



FINAL PLAT OF THE REPLAT OF LOTS 3 - 7, PART OF LOTS 8 & 19, ALL OF LOTS 20 - 22, PART OF LOT 28 & ALL OF LOT 29 OF VINCENNES PLACE - PLAT # 1560 (REPLAT OF PART OF PLAT #1400)

1 OF 2

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF THE VINCENNES PLACE, PLAT #1560

Michael J. Lerner
LARNER DEVELOPMENT, LLC
Alison Vander
DISCOVERY DEVELOPERS, INC.

FLOYD COUNTY PLAN COMMISSION CERTIFICATE

APPROVED BY THE FLOYD COUNTY PLAN COMMISSION

THIS 28th DAY OF March, 2024
Justin O. Church PRESIDENT
Mark Long ATTEST

CERTIFICATE OF NOTARY PUBLIC STATE OF INDIANA COUNTY OF FLOYD

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 20th DAY OF March 2024
MY COMMISSION EXPIRES June 12, 2024
SIGNATURE OF NOTARY Jina Hoffman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY FLOYD COUNTY COMMISSIONERS

THIS 16th DAY OF April, 2024
Al Kravitz COMMISSIONER
John Schell COMMISSIONER
Diana Topoway COMMISSIONER
ATTEST: Diana Topoway FLOYD COUNTY AUDITOR

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JASON M. COPPERWAITE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JULY, 2010, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, AND MATERIALS ARE ACCURATELY SHOWN AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD COUNTY RECORDERS OFFICE.

Jason M. Copperwaite
INDIANA REGISTRATION NUMBER 20200046



ENTERED FOR TAXATION

THIS 17th DAY OF April, 2024
Diana Topoway Auditor, FLOYD COUNTY, INDIANA

FILED AND RECORDED

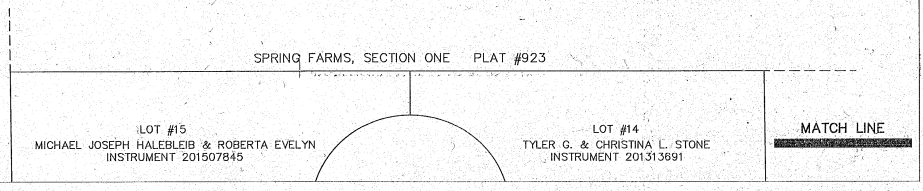
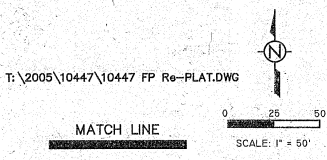
THIS 17th DAY OF April, 2024
Paige Endris RECORDER, FLOYD COUNTY, INDIANA

LAND DESCRIPTIONS OF REPLAT

DESCRIPTION OF LOTS 3 - 7 & PART OF LOT 8
Being Lots 3 - 7 and part of Lot 8, Plat #1400, Floyd County, Indiana, described as follows:
Beginning at the southeast corner of Lot 3 of said Plat #1400;
thence S 88°32'03" W 172.80 feet;
thence 298.38 feet along a curve concave easterly, having a radius of 1424.00 feet and with a chord of N 1°43'51" E 256.03 feet along the eastern right-of-way of Vincennes Place;
thence 82.99 feet along a curve concave northwesterly, having a radius of 828.00 feet and with a chord of N 3°58'17" E 82.95 feet along said right-of-way;
thence N 87°18'22" E 155.09 feet to the east line of said Plat #1400;
thence S 0°41'36" E 335.84 feet along said east line to the point of beginning.
Containing 1.296 acres, more or less, and subject to all easements, restrictions, and rights-of-way of record.

DESCRIPTION OF PART OF LOT 19, ALL OF LOTS 20 & 21 AND PART OF LOT 22
Being part of Lot 19, all of Lots 20 and 21 and part of Lot 22, Plat #1400, Floyd County, Indiana, described as follows:
Beginning at the northwest corner of Lot 19 of said Plat #1400; thence S 0°39'45" E 17.02 feet along the west line of said Plat #1400 to the point of beginning;
thence N 87°16'22" E 169.54 feet to the west right-of-way of Vincennes Place;
thence S 2°43'38" E 247.83 feet along said right-of-way;
thence 101.71 feet along a curve concave westerly, having a radius of 746.00 feet and with a chord of S 11°04'43" W 101.63 feet along said right-of-way;
thence N 0°39'45" W 224.14 feet to the point of beginning.
Containing 0.937 acres, more or less, and subject to all easements, restrictions, and rights-of-way of record.

DESCRIPTION OF PART OF LOT 28 & ALL OF LOT 29
Being part of Lot 28 and all of Lot 29, Plat #1400, Floyd County, Indiana, described as follows:
Beginning at the southwest corner of Lot 29 of said Plat #1400;
thence N 0°39'45" E 106.33 feet along the west line of said Plat #1400;
thence N 85°48'47" E 161.16 feet to the west right-of-way of Vincennes Place;
thence 37.20 feet along a curve concave easterly, having a radius of 1504.00 feet and with a chord of S 6°02'21" E 44.04 feet along said right-of-way;
thence 69.79 feet along a curve concave westerly, having a radius of 296.00 feet and with a chord of S 0°00'38" W 69.63 feet along said right-of-way;
thence S 85°50'53" W 149.51 feet along the south line of said Lot 29;
thence N 72°57'09" W 15.42 feet along the southwest line of said Lot 29;
thence N 0°39'45" W 108.33 feet along the west line of said Plat #1400 to the point of beginning.
Containing 0.412 acres, more or less, and subject to all easements, restrictions, and rights-of-way of record.



MATCH LINE



SCALE: 1" = 50'

- = #5 REINFORCING BAR SET
- = STEEL PIN FOUND
- ▽ = MAGNETIC NAIL FOUND

MATCH LINE

**FINAL PLAT OF THE
REPLAT OF LOTS 3 - 7,
PART OF LOTS 8 & 19,
ALL OF LOTS 20 - 22,
PART OF LOT 28 &
ALL OF LOT 29
OF VINCENNES PLACE
PLAT # 1560
(REPLAT OF PART OF PLAT #1400)**

2 OF 2

PROPERTY IN THE NAME OF:
LARNER DEVELOPMENT, LLC
(LOTS C, D, E, F & G)
INSTRUMENT #200612928

DISCOVERY DEVELOPERS, INC.
(LOTS A & B)
INSTRUMENT #202312518

THE PROTECTIVE COVENANTS FOR THIS
PLAT ARE RECORDED IN INSTRUMENT

NUMBER _____

NOTE:

- 1) THE SUBJECT PROPERTY IS ZONED RU.
- 2) ALL LOTS SHALL ACCESS FROM THE PROPOSED NEW PRIVATE ROAD.
- 3) THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) PER F.I.R.M. COMMUNITY PANEL NUMBER 180432 0025 B, JANUARY 2, 1981.
- 4) ALL SIDEWALKS SHALL BE 4' WIDE.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N17°48'18"E	30.40'
L2	S72°11'42"E	28.50'
L3	N88°35'15"E	36.95'
L4	N17°48'18"E	19.33'
L5	N88°35'15"E	32.64'
L6	S00°00'37"E	34.37'
L7	S52°04'09"W	5.33'
L8	S37°55'51"E	12.00'
L9	S52°04'09"W	5.70'
L10	N00°19'45"E	141.87'
L11	N00°00'37"W	24.91'

CURVE TABLE

NUMBER	CHORD	ARC	RADIUS	CHORD DIR.
C1	44.29	49.83	30.00	N59°27'57"E
C2	26.44	26.45	296.00	N09°19'29"E
C3	89.63	89.79	298.00	N00°00'38"E
C4	37.19	37.20	1504.00	N08°02'28"E
C5	29.95	29.95	1504.00	N08°01'57"W
C6	61.19	61.19	1504.00	N03°01'17"W
C7	61.02	61.02	1504.00	N00°41'36"W
C8	61.01	61.02	1504.00	N01°37'53"E
C9	60.99	60.99	1504.00	N03°57'19"E
C10	45.48	45.48	1504.00	N05°59'00"E
C11	17.89	17.86	746.00	N06°09'49"E
C12	82.57	82.61	746.00	N01°54'44"E
C13	116.10	116.10	746.00	N01°59'37"W
C14	9.13	9.14	54.00	N02°07'16"E
C15	71.58	78.24	54.00	N48°28'46"E
C16	92.80	111.65	54.00	S30°46'33"E
C17	13.13	13.16	54.00	S35°26'28"W
C18	31.48	32.31	41.00	S19°50'51"W
C19	4.62	4.62	826.00	S02°34'01"E
C20	50.44	50.45	826.00	N00°39'24"W
C22	82.95	82.99	826.00	S06°18'59"W
C23	1.86	1.86	826.00	S03°58'17"W
C24	68.78	68.78	1424.00	S03°27'51"W
C25	84.83	84.84	1424.00	S00°39'16"W
C26	84.83	84.84	1424.00	S01°45'33"E
C27	62.46	62.46	1424.00	S04°43'21"E
C28	5.02	5.02	71.00	S08°00'14"E
C29	47.09	48.00	71.00	S28°23'44"E
C30	57.27	58.21	93.00	S30°49'51"E
C31	48.39	48.88	93.00	S01°32'35"W
C32	42.03	46.57	30.00	S28°29'01"E

