

LAND SURVEYOR'S CERTIFICATE

I, Joseph W. Jacobi, Sr., a Land Surveyor, duly registered and licensed by the State of Indiana, do hereby certify that the within plat was drawn by me as the result of a physical survey of the premises and that the courses and distances herein shown are correct to the best of my knowledge.
Witness my hand and seal this 21st day of January, 1971.

Joseph W. Jacobi, Sr.
Joseph W. Jacobi, Sr.
Ind. Reg. No. 18960



NOTES:

1. Bearings and distances indicated for arcs of curves designate the chord.
2. Easement limits are designated thus: _____
3. All such easements are hereby designated for public utilities, drainage and sewers. The width of such easements appear on the face of the within plat.
4. Course datum is astronomical, as obtained by solar observation. All bearings reference the true meridian.
5. Iron pipes are set at locations marked thus: _____
6. Front lot corners are witnessed by a ranch on the concrete curb on the extension of the lot dividing line.
7. A general easement is reserved on each lot for the right to overlying power and telephone lines.

DULY ENTERED FOR TAXATION

Duly Entered for Taxation this 14th day of _____ 1971.

Thomas McNamee
Thomas McNamee, Auditor, Clark County

Received for Record this 3rd day of *Mar.* 1971

Kenneth Groth
Kenneth Groth, Recorder, Clark County

A part of Survey No. 12 of the Illinois Grant in Jeffersonville Township of Clark County, Indiana, being a part of the same tract conveyed to Clark and Helen Dellinger at Deed Record 177, page 37 and bounded as follows:

Commencing at a stone in the northern line of Survey No. 5 of the Illinois Grant which marks the east corner of Lot No. 98 of Clark Dell Estates, Unit III which is the true place of beginning.

Thence the following courses of the boundary:

- North 35 deg. 29.8 min. West, 534.49 feet with the line dividing Surveys No. 12 and No. 13 of the Illinois Grant, which is also the west line of Oak Park subdivision Eight Addition (Plat Book 6, page 217) to the east corner of Lot No. 98 of Clark Dell Estates, Unit III which is the true place of beginning.
- Thence the following courses of the boundary:
- South 54 deg. 30 min. 12 sec. West, 70.00 feet to the northeast corner of Lot No. 97;
- South 16 deg. 00 min. 00 sec. West, 117.00 feet with the east line of Lots No. 97 and No. 96 to the east corner of Lot No. 95;
- South 35 deg. 47 min. 00 sec. West, 144.36 feet with the east line of Lots No. 95 and No. 94 to the south corner of Lot No. 94;
- North 54 deg. 36 min. 54 sec. West, 119.21 feet with the south line of Lot No. 94 to the west corner of Lot No. 94 which is in the east right-of-way line of Flintlock Drive (50' right-of-way); thence with a curve to the right of radius 902.64 feet whose chord bears South 36 deg. 01 min. 09 sec. West, 29.00 feet to the north corner of Lot No. 93 which is in said east right-of-way line of Flintlock Drive;
- South 53 deg. 20 min. 43 sec. East, 119.31 feet with the north line of Lot No. 93 which is the north line of Clark Dell Estates Unit I (Plat Book 7, page 23);
- North 17 deg. 18 min. 00 sec. West, 155.00 feet with the south line of Lot No. 87 and No. 86 which is also the north line of said Clark Dell Unit I to the east corner of Lot No. 36 of said Clark Dell Unit I;
- North 66 deg. 05 min. 00 sec. West, 31.11 feet with the south line of Lot No. 86 which is the north line of Clark Dell Unit I to the west corner of Lot No. 86;
- North 24 deg. 33 min. 09 sec. West, 170.85 feet with the west line of Lot No. 86 which is the east line of Lot No. 85 of Clark Dell Unit II (Plat Book 7, page 25) to the north corner of Lot No. 86 which is a point in the curved south right-of-way of said Flintlock Drive;
- North 24 deg. 33 min. 00 sec. East, 56.46 feet to the curved north right-of-way line of said Flintlock Drive which is the south line of Lot No. 144; thence with a curve to the right of radius 135.00 feet whose chord bears
- North 60 deg. 31 min. 00 sec. West, 23.22 feet to the west corner of said Lot No. 144 which is also the south corner of Lot No. 128 of said Clark Dell Unit II which is in the north right-of-way line of said Flintlock Drive;
- North 34 deg. 25 min. 00 sec. East, 110.00 feet with the west line of Lot No. 144 which is the east line of said Lot No. 128 of Clark Dell Unit II to the northeast corner of said Lot No. 144 which is also the south corner of Lot No. 129 of said Clark Dell Unit II;
- North 66 deg. 31 min. 54 sec. East, 55.55 feet with the northwest line of Lots No. 144 and No. 143 which is also the southeast line of Lot No. 129 of Clark Dell Unit II to the west corner of Lot No. 142;

RESTRICTIONS ARE THE SAME AS FOR CLARK DELL ESTATES UNIT II, SEE MISCELLANEOUS RECORD 65, PAGE 39.

- North 38 deg. 05 min. 00 sec. East, 273.31 feet with the west line of Lot No. 142, 141, 140, 139 and 138 which is also the east line of Lots No. 129, 130, 131, 132 and 133 of Clark Dell Unit II to the south corner of Lot No. 134 which is the northeast corner of Lot No. 133 of Clark Dell Unit II;
 - North 50 deg. 19 min. 48 sec. West, 131.69 feet with the south line of Lot No. 134 which is the north line of Lot No. 133 of Clark Dell Unit II to the west corner of Lot No. 134 which is also the north corner of Lot No. 133 of Clark Dell Unit II which is in the curved east right-of-way line of Hunter's Trace (50' right-of-way); thence with the right-of-way curve to the right of radius 683.77 feet whose chord bears
 - North 40 deg. 13 min. 30 sec. East, 13.25 feet;
 - North 49 deg. 13 min. 12 sec. West, 50.00 feet to the curved west right-of-way of said Hunter's Trace, which is also the east line of Lot No. 121 of Clark Dell Unit II; thence with the right-of-way curve to the right of radius 731.77 feet whose chord bears
 - North 44 deg. 07 min. 12 sec. East, 85.50 feet to the south corner of Lot No. 122 which is the east corner of Lot No. 121 of Clark Dell Unit II;
 - North 35 deg. 29 min. 48 sec. West, 340.52 feet with the southwest line of Lots No. 122, 123, 124, 125 and 126 which is also the northeast line of Lots No. 121, 120, 119, 118 and 117 of Clark Dell Unit II to the south corner of Lot No. 127 which is the east corner of Lot No. 116 of Clark Dell Unit II;
 - North 43 deg. 18 min. 48 sec. West, 65.61 feet with the southwest line of Lot No. 127 which is the northeast line of Lot No. 116 of Clark Dell Unit II to the west corner of Lot No. 127 which is also the common corner of Lots No. 114, 115 and 116 of Clark Dell Unit II;
 - North 24 deg. 47 min. 36 sec. East, 123.92 feet with the northwest line of Lot No. 127 which is the southeast line of Lot No. 114 of Clark Dell Unit II to a point in the south right-of-way line of Flintlock Drive which is the north corner of Lot No. 127 and the east corner of Lot No. 114 of Clark Dell Unit II;
 - North 35 deg. 29 min. 48 sec. West, 2.85 feet with right-of-way line of Flintlock Drive with the right-of-way curve to the left of radius 90.00 feet whose chord bears
 - North 50 deg. 21 min. 06 sec. West, 47.56 feet;
 - North 24 deg. 47 min. 36 sec. East, 50.00 feet to a point in the north right-of-way line of Flintlock Drive which is the west corner of Lot No. 108 which is also the south corner of Lot No. 109 of Clark Dell Unit II;
 - North 55 deg. 07 min. 24 sec. East, 139.64 feet with the northwest line of Lot No. 108 which is also the southeast line of Lot No. 109 of Clark Dell Unit II to the north corner of Lot No. 108 which is the east corner of Lot No. 109 of Clark Dell Unit II which is in the southwest line of Oak Park, 8th Addition (Plat Book 8, page 217);
 - South 35 deg. 29 min. 48 sec. East, 864.69 feet with the northeast line of Lot No. 108, 107, 106, 105, 104, 103, 102, 101, 100, 99 and 98 which is also the southeast line of said Oak Park, 8th Addition to the true place of beginning and containing 10.071 acres of land.
- Course datum for the bearings used in the above description is the true meridian as obtained by astronomical observation.

CERTIFICATE OF DEVELOPER AND DEDICATION

The undersigned owners of the real estate shown on the within plat hereby cause said real estate to be platted into lots and streets as shown upon said plat. The streets, public utility and drainage easements shown on said plat are hereby dedicated to the public use for such purposes.

In witness whereof, the said owners have hereunto set their hands and seals this 28th day of January, 1971.

Robert E. Harris *Catherine L. Harris*
Robert E. Harris Catherine L. Harris
State of Indiana 581
County of Clark

Before me, the undersigned, a notary public within and for the above named county and state this 28th day of January, 1971, personally appeared Robert E. Harris, and Catherine L. Harris, his wife, and acknowledged the execution of the above certificate.
Witness my hand and notarial seal.

My commission expires: *January 28, 1974*
Joseph W. Jacobi, Sr.
Notary Public.

CERTIFICATE OF COUNTY PLAN COMMISSION

This is to certify that the within plat was examined and approved by the Clark County Plan Commission on the 21st day of *January* 1971, in accordance with the provisions of an ordinance adopted December 28, 1950, by the Board of County Commissioners of Clark County, Indiana, creating said Plan Commission, and an ordinance of said Board of County Commissioners adopted July 2, 1951, enacting requirements and procedures relative to the subdividing and platting of unincorporated areas within the limits of Clark County, Indiana.

Attest: *Regina Rumber* *Joseph W. Jacobi, Sr.*
By: *Regina Rumber* Secretary Notary Public.

CLARK DELL ESTATES UNIT II
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CLARK DELL ESTATES UNIT III

LEGEND:
● IRON PIPE
○ CONCRETE PIPING
WITH STEEL PIN

JOB NO. 6707-A
JACOBI & ASSOCIATES
CONSULTING ENGINEERS
1111 EASTERN BOULEVARD
CLARKSVILLE, INDIANA 47130

