
C86	S27°01'03"E	60.00	54.80	52.92
C87	S27°01'03"E	30.00	27.40	26.46
C88	S44°08'51"W	30.00	47.12	42.43
C89	S86°19'40"W	775.00	22.18	22.18
C91	S57°39'13"E	30.00	45.07	40.95
C92	N83°24'23"E	775.00	110.95	110.86

LAND DESCRIPTION
GEORGETOWN TOWNSHIP
FLOYD COUNTY, INDIANA

A part of the South half of the Northeast quarter of Section 9, Township 3 South, Range 5 East, Georgetown Township, Floyd County, Indiana, more particularly described as follows:
Commencing at the Northeast corner of the South half of the Northeast quarter of said Section 9; thence along Old Salem Road South 01° 49' 00" East 300.00 feet; thence South 89° 11' 22" West 14.42 feet to the existing right-of-way line of Old Salem Road and the point of beginning; thence along said right-of-way line South 01° 49' 28" East 186.20 feet; thence South 82° 04' 58" West 14.52 feet; thence South 43° 09' 11" West 237.88 feet; thence South 89° 11' 22" West 238.05 feet; thence South 01° 48' 43" East 359.75 feet; thence South 89° 11' 22" West 435.47 feet; thence South 01° 53' 08" East 315.45 feet; thence South 88° 13' 05" West 449.20 feet; thence North 10° 09' 01" East 562.86 feet; thence South 57° 16' 07" West 112.72 feet; thence North 32° 43' 53" West 66.91 feet; thence South 89° 08' 51" West 110.00 feet; thence North 00° 51' 09" West 139.45 feet; thence South 75° 23' 15" West 184.78 feet; thence North 14° 36' 45" West 98.45 feet; thence along a non-tangent curve concave northeasterly (said curve having a radius of 30.00 feet, a chord bearing South 57° 39' 13" East, and a chord length of 40.95 feet) a distance of 45.07 feet; thence along a tangent curve to the right (said curve having a radius of 775.00 feet, a chord bearing North 83° 24' 23" East, and a chord length of 110.86 feet) a distance of 110.95 feet; thence North 00° 51' 09" West 505.32 feet; thence North 89° 08' 51" East 1080.00 feet; thence South 01° 52' 03" East 300.62 feet; thence South 00° 48' 38" East 217.45 feet; thence along a non-tangent curve concave southwesterly (said curve having a radius of 325.00 feet, a chord bearing South 68° 02' 57" East, and a chord length of 73.97 feet) a distance of 74.13 feet; thence North 28° 29' 06" East 5.00 feet; thence along a non-tangent curve concave northerly (said curve having a radius of 120.00 feet, a chord bearing North 76° 05' 37" East, and a chord length of 161.81 feet) a distance of 177.57 feet; thence along a tangent curve to the right (said curve having a radius of 180.00 feet, a chord bearing North 60° 56' 20" East, and a chord length of 164.76 feet) a distance of 171.13 feet; thence North 88° 10' 32" East 4.23 feet; thence along a tangent curve to the left (said curve having a radius of 30.00 feet, a chord bearing North 43° 10' 32" East, and a chord length of 42.43 feet) a distance of 47.12 feet; thence North 01° 49' 28" West 96.47 feet; thence North 89° 11' 22" East 15.00 feet to the point of beginning, containing 28.465 Acres, more or less.

NOTES:

SIDEWALKS, CURB & GUTTER, STORM & SANITARY SEWERS WITH ROAD CONSTRUCTION TO COUNTY SPECIFICATIONS TO BE PROVIDED. PVT WIDTH 28'-0 B/B CURB
SIDEWALKS TO BE PROVIDED ALONG OLD SALEM ROAD AND WEST OAKS VALLEY ROADS.
TRAFFIC CALMING MEASURES SHALL BE FREQUENT INTERSECTIONS WITH STOP SIGNS.
BUILDING SETBACK LINES 25'-0
ALL LOTS TO HAVE ACCESS TO SUBDIVISION ROADS ONLY
A BUILDING EASEMENT SHOWN ON LOTS 255, 256, 257, 258, AND 259 REPRESENTS A NON BUILD OR DISTURB AREA AROUND AN EXISTING CEMETERY. NO STRUCTURES OR CONSTRUCTION CAN OCCUR IN THIS AREA UNTIL A PERMIT IS OBTAINED FROM THE INDIANA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY. IF A PERMIT CANNOT BE OBTAINED LOTS 256 AND 258 WILL BE DEEDED AS COMMON AREA TO THE HOMEOWNERS ASSOCIATION. LOTS 255, 257, AND 259 WILL HONOR THE EASEMENT.