

THIS INSTRUMENT PREPARED BY:

LUKE A. JAHN
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED FOR:
HUGHES DEVELOPMENT, LLC
6200 IN-62#100
JEFFERSONVILLE, IN 47130
CONTACT: 812.285.4156

SUBDIVISION MONUMENTATION

MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

SUBDIVISION MONUMENTS

● DENOTES ALUMINUM MONUMENT WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISH STREET SURFACE

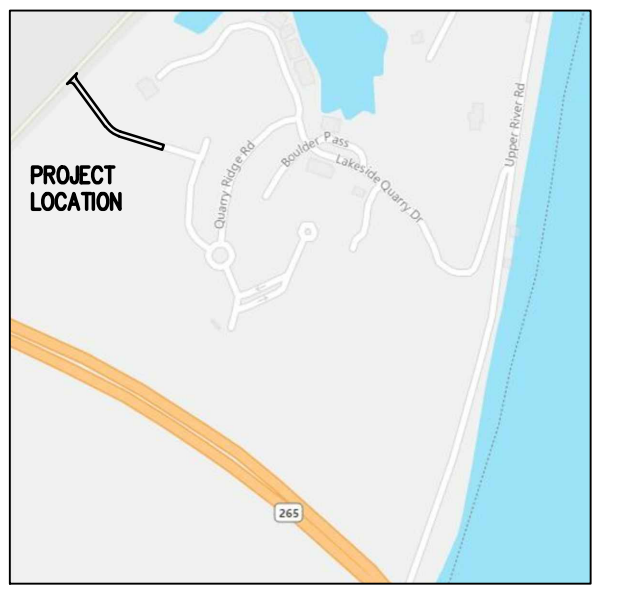
○ DENOTES A 5/8" REBAR 24" LONG WITH CAP MARKED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

LEGEND

25 LOT NUMBER
D.E. DRAINAGE EASEMENT
D.U. & S.E. DRAINAGE & UTILITY EASEMENT
D.U. & S.E. DRAINAGE UTILITY & SEWER EASEMENT
B.S.L. BUILDING SETBACK LINE
C.A. COMMON AREA
S.F. SQUARE FOOT
R/W RIGHT-OF-WAY
0000 ADDRESS

VILLA POINTE QUARRY BLUFF, SECTION 3

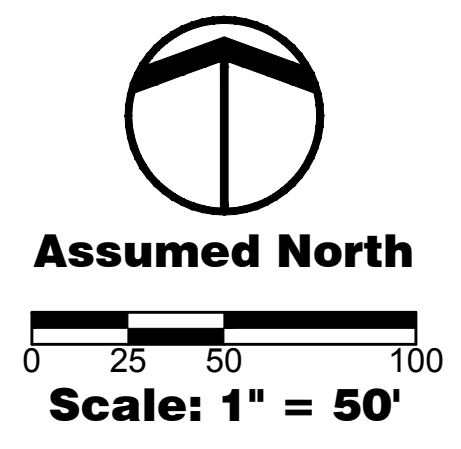
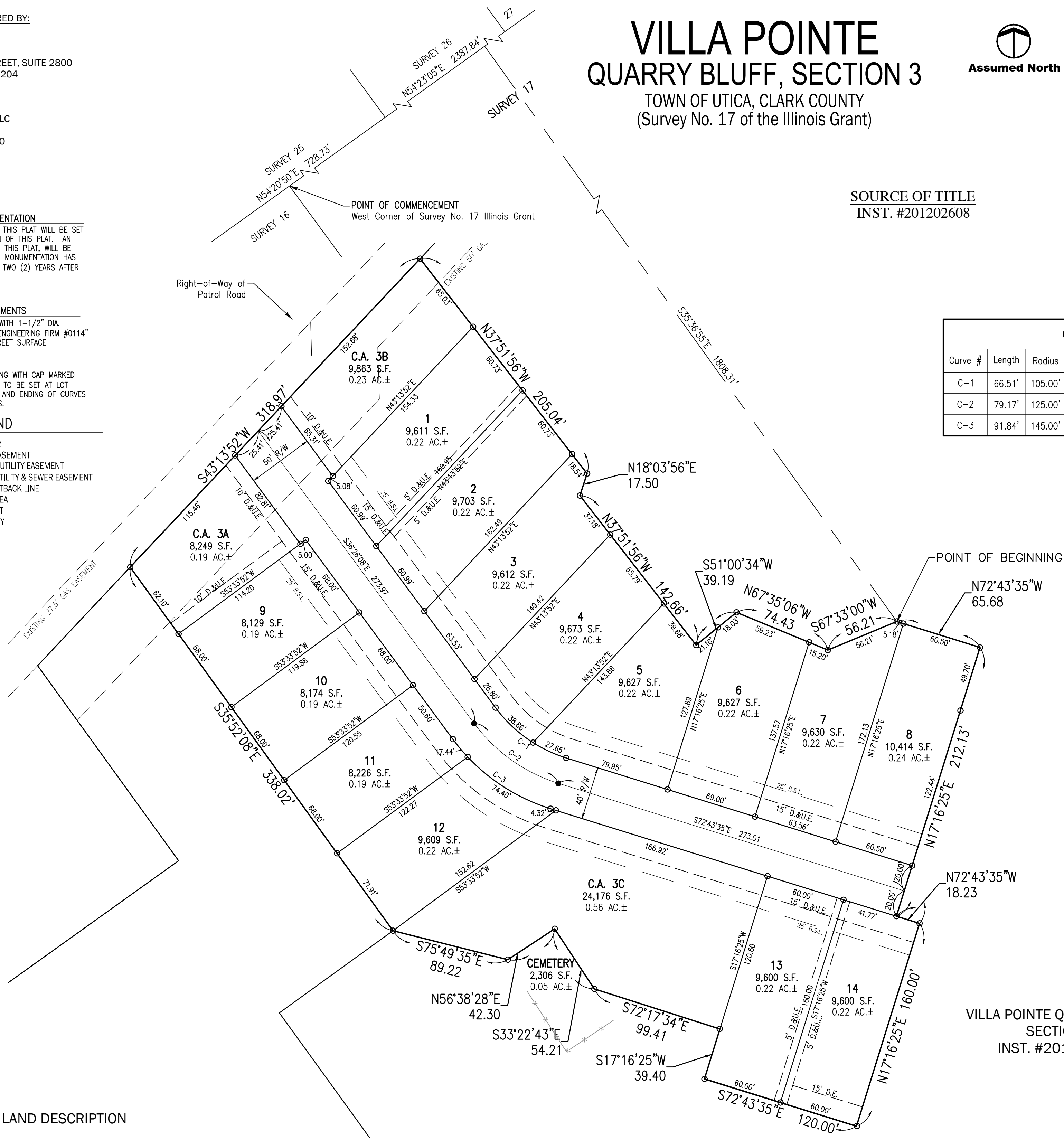
TOWN OF UTICA, CLARK COUNTY
(Survey No. 17 of the Illinois Grant)



Vicinity Map
Not to Scale

SOURCE OF TITLE
INST. #201202608

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	66.51'	105.00'	65.40'	N54°34'51"W	36°17'27"
C-2	79.17'	125.00'	77.86'	N54°34'51"W	36°17'27"
C-3	91.84'	145.00'	90.31'	N54°34'51"W	36°17'27"



VILLA POINTE QUARRY BLUFF,
SECTION 1
INST. #201707803

SEE SHEET 2 FOR LAND DESCRIPTION

SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY:

LUKE A. JAHN
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED FOR:
HUGHES DEVELOPMENT, LLC
6200 IN-62#100
JEFFERSONVILLE, IN 47130
CONTACT: 812.285.4156

DEDICATION STATEMENT

We, the undersigned Hughes Development, LLC, do hereby certify that We are the Owner(s) of the real property located in the Town of Utica, Clark County, Indiana, according to deeds recorded in Instrument Number 201202608 in the Office of the Recorder of Clark County, Indiana, and further described as below.

The covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming them and are recorded in Instrument Number 200310904 in the Office of the Recorder of Clark County, Indiana.

LEGAL DESCRIPTION

Being a part of Survey No. 17 of the Illinois Grant in Utica Township of Clark County, Indiana described as follows:

COMMENCING at a stone on the West corner of said Survey No. 17; thence along the line dividing Surveys No. 17 and 25, North 54 degrees 20 minutes 50 seconds East a distance of 728.73 feet to the southern most corner of Survey No. 26; thence along line dividing Surveys No. 17 and 26, North 54 degrees 23 minutes 05 seconds East a distance of 2387.84 feet; thence leaving said dividing line, South 35 degrees 36 minutes 55 seconds East a distance of 1808.31 feet to the POINT OF BEGINNING; thence South 67 degrees 33 minutes 00 seconds West a distance of 56.21 feet; thence North 67 degrees 35 minutes 06 seconds West a distance of 74.43 feet; thence South 51 degrees 00 minutes 34 seconds West a distance of 39.19 feet; thence North 37 degrees 51 minutes 56 seconds West a distance of 142.66 feet; thence North 18 degrees 03 minutes 56 seconds West a distance of 17.50 feet; thence North 37 degrees 51 minutes 56 seconds West a distance of 205.04 feet to a point on Patrol Road right-of-way; thence South 43 degrees 13 minutes 52 seconds West along Patrol Road right-of-way a distance of 318.97 feet; thence South 35 degrees 52 minutes 08 seconds East a distance of 338.02 feet; thence South 75 degrees 49 minutes 35 seconds West a distance of 89.22 feet; thence North 56 degrees 38 minutes 28 seconds East a distance of 42.30 feet; thence South 33 degrees 22 minutes 43 seconds East a distance of 54.21 feet; thence South 72 degrees 17 degrees 16 minutes 25 seconds East a distance of 39.40 feet; thence South 72 degrees 43 minutes 35 seconds East a distance of 120.00 feet to the southwest corner of Lot 112 of Villa Pointe of Quarry Bluff, Section 1 as recorded in Instrument Number 201707803 in the Office of the Recorder of Clark County, Indiana and along the perimeter of said Plat the following three (3) courses; (1) thence North 17 degrees 16 minutes 25 seconds East a distance of 160.00 feet; (2) thence North 72 degrees 43 minutes 35 seconds West a distance of 18.23 feet; (3) thence North 17 degrees 16 minutes 25 seconds West a distance of 212.13 feet to the northwest corner of Lot 111; thence North 72 degrees 43 minutes 35 seconds West a distance of 65.68 feet to the POINT OF BEGINNING, containing 4.576 acres, more or less.

PROFESSIONAL SURVEYOR'S CERTIFICATE OF SURVEY:

I, the undersigned, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

This subdivision consists of 14 lots numbered 1 through 14 together with three (3) Common Areas labeled C.A. "3A" and C.A. "3B" and C.A. "3C", together with Streets, Easements and Public Ways as shown within the Plat;

The size of the Lots, Common Areas and Width of Streets and Easements are shown in figures denoting feet and decimal parts thereof.

All monuments shown within the Plat actually exist and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 IAC 1-12; and,

Cross reference is hereby made to boundary survey recorded as Instrument Number 201701244.

The Subdivision described within the Plat complies with the provisions of the Utica Subdivision Control Ordinance.

Witness my signature this 2nd day of October, 2020.

Luke A. Jahn
Professional Surveyor
PS #20900171

Redaction Statement: I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Luke A. Jahn

VILLA POINTE QUARRY BLUFF, SECTION 3

TOWN OF UTICA, CLARK COUNTY
(Survey No. 17 of the Illinois Grant)

Now therefore know all persons by these presence that We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.

This Subdivision shall be known as Villa Pointe, Quarry Bluff, Section 3, an addition to the Town of Utica, Clark County, Indiana.

All streets shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Utica for public use and maintenance.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water, drainage, water and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Utica. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easements are of each Lot shall be continuously maintained as yard area by the Owner of the lot, except for those improvements which are the responsibility of the public authority or utility company to maintain.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

This subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for Villa Pointe of Quarry Bluff as recorded as Instrument Number 201707804 in the Office of the Recorder of Clark County, Indiana.

Invalidation of any one of the foregoing plat covenants by judgment or court order shall in no way affect any of the other plat covenants, which shall remain in full force and effect.

The right to enforce these covenants 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 the Subdivision and to their heirs and assigns.

Witness my Hand and Seal this ____ day of _____, ____.

Owner/Developer:
Hughes Development, LLC,
6200 IN-62#100
Jeffersonville, Indiana 47130

By: _____
Mark J. Burdick
Secretary

State of Indiana)
) SS:
County of _____)

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Mark J. Burdick of Hughes Development, LLC, an Indiana limited liability company, and acknowledged the execution of the forgoing secondary plat, for and on behalf of Hughes Development, LLC.

Witness my signature and seal this ____ day of _____, ____.

Notary Public _____ Printed Name _____
County of Residence: _____ My Commission Expires: _____

PLAN COMMISSION APPROVAL :

Under authority provided by the Indiana Code Title 36, Article 7, Chapters 1 to 16, enacted by the general assembly of the State of Indiana and all acts amendatory thereto. This Plat was given approval by the Plan Commission of the Town of Utica as follows:

Adopted by the Utica Plan Commission at a meeting held _____, 2020

President _____

Member _____

Member _____

Member _____

Member _____

SHEET 2 OF 2