

VICINITY MAP
(NO SCALE)

~DEED OF DEDICATION~

The undersigned, Edwin J. Miller, III, Member of Red Tail Development, LLC, owner of the real estate shown and described herein, do hereby certify that I have laid off platted and subdivided and do hereby layoff plat and subdivide said real estate in accordance with the within plat.

This Subdivision shall be known and described as Red Tail Ridge, Section 1. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground various feet in width as shown on this plat and marked "Easement", reserved for the use of public utilities for the installation of water and sewer mains, drainage, storm sewers, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

The covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming them and are recorded in Miscellaneous Drawer _____, Instrument _____.

Witness my hand and Seal this _____ day of _____ 2020.

Edwin J. Miller, III, Member

STATE OF INDIANA

COUNTY OF CLARK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGES _____

THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2020.

NOTARY PUBLIC

PRINTED: _____

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____



CERTIFICATE OF JEFFERSONVILLE PLANNING DEPARTMENT

UNDER AUTHORITY PROVIDED BY THE INDIANA CODE TITLE 36, ARTICLE 7, CHAPTERS 1 TO 20, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF JEFFERSONVILLE, INDIANA, THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY OF JEFFERSONVILLE PLAN COMMISSION AT A MEETING HELD ON FEBRUARY 26, 2019. FURTHER, THIS FINAL PLAT IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING AND ZONING PURSUANT TO PLAN COMMISSION RESOLUTION NO. 2018-R-01.

Director of Plan Commission _____ Date _____, 2020

Witness _____ Date _____, 2020

NOTES:

- (1) This property is located in flood Zone "X" (non shaded), according to flood flood map #18019C0277E, dated 16 April, 2014.
- (2) Title examination may reveal other easements and/or Rights of ways not shown hereon.
- (3) No fences, structures, or landscaping allowed in any easements.
- (4) Source of title: Instrument No. 201904230.
- (5) Developer to provide landscaping and street lighting in accordance with city requirements.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	30.68	25.00	N 14°19'00" W	28.79
C2	95.95	50.00	N 75°33'12" E	81.89
C3	39.27	25.00	N 04°28'25" W	35.36
C4	21.03	25.00	S 64°37'16" W	20.41
C5	6.38	50.00	N 85°03'29" E	6.38
C6	53.31	50.00	N 50°51'13" E	50.82
C7	35.29	50.00	N 00°05'17" E	34.56
C8	66.76	50.00	S 58°22'53" E	61.91
C9	40.11	50.00	S 60°23'18" W	39.04
C10	39.33	50.00	N 14°52'21" E	38.33
C11	17.84	25.00	N 12°46'30" E	17.46
C12	3.19	25.00	S 36°52'12" W	3.19
C13	78.54	50.00	N 85°31'35" E	70.71
C14	39.27	25.00	N 04°28'25" W	35.36
C15	32.09	100.00	N 31°20'01" E	31.95
C16	13.65	50.00	N 29°57'46" E	13.61
C17	2.39	50.00	S 39°09'19" W	2.39
C18	16.63	25.00	S 59°34'46" W	16.32
C19	9.78	25.00	N 89°50'34" E	9.72
C20	52.95	50.00	N 70°42'47" E	50.51
C21	38.98	50.00	N 18°02'21" E	38.00
C22	38.98	50.00	N 26°37'42" W	38.00
C23	38.98	50.00	S 71°17'44" E	38.00
C24	38.98	50.00	S 64°02'13" W	38.00
C25	29.58	50.00	N 24°45'17" E	29.15
C26	14.28	25.00	N 24°09'58" E	14.08
C27	32.09	100.00	S 31°20'01" W	31.95
C28	16.04	50.00	N 31°20'01" E	15.98
C29	39.27	25.00	N 85°31'35" E	35.36

**FINAL PLAT OF
RED TAIL RIDGE, SECTION 1**

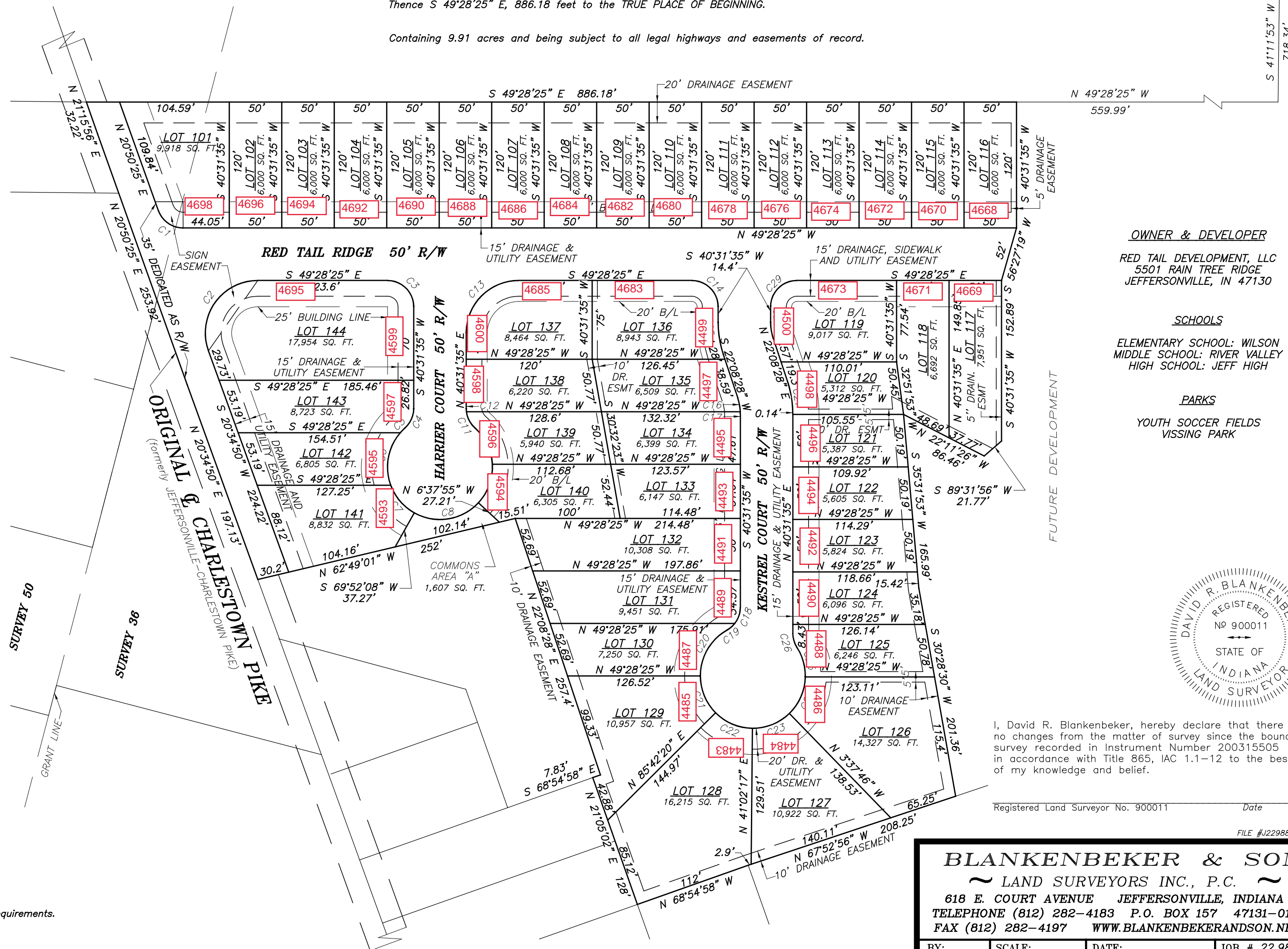
DESCRIPTION

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°10'05" 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°33'56" E, along the line dividing said Surveys No. 36 and 37, 1,113.83 feet to a steel pin; Thence S 41°11'53" W, 718.34 feet; Thence N 49°28'25" W, 559.99 feet to the TRUE PLACE OF BEGINNING:

Thence S 40°31'35" W, 120 feet to a steel pin;
Thence S 56°27'19" W, 52 feet to a steel pin;
Thence S 40°31'35" W, 152.89 feet to a steel pin;
Thence S 89°31'56" W, 21.77 feet to a steel pin;
Thence N 22°11'26" W, 86.46 feet to a steel pin;
Thence S 35°31'53" W, 165.99 feet to a steel pin;
Thence S 30°28'30" W, 201.36 feet to a steel pin;
Thence N 67°52'56" W, 205.35 feet to a steel pin;
Thence N 68°53'24" W, 114.9 feet to a steel pin;
Thence N 21°05'02" E, 128 feet to a steel pin;
Thence S 68°54'58" E, 7.83 feet to a steel pin;
Thence N 22°08'28" E, 257.4 feet to a steel pin;
Thence N 62°49'01" W, 252 feet to the centerline of Charlestown Pike;
Thence N 20°43'36" E, along said centerline, 451.05 feet;
Thence N 21°15'56" E, along said centerline, 32.22 feet;
Thence S 49°28'25" E, 886.18 feet to the TRUE PLACE OF BEGINNING.

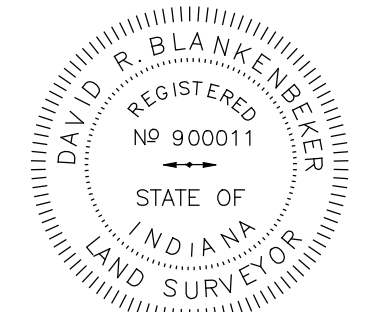
Containing 9.91 acres and being subject to all legal highways and easements of record.



OWNER & DEVELOPER
RED TAIL DEVELOPMENT, LLC
5501 RAIN TREE RIDGE
JEFFERSONVILLE, IN 47130

SCHOOLS
ELEMENTARY SCHOOL: WILSON
MIDDLE SCHOOL: RIVER VALLEY
HIGH SCHOOL: JEFF HIGH

PARKS
YOUTH SOCCER FIELDS
VISSING PARK



I, David R. Blankenkemper, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Instrument Number 200315505 in accordance with Title 865, IAC 1.1-12 to the best of my knowledge and belief.

Registered Land Surveyor No. 900011 _____ Date _____

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.BLANKENBEKERLANDSURV.NET

BY: KALC	SCALE: 1" = 80 FEET	DATE: 14 JANUARY 2020	JOB # 22,988-F DWG # 2506-F
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