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2011R-008196
PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
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REC FEE: 0.00
PAGES: 8

WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-11-22

PLAN COMMISSION DOCKET # PC-R-11-06

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN REAL ESTATE IN WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA:

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of Agriculture, CON Recreation and Conservancy and R-1D Single Family Dwelling zoning districts as shown on said Warrick County Zoning District Maps, be amended:

Lot 2 in Victoria National Golf Club Minor Subdivision, as per plat thereof, recorded in Document 2010R-006918 in the Office of the Recorder of Warrick County, Indiana.

Part of Section 17, Township 6 South, Range 8 West and part of Section 18, Township 6 South, Range 8 West and in Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the south line of the Northwest Quarter of the Southwest Quarter of said Section 17, North 88 degrees 43 minutes 11 seconds West 309.49 feet to the northwest corner of a tract of land conveyed to Roslin Road Development Corp. in Document 1999R-011621 in the office of the Recorder of Warrick County, Indiana; thence along the west side of said Roslin Road tract, South 00 degrees 54 minutes 19 seconds West 34.53 feet to a point on the north side of a Roadway and Utility Easement conveyed to Warrick County in Document 2005R-001691 in the office of said Recorder and being the beginning of a curve to the left having a central angle of 18 degrees 03 minutes 29 seconds, a radius of 179.55 feet and a chord dimension of North 61 degrees 37 minutes 16 seconds West 56.36 feet; thence along the north side of said Utility Easement and along the arc of said curve 56.59 feet to the point of beginning and being the beginning of a curve to the left having a central angle of 18 degrees 04 minutes 10 seconds, a radius of 179.55 feet and a chord dimension of North 79 degrees 41 minutes 06 seconds West 56.39 feet; thence along the north side of said Utility Easement and along the arc of said curve 56.62 feet; thence continue along the north side of said Utility Easement, North 88 degrees 43 minutes 11 seconds West 209.52 feet to the beginning of a curve to the right having a central angle of 70 degrees 31 minutes 41 seconds, a radius of 30.00 feet and a chord dimension of North 53 degrees 27 minutes 21 seconds West 34.64 feet; thence along the north side of said Utility Easement and along the arc of said curve 36.93 feet to the beginning of a curve to the left having a central angle of 104 degrees 26 minutes 56 seconds, a radius of 60.00 feet and a chord dimension of North 70 degrees 24 minutes 58 seconds West 94.85 feet; thence along the north side of said Utility Easement and along the arc of said curve 109.38 feet to a corner of a tract of

X-Ref 2010R-008341

land conveyed to the Warrick County Parks and Recreation Board in Document 1998R-007036 in the office of said Recorder; thence along the boundary of said Warrick County Parks tract, North 88 degrees 37 minutes 47 seconds West 60.09 feet; thence along the east side of said Warrick County Parks tract and along the east side of a tract of land conveyed to the Warrick County Department of Parks and Recreation in Deed File 3, card 14979 in the office of said Recorder, North 00 degrees 57 minutes 07 seconds East 724.82 feet; thence continue along the east and north side of said tract of land conveyed to the Warrick County Department of Parks and Recreation in Deed File 3, card 14979 for the following six (6) calls:
North 17 degrees 16 minutes 14 seconds West 238.94 feet; thence
South 85 degrees 29 minutes 21 seconds West 686.93 feet; thence
North 68 degrees 41 minutes 23 seconds West 298.36 feet; thence
South 84 degrees 43 minutes 25 seconds West 217.55 feet; thence
North 66 degrees 43 minutes 14 seconds West 354.77 feet; thence
North 67 degrees 07 minutes 51 seconds West 521.57 feet to the easternmost corner of Lot 39 in the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 in the office of said Recorder; thence along the east and north side of said subdivision the following ten (10) calls:
North 73 degrees 06 minutes 57 seconds West 120.66 feet; thence
North 59 degrees 34 minutes 08 seconds West 73.56 feet; thence
North 49 degrees 52 minutes 43 seconds West 64.25 feet; thence
North 41 degrees 28 minutes 21 seconds West 78.32 feet; thence
North 41 degrees 28 minutes 23 seconds West 17.77 feet; thence
North 41 degrees 17 minutes 56 seconds West 71.95 feet; thence
North 27 degrees 59 minutes 34 seconds West 29.61 feet; thence
North 06 degrees 15 minutes 25 seconds West 20.90 feet; thence
North 06 degrees 54 minutes 38 seconds East 17.99 feet; thence
North 04 degrees 46 minutes 57 seconds East 88.43 feet; thence leaving said subdivision

North 00 degrees 00 minutes 00 seconds East 144.42 feet;
thence North 68 degrees 04 minutes 37 seconds West 70.28 feet;
thence North 49 degrees 03 minutes 09 seconds West 136.99 feet;
thence North 36 degrees 25 minutes 04 seconds West 117.54 feet;
thence North 32 degrees 03 minutes 29 seconds West 91.24 feet;
thence South 61 degrees 57 minutes 08 seconds West 140.76 feet;
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thence North 80 degrees 52 minutes 29 seconds East 90.83 feet;
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thence South 75 degrees 58 minutes 19 seconds East 258.18 feet;
thence South 83 degrees 39 minutes 49 seconds East 243.02 feet;
thence South 86 degrees 59 minutes 21 seconds East 340.41 feet;
thence South 87 degrees 42 minutes 29 seconds East 225.75 feet;
thence North 86 degrees 48 minutes 06 seconds East 264.58 feet;
thence South 22 degrees 20 minutes 39 seconds East 351.58 feet;
thence South 87 degrees 05 minutes 41 seconds East 355.00 feet;
thence South 00 degrees 54 minutes 19 seconds West 496.26 feet;
thence South 00 degrees 54 minutes 19 seconds West 258.74 feet to the point of beginning and containing a gross area of 25.206 Acres.

Subject to all easements and right-of-ways of record.

Also including Parcel 2, described as follows:

Part of the Northeast Quarter of Section 8, Township 6 South, Range 8 West and part of the Southeast Quarter of Section 8, Township 6 South, Range 8 West Warrick County, Indiana and being more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 8; thence along the north line of said Quarter Quarter Section, South 89 degrees 09 minutes 16 seconds East 100.00 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of the Recorder of Warrick County, Indiana; thence along the west line of said Tract 1, South 00 degrees 52 minutes 31 seconds West 635.15 feet; thence along the north line of said Tract 1, North 89 degrees 09 minutes 01 second West 350.00 feet to the northwest corner thereof; thence North 00 degrees 52 minutes 35 seconds East 642.17 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence along the south line of said Lubelt tract, South 89 degrees 08 minutes 57 seconds East

250.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section; thence along said east line, South 00 degrees 59 minutes 50 seconds West 7.03 feet to the point of beginning and containing a gross area of 5.144 Acres.

which real estate is now zoned and classified as part of the Agriculture, CON and R-1D District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said Agriculture, CON and R-1D Districts to said C-2 District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

Section 4. The subject property herein rezoned shall be used and developed only in accordance with the use and development commitment which is attached hereto and incorporated herein and no improvement location permits shall be issued until the petitioner records said use and development commitment in the office of the Recorder of Warrick County, Indiana.

President

Member

Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

County Auditor

09-16-11
Date Approved

This Document Prepared by Jordan Aigner

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.

Jordan Aigner
Printed Name

USE AND DEVELOPMENT COMMITMENT

WHEREAS the Undersigned, Mike McCann Petitioner, being a member of Victoria Operations LLC and the owner of certain real estate situated in the County of Warrick, Indiana, which real estate is more particularly described as follows, to wit:

Lot 2 in Victoria National Golf Club Minor Subdivision, as per plat thereof, recorded in Document 2010R-006918 in the Office of the Recorder of Warrick County, Indiana.

Part of Section 17, Township 6 South, Range 8 West and part of Section 18, Township 6 South, Range 8 West and in Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the south line of the Northwest Quarter of the Southwest Quarter of said Section 17, North 88 degrees 43 minutes 11 seconds West 309.49 feet to the northwest corner of a tract of land conveyed to Roslin Road Development Corp. in Document 1999R-011621 in the office of the Recorder of Warrick County, Indiana; thence along the west side of said Roslin Road tract, South 00 degrees 54 minutes 19 seconds West 34.53 feet to a point on the north side of a Roadway and Utility Easement conveyed to Warrick County in Document 2005R-001691 in the office of said Recorder and being the beginning of a curve to the left having a central angle of 18 degrees 03 minutes 29 seconds, a radius of 179.55 feet and a chord dimension of North 61 degrees 37 minutes 16 seconds West 56.36 feet; thence along the north side of said Utility Easement and along the arc of said curve 56.59 feet to the point of beginning and being the beginning of a curve to the left having a central angle of 18 degrees 04 minutes 10 seconds, a radius of 179.55 feet and a chord dimension of North 79 degrees 41 minutes 06 seconds West 56.39 feet; thence along the north side of said Utility Easement and along the arc of said curve 56.62 feet; thence continue along the north side of said Utility Easement, North 88 degrees 43 minutes 11 seconds West 209.52 feet to the beginning of a curve to the right having a central angle of 70 degrees 31 minutes 41 seconds, a radius of 30.00 feet and a chord dimension of North 53 degrees 27 minutes 21 seconds West 34.64 feet; thence along the north side of said Utility Easement and along the arc of said curve 36.93 feet to the beginning of a curve to the left having a central angle of 104 degrees 26 minutes 56 seconds, a radius of 60.00 feet and a chord dimension of North 70 degrees 24 minutes 58 seconds West 94.85 feet; thence along the north side of said Utility Easement and along the arc of said curve 109.38 feet to a corner of a tract of land conveyed to the Warrick County Parks and Recreation Board in Document 1998R-007036 in the office of said Recorder; thence along the boundary of said Warrick County Parks tract, North 88 degrees 37 minutes 47 seconds West 60.09 feet; thence along the east side of said Warrick County Parks tract and along the east side of a tract of land conveyed to the Warrick County Department of Parks and Recreation in Deed File 3, card 14979 in the office of said Recorder, North 00 degrees 57 minutes 07 seconds East 724.82 feet; thence continue along the east and north side of said tract of land conveyed to the Warrick County Department of Parks and Recreation in Deed File 3, card 14979 for the following six (6) calls:
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Beginning at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 8; thence along the north line of said Quarter Quarter Section, South 89

degrees 09 minutes 16 seconds East 100.00 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of the Recorder of Warrick County, Indiana; thence along the west line of said Tract 1, South 00 degrees 52 minutes 31 seconds West 635.15 feet; thence along the north line of said Tract 1, North 89 degrees 09 minutes 01 second West 350.00 feet to the northwest corner thereof; thence North 00 degrees 52 minutes 35 seconds East 642.17 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence along the south line of said Lubelt tract, South 89 degrees 08 minutes 57 seconds East 250.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section; thence along said east line, South 00 degrees 59 minutes 50 seconds West 7.03 feet to the point of beginning and containing a gross area of 5.144 Acres.

WHEREAS, as the real estate is currently classified as a Ag Zoning district under the Warrick County Zoning Code and is so indicated on the zoning maps maintained by the staff of the Warrick County Area Plan Commission; and

WHEREAS, Petitioner has requested that the Real Estate be reclassified to zoning district C2; and

WHEREAS, Petitioner is desirous of accommodating the concerns of the surrounding property owners by making a written commitment concerning the use and development of the Real Estate pursuant to I.C. 36-7-4-613;

NOW, THEREFORE, in consideration of the foregoing, petitioner makes the following use and development commitment:

1. Use of the Real Estate shall be limited to the following uses:
   The sale of single family residences, fractional sales on condominium buildings, multifamily sales, private use of a resort, lodging, or conference center. Furthermore: the structures shall be no more than two stories and no more than eight units per structure.
2. Use of the Real Estate shall be limited to the following development requirements:
   Per approved C2 zoning.

3. All commitments and undertakings herein expressed shall be binding on the petitioners and the petitioners' heirs, legal representative, successors and assigns, and shall run in the favor of the Area Plan Commission of Warrick County and all the owners of real estate lying within the radius of one (1) mile from the real estate described and shall be enforced by invoking any legal, equitable or special remedy, including specific performance, injunction or equitable relief pursuant to the manner of enforcement as set forth in I.C. 36-7-4-613, 36-7-4-1013, and 36-7-4-1014. If it is necessary to initiate administrative or judicial proceedings to enforce any such commitment or undertaking, the person or entity obtaining enforcement in such proceedings shall also recover its reasonable attorneys' fees and costs of suit from the undersigned.

IN WITNESS WHEREOF, this Use and Development Commitment is hereby made and entered into this 13th day of July, 20 11 by M. McCann for the purpose set forth herein.

Signature

STATE OF INDIANA)
) SS:
COUNTY OF WARRICK)

Before me, the undersigned, a Notary Public and for said County and State, personally appeared the within named M. McCann who acknowledged the execution of the foregoing Use and Development commitment to be his free voluntary act and deed.

WITNESS my hand and Notarial Seal this 13th day of July, 20 11.

NOTARY PUBLIC

Julie D. Saffell
Signature

Julie D. Saffell
Printed Name

A resident of Warrick County, Indiana.

My commission expires: March 7, 2020

This instrument prepared by: Jordan M. Aigner, P.E.
(Name)

944 N. Baker Rd. Boonville IN 47601
(Address)

812-897-5815
(phone)

FILED

JUL 13 2011

WARRICK COUNTY
AREA PLAN COMMISSION

Receipt No. 17832

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC-R- 11-06

Petitioner: **Victoria Operations LLC**

Address: **944 N. Baker Rd**

Email Address: **jordana@aignerconstruction.com**

Boonville, IN 47601

Owner of Record: **Victoria Operations LLC**

Address: **2000 Victoria National Blvd.**

Email Address: mike@landology.com

Newburgh, IN 47630

Lessee: _____

Address: _____

Email Address: _____

_____

1. Petition is hereby made for the change of "Zoning Maps" of the City or Town of _____ ( ). County of Warrick ( ), (Check One), State of Indiana, under the authority vested in the Warrick County Area Plan Commission by Chapter 138, Article V, Section 51 and of the 1957 Act of the General Assembly, as amended, State of Indiana.

2. Premises affected are situated on the __**N.**____ side of **Roslin Road**, a distance of **1700** feet __**W**__ (S. W. N. E.) of the corner formed by the intersection formed by **Roslin Road** and **Wethers Road**.

Subdivision or Legal Description:

Lot 2 in Victoria National Golf Club Minor Subdivision, as per plat thereof, recorded in Document 2010R-006918 in the Office of the Recorder of Warrick County, Indiana.

Part of Section 17, Township 6 South, Range 8 West and part of Section 18, Township 6 South, Range 8 West and in Warrick County, Indiana and being more particularly described as follows:

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conveyed to the Warrick County Parks and Recreation Board in Document 1998R-007036 in the office of said Recorder; thence along the boundary of said Warrick County Parks tract, North 88 degrees 37 minutes 47 seconds West 60.09 feet; thence along the east side of said Warrick County Parks tract and along the east side of a tract of land conveyed to the Warrick County Department of Parks and Recreation in Deed File 3, card 14979 in the office of said Recorder, North 00 degrees 57 minutes 07 seconds East 724.82 feet; thence continue along the east and north side of said tract of land conveyed to the Warrick County Department of Parks and Recreation in Deed File 3, card 14979 for the following six (6) calls:
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Beginning at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 8; thence along the north line of said Quarter Quarter Section, South 89 degrees 09 minutes 16 seconds East 100.00 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of the Recorder of Warrick County, Indiana; thence along the west line of said Tract 1, South 00 degrees 52 minutes 31 seconds West 635.15 feet; thence along the north line of said Tract 1, North 89 degrees 09 minutes 01 second West 350.00 feet to the northwest corner thereof; thence North 00 degrees 52 minutes 35 seconds East 642.17 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence along the south line of said Lubelt tract, South 89 degrees 08 minutes 57 seconds East 250.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section; thence along said east line, South 00 degrees 59 minutes 50 seconds West 7.03 feet to the point of beginning and containing a gross area of 5.144 Acres.

3. Located in Zone District Designated as: (Circle one or show one.)

   County: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2, C-3, C-4, W-R, W-1, M-1, M-2, M-3, PUD.

4. Requested change to: (Circle one or Show one.)

   County: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2, C-3, C-4, W-R, W-1, M-1, M-2, M-3, PUD.

5. Existing Land Use: **Recreational**
   (a.) Conforming: _____
   (b.) Pre-Existing ~ Non Conforming: _____
   (c.) Conditional Use: _____

6. Proposed Land Use: **C2 per Use and Development Commitment**

Certificate: Owner hereby certifies that he/she owns 50% or more of the land above described.

Date: _____

Petitioner: **Mike McCann**

Owner: **Victoria Operations, LLC**
Represented By: **Jordan Aigner**
Phone: **812-897-5815**

0 200 400
LINEAR SCALE 1"=200'

Legend

-X-X-X-	Fence Line
R/W	Right-of-Way Line
(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
(M)	Measured Dimension
POB	Point of Beginning
POC	Point of Commencement

FOUND MONUMENTS

(A)	Found 5/8" Rebar (1" deep) 0.06' West & 0.05' North of the calculated corner
(B)	Found 5/8" Rebar (1" deep) 0.10' East & 0.07' South of the calculated corner
(C)	Found 5/8" Rebar (1" deep) 0.10' East & 0.06' North of the calculated corner

Flood Information
According to the Flood Insurance Rate Map for Warrick County, Indiana, Community Panel Number 180418 0100 C, dated February 5, 1995, part of the subject tract does lie within the limits of the 100 year flood zone (Zone A). See plat for approximate location.

Bearing Basis
Bearings used this survey are based on Indiana State Plane Coordinates, Indiana West, NAD 1983. A GPS Observation was used to establish the State Plane Coordinates.

Surveyed Boundary
The overall boundary of the Victoria National Golf Club property and the adjoining Rustic Road Development Corp. property was re-established in a previous survey by Cash Waggner & Associates, PC which is dated July 15, 2010 and which is recorded in Document 2010R-006914 in the office of the Recorder of Warrick County, Indiana. All of the three tracts being surveyed lie within the limits of the previous survey.

This drawing and/or specification is provided as an instrument of service prepared by Cash Waggner & Associates, PC and is intended for use on this project. Any other use or reproduction without the express written consent of Cash Waggner & Associates, PC is strictly prohibited.

Information provided on this drawing is based on best knowledge, information and belief at the time of signature. Cash Waggner & Associates, PC makes no warranty or guarantee of future events, or the performance of others or of Cash Waggner & Associates, PC beyond the control of Cash Waggner & Associates, PC is strictly prohibited.

Contractors and subcontractors are responsible for their own safety precautions, procedures and means and methods of construction. Injury, loss or damage caused by failure to follow safe practices, or failure to follow the plans, shall be borne by the contractor. This drawing was based on information provided by others, and Cash Waggner & Associates, PC makes no representation of that fact, and assumption of responsibility for satisfactory installation.

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	mm.dd.yy	INI	Description
2			
3			
4			
5			
6			

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM
414 CITADEL CIRCLE, SUITE B
EVANSVILLE, IN 47715
PH: 812-401-5561
FAX: 812-401-5563

PROJECT NO.:	11-1016
DESIGNED BY:	Buedel
DRAWN BY:	Buedel
FILENAME:	Lot 2 Rezone
SCALE:	1"=200'

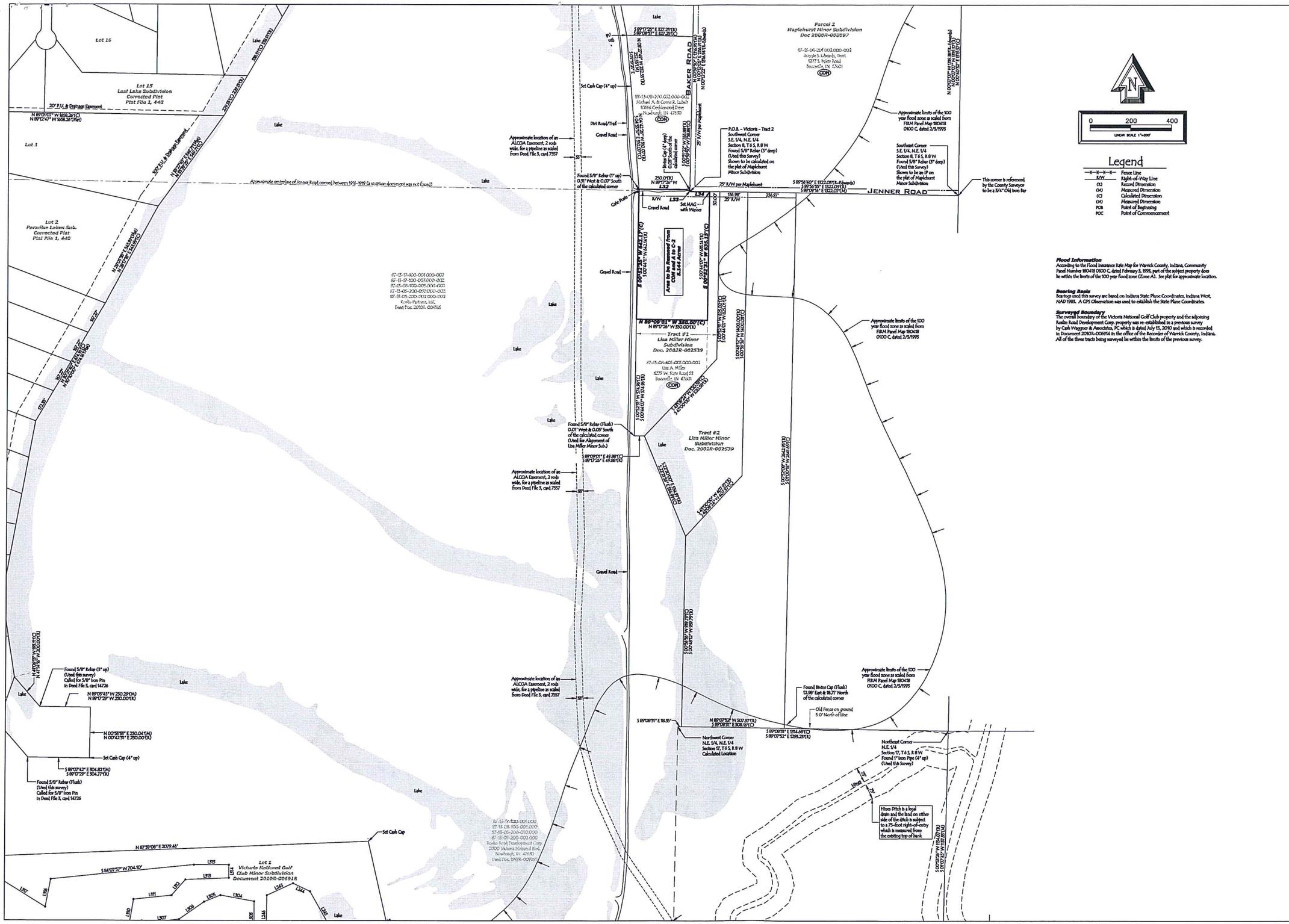
OWNER: VICTORIA OPERATIONS, LLC

PROJECT: VICTORIA NATIONAL

SHEET TITLE: REZONING EXHIBIT
LOT 2 IN VICTORIA NATIONAL GOLF CLUB MINOR SUBDIVISION, PART OF THE N.E. 1/4 OF SECTION 8, T6S, R8W
WARRICK COUNTY, INDIANA

DATE: 6/21/2011

DRAWING NO.: 1 OF: 3


Lot 16
Lot 15
Lost Lake Subdivision
Corrected Plat
Plat File 1, 443
20' D.U. & Drainage Easement
Lot 1
Lot 2
Paradise Lakes Sub.
Corrected Plat
Plat File 1, 440
Lake
BAKER ROAD
JENNER ROAD
Parcel 2
Maplehurst Minor Subdivision
Doc 2000R-002097
Tract #1
Lisa Miller Minor
Subdivision
Doc. 2002R-002539
Tract #2
Lisa Miller Minor
Subdivision
Doc. 2002R-002539
Area to be Removed from
Current Lot C-2
8.544 Acre
Gravel Road
Dirt Road/Trail
Set Cash Cap (4" up)
Set MAG - with Washer
Approximate centerline of Jenner Road (canoe) between 1956-1959 (a section discovered was not found)
Approximate location of an ALCOA Easement, 2 rods wide, for a pipeline as scaled from Deed File 3, card 7957
Found 5/8" Rebar (1" up) 0.31' West & 0.07' South of the calculated corner
P.O.B. - Victoria - Tract 2
Southwest Corner
S.E. 1/4, N.E. 1/4
Section 17, T 6 S, R 8 W
Found 5/8" Rebar (3" deep)
(Used this Survey)
Shown to be calculated on
the plat of Maplehurst
Minor Subdivision
Southeast Corner
S.E. 1/4, N.E. 1/4
Section 17, T 6 S, R 8 W
Found 5/8" Rebar (3" deep)
(Used this Survey)
Shown to be an IP on
the plat of Maplehurst
Minor Subdivision
This corner is referenced
by the County Surveyor
to be a 3/4" CM, bent Bar
Approximate limits of the 100
year flood zone as scaled from
FIRM Panel Map 180418
0100 C, dated 2/5/1995
N 89°59'08" E 2079.44'
S 84°07'57" W 704.92'
Lot 1
Victoria National Golf
Club Minor Subdivision
Document 2010R-006918
Set Cash Cap
Found 5/8" Rebar (5" up)
(Used this survey)
Called for 5/8" Iron Pin
in Deed File 3, card 14726
N 89°05'45" W 250.29'(M)
N 89°17'26" W 250.00'(R)
N 00°55'55" E 250.04'(M)
N 00°42'31" E 250.00'(R)
S 89°07'42" E 304.82'(M)
S 89°17'26" E 304.27'(R)
Found 5/8" Rebar (Flush)
(Used this survey)
Called for 5/8" Iron Pin
in Deed File 3, card 14726
Found 5/8" Rebar (Flush)
0.01' West & 0.05' South
of the calculated corner
(Used for Alignment of
Lisa Miller Minor Sub.)
Found Rebar Cap (Flush)
12.99' East & 18.71' North
of the calculated corner
Old Fence on ground
5.0' North of line
Northwest Corner
N.E. 1/4, N.E. 1/4
Section 17, T 6 S, R 8 W
Calculated Location
Northeast Corner
N.E. 1/4
Section 17, T 6 S, R 8 W
Found 1" Iron Pipe (4" up)
(Used this Survey)
Hines Ditch is a legal
drain and the land on either
side of the ditch is subject
to a 75-foot right-of-entry
which is measured from
the existing top of bank
Legend
Fence Line
R/W Right-of-Way Line
(D) Record Dimension
(M) Measured Dimension
(C) Calculated Dimension
(M) Measured Dimension
POB Point of Beginning
POC Point of Commencement
0 200 400
LINEAR SCALE 1"=200'
Flood Information
According to the Flood Insurance Rate Map for Warrick County, Indiana, Community Panel Number 180418 0100 C, dated February 5, 1995, part of the subject property does lie within the limits of the 100 year flood zone (Zone A). See plat for approximate location.
Bearing Basis
Bearings used this survey are based on Indiana State Plane Coordinates, Indiana West, NAD 1983. A GPS Observation was used to establish the State Plane Coordinates.
Surveyed Boundary
The overall boundary of the Victoria National Golf Club property and the adjoining Rosin Road Development Corp. property was re-established in a previous survey by Cash Waggoner & Associates, PC which is dated July 15, 2010 and which is recorded in Document 2010R-006914 in the office of the Recorder of Warrick County, Indiana. All of the three tracts being surveyed lie within the limits of the previous survey.
SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR
REVISIONS
NO. DATE BY DESCRIPTION
mm-dd-yy INI Description
CASH WAGGNER & ASSOCIATES, PC
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FILENAME: Lot 2 Rezone
SCALE: 1"=200'
OWNER: VICTORIA OPERATIONS, LLC
PROJECT: VICTORIA NATIONAL
SHEET TITLE: REZONING EXHIBIT
LOT 2 IN VICTORIA NATIONAL GOLF CLUB
MINOR SUBDIVISION, A PART OF THE
N.E. 1/4 OF SECTION 8, T6S, R8W
WARRICK COUNTY, INDIANA
DATE: 6/21/2011
DRAWING NO.: 2 OF: 3

Curve Table

NUMBER	C1	C2	C3	C4	C5	C6	C7
DELTA ANGLE	160°31'37"	104°26'56"	70°31'41"	18°04'10"	36°07'39"	02°33'16"	18°03'29"
CHORD DIRECTION	N 81°32'41" E	N 70°24'58" W	N 53°27'21" W	N 79°41'06" W	S 70°39'21" E	S 51°18'54" E	N 61°37'16" W
TANGENT	349.67	77.42	21.21	28.55	58.56	4.00	28.53
RADIUS	60.00	60.00	30.00	179.55	179.55	179.55	179.55
ARC LENGTH	168.10	109.38	36.93	56.62	113.21	8.00	56.59
CHORD LENGTH	118.27	94.85	34.64	56.39	111.35	8.00	56.36

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 88°40'30" E	166.33'
L2	N 88°37'47" W	60.09'
L6	N 00°54'19" E	34.53'
L7	S 88°43'11" E	309.49'
L8	N 50°08'36" W	353.89'
L9	N 88°43'11" W	209.52'
L10	N 73°06'57" W	120.66'
L11	N 59°34'08" W	73.56'
L12	N 49°52'43" W	64.25'
L13	N 41°28'21" W	78.32'
L14	N 41°28'23" W	17.77'
L15	N 41°17'56" W	71.95'

Line Table

NUMBER	DIRECTION	DISTANCE
L16	N 27°59'34" W	29.61'
L17	N 06°15'25" W	20.90'
L18	N 06°54'38" E	17.99'
L19	N 04°46'57" E	88.43'
L32	S 89°08'57" E	250.00'
L33	S 00°59'50" W	7.03'
L34	S 89°09'16" E	100.00'

Internal Lot Line Table

NUMBER	DIRECTION	DISTANCE
L100	S 00°54'19" W	258.74'
L101	S 22°20'39" E	351.58'
L102	N 86°48'06" E	264.58'
L103	S 87°42'29" E	225.75'
L104	S 86°59'21" E	340.41'
L105	S 83°39'49" E	243.02'
L106	S 75°58'19" E	258.18'
L107	S 70°39'07" E	104.07'
L108	N 25°04'13" E	42.00'
L109	N 87°01'28" E	150.37'
L110	N 90°00'00" E	242.60'
L111	S 00°34'42" W	50.37'
L112	S 83°03'05" E	35.31'
L113	N 46°11'14" E	82.53'
L114	S 65°23'02" E	40.76'
L115	S 00°44'06" W	66.65'
L116	S 86°32'02" E	56.53'
L117	N 04°22'58" E	66.26'
L118	N 67°54'12" E	195.20'
L119	N 50°54'48" E	128.29'
L120	N 73°18'38" E	79.27'
L121	N 59°12'58" E	141.81'
L122	N 38°01'08" E	227.64'
L123	N 00°27'26" W	111.05'
L124	N 89°18'17" W	178.10'
L125	S 45°01'04" W	85.03'
L126	S 90°00'00" W	109.75'
L127	N 35°19'40" W	76.04'
L128	N 88°17'30" W	63.21'
L129	N 68°51'02" W	85.79'
L130	N 77°07'34" W	171.07'
L131	S 82°52'46" W	53.05'
L132	S 72°00'22" W	123.42'
L133	N 25°34'25" W	91.63'
L134	N 04°46'00" E	46.52'
L135	N 48°23'03" E	59.60'
L136	N 09°09'01" W	42.23'
L137	N 13°00'09" E	44.44'
L138	N 36°29'10" E	82.27'
L139	N 65°22'00" E	245.86'
L140	S 77°32'33" E	244.00'
L141	N 35°59'20" W	105.57'
L142	N 19°39'59" W	111.89'
L143	N 11°49'43" W	288.68'
L144	N 12°14'39" E	64.36'
L145	N 66°02'15" E	52.93'
L146	N 89°10'40" E	302.68'
L147	S 29°55'42" E	150.35'
L148	S 24°53'01" E	83.32'
L149	S 15°03'56" E	106.57'
L150	S 11°06'11" W	65.61'
L151	S 27°46'00" E	99.79'
L152	S 09°11'30" W	75.76'
L153	S 58°52'53" E	89.79'
L154	S 33°52'19" W	70.44'
L155	S 83°30'09" W	140.19'
L156	S 47°49'49" W	60.57'
L157	N 84°09'37" W	165.36'
L158	N 06°58'25" W	38.91'
L159	N 61°25'05" W	63.37'
L160	N 77°32'33" W	231.99'
L161	S 65°22'00" W	216.21'
L162	S 36°29'10" W	59.00'
L163	S 13°00'09" W	24.25'
L164	S 09°09'01" E	59.89'
L165	S 48°23'03" W	67.04'
L166	S 04°46'00" W	12.95'
L167	S 25°34'25" E	34.29'
L168	N 72°00'22" E	84.40'
L169	N 82°52'46" E	66.62'
L170	S 77°07'34" E	183.50'
L171	S 68°51'02" E	80.84'
L172	S 88°17'30" E	79.56'
L173	S 35°19'40" E	75.10'
L174	N 90°00'00" E	63.20'
L175	N 45°01'04" E	85.39'
L176	S 89°18'17" E	248.16'
L177	S 00°27'26" E	177.51'
L178	S 38°01'08" W	254.45'
L179	S 59°12'58" W	157.35'
L180	S 73°18'38" W	75.55'
L181	S 45°43'51" W	86.56'
L182	S 46°56'54" E	43.33'
L183	S 67°01'26" E	24.67'
L184	N 42°28'22" E	43.84'
L185	S 72°32'07" E	38.97'

NUMBER	DIRECTION	DISTANCE
L186	S 12°02'16" W	42.91'
L187	S 81°12'53" E	67.56'
L188	N 25°45'16" E	42.77'
L189	S 82°05'52" E	50.04'
L190	S 18°56'23" E	119.41'
L191	S 89°39'54" E	315.51'
L192	S 33°46'57" E	139.34'
L193	N 77°04'24" E	100.18'
L194	N 80°48'43" E	179.80'
L195	N 90°00'00" E	139.07'
L196	N 31°24'22" E	162.28'
L197	N 49°18'24" E	117.30'
L198	N 59°18'57" E	230.89'
L199	N 02°36'15" E	91.05'
L200	N 19°04'07" W	120.29'
L201	N 45°01'04" W	125.09'
L202	N 06°59'07" W	81.47'
L203	N 12°26'15" E	63.62'
L204	N 38°44'49" W	112.79'
L205	N 13°08'58" W	217.58'
L206	N 29°27'38" E	147.19'
L207	N 43°43'30" W	70.20'
L208	N 40°12'51" E	125.66'
L209	S 50°12'43" E	105.56'
L210	S 43°39'52" W	102.88'
L211	S 44°20'06" E	54.62'
L212	N 45°22'42" E	108.76'
L213	S 50°12'43" E	99.18'
L214	S 45°23'14" W	104.82'
L215	S 58°00'38" E	49.12'
L216	S 84°48'32" E	38.35'
L217	N 50°16'15" E	93.52'
L218	S 46°56'27" E	208.03'
L219	S 45°33'48" W	151.64'
L220	N 46°15'04" W	194.20'
L221	N 63°40'38" W	270.55'
L222	S 45°26'17" W	292.44'
L223	S 06°59'07" E	85.65'
L224	S 45°01'04" E	142.23'
L225	S 19°04'07" E	122.75'
L226	S 02°36'15" W	110.11'
L227	N 50°49'06" E	263.66'
L228	N 31°52'55" E	144.03'
L229	N 04°46'00" W	79.60'
L230	N 80°33'49" W	60.18'
L231	N 09°26'11" E	103.01'
L232	S 80°33'49" E	43.22'
L233	N 27°23'32" E	220.80'
L234	N 04°37'19" E	133.71'
L235	S 75°08'28" W	66.57'
L236	S 81°06'02" W	109.01'
L237	N 30°26'25" W	132.27'
L238	N 18°56'32" W	166.61'
L239	N 00°24'56" W	119.01'
L240	N 23°05'39" W	163.03'
L241	N 34°40'55" E	75.52'
L242	N 03°54'44" W	203.38'
L243	N 29°27'47" W	240.65'
L244	N 64°46'31" W	93.17'
L245	S 65°29'51" W	142.36'
L246	S 01°25'56" W	194.88'
L247	S 71°19'26" E	82.43'
L248	S 15°01'38" E	109.83'
L249	S 89°03'41" W	105.29'
L250	S 01°41'09" E	58.67'
L251	N 87°13'53" E	107.13'
L252	S 05°31'51" E	107.44'
L253	S 86°59'21" W	98.51'
L254	S 00°05'25" E	66.92'
L255	N 90°00'00" E	98.25'
L256	S 02°34'48" E	96.17'
L257	S 87°22'31" W	94.16'
L258	S 05°12'35" W	66.82'
L259	N 84°11'11" E	120.60'
L260	S 01°12'28" W	98.16'
L261	S 80°45'09" W	83.44'
L262	S 08°11'04" E	60.86'
L263	S 81°28'28" E	49.68'
L264	N 15°00'04" E	46.77'
L265	S 73°01'09" E	97.45'
L266	S 01°23'41" E	241.79'
L267	S 71°34'32" W	30.45'
L268	N 71°34'32" W	136.77'
L269	N 17°33'28" E	100.33'
L270	N 59°45'32" W	68.24'
L271	S 22°05'48" W	97.76'
L272	N 53°08'46" W	105.81'

NUMBER	DIRECTION	DISTANCE
L273	N 33°00'50" E	79.19'
L274	N 53°17'44" W	73.92'
L275	S 40°52'27" W	87.79'
L276	N 50°13'16" W	125.25'
L277	N 49°31'47" E	247.11'
L278	N 00°10'22" W	345.98'
L279	S 81°26'10" W	127.41'
L280	N 10°43'11" W	32.48'
L281	S 83°20'59" W	52.13'
L282	S 01°54'37" W	77.66'
L283	S 74°03'50" W	37.69'
L284	S 05°00'58" W	148.04'
L285	S 17°45'18" E	90.55'
L286	S 45°20'16" W	109.19'
L287	N 59°58'05" W	111.32'
L288	N 02°34'51" E	223.93'
L289	S 87°12'32" E	70.84'
L290	N 02°39'26" E	57.01'
L291	N 60°32'21" W	64.89'
L292	S 75°32'18" W	78.64'
L293	S 04°39'43" W	120.51'
L294	S 65°21'27" E	57.91'
L295	S 22°42'23" W	112.83'
L296	N 66°48'51" W	87.98'
L297	N 14°56'25" E	106.85'
L298	N 64°11'21" W	123.50'
L299	N 07°21'25" E	85.17'
L300	N 87°02'12" E	131.05'
L301	N 58°51'23" E	241.89'
L302	N 77°19'02" E	256.67'
L303	N 00°30'04" E	153.31'
L304	N 79°35'41" W	169.31'
L305	S 67°43'00" W	87.00'
L306	S 54°40'07" W	149.74'
L307	S 84°40'11" W	165.05'
L308	S 47°15'35" W	46.77'
L309	N 79°19'18" W	46.54'
L310	N 09°38'36" E	139.09'
L311	N 83°50'27" E	184.87'
L312	N 41°17'37" E	103.30'
L313	N 87°34'20" E	213.33'
L314	N 00°00'00" E	64.15'
L315	N 90°00'00" W	172.35'
L316	S 10°57'27" W	139.52'
L317	N 58°29'40" W	266.53'
L318	N 89°23'32" W	44.71'
L319	S 00°12'09" W	158.78'
L320	S 39°01'02" W	56.65'
L321	S 75°48'09" W	114.23'
L322	S 33°39'22" W	300.00'
L323	N 23°02'35" W	168.28'
L324	S 87°39'08" W	94.25'
L325	N 37°57'24" E	69.98'
L326	S 48°33'21" E	224.94'
L327	S 04°46'57" W	113.92'
L328	S 21°36'16" W	146.40'
L329	S 58°12'19" W	167.64'
L330	S 08°14'08" E	50.64'
L331	S 14°34'58" W	101.18'
L332	S 30°35'41" E	100.11'
L333	S 67°31'34" E	137.88'
L334	S 28°28'40" E	116.76'
L335	S 46°18'00" E	146.49'
L336	S 19°06'39" W	33.65'
L337	S 59°59'49" W	34.05'
L338	S 00°26'59" E	49.11'
L339	S 11°19'00" W	59.92'
L340	S 37°14'29" W	38.90'
L341	S 53°38'08" E	175.32'
L342	S 73°14'14" E	159.41'
L343	N 80°52'29" E	90.83'
L344	S 37°44'49" E	129.46'
L345	N 61°30'00" E	198.17'
L346	N 35°24'41" E	91.31'
L347	N 15°52'30" W	193.43'
L348	N 83°06'09" W	120.01'
L349	N 04°09'28" E	97.02'
L350	N 70°33'58" E	129.85'
L351	N 23°09'49" W	256.37'
L352	N 76°33'57" W	113.30'
L353	S 61°57'08" W	140.76'
L354	N 32°03'29" W	91.24'
L355	N 36°25'04" W	117.54'
L356	N 49°03'09" W	136.99'
L357	N 68°04'37" W	70.28'
L358	N 00°00'00" E	144.42'

Rezone - Parcel 1 Description
(Victoria Operations, LLC - 2010R-008341)

Lot 2 in Victoria National Golf Club Minor Subdivision, as per plat thereof, recorded in Document 2010R-006918 in the office of the Recorder of Warrick County, Indiana.

Rezone - Parcel 1 Description
(Metes & Bounds from Minor Subdivision Plat)

Part of Section 17, Township 6 South, Range 8 West and part of Section 18, Township 6 South, Range 8 West and in Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the south line of the Northwest Quarter of the Southwest Quarter of said Section 17, North 88 degrees 43 minutes 11 seconds West 309.49 feet to the northwest corner of a tract of land conveyed to Roslin Road Development Corp. in Document 1999R-011621 in the office of the Recorder of Warrick County, Indiana; thence along the west side of said Roslin Road tract, South 00 degrees 54 minutes 19 seconds West 34.53 feet to a point on the north side of a Roadway and Utility Easement conveyed to Warrick County in Document 2005R-001691 in the office of said Recorder and being the beginning of a curve to the left having a central angle of 18 degrees 03 minutes 29 seconds, a radius of 179.55 feet and a chord dimension of North 61 degrees 37 minutes 16 seconds West 56.36 feet; thence along the north side of said Utility Easement and along the arc of said curve 56.59 feet to the point of beginning and being the beginning of a curve to the left having a central angle of 18 degrees 04 minutes 10 seconds, a radius of 179.55 feet and a chord dimension of North 79 degrees 41 minutes 06 seconds West 56.39 feet; thence along the north side of said Utility Easement and along the arc of said curve 56.62 feet; thence continue along the north side of said Utility Easement, North 88 degrees 43 minutes 11 seconds West 209.52 feet to the beginning of a curve to the right having a central angle of 70 degrees 31 minutes 41 seconds, a radius of 30.00 feet and a chord dimension of North 53 degrees 27 minutes 21 seconds West 34.64 feet; thence along the north side of said Utility Easement and along the arc of said curve 36.93 feet to the beginning of a curve to the left having a central angle of 104 degrees 26 minutes 56 seconds, a radius of 60.00 feet and a chord dimension of North 70 degrees 24 minutes 58 seconds West 94.85 feet; thence along the north side of said Utility Easement and along the arc of said curve 109.38 feet to a corner of a tract of land conveyed to the Warrick County Parks and Recreation Board in Document 1998R-007036 in the office of said Recorder; thence along the boundary of said Warrick County Parks tract, North 88 degrees 37 minutes 47 seconds West 60.09 feet; thence along the east side of said Warrick County Parks tract and along the east side of a tract of land conveyed to the Warrick County Department of Parks and Recreation in Deed File 3, card 14979 in the office of said Recorder, North 00 degrees 57 minutes 07 seconds East 724.82 feet; thence continue along the east and north side of said tract of land conveyed to the Warrick County Department of Parks and Recreation in Deed File 3, card 14979 for the following six (6) calls:

North 17 degrees 16 minutes 14 seconds West 258.94 feet; thence
South 85 degrees 29 minutes 21 seconds West 686.93 feet; thence
North 68 degrees 41 minutes 25 seconds West 298.36 feet; thence
South 84 degrees 43 minutes 25 seconds West 207.55 feet; thence
North 66 degrees 43 minutes 14 seconds West 354.77 feet; thence
North 67 degrees 07 minutes 51 seconds West 521.57 feet to the easternmost corner of Lot 39 in the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 in the office of said Recorder; thence along the east and north side of said subdivision the following ten (10) calls:

North 73 degrees 06 minutes 57 seconds West 120.66 feet; thence
North 59 degrees 34 minutes 08 seconds West 73.56 feet; thence
North 49 degrees 52 minutes 43 seconds West 64.25 feet; thence
North 41 degrees 28 minutes 21 seconds West 78.32 feet; thence
North 41 degrees 28 minutes 23 seconds West 17.77 feet; thence
North 41 degrees 17 minutes 56 seconds West 71.95 feet; thence
North 27 degrees 59 minutes 34 seconds West 29.61 feet; thence
North 06 degrees 15 minutes 25 seconds West 20.90 feet; thence
North 06 degrees 54 minutes 38 seconds East 17.99 feet; thence
North 04 degrees 46 minutes 57 seconds East 88.43 feet; thence leaving said subdivision

North 00 degrees 00 minutes 00 seconds East 144.42 feet;
thence North 68 degrees 04 minutes 37 seconds West 70.28 feet;
thence North 49 degrees 03 minutes 09 seconds West 136.99 feet;
thence North 36 degrees 25 minutes 04 seconds West 117.54 feet;
thence North 32 degrees 03 minutes 29 seconds West 91.24 feet;
thence South 61 degrees 57 minutes 08 seconds West 140.76 feet;
thence North 76 degrees 33 minutes 57 seconds West 113.30 feet;
thence North 23 degrees 09 minutes 49 seconds West 256.37 feet;
thence North 70 degrees 33 minutes 58 seconds East 129.85 feet;
thence North 04 degrees 09 minutes 28 seconds East 97.02 feet;
thence North 83 degrees 06 minutes 09 seconds West 120.01 feet;
thence North 15 degrees 52 minutes 30 seconds West 193.43 feet;
thence North 35 degrees 24 minutes 41 seconds East 91.31 feet;
thence North 61 degrees 30 minutes 00 seconds East 198.17 feet;
thence South 37 degrees 44 minutes 49 seconds East 129.46 feet;
thence North 80 degrees 52 minutes 29 seconds East 90.83 feet;
thence South 73 degrees 14 minutes 14 seconds East 159.41 feet;
thence South 53 degrees 38 minutes 08 seconds East 175.32 feet;
thence South 37 degrees 14 minutes 29 seconds West 38.90 feet;
thence South 11 degrees 19 minutes 00 seconds West 59.92 feet;
thence South 00 degrees 26 minutes 59 seconds East 49.11 feet;
thence South 59 degrees 59 minutes 49 seconds West 34.05 feet;
thence South 19 degrees 06 minutes 39 seconds West 33.65 feet;
thence South 46 degrees 18 minutes 00 seconds East 146.49 feet;
thence South 28 degrees 28 minutes 40 seconds East 116.76 feet;
thence South 67 degrees 31 minutes 34 seconds East 137.88 feet;
thence South 30 degrees 35 minutes 41 seconds East 100.11 feet;
thence South 14 degrees 34 minutes 58 seconds West 101.18 feet;
thence South 08 degrees 14 minutes 08 seconds East 50.64 feet;
thence South 58 degrees 12 minutes 19 seconds West 167.64 feet;
thence South 21 degrees 36 minutes 16 seconds West 146.40 feet;
thence South 04 degrees 46 minutes 57 seconds West 113.92 feet;
thence South 48 degrees 33 minutes 21 seconds East 224.94 feet;
thence South 67 degrees 26 minutes 21 seconds East 760.66 feet;
thence South 70 degrees 39 minutes 07 seconds East 104.07 feet;
thence South 75 degrees 58 minutes 19 seconds East 258.18 feet;
thence South 83 degrees 39 minutes 49 seconds East 243.02 feet;
thence South 86 degrees 59 minutes 21 seconds East 340.41 feet;
thence South 87 degrees 42 minutes 29 seconds East 225.75 feet;
thence North 86 degrees 48 minutes 06 seconds East 264.58 feet;
thence South 22 degrees 20 minutes 39 seconds East 351.58 feet;
thence South 87 degrees 05 minutes 41 seconds East 355.00 feet;
thence South 00 degrees 54 minutes 19 seconds West 496.26 feet;
thence South 00 degrees 54 minutes 19 seconds West 258.74 feet to the point of beginning and containing a gross area of 25.206 Acres.

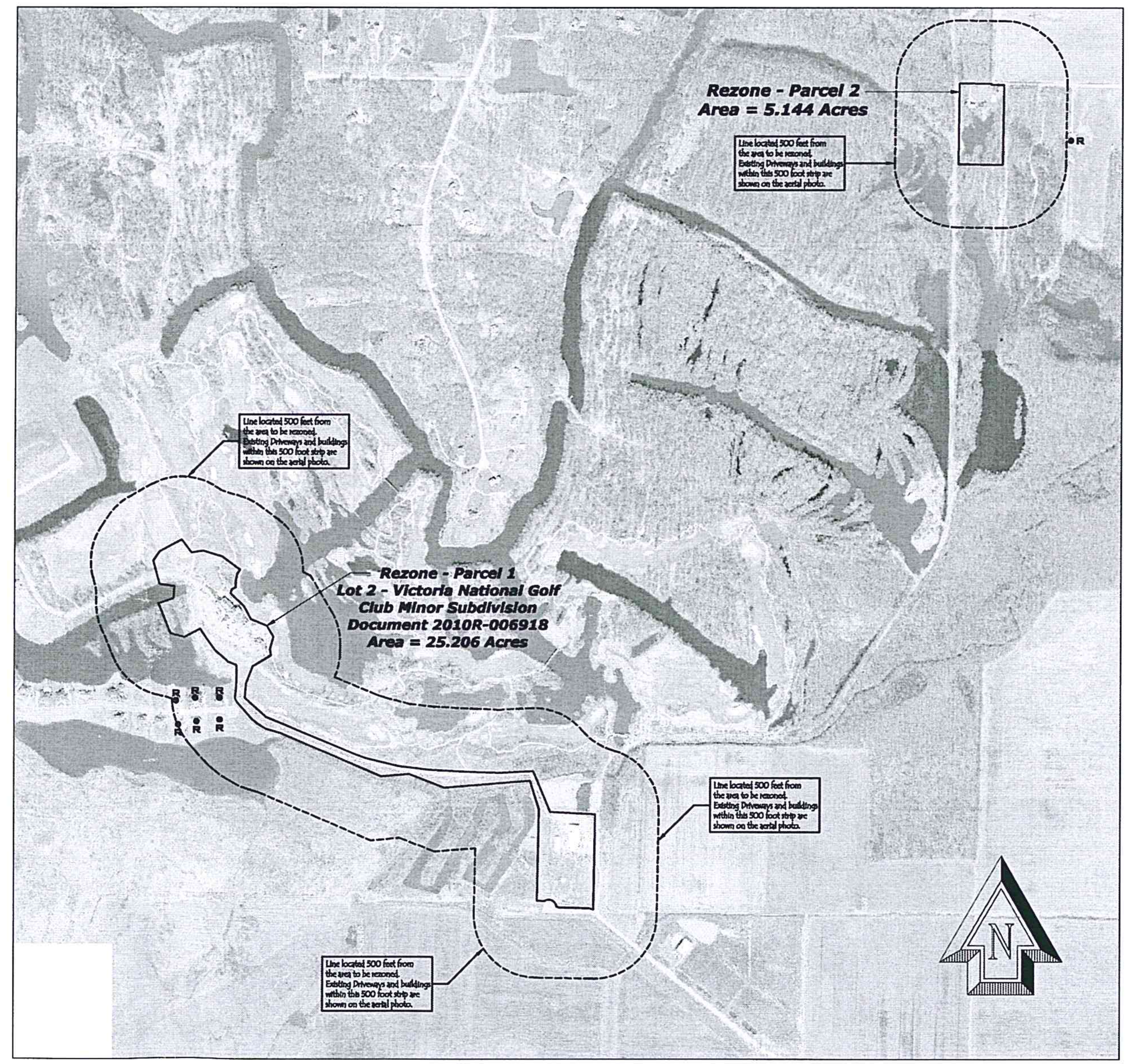
Subject to all easements and right-of-ways of record.

Rezone - Parcel 2 Description
(Victoria Operations, LLC - 2010R-008341)

Part of the Northeast Quarter of Section 8, Township 6 South, Range 8 West and part of the Southeast Quarter of Section 8, Township 6 South, Range 8 West Warrick County, Indiana and being more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 8; thence along the north line of said Quarter Quarter Section, South 89 degrees 09 minutes 16 seconds East 100.00 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of the Recorder of Warrick County, Indiana; thence along the west line of said Tract 1, South 00 degrees 52 minutes 31 seconds West 635.15 feet; thence along the north line of said Tract 1, North 89 degrees 09 minutes 01 second West 350.00 feet to the northwest corner thereof; thence North 00 degrees 52 minutes 35 seconds East 642.17 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence along the south line of said Lubelt tract, South 89 degrees 08 minutes 57 seconds East 250.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section; thence along said east line, South 00 degrees 59 minutes 50 seconds West 7.03 feet to the point of beginning and containing a gross area of 5.144 Acres.

Subject to all easements and right-of-ways of record.



Overall Rezoning Exhibit
Scale 1" = 600'

Flood Information
According to the Flood Insurance Rate Map for Warrick County, Indiana, Community Panel Number 180418 0100 C, dated February 3, 1993, part of the subject property does lie within the limits of the 100 year flood zone (Zone A). See plat for approximate location.

Bearing Basis
Bearings used this survey are based on Indiana State Plane Coordinates, Indiana West, NAD 1983. A GPS Observation was used to establish the State Plane Coordinates.

Surveyed Boundary
The overall boundary of the Victoria National Golf Club property and the adjoining Roslin Road Development Corp. property was re-established in a previous survey by Cash Waggner & Associates, PC which is dated July 15, 2010 and which is recorded in Document 2010R-006914 in the office of the Recorder of Warrick County, Indiana. All of the three tracts being surveyed lie within the limits of the previous survey.

This drawing and/or specifications is provided as an instrument of service provided by Cash Waggner & Associates, PC and is intended for use on this project only. All drawings, specifications, designs, models, ideas, calculations, and arrangements appearing herein constitutes the original and unpublished Work of and remains the property of Cash Waggner & Associates, PC. Any reproduction, use or disclosure of the proprietary information contained herein without the prior written consent of the Cash Waggner & Associates, PC is strictly prohibited.

Written dimensions shown hereon shall take precedence over scaled dimensions. Contractors shall calculate and measure required dimensions. Notify Cash Waggner & Associates, PC with any variations in dimensions or conditions from those indicated on these drawings. This drawing was based on available information. Commencement of Work constitutes verification and acceptance of existing conditions.

Application of a material or equipment to Work installed by others constitutes acceptance of that Work and assumption of responsibility for satisfactory installation.

Scott D. Buedel Registered LS29900031 State of Indiana Land Surveyor

Revisions

No.	Date	By	Description
1	mm.dd.yy	INI	Description

Cash Waggner & Associates, PC
Consulting Engineers • Land Surveyors
www.cashwaggner.com
414 Citadel Circle, Suite B
Evansville, IN 47715
PH: 812.401-5561
FAX: 812.401-5563

Project No.: 11-1016
Designed by: Buedel
Drawn by: Buedel
Filename: Lot 2 Rezone
Scale: 1"=200'

Owner: Victoria Operations, LLC
Project: Victoria National
Sheet Title: Rezoning Exhibit Lot 2 in Victoria National Golf Club Minor Subdivision and part of the N.E. 1/4 of Section 8, T6S, R8W Warrick County, Indiana

Date: 6/21/2011
Drawing No.: 3 of 3