

DESCRIPTION

Being a part of the Southwest and Southeast Quarters of Section 36, Township 4 North, Range 10 East, and a part of Section 1, Township 3 North, Range 10 East, Madison Township, Jefferson County, Indiana and more particularly described as follows:

[illegible]

Containing 35.691 acres, more or less, and subject to all legal rights-of-way and easements.

[illegible]

NUMBER	DIRECTION	DISTANCE
1.1	E 23° 31' 38" E	40.79 27
1.2	E 23° 31' 38" E	46.79 72
1.3	E 33° 31' 38" E	46.79 72
1.4	E 33° 31' 38" E	46.79 72
1.5	E 33° 31' 38" E	46.79 72
1.6	E 33° 31' 38" E	46.79 72
1.7	E 33° 31' 38" E	46.79 72
1.8	E 33° 31' 38" E	46.79 72
1.9	E 33° 31' 38" E	46.79 72
1.10	E 33° 31' 38" E	46.79 72
1.11	E 33° 31' 38" E	46.79 72
1.12	E 33° 31' 38" E	46.79 72
1.13	E 33° 31' 38" E	46.79 72
1.14	E 33° 31' 38" E	46.79 72
1.15	E 33° 31' 38" E	46.79 72
1.16	E 33° 31' 38" E	46.79 72
1.17	E 33° 31' 38" E	46.79 72
1.18	E 33° 31' 38" E	46.79 72
1.19	E 33° 31' 38" E	46.79 72
1.20	E 33° 31' 38" E	46.79 72

Scale 1" = 100 ft

Clarence & Cora Henson
D.R. 130, Pg. 111

Clarence & Core Hens
P.O. 130, Pa. 111

Herbert D. & Martha E. Alcorn
P.O. 171, Co. 1437

Betty J. McVay
D. B. 174, Po. 1496

George Alcorn
D. R. 178. Po. 280

George Alcorn
D.R. 178, Pg. 980

George Alcorn
N.B. 128. Pg. 980

George Alcorn
D.R. 178, Pg. 980

George Alcorn
D.R. 178. Po. 800

George Alcorn D.R. 178, Pg. 980

RIVER BLUFF ESTATES
Owner: George L. Alcorn
Route 2
Madison, IN 47250

C. Todd & Mary Boone
D.R. 178, P.O. 1407

Bill Combs 812 292 4047

see Micr 19-1489 For Covenants

CERTIFICATE OF OWNERSHIP, CONSENT AND DEDICATION

I (we) hereby certify that I (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and in accordance with my (our) desire, dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted

Oct 10 19 95
George L. Alcorn
 Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Madison, Indiana, Plan Commission, and that the monuments have been placed as shown hereon, to the specifications of the Building Inspector

8/10 19 95
W. E. Pettitt
 Surveyor
 Registration Number 80000



NOTARY CERTIFICATE

State of Indiana)
 County of JEFFERSON)
 Before me, the undersigned Notary Public, in and for the County and State of Indiana, personally appeared *George L. Alcorn* and acknowledged the execution of the foregoing instrument for the purpose herein expressed. Witness my Hand and Notary Seal this 10 day of October 19 95
Denise Buxton
 Notary Public
 My Commission Expires 6-3-96



CERTIFICATE OF APPROVAL OF STREETS

I hereby certify: (1) that streets, and other improvements have been designed in an acceptable manner and according to county specifications in the subdivision entitled: RIVER BLUFF ESTATES or, (2) that a security bond in the amount of \$ has been posted with the County Treasurer to assure completion of all required improvements in case of default, or, (3) that the need for a security bond has been waived by the Commissioners and that the developer has been made aware of the conditions affording this waiver.

COVENANTS AND RESTRICTIONS:
 SEE SHEET NO. 3

8/11 19 95
Donald Sever
Robert S. Lugo
Michael T. Lugo
 County Commissioners

CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Madison, Indiana, with the Exceptions of such variances, if any, as are noted in the minutes of the Plan Commission; City acceptance and maintenance of all streets, utilities, and other public areas as indicated on said plat; and that it has been approved for recording in the office of the Madison and Jefferson County Clerks

October 02, 19 95
Hean Prichard President
Marlene Joslin Secretary
 Madison Plan Commission

NOTES:

- 1.) All lot corners to be marked with 24" long - 5/8" Rebars set flush to grade.
- 2.) 25 foot building setback on streets and cul-de-sac.
- 3.) 10 foot minimum sideyard setback.
- 4.) 25 foot minimum backyard setback.
- 5.) 10 foot sideyard and 12 foot backyard utility and drainage easements.

SURVEYOR'S REPORT

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:

- Availability, condition and integrity of reference monuments;
- Record documents;
- Lines of occupation; and
- Measurements (Theoretical Uncertainty)

There may be unwritten rights associated with these uncertainties.

The Theoretical Uncertainty in the position of the lines & corners established this survey is within the requirements for a Class C Survey (0.5 Feet).

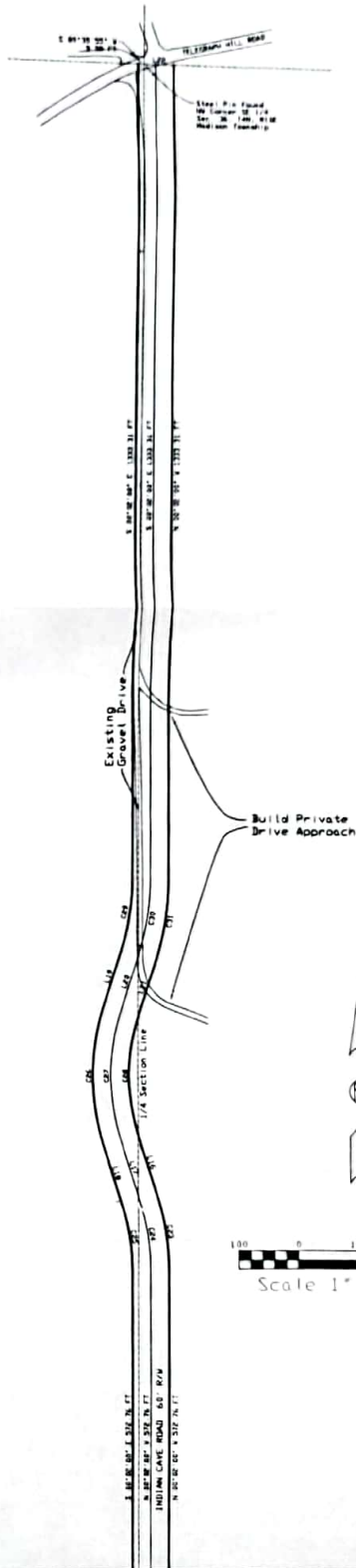
Reference Monuments: This survey is tied into an iron pin and stone marking the North Quarter Corner and a Steel T-bar marking the Northwest Corner of Fractional Section 1, Township 3 North, Range 10 East, Madison Township, Jefferson County, Indiana. It is also tied into a Steel Pin Found marking the Northwest Corner of the Southwest Quarter of Section 36, Township 4 North, Range 10 East, Madison Township, Jefferson County, Indiana.

Record Descriptions: There are no known discrepancies.

Lines of Occupation: The lines of occupation were established this survey and shown in the subdivision plat of RIVER BLUFF ESTATES.

1. The within tract does not lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel 180104 0006 A of the Flood Insurance Rate Maps for Jefferson County, Indiana.
2. Denship shown herein is per County or Township records or as indicated in title work provided by others.

10-12-95
John W. Kuhn
 Auditor, JEFF. CO.



DESIGNED BY: B. R. J.	APPROVED BY: W. E. P.	REVISIONS	FEWELL, PETTITT, BENDER & ASSOCIATES P.O. BOX 412 HANDOVER, IN. 47243 (812) 866-2562	SHEET NO.	RIVER BLUFF ESTATES	SHEET NO.
DATE: 6/30/95	PLAT NO. H94-1241		138 EAST WALNUT ST. NORTH VERNON, IN. 47265 (812) 346-2045		2 OF	
SCALE: 1" = 100'						