

# WHISPERING OAKS PHASE I SECTION 5

## Deed of Dedication

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have fully planned and subdivided, and do hereby lay out, plat and subdivide said real estate in accordance with the attached plat.

This subdivision shall be known and described as Whispering Oaks Subdivision Phase I Section 5. All streets and alleys shown and hereinafter dedicated, are hereby dedicated to the public.

Front 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.

There are strips of ground 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, pipes, 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 title subject to the rights of the public utilities.

The right to enforce the above 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\_\_\_\_

21st Century Developers

21st Century Developers

State of Indiana

County of Clark

Before me, the undersigned notary public and for the county and state, personally appeared 21st Century Developers, each separately and severally acknowledged 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\_\_\_\_

OWNER-DEVELOPER  
21st CENTURY DEVELOPERS  
3027 WOLF LAKE BOULEVARD  
NEW ALBANY, IN. 47150

ENGINEER-SURVEYOR:  
PAUL PRIMAVERA  
P.O. BOX 423  
CORYDON, IN  
612-738-4124

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

NUMBER	CHORD DIR.	RADIUS	ARC	CHORD
01	N04°28'11"E	30.00	47.12	42.43
02	S37°28'18"W	75.00	32.28	32.03
03	N85°01'46"W	30.00	47.12	42.43
04	N04°28'11"E	30.00	47.12	42.43
05	N85°01'46"W	30.00	47.12	42.43
06	S04°28'11"W	30.00	47.12	42.43
07	S85°01'46"E	30.00	47.12	42.43
08	N05°03'37"E	30.00	47.22	42.40
09	S04°28'11"E	30.00	47.03	42.38

## Surveyor's Certificate

I, Paul Primavera, 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 in October, 2010, that all the monuments shown thereon actually exist, and that the location, size, type, and material are accurately shown.

Paul Primavera, R.L.S. #30131

## Plan Commission Certificate

Under authority provided by the Indiana code title 30, 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\_\_\_\_

Jeffersonville City Plan Commission

\_\_\_\_\_  
President  
\_\_\_\_\_  
Secretary

## Filed and Recorded

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Recorder, Clark County

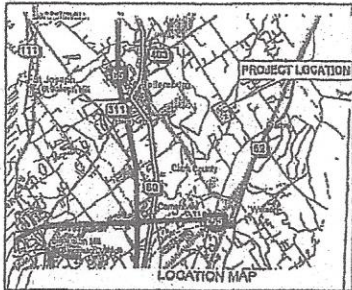
## Entered for Taxation

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Auditor, Clark County

The protective covenants for this plat are recorded in

Instrument # \_\_\_\_\_



LOCATION MAP

## LAND DESCRIPTION

Part of Survey #89 of the Illinois Grant, Utica Township, City of Jeffersonville, Clark County, Indiana, more particularly described as follows:  
Beginning at the common rear corner of Lots #259 and #270 of Whispering Oaks Subdivision, Phase II, Section IV, as recorded in the Office of the Recorder of Clark County, Indiana, thence South 40° 01' 49" East 884.32 feet, thence North 49° 55' 11" East 30.00 feet, thence South 40° 01' 49" East 592.65 feet, thence North 50° 08' 53" East 17.23 feet, thence South 40° 01' 49" East 140.00 feet, thence South 50° 08' 53" West 400.00 feet, thence North 39° 51' 07" West 190.00 feet, thence North 25° 18' 27" East 22.18 feet, thence North 40° 01' 49" West 1792.87 feet, thence North 25° 18' 27" East 55.02 feet, thence North 40° 01' 49" West 239.00 feet, thence South 50° 08' 53" West 172.12 feet, thence North 39° 51' 07" West 70.00 feet, thence North 50° 08' 53" East 281.91 feet to a point on the Western right of way of Twenty-First Century Drive, thence with said right of way South 40° 01' 49" East 181.18 feet, thence crossing said roadway North 49° 55' 11" East 50.00 feet, thence with the right of way of said road South 40° 01' 49" East 117.01 feet, thence North 50° 08' 53" East 140.00 feet to the point of beginning, containing 17.147 Acres, more or less.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE PER F.A.R.M. COMMUNITY PANEL #160426 0120 C, REVISED FEBRUARY 18, 1985. THE ABOVE DETERMINATION IS SUBJECT TO UNCERTAINTIES IN SCALING AND THE SOURCE MAP.