

LANDSBERG COVE SECTION 5

OWNER/DEVELOPER: SCHMITT DEVELOPMENT, INC.

22 LOTS 7.367 ACRES

SOURCE OF TITLE: 27-6874

LEGAL DESCRIPTION

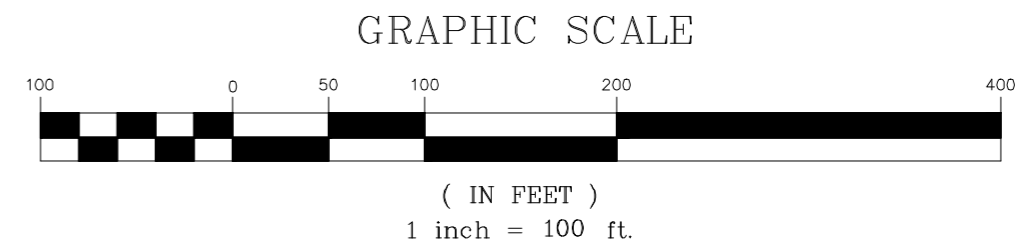
A part of Surveys #22 & #35 of the Illinois Grant, City of Jeffersonville, Clark County, Indiana, described as follows:

Beginning at the South corner of Survey #35 of the Illinois Grant, Thence N55°27'23"E, a distance of 1327.55 feet to a point, being THE TRUE PLACE OF BEGINNING, Thence S89°25'55"W, a distance of 119.78 feet to a point in the centerline of Charlestown-Jeffersonville Pike, Thence N38°30'30"E, a distance of 59.49 feet along said centerline to a point, Thence N31°21'57"E, a distance of 57.12 feet along said centerline to a point, Thence N21°22'08"E, a distance of 56.15 feet along said centerline to a point, Thence N13°41'46"E, a distance of 58.81 feet along said centerline to a point, Thence N08°24'55"E, a distance of 93.74 feet along said centerline to a point, Thence S70°58'40"E, a distance of 281.99 feet to a point, Thence N56°25'23"E, a distance of 342.20 feet to a point, Thence N35°10'40"W, a distance of 16.84 feet to a point, Thence N45°39'42"E, a distance of 242.63 feet to a point, Thence S34°49'27"E, a distance of 53.69 feet to a point, Thence N55°41'52"E, a distance of 238.59 feet to a point, Thence S32°32'37"E, a distance of 209.91 feet to a point, Thence S45°39'42"W, a distance of 693.84 feet to a point, Thence S89°25'55"W, a distance of 555.07 feet to THE TRUE PLACE OF BEGINNING.

Containing 7.367 acres of which 5.594 acres are located in Survey #22, and 1.773 acres are located in Survey #35.

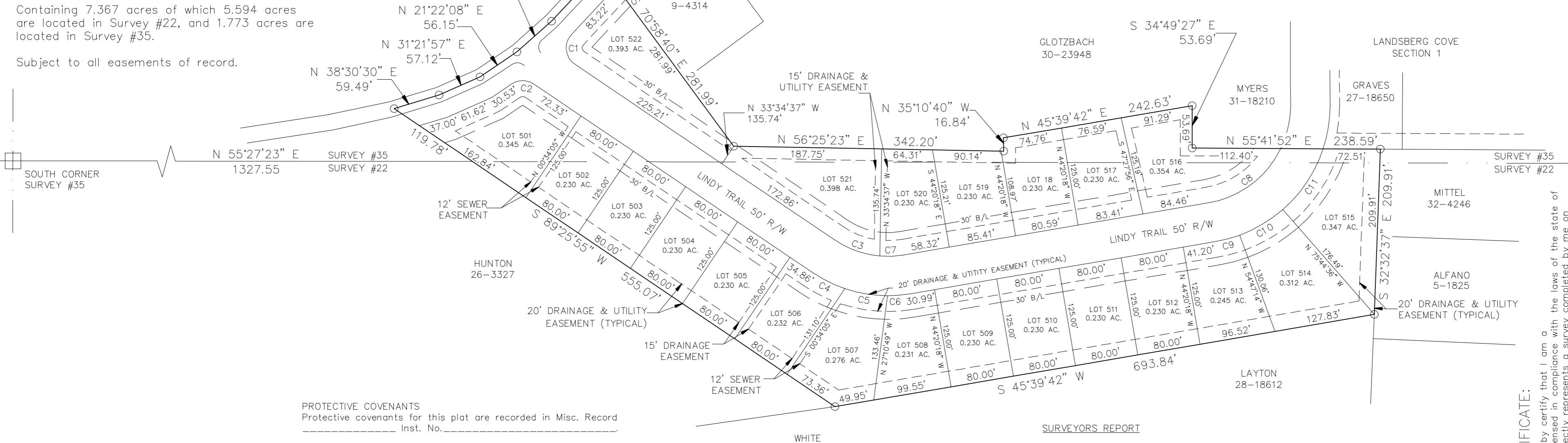
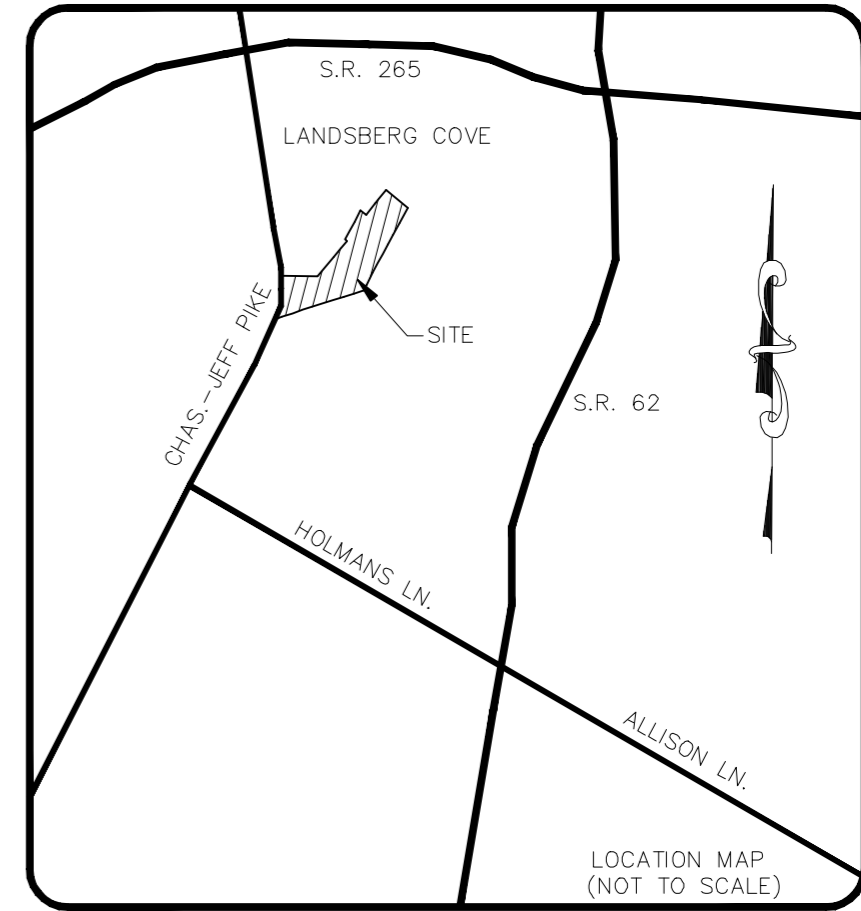
Subject to all easements of record.

| CURVE TABLE | | | | |
|-------------|-----------------|---------|---------|---------|
| CURVE | CHORD DIRECTION | CHORD | ARC | RADIUS |
| C1 | S 41°04'35" E | 38.02' | 43.19' | 25.00' |
| C2 | S 55°24'01" W | 27.98' | 29.70' | 25.00' |
| C3 | N 74°50'11" E | 60.48' | 61.14' | 120.00' |
| C4 | N 81°43'58" E | 45.55' | 45.69' | 170.00' |
| C5 | N 64°47'22" E | 54.62' | 54.86' | 170.00' |
| C6 | N 50°36'12" E | 29.29' | 29.33' | 170.00' |
| C7 | N 52°57'04" E | 30.45' | 30.53' | 120.00' |
| C8 | N 18°23'48" E | 114.53' | 118.97' | 125.00' |
| C9 | N 40°26'14" E | 31.87' | 31.91' | 175.00' |
| C10 | N 24°44'05" E | 63.65' | 64.01' | 175.00' |
| C11 | N 01°05'26" W | 92.63' | 93.75' | 175.00' |



NORTH
SCALE: 1"=100'
CITY OF JEFFERSONVILLE
CLARK COUNTY
INDIANA

THIS SITE IS
LOCATED IN A
ZONE: C
FIRM MAP #:
180426 0175 C
FEBRUARY 18, 1983



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

DEED OF DEDICATION:

"We the undersigned, Schmitt Development, Co., 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 Landsberg Cove Section 5, [an addition to the City of Jeffersonville.] All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground number feet in width 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. 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.

The right to enforce these 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."

Witness our hands and seals this _____ day of _____, 20____.

Signature

Signature

State of Indiana)
County of Clark)
Before me, the undersigned notary public in and for the county and state, personally appeared _____ 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____. (Ord. 89-0r-22, passed 5-20-89).

SURVEYORS REPORT

1. Topcon GTS 3D total station TU=0.0339 FT/1000 FT.
2. Class "B" survey 0.25'±.
3. Date of field work: March 2001.
4. This survey is performed without the benefit of review of a title search. Therefore this site may be subject to restrictions and or easements of record not shown.

COMMISSION CERTIFICATE

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:

Adopted by the City Plan Commission at a meeting held _____, 20____.

President

Secretary

SURVEYOR'S CERTIFICATE:

"I, Robert Lee Isgrigg, 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 _____, that all the monuments shown thereon actually exist: and that the location, size, type and material are accurately shown.

DRAWN BY: MSS
CHECKED BY: R.L.I.
SCALE: 1"=100'
DATE: 3/20/2001
REVISED: 4/19/2001
JOB NO.: landsber

SHEET NO.
1 of 1

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

LANDSBERG COVE
SECTION 5
SECONDARY PLAT