

# GUERNSEY FARMS

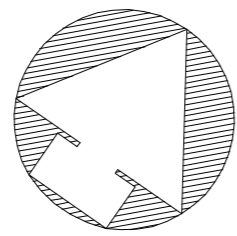
## OWNER/DEVELOPER:

### KEVIN & DEBRA GUERNSEY

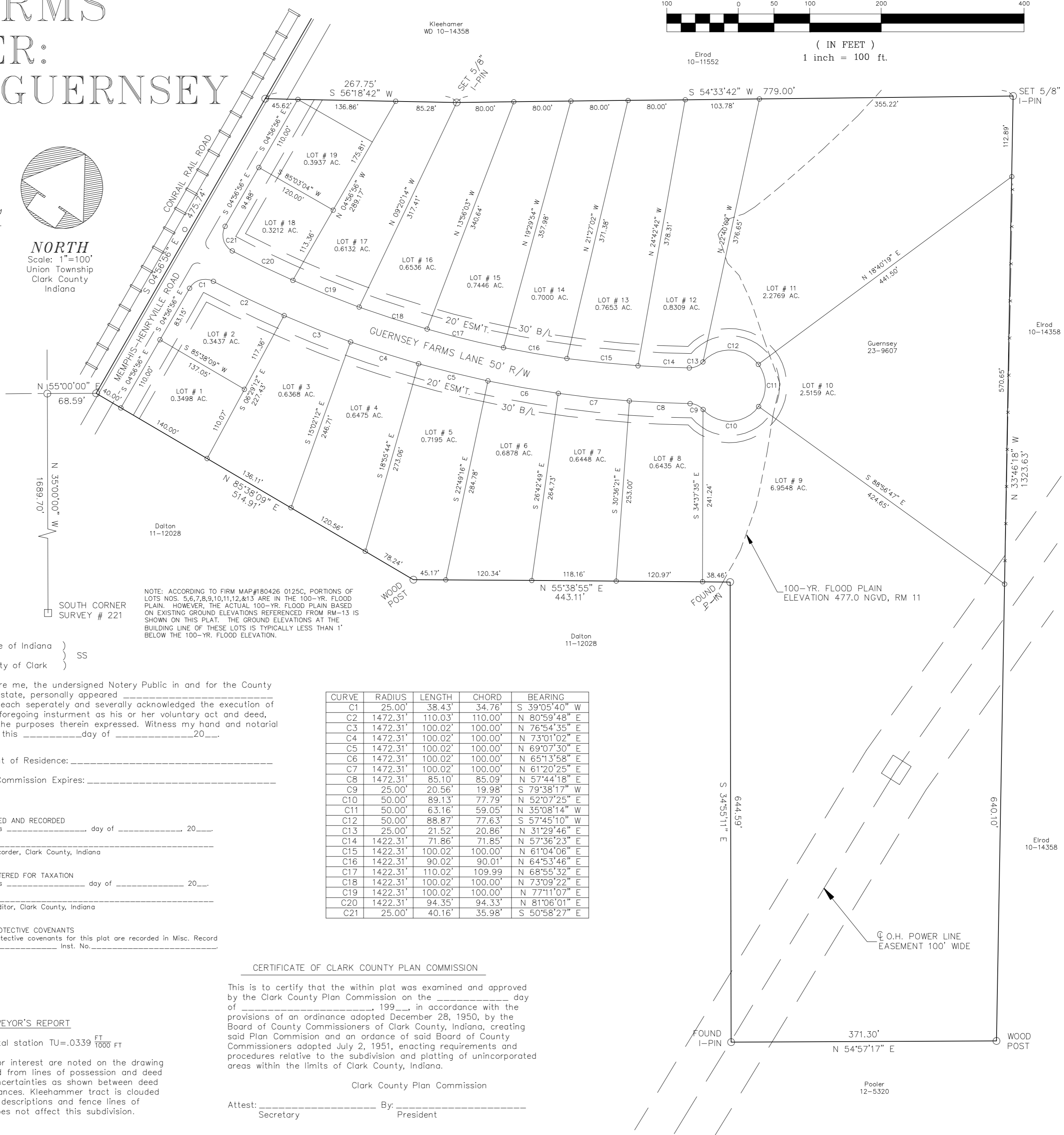
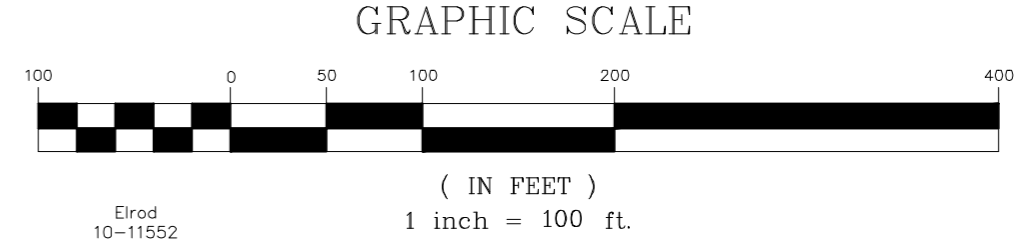
#### 19 LOTS

#### 22.8975 ACRES

SOURCE OF TITLE: DR 23,PG 9607



**NORTH**  
Scale: 1"=100'  
Union Township  
Clark County  
Indiana



NOTE: ACCORDING TO FIRM MAP #180426 0125C, PORTIONS OF LOTS NOS. 5,6,7,8,9,10,11,12,&13 ARE IN THE 100-YR. FLOOD PLAIN. HOWEVER, THE ACTUAL 100-YR. FLOOD PLAIN BASED ON EXISTING GROUND ELEVATIONS REFERENCED FROM RM-13 IS SHOWN ON THIS PLAT. THE GROUND ELEVATIONS AT THE BUILDING LINE OF THESE LOTS IS TYPICALLY LESS THAN 1' BELOW THE 100-YR. FLOOD ELEVATION.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	25.00'	38.43'	34.76'	S 39°05'40" W
C2	1472.31'	110.03'	110.00'	N 80°59'48" E
C3	1472.31'	100.02'	100.00'	N 76°54'35" E
C4	1472.31'	100.02'	100.00'	N 73°01'02" E
C5	1472.31'	100.02'	100.00'	N 69°07'30" E
C6	1472.31'	100.02'	100.00'	N 65°13'58" E
C7	1472.31'	100.02'	100.00'	N 61°20'25" E
C8	1472.31'	85.10'	85.09'	N 57°44'18" E
C9	25.00'	20.56'	19.98'	S 79°38'17" W
C10	50.00'	89.13'	77.79'	N 52°07'25" E
C11	50.00'	63.16'	59.05'	N 35°08'14" W
C12	50.00'	88.87'	77.63'	S 57°45'10" W
C13	25.00'	21.52'	20.86'	N 31°29'46" E
C14	1422.31'	71.86'	71.85'	N 57°36'23" E
C15	1422.31'	100.02'	100.00'	N 61°04'06" E
C16	1422.31'	90.02'	90.01'	N 64°53'46" E
C17	1422.31'	110.02'	109.99'	N 68°55'32" E
C18	1422.31'	100.02'	100.00'	N 73°09'22" E
C19	1422.31'	100.02'	100.00'	N 77°11'07" E
C20	1422.31'	94.35'	94.33'	N 81°06'01" E
C21	25.00'	40.16'	35.98'	S 50°58'27" E

**LEGAL DESCRIPTION**  
A part of Survey #221 of the Illinois Grant, Union Township, Clark County, Indiana, and the same lands as described in Guernsey 23-9607, described as follows:

Beginning at the South corner of Survey #221 of the Illinois Grant, thence N 35°00'00" W, a distance of 1689.70 feet; thence N 55°00'00" E, a distance of 68.59 feet to the TRUE PLACE OF BEGINNING, thence N 85°38'09" E, a distance of 514.91 feet; thence N 55°38'55" E, a distance of 443.11 feet; thence S 34°55'11" E, a distance of 644.59 feet; thence N 54°57'17" E, a distance of 371.30 feet; thence N 33°46'18" W, a distance of 1323.63 feet; thence S 54°33'42" W, a distance of 779.00 feet; thence S 56°18'42" W, a distance of 267.75 feet; thence S 04°56'56" E, a distance of 475.74 feet to the TRUE PLACE OF BEGINNING, containing 22.8975 acres.

**CERTIFICATE OF DEVELOPER AND DEDICATION**

The undersigned Kevin Guernsey & Debra Guernsey, by this certificate hereby cause the real estate herein described to be subdivided and platted into lots and streets as shown on this plat. The streets and easements as shown on said plat are hereby dedicated to the public use for the purposes indicated therein; and the restrictions as recorded in Miscellaneous Record No. \_\_\_\_\_, Page \_\_\_\_\_, and hereby imposed on each and every lot within said plat and declared to be covenants running with the land. Said restrictions are for the benefit of all persons and corporations who may hereafter have any vested interest, legal or equitable in any lot within said plat. In witness whereof, Kevin Guernsey & Debra Guernsey, have caused this plat to be made and this certificate to be executed for and on the behalf and the seal affixed hereto this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: KEVIN GUERNSEY DEBRA GUERNSEY

**SURVEYORS CERTIFICATE**

"I, Robert Lee Isgrigg, hereby certify that I am a Professional Engineer and 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 \_\_\_\_\_ that all monuments shown thereon actually exists, and that the location, size, type and material are accurately shown, with the laws of the State of Indiana, that this plat correctly This survey was performed under my direct supervision according to the requirements of title 865 1-12.

State of Indiana )  
County of Clark ) SS  
Before me, the undersigned Notary Public in and for the County and state, personally appeared \_\_\_\_\_ and each separately and severally acknowledged 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\_\_\_\_.

Count of Residence: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

FILED AND RECORDED  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Recorder, Clark County, Indiana

ENTERED FOR TAXATION  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Auditor, Clark County, Indiana

PROTECTIVE COVENANTS  
Protective covenants for this plat are recorded in Misc. Record Inst. No. \_\_\_\_\_

**CERTIFICATE OF CLARK COUNTY PLAN COMMISSION**

This is to certify that the within plat was examined and approved by the Clark County Plan Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, 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 subdivision and platting of unincorporated areas within the limits of Clark County, Indiana.

Clark County Plan Commission  
Attest: \_\_\_\_\_ By: \_\_\_\_\_  
Secretary President

**SURVEYOR'S REPORT**

1. Topcon GTS-3D total station TU=0.0339 FT/1000 FT
2. Class "D" Survey
3. Points of conflict or interest are noted on the drawing
4. Boundry determined from lines of possession and deed record distances. Uncertainties as shown between deed and measured distances. Kleehammer tract is clouded by erroneous legal descriptions and fence lines of possession. This does not affect this subdivision.



**BOB ISGRIGG & ASSOCIATES**  
CIVIL ENGINEERS / LAND SURVEYORS  
518 E. COURT AVENUE JEFFERSONVILLE, IN 47130  
(812) 285-1011 Phone | (812) 285-1012 Fax  
http://www.inKyLandSurvey.com

**GUERNSEY FARMS FINAL PLAT**

DRAWN BY BKN  
CHECKED BY R.L.I.  
SCALE 1"=100'  
DATE 4/17/2000  
REVISED guernsey  
JOB NO. guernsey

SHEET NO. 1 of 1