

GUERNSEY HILLS OWNER/DEVELOPER: KEVIN GUERNSEY 16 TRACTS 55.0852 ACRES

LEGAL DESCRIPTION

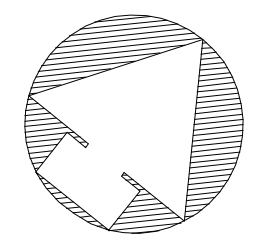
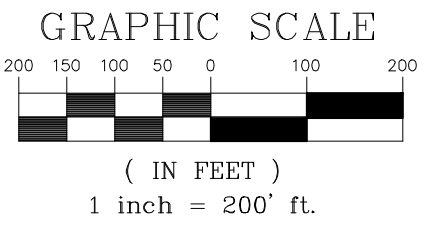
A part of the Illinois Grant, Monroe Township, Clark County, Indiana, and also being part of the land described in (Guernsey 27-7361), described as follows:

Beginning at a Stone Found at the North Corner of Survey #272 of the Illinois Grant,

Thence S 40°00'00" E, a distance of 2265.66 feet along the Line dividing Survey #272 and Survey #273 to an Iron Pin Set, THE TRUE PLACE OF BEGINNING,

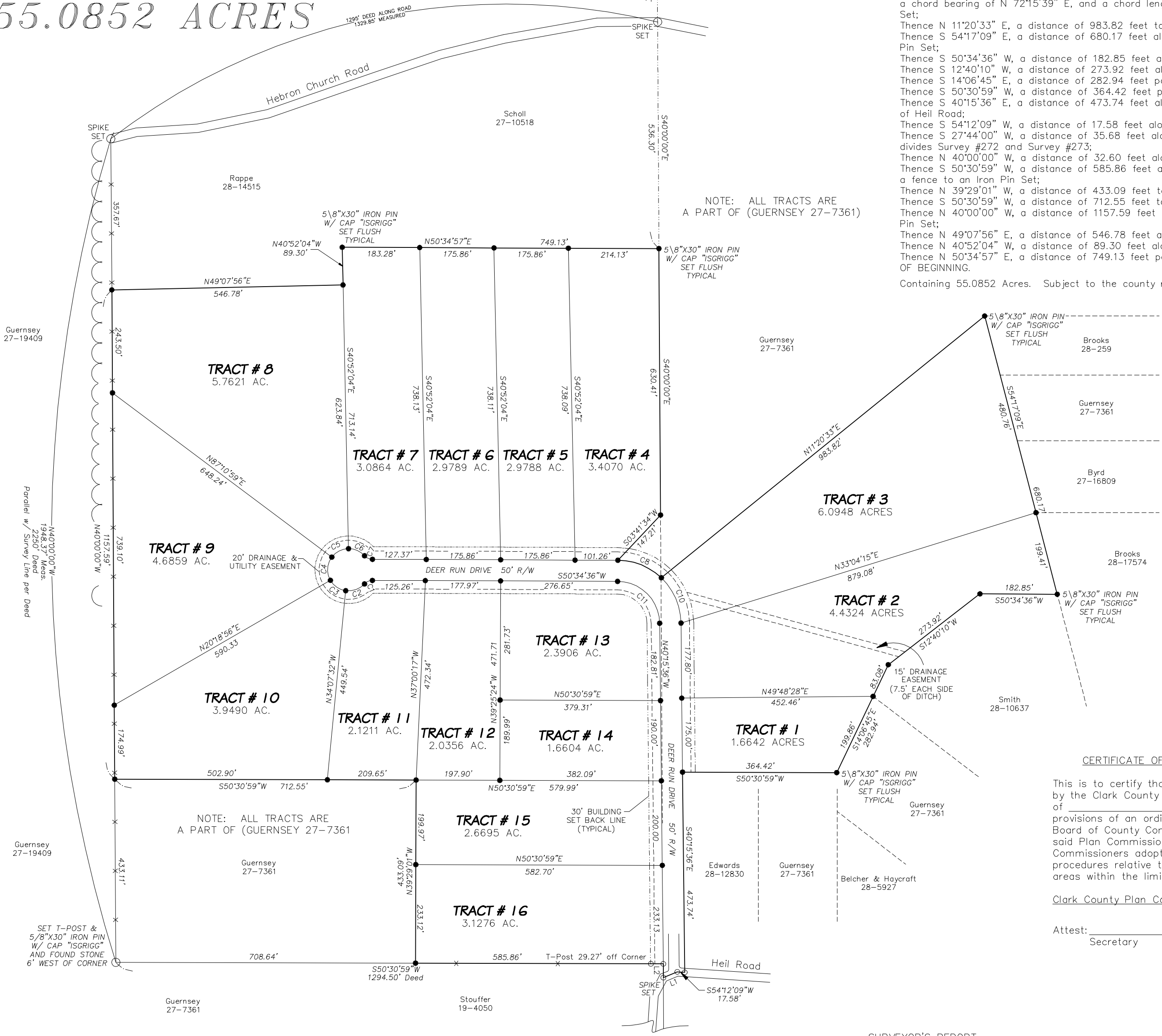
Thence S 40°00'00" E, a distance of 630.41 feet to an Iron Pin Set;
 Thence S 03°41'34" W, a distance of 147.21 feet to an Iron Pin Set in the North R/W Line of a 50 foot dedicated Roadway;
 Thence along a curve having a radius of 150.00 feet, arc length of 113.54 feet, delta angle of 43-2-17", a chord bearing of N 72°15'39" E, and a chord length of 110.85 feet along said R/W Line to an Iron Pin Set;
 Thence N 11°20'33" E, a distance of 983.82 feet to an Iron Pin Set;
 Thence S 54°17'09" E, a distance of 680.17 feet along (Brooks 28-259, & Byrd 27-16809) to an Iron Pin Set;
 Thence S 50°34'36" W, a distance of 182.85 feet along (Smith 28-10637) to an Iron Pin Set;
 Thence S 12°40'10" W, a distance of 273.92 feet along (Smith 28-10637) to an Iron Pin Set;
 Thence S 14°06'45" E, a distance of 282.94 feet partially along (Smith 28-10637) to an Iron Pin Set;
 Thence S 50°30'59" W, a distance of 364.42 feet partially along (Edwards 28-12830) to an Iron Pin Set;
 Thence S 40°15'36" E, a distance of 473.74 feet along (Edwards 28-12830) to a Nail Set in the centerline of Heil Road;
 Thence S 54°12'09" W, a distance of 17.58 feet along said centerline to a Nail Set;
 Thence S 27°44'00" W, a distance of 35.68 feet along said centerline to a Spike Set in the Line that divides Survey #272 and Survey #273;
 Thence N 40°00'00" W, a distance of 32.60 feet along said Survey Line to an Iron Pin Set;
 Thence S 50°30'59" W, a distance of 585.86 feet along (Stouffer 19-4050) and along a fence to an Iron Pin Set;
 Thence N 39°29'01" W, a distance of 433.09 feet to an Iron Pin Set;
 Thence S 50°30'59" W, a distance of 712.55 feet to an Iron Pin Set;
 Thence N 40°00'00" W, a distance of 1157.59 feet along (Guernsey 27-19409) and a fence to an Iron Pin Set;
 Thence N 49°07'56" E, a distance of 546.78 feet along (Rappe 28-14515) to an Iron Pin Set;
 Thence N 40°52'04" E, a distance of 89.30 feet along (Rappe 28-14515) to an Iron Pin Set;
 Thence N 50°34'57" E, a distance of 749.13 feet partially along (Scholl 27-10518) to THE TRUE PLACE OF BEGINNING.

Containing 55.0852 Acres. Subject to the county road right-of-way and any easements of record.

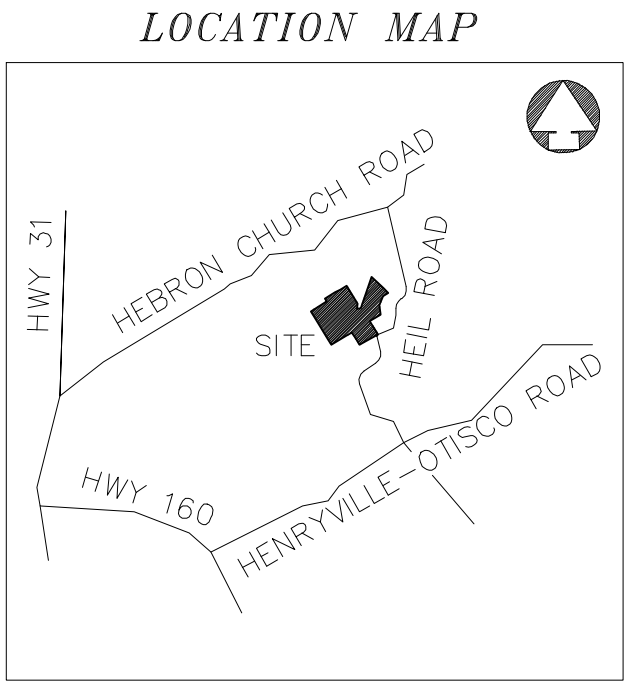


NORTH
SCALE: 1"=200'
MONROE TOWNSHIP
CLARK COUNTY
INDIANA

This site is located in a Zone: C
Firm Map #: 180426 0050 B
September 30, 1980



NOTE: ALL TRACTS ARE A PART OF (GUERNSEY 27-7361)



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

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 _____ are 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 their behalf and their seals affixed hereto this _____ day of _____, 199____.

Kevin Guernsey Debra Guernsey

LINE CHART

LINE	DIRECTION	DISTANCE
L1	N27°44'00"E	35.68'
L2	S40°00'00"E	32.60'

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	25.00'	21.03'	20.41'	S26°28'54"W
C2	50.00'	48.99'	47.05'	N30°27'13"E
C3	50.00'	45.20'	43.68'	N84°25'05"E
C4	50.00'	58.35'	55.10'	S36°15'03"E
C5	50.00'	46.80'	45.11'	S22°18'59"W
C6	50.00'	43.31'	41.97'	S73°56'57"W
C7	25.00'	21.03'	20.41'	N74°40'17"E
C8	150.00'	113.54'	110.85'	S72°15'39"W
C10	150.00'	119.89'	116.72'	N63°09'27"W
C11	100.00'	155.62'	140.38'	N84°50'30"W

SURVEYOR'S REPORT

1. Topcon GTS-3D total station TU=.0339 FT/1000 FT
2. Class "D" Survey
3. Date of Field Work - 3/95
4. Variance with lines of possession up to 6' at South Corner.
5. No uncertainty with Survey Lines or corners.
6. Uncertainty with deeds up to 301.63'
7. This survey was filed as a legal survey in the Clark County Surveyors office with regard to the lines adjoining Weber, now Guernsey 27-19409. No changes were made to the Boundary of that plat.

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 exist, and that the location, size, type and material are accurately shown.

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ACCORDING TO THE REQUIREMENTS OF TITLE 865 I.A.C. 1-12.

DATE	JUNE 7, 1995
DRAWN BY:	JLM
CHECKED BY:	RLI
JOB NO.	E6806610

REVISIONS	
A	11/13/95 MWS
B	07/12/96 JAS
C	08/02/96 JLM
D	11/12/96 JAS

518 EAST COURT AVENUE
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TEL. (812) 285-1011
FAX (812) 285-1012

ENGINEERS
AND
LAND SURVEYORS

BOB ISGRIGG & ASSOCIATES

GUERNSEY HILLS FINAL PLAT

SET NO. _____ OF _____ PAGE _____