

Deed of Dedication

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby layoff, plat and subdivide, said real estate in accordance with the attached plat.

This subdivision shall be known and described as Red Tail Ridge, Section 2. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

There are strips of ground 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. An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the strips of land and spaces as defined and bounded by dashed lines marked "Sanitary Sewer and Drainage Easement", together with the right of ingress and egress over all lots to and from the easements, for construction, operation, and maintenance of sewers and drains over said land.

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 or for the Jeffersonville Wastewater Department or the Jeffersonville City Engineer. The easement shall be for the benefit of the land in the subdivision and other land, which naturally drains therein. The right to enforce the above provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Date _____ Owner _____

State of Indiana)
) ss:
County of Clark)

Before me, the undersigned notary public in and for the county and state, personally appeared:

Date _____ Name _____

And each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this day of _____, 20____
This Ordinance shall be in full force and effect from and after its passage and approval.

NOTARY PUBLIC
PRINTED: _____
COUNTY OF RESIDENCE: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____



Certificate of the Jeffersonville Department of Planning & Zoning

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 approval by the City of Jeffersonville as follows:

Date _____
President/Director _____
Witness _____

DESCRIPTION

This description was prepared by David R. Blankenkemper, Indiana Professional Land Surveyor, license number 900011, based on a survey certified on 23 October, 2002, Job No. 16929 of Blankenkemper and Son records. Being a part of Survey 36 of the Illinois Grant to Clark County, Indiana and being further described as follows:

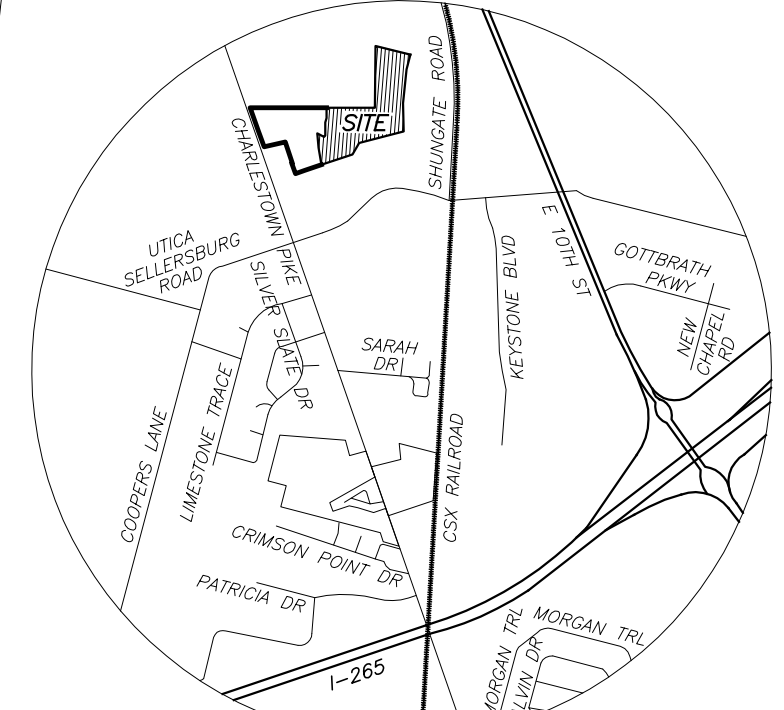
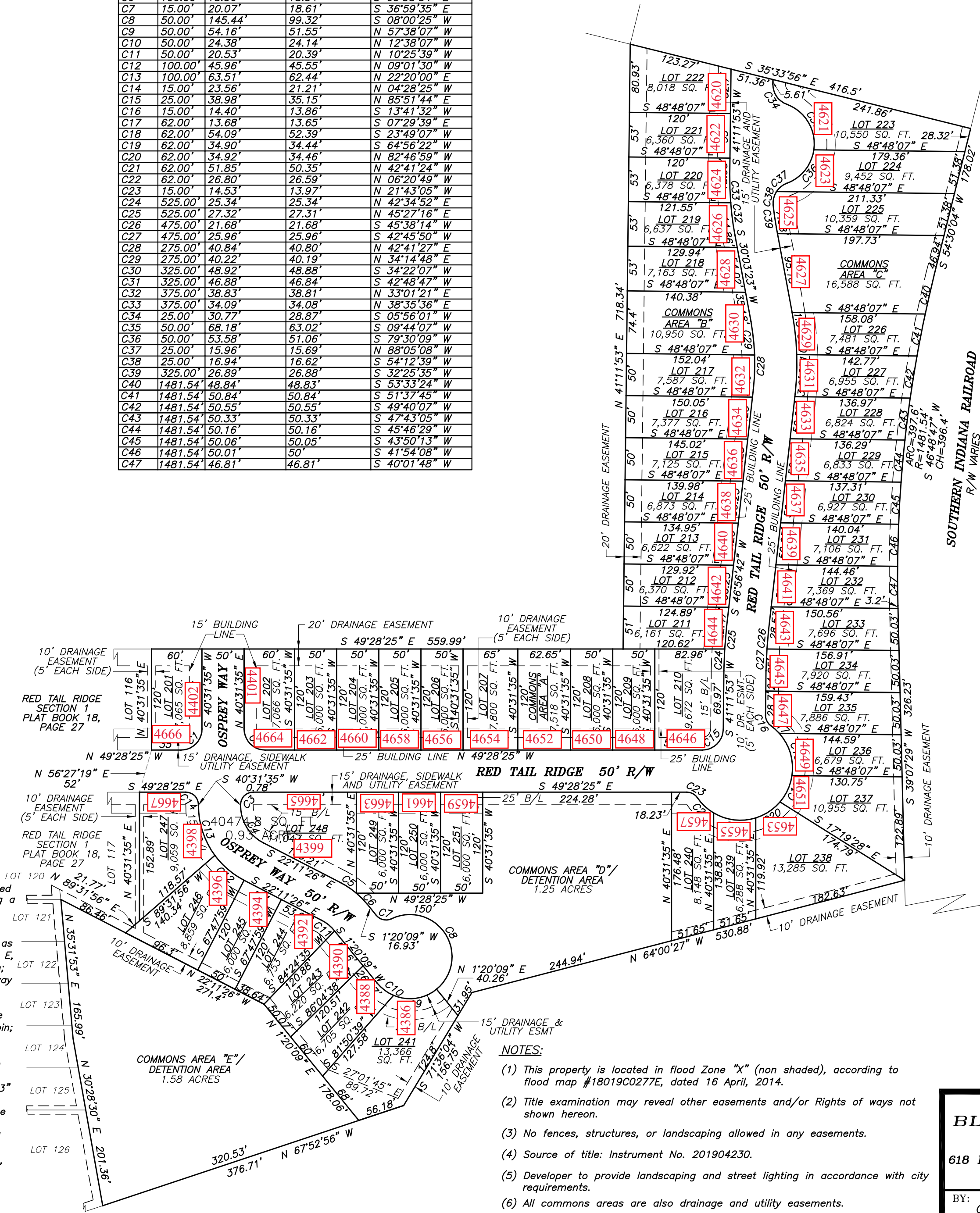
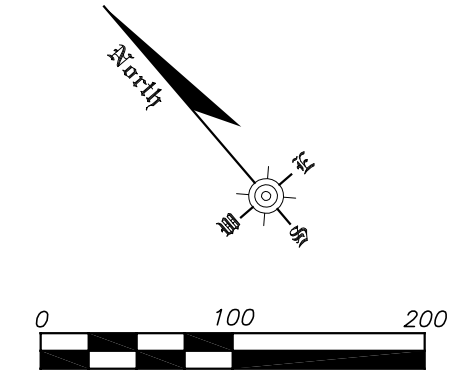
Beginning at the eastern most corner of Lot 116 in Red Tail Section 1 as shown in Plat Book 18, page 27 of said County records; Thence S 49°28'25" E, 559.99 feet to a steel pin; Thence N 41°11'53" E, 718.34 feet to a steel pin; Thence S 35°33'56" E, 416.5 feet to a steel pin on the northwest right-of-way of the Southern Indiana Railroad; Thence S 54°30'04" W, along said right-of-way, 178.02 feet to a steel pin; Thence along said right-of-way, 397.6 feet along the arc of a 1481.54 foot radius curve to the left (concave southeasterly) having a chord bearing S 46°48'47" W, 396.4 feet to a steel pin; Thence S 39°07'29" W, along said right-of-way, 326.23 feet to a steel pin; Thence N 64°00'27" W, 530.88 feet to a steel pin; Thence S 71°36'04" W, 156.75 feet to a steel pin; Thence N 67°52'56" W, 376.71 feet to a steel pin on the south corner of said Redtail Ridge, Section 1; Thence N 30°28'30" E, along a line of said Section 1, 201.36 feet to a steel pin; Thence N 35°31'53" E, along a line of said Section 1, 165.99 feet to a steel pin; Thence S 22°11'26" E, along a line of said Section 1, 86.46 feet to a steel pin; Thence N 89°31'56" E, along a line of said Section 1, 21.77 feet to a steel pin; Thence N 40°31'35" E, along a line of said Section 1, 152.89 feet to a steel pin; Thence N 56°27'19" E, along a line of said Section 1, 52 feet to a steel pin; Thence N 40°31'35" E, along a line of said Section 1, 120 feet to THE PLACE OF BEGINNING.

Containing 15.09 acres and being subject to all easements of record.

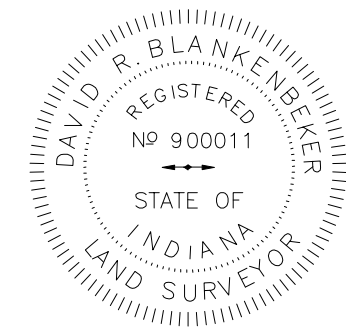
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	N 85°31'35" E
C2	25.00'	39.27'	35.36'	S 04°28'25" E
C3	15.00'	23.56'	21.21'	S 85°31'35" W
C4	50.00'	54.73'	52.04'	S 09°10'04" W
C5	100.00'	22.50'	22.45'	S 15°44'42" E
C6	100.00'	18.56'	18.54'	S 03°58'54" E
C7	15.00'	20.07'	18.61'	S 36°59'35" E
C8	50.00'	145.44'	99.32'	S 08°00'25" W
C9	50.00'	54.16'	51.55'	N 57°38'07" W
C10	50.00'	24.38'	24.14'	N 12°38'07" W
C11	50.00'	20.53'	20.39'	N 10°25'39" W
C12	100.00'	45.96'	45.55'	N 09°01'30" W
C13	100.00'	63.51'	62.44'	N 22°20'00" E
C14	15.00'	23.56'	21.21'	N 04°28'25" W
C15	25.00'	38.98'	35.15'	N 85°51'44" E
C16	15.00'	14.40'	13.86'	S 13°41'32" W
C17	62.00'	13.68'	13.65'	S 07°29'39" E
C18	62.00'	54.09'	52.39'	S 23°49'07" W
C19	62.00'	34.90'	34.44'	S 64°56'22" W
C20	62.00'	34.92'	34.46'	N 82°46'59" W
C21	62.00'	51.85'	50.35'	N 42°41'24" W
C22	62.00'	26.80'	26.59'	N 06°20'49" W
C23	15.00'	14.53'	13.97'	N 21°43'05" W
C24	525.00'	25.34'	25.34'	N 42°34'52" E
C25	525.00'	27.32'	27.31'	N 45°27'16" E
C26	475.00'	21.68'	21.68'	S 45°38'14" W
C27	475.00'	25.96'	25.96'	S 42°45'50" W
C28	275.00'	40.84'	40.80'	N 42°41'27" E
C29	275.00'	40.22'	40.19'	N 34°14'48" E
C30	325.00'	48.92'	48.88'	S 34°22'07" W
C31	325.00'	46.88'	46.84'	S 42°48'47" W
C32	375.00'	38.83'	38.81'	N 33°01'21" E
C33	375.00'	34.09'	34.08'	N 38°35'36" E
C34	25.00'	30.77'	28.87'	S 05°56'01" W
C35	50.00'	68.18'	63.02'	S 09°44'07" W
C36	50.00'	53.58'	51.06'	S 79°30'09" W
C37	25.00'	15.96'	15.69'	N 88°05'08" W
C38	25.00'	16.94'	16.62'	S 54°12'39" W
C39	325.00'	26.89'	26.88'	S 32°25'35" W
C40	1481.54'	48.84'	48.83'	S 53°33'24" W
C41	1481.54'	50.84'	50.84'	S 51°37'45" W
C42	1481.54'	50.55'	50.55'	S 49°40'07" W
C43	1481.54'	50.33'	50.33'	S 47°43'05" W
C44	1481.54'	50.16'	50.16'	S 45°46'29" W
C45	1481.54'	50.06'	50.05'	S 43°50'13" W
C46	1481.54'	50.01'	50'	S 41°54'08" W
C47	1481.54'	46.81'	46.81'	S 40°01'48" W

**FINAL PLAT OF
RED TAIL RIDGE, SECTION 2**



VICINITY MAP (NO SCALE)



Surveyor's Certificate
I, David Blankenkemper, hereby certify that I am a registered land surveyor licensed in compliance with the laws of the state of Indiana, that this plat correctly represents a survey completed by me on (date); that all the monuments shown thereon actually exist; and that the location, size, type and material are accurately shown.

Registered Land Surveyor No. 900011

- NOTES:**
- (1) This property is located in flood Zone "X" (non shaded), according to 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.
 - (6) All commons areas are also drainage and utility easements.

BLANKENBEKER & ASSOCIATES
~ SURVEYING & ENGINEERING ~
618 E. COURT AVENUE JEFFERSONVILLE, INDIANA 47130
TELEPHONE (812) 282-4183

BY: CSC SCALE: 1" = 100 FEET DATE: 3 DECEMBER 2021 JOB # B21-24019