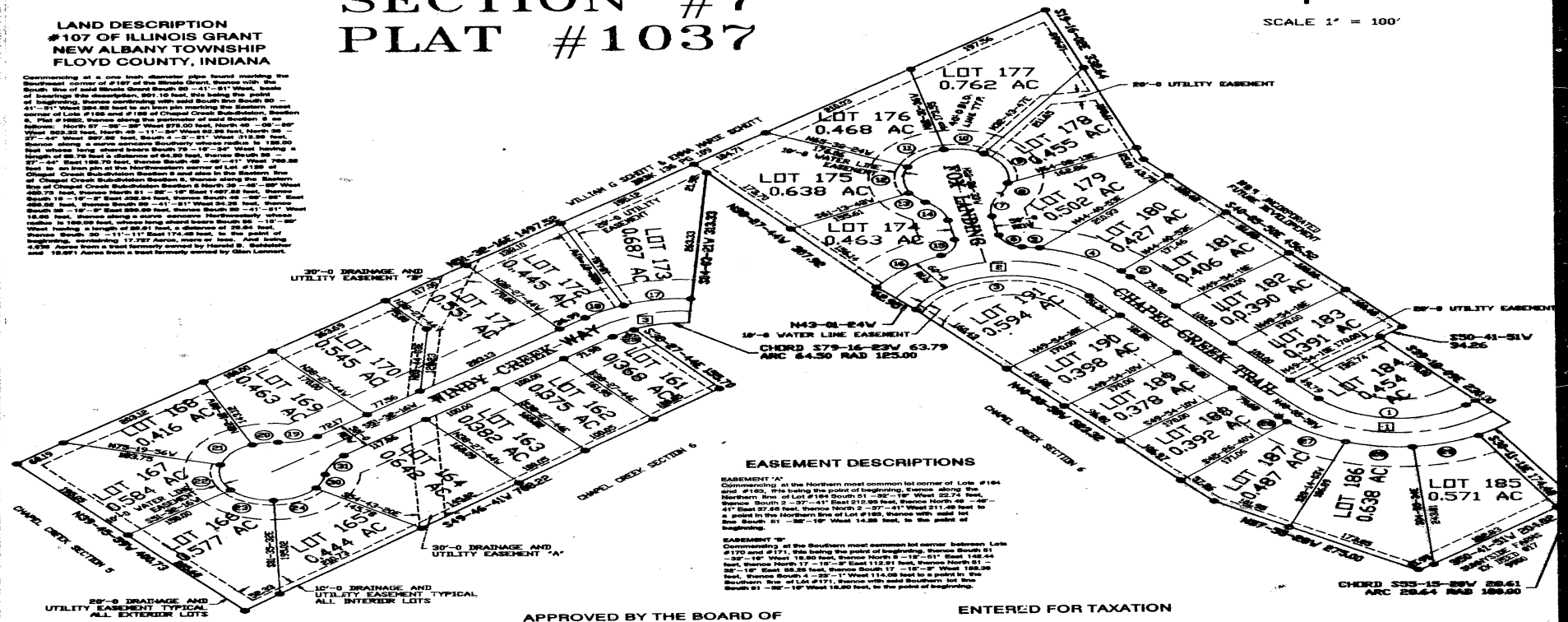
CHAPEL CREEK SUBDIVISION
SECTION #7
PLAT #1037

N

SCALE 1" = 100'

LAND DESCRIPTION
#107 OF ILLINOIS GRANT
NEW ALBANY TOWNSHIP
FLOYD COUNTY, INDIANA

Commencing at a one inch diameter pipe found marking the Southeast corner of #107 of the Illinois Grant, thence with the South line of said Illinois Grant South 89° 41' 41" West, the basis of bearings this description, 661.10 feet, this being the point of beginning; thence continuing with said South line South 89° 41' 41" West 264.88 feet to an iron pin marking the Eastern most corner of Lots #1166 and #1165 of Chapel Creek Subdivision, Section 5, Plat #1688; thence along the perimeter of said Section 5 as follows: North 57° 38' 39" West 878.00 feet, North 49° 08' 49" West 563.32 feet, North 49° 11' 51" West 62.86 feet, North 39° 37' 47" West 597.86 feet, South 41° 51' 11" West 319.98 feet; thence along a curve to the right whose initial tangent bears South 79° 16' 23" West having a radius of 25.00 feet a distance of 64.80 feet; thence South 39° 37' 47" East 199.70 feet; thence South 49° 48' 51" East 799.88 feet to an iron pin at the Northwestern corner of Lot #139 of Chapel Creek Subdivision Section 6 and also in the Eastern line of Chapel Creek Subdivision Section 5; thence along the Eastern line of Chapel Creek Subdivision Section 5 North 39° 28' 49" East 488.73 feet, thence North 51° 39' 19" East 1497.58 feet, thence South 19° 19' 41" East 498.64 feet, thence South 49° 08' 49" East 489.56 feet, thence South 39° 51' 11" West 18.00 feet, thence South 50° 08' 49" East 486.66 feet, thence South 39° 51' 11" West 18.00 feet, thence along a curve to the right whose initial tangent bears South 50° 08' 49" East having a radius of 25.00 feet, a distance of 28.26 feet; thence South 50° 11' 11" East 174.46 feet to the point of beginning, containing 17.787 Acres, more or less. Subject to a 4.39 Acres from a tract formerly owned by Harold B. Sunderland and 18.651 Acres from a tract formerly owned by Glen Leonard.



EASEMENT DESCRIPTIONS

EASEMENT "A"
Commencing at the Northern most common lot corner of Lots #184 and #185, this being the point of beginning; thence along the Northern line of Lot #184 South 51 -- 39' -- 19" West 22.74 feet, thence South 2 -- 37' -- 41" East 212.95 feet, thence North 49 -- 08' -- 49" East 97.46 feet, thence North 2 -- 37' -- 41" West 211.49 feet to a point in the Northern line of Lot #185, thence with said lot line South 51 -- 39' -- 19" West 14.88 feet, to the point of beginning.

EASEMENT "B"
Commencing at the Southern most common lot corner between Lots #170 and #171, this being the point of beginning, thence South 51 -- 39' -- 19" West 19.50 feet, thence North 3 -- 19' -- 51" East 149.44 feet, thence North 17 -- 16' -- 9" East 112.91 feet, thence North 51 -- 39' -- 19" East 55.26 feet, thence South 17 -- 16' -- 9" West 188.39 feet, thence South 4 -- 22' -- 1" West 114.08 feet to a point in the Southern line of Lot #171, thence with said Southern lot line South 51 -- 39' -- 19" West 18.80 feet, to the point of beginning.

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 CHAPEL CREEK SECTION SEVEN.

N.D.S. INCORPORATED

_____ PRESIDENT

_____ SECRETARY

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 TONY SHULER AND D.J. HINES, PRESIDENT AND SECRETARY RESPECTIVELY OF N.D.S. INCORPORATED
AND ACKNOWLEDGED THE 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 18th DAY OF February, 1992

MY COMMISSION EXPIRES April 11, 1994

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, PAUL PRIMAVERA HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN DECEMBER, 1992 AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, TYPE, AND MATERIALS ARE ACCURATELY SHOWN AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD COUNTY RECORDERS OFFICE

_____
PAUL PRIMAVERA
INDIANA REGISTRATION NUMBER 80131

PAUL PRIMAVERA REGISTERED No. 80131 STATE OF INDIANA LAND SURVEYOR

FILED AND RECORDED

THIS _____ DAY OF _____, 1992

_____
RECORDER, FLOYD COUNTY, INDIANA

APPROVED BY THE BOARD OF PUBLIC WORKS & SAFTEY CITY OF NEW ALBANY

THIS 2nd DAY OF DECEMBER, 1992

_____

_____

_____

FLOYD COUNTY PLAN COMMISSION CERTIFICATE

APPROVED BY THE FLOYD COUNTY PLAN COMMISSION

THIS 3rd DAY OF December, 1992

_____ PRESIDENT

_____ SECRETARY

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY THE FLOYD COUNTY BOARD OF COUNTY COMMISSIONERS

THIS 2 DAY OF MARCH, 1993

_____ COMMISSIONER

_____ COMMISSIONER

_____ COMMISSIONER

_____ ATTEST:

ENTERED FOR TAXATION

THIS 5 DAY OF MARCH, 1993

_____
AUDITOR, FLOYD COUNTY, INDIANA

THE PROTECTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN MISCELLANEOUS

RECORD BOOK 20, PAGE 2191

RECEIVED FOR RECORD
TIME 1:30 PM
DATE Mar 5 1993
RECORDED IN Misc. Rec.
INSTR. NO. 2191

_____
RECORDER OF FLOYD COUNTY

LOT CHORD DATA

NUMBER	CHORD BRG	RADIUS	LENGTH	CHORD
1	N84-42-00W	120.00	186.83	168.52
2	N42-42-25W	180.00	16.40	16.40
3	N82-35-26E	120.00	240.07	201.99
4	N62-11-35W	180.00	106.03	104.50
5	N62-09-49W	180.00	19.45	19.44
6	N47-51-04W	30.00	39.17	36.43
7	N12-00-28E	60.00	47.02	45.83
8	N62-19-04E	60.00	25.46	25.27
9	N23-33-47W	60.00	70.60	66.59
10	N79-53-25W	60.00	47.37	46.15
11	S50-55-30W	68.00	55.64	53.67
12	S02-12-18E	68.00	55.64	53.67
13	S42-03-24E	60.00	27.83	27.58
14	S62-53-34E	60.00	47.02	45.83
15	S26-57-57W	30.00	39.17	36.45
16	S48-32-27W	180.00	99.48	98.22
17	S61-57-50W	175.00	79.97	79.28
18	S59-42-17W	175.00	49.89	49.72
19	S73-59-17W	60.00	47.02	45.83
20	S62-07-05W	60.00	29.99	29.68
21	S41-19-58W	60.00	55.64	53.67
22	S11-53-50E	60.00	55.64	53.67
23	S65-01-38E	60.00	55.64	53.67
24	N61-30-34E	60.00	55.64	53.67
25	N58-00-30E	125.00	28.26	28.20
26	S42-19-35E	180.00	14.01	14.00
27	S57-09-39E	180.00	79.20	78.56
28	S82-22-16E	180.00	79.20	78.56
29	N72-25-07E	180.00	79.20	78.56
30	N20-57-27E	60.00	29.99	29.68
31	N29-05-15E	60.00	47.02	45.83

ROAD CURVE DATA

NUMBER	DEGREE	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHORD
1	38-11-50	89-12-19	N84-42-00W	150.00	233.54	147.93	210.66
2	38-11-50	138-07-48	S84-50-16W	150.00	269.32	214.74	245.94
3	38-11-50	42-31-04	S72-47-48W	150.00	111.31	58.36	108.77