

PRELIMINARY PLAT OF RED TAIL RIDGE

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C01	30.68	25.00	N 14°19'00" W	28.79	C35	54.16	50.00	S 57°38'07" E	51.55
C02	39.27	25.00	S 85°31'35" W	38.36	C36	24.38	50.00	N 12°38'07" W	24.14
C03	39.27	25.00	N 04°28'25" W	38.36	C37	20.53	50.00	N 10°29'39" W	20.39
C04	38.98	25.00	S 85°51'44" W	35.15	C38	45.96	100.00	S 09°01'30" E	45.55
C05	25.34	525.00	S 42°34'52" W	25.34	C39	63.51	100.00	N 22°20'00" E	62.44
C06	27.32	525.00	S 42°27'16" W	27.32	C40	23.56	15.00	N 04°28'25" W	21.21
C07	40.84	225.00	N 42°41'27" E	40.80	C41	39.27	25.00	N 85°31'35" E	35.36
C08	40.22	275.00	S 34°14'48" W	40.19	C42	16.04	50.00	N 31°20'01" E	15.98
C09	38.63	375.00	N 33°01'21" E	38.81	C43	32.09	100.00	N 31°20'01" E	31.95
C10	34.09	375.00	S 38°35'36" W	34.08	C44	14.28	25.00	S 24°09'58" W	14.08
C11	30.77	25.00	S 05°56'01" W	28.87	C45	29.58	50.00	N 24°45'17" E	29.15
C12	68.18	50.00	S 09°44'07" W	63.02	C46	38.98	50.00	N 64°02'13" E	38.00
C13	53.58	50.00	N 79°30'09" E	51.06	C47	38.98	50.00	S 71°17'44" E	38.00
C14	15.96	25.00	S 88°05'08" E	15.69	C48	38.98	50.00	N 26°37'42" W	38.00
C15	16.94	25.00	N 54°12'39" E	16.62	C49	38.98	50.00	S 18°02'21" W	38.00
C16	26.89	325.00	N 32°25'35" E	26.88	C50	52.95	50.00	S 70°42'47" W	50.51
C17	48.92	325.00	N 34°22'07" E	48.80	C51	9.78	25.00	N 89°50'34" E	9.72
C18	46.88	325.00	N 42°48'47" E	46.84	C52	16.63	25.00	S 39°34'46" W	16.32
C19	21.68	475.00	S 45°38'14" W	21.68	C53	2.39	50.00	S 39°09'19" W	2.39
C20	25.96	475.00	N 42°45'50" E	25.96	C54	13.65	50.00	N 29°57'46" E	13.61
C21	14.40	15.00	S 13°41'32" W	13.86	C55	32.09	100.00	N 31°20'01" E	31.95
C22	13.68	62.00	S 07°29'39" E	13.65	C56	39.27	25.00	N 04°28'25" W	35.36
C23	54.09	62.00	S 23°49'07" W	52.39	C57	78.54	50.00	N 85°31'35" E	70.71
C24	34.90	62.00	N 64°56'22" E	34.44	C58	3.19	25.00	N 36°52'12" E	3.19
C25	34.92	62.00	N 62°46'59" W	34.46	C59	11.84	25.00	S 12°46'50" W	11.46
C26	51.85	62.00	N 42°41'24" W	50.35	C60	39.33	50.00	N 14°52'21" E	38.33
C27	26.80	62.00	N 06°20'49" W	26.59	C61	40.11	50.00	S 60°23'18" W	39.04
C28	14.53	15.00	N 21°43'05" W	13.97	C62	66.76	50.00	S 58°22'53" E	61.91
C29	23.56	15.00	N 85°31'35" E	21.21	C63	35.28	50.00	S 34°14'48" W	34.56
C30	54.73	50.00	N 09°10'04" E	52.04	C64	53.31	50.00	S 50°51'13" W	50.82
C31	22.50	100.00	S 15°44'42" E	22.45	C65	6.38	50.00	S 85°03'29" W	6.38
C32	18.52	100.00	S 03°58'54" E	18.50	C66	21.03	25.00	S 84°37'18" W	20.41
C33	20.07	15.00	S 36°59'35" E	18.61	C67	39.27	25.00	N 04°28'25" W	35.36
C34	145.44	50.00	S 08°00'25" W	99.32	C68	95.95	50.00	N 75°33'12" E	81.89

DESCRIPTION PER DEED

Being a part of Survey 36 and 50 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a magnetic aluminum monument on the common corner of Surveys No. 50 and 51 and in the northwest line of Survey No. 37; Thence S 54°09'31" W, along said northwest line of Survey No. 37, 811.04 feet to a limestone monument on the north corner of Survey No. 36; Thence S 35°34'31" E, along the line dividing said Surveys No. 36 and 37, 1,113.83 feet to a steel pin, the TRUE PLACE OF BEGINNING;

Thence S 35°34'31" E, 416.5 feet to a steel pin on the northwest Right-of-Way line of the Southern Indiana Railroad;

Thence S 54°29'29" W, along said Right-of-Way line, 178.02 feet to a steel pin;

Thence along said Right-of-Way line, 397.6 feet along a 1,481.54 feet radius curve to the left having a chord bearing S 46°48'12" W, 396.4 feet to a steel pin;

Thence S 39°06'55" W, along said Right-of-Way line, 326.23 feet to a steel pin;

Thence N 64°01'02" W, 530.88 feet to a steel pin;

Thence S 71°35'30" W, 156.75 feet to a steel pin;

Thence N 67°53'30" W, 584.96 feet to a steel pin;

Thence N 21°04'28" E, 128 feet to a steel pin;

Thence S 68°55'32" E, 7.83 feet to a steel pin;

Thence N 22°07'53" E, 257.4 feet to a steel pin;

Thence N 62°49'56" W, 252 feet to a "mag" nail on the centerline of Charlestown Pike;

Thence N 20°34'15" E, along said centerline, 197.13 feet to a "mag" nail;

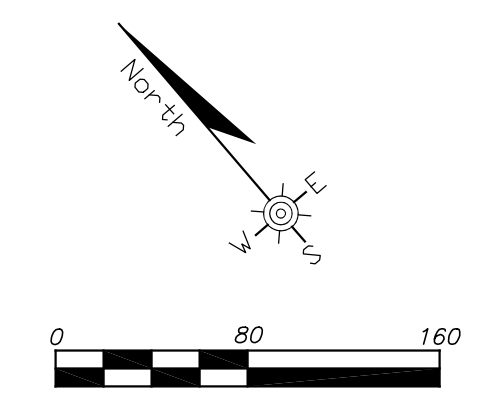
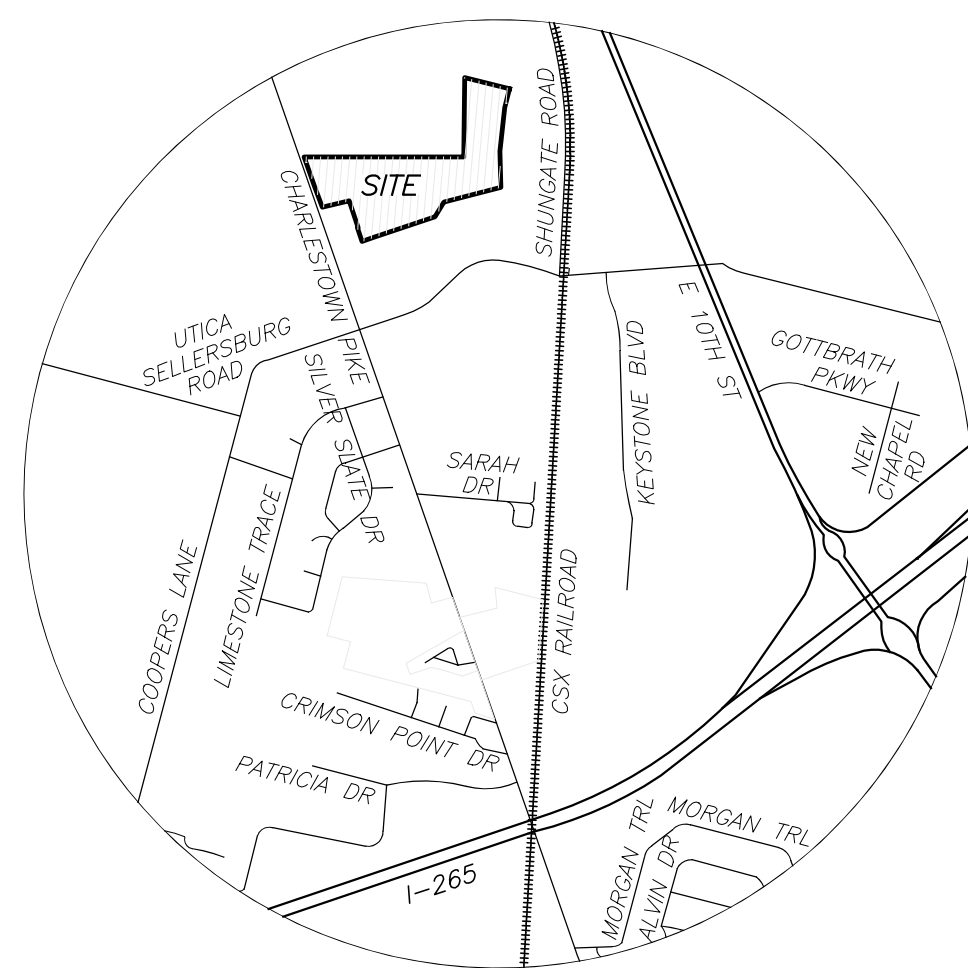
Thence N 20°49'51" E, along said centerline, 253.92 feet to a "mag" nail;

Thence N 21°15'22" E, along said centerline, 32.22 feet;

Thence S 49°29' E, 1,446.17 feet;

Thence N 41°11'19" E, 718.34 feet to the TRUE PLACE OF BEGINNING.

Containing 25.00 acres and being subject to all legal highways and easements of record.

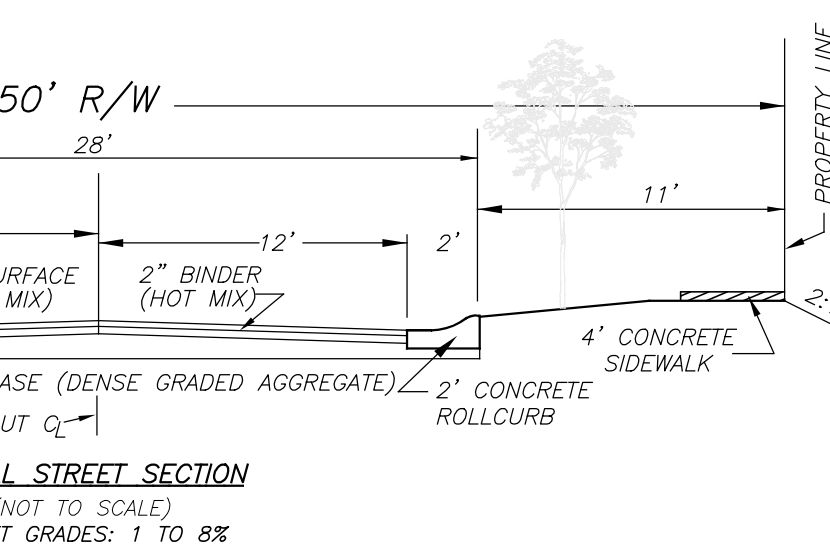
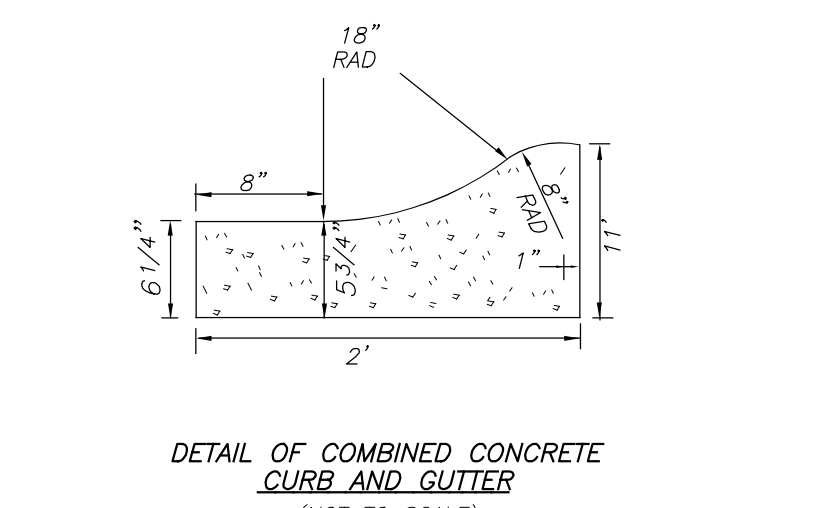


- OWNER**
SGL PROPERTIES, LLC
1912 APPLE BLOSSOM DRIVE
FLOYDS KNOBS, IN 47119
- DEVELOPER**
LAND-DEVELOPERS
5501 RAIN TREE RIDGE
JEFFERSONVILLE, IN 47130
- LEGEND**
- DENOTES UTILITY POLE
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES FIRE HYDRANT
 - DENOTES EXISTING CONTOUR
 - DENOTES EXISTING 8" WATER MAIN
 - ETC DENOTES EXISTING ELECTRIC, TELEPHONE, AND CABLE WIRES
 - SAN DENOTES EXISTING SANITARY SEWER

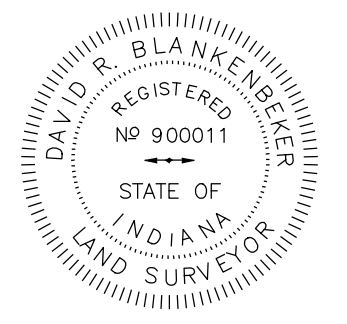
- UTILITY COMPANIES**
- SANITARY & STORM SEWER**
CITY OF JEFFERSONVILLE
E.M.C. / LEN ASHACK
701 CHAMPION RD.
JEFFERSONVILLE, IN 47130
PH: (812) 285-6451
lshack@cityofjeff.net
- ELECTRIC**
DUKE-ENERGY
DEBRA CAMPBELL OR SUE CURD
30 JACKSON ST.
NEW ALBANY, IN 47150
PH: (812) 949-6488
debra.campbell@duke-energy.com
- NATURAL GAS**
VECTREN GAS CO.
MARY BARBER OR SARA SHINN
4106 UTICA SELLERSBURG RD.
JEFFERSONVILLE, IN 47130
PH: (812) 246-5416
ken@watson-water.com
- TELEPHONE**
A.T.&T.
MARK HUMPHREY
P.O. BOX 7091
INDIANAPOLIS, IN 46207
PH: (800) 742-3888
mh5356@aol.com
- CABLE T.V.**
CHARTER COMMUNICATIONS
GREG STEVENS
3408 INDUSTRIAL PKWY.
JEFFERSONVILLE, IN 47130
PH: (812) 944-8401
gregory.stevens@charter.com

NOTE: UTILITIES TO PARALLEL STREETS UNLESS OTHERWISE SHOWN.

- SCHOOLS**
ELEMENTARY SCHOOL: WILSON
MIDDLE SCHOOL: RIVER VADY
HIGH SCHOOL: JEFF HIGH
- PARKS**
YOUTH SOCCER FIELDS
VISSING PARK



- NOTES:**
- Title examination may reveal other easements and/or rights of ways not shown hereon. Floodways, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this work.
 - The basis of bearings for this survey are grid per the Indiana State Plane Coordinate System, East zone, by G.P.S. observations.
 - No fences, structures, or landscaping allowed in any easements.
 - Source of Title: Instrument 201610815.
 - Current Zoning is R-3.
 - This property is located in flood Zone "X" (non shaded), according to flood flood map #18019C0277E, dated 16 April, 2014.
 - Park and Commons areas are to be maintained by H.O.A.
 - Street trees to be planted in 7' wide verge in line with side property lines.
 - Developer to provide street lighting in accordance with city requirements.
 - Street gradients shall be between 0.5 and 6%.



BLANKENBEKER & SON
LAND SURVEYORS INC., P.C.
618 E. COURT AVENUE JEFFERSONVILLE, INDIANA
TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157
FAX (812) 282-4197 WWW.BLANKENBEKERANDSON.NET

BY: KALC SCALE: 1" = 80 FEET DATE: 21 DECEMBER 2018 JOB # 22,988
REVISED: 29 AUGUST 2018 BPR DWG # 2506