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WARRICK COUNTY RECORDER
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WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-11-23

PLAN COMMISSION DOCKET # PC-R-11-07

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 districts as shown on said Warrick County Zoning District Maps, be amended:

Lot 3 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.

All of Outlot A in the Amended Plat of Victoria Overlook as recorded in Document 2002R-017709 in the Office of the Recorder of Warrick County, Indiana and also part of Section 7, Township 6 South, Range 8 West and 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 east line of said Quarter Quarter Section, North 01 degree 27 minutes 39 seconds East 1314.41 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the north line of the Northeast Quarter of the Southwest Quarter of said Section, South 89 degrees 04 minutes 17 seconds East 1212.62 feet to a corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of said Recorder; thence along the east line of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence North 12 degrees 35 minutes 17 seconds West 1237.98 feet; thence South 87 degrees 39 minutes 08 seconds West 2079.46 feet to a point on the east of the Corrected plat of Paradise Lakes Subdivision as recorded in Plat File 1, card 440 in the office of said Recorder; thence along east side of said Paradise Lakes Subdivision, South 37 degrees 57 minutes 24 seconds West 69.98 feet to the point of beginning;

thence North 87 degrees 39 minutes 08 seconds East 94.25 feet;
thence South 29 degrees 10 minutes 03 seconds West 429.49 feet;
thence South 23 degrees 02 minutes 35 seconds East 168.28 feet;
thence North 33 degrees 39 minutes 22 seconds East 300.00 feet;
thence North 75 degrees 48 minutes 09 seconds East 114.23 feet;
thence North 39 degrees 01 minutes 02 seconds East 56.65 feet;
thence North 00 degrees 12 minutes 09 seconds East 158.78 feet;

thence South 89 degrees 23 minutes 32 seconds East 44.71 feet;
thence South 58 degrees 29 minutes 40 seconds East 266.53 feet;
thence North 10 degrees 57 minutes 27 seconds East 139.52 feet;
thence North 84 degrees 07 minutes 57 seconds East 704.10 feet;
thence North 90 degrees 00 minutes 00 seconds East 172.35 feet;
thence South 00 degrees 00 minutes 00 seconds West 64.15 feet;
thence South 87 degrees 34 minutes 20 seconds West 213.33 feet;
thence South 41 degrees 17 minutes 37 seconds West 103.30 feet;
thence South 83 degrees 50 minutes 27 seconds West 184.87 feet;
thence South 09 degrees 38 minutes 36 seconds West 139.09 feet;
thence South 79 degrees 19 minutes 18 seconds East 46.54 feet;
thence North 47 degrees 15 minutes 35 seconds East 46.77 feet;
thence North 84 degrees 40 minutes 11 seconds East 165.05 feet;
thence North 54 degrees 40 minutes 07 seconds East 149.74 feet;
thence North 67 degrees 43 minutes 00 seconds East 87.00 feet;
thence South 79 degrees 35 minutes 41 seconds East 169.31 feet;
thence South 00 degrees 30 minutes 04 seconds West 153.31 feet;
thence South 77 degrees 19 minutes 02 seconds West 256.67 feet;
thence South 58 degrees 51 minutes 23 seconds West 241.89 feet;
thence South 87 degrees 02 minutes 12 seconds West 131.05 feet;
thence South 07 degrees 21 minutes 25 seconds West 85.17 feet;
thence South 64 degrees 11 minutes 21 seconds East 123.50 feet;
thence South 14 degrees 56 minutes 25 seconds West 106.85 feet;
thence South 66 degrees 48 minutes 51 seconds East 87.98 feet;
thence North 22 degrees 42 minutes 23 seconds East 112.83 feet;
thence North 65 degrees 21 minutes 27 seconds West 57.91 feet;
thence North 04 degrees 39 minutes 43 seconds East 120.51 feet;
thence North 75 degrees 32 minutes 18 seconds East 78.64 feet;
thence South 60 degrees 32 minutes 21 seconds East 64.89 feet;
thence South 02 degrees 39 minutes 26 seconds West 57.01 feet;
thence North 87 degrees 12 minutes 32 seconds West 70.84 feet;
thence South 02 degrees 34 minutes 51 seconds West 223.93 feet;
thence South 59 degrees 58 minutes 05 seconds East 111.32 feet;
thence North 45 degrees 20 minutes 16 seconds East 109.19 feet;
thence North 17 degrees 45 minutes 18 seconds West 90.55 feet;
thence North 05 degrees 00 minutes 58 seconds East 148.04 feet;
thence North 74 degrees 03 minutes 50 seconds East 37.69 feet;
thence North 01 degrees 54 minutes 37 seconds East 77.66 feet;
thence North 83 degrees 20 minutes 59 seconds East 52.13 feet;
thence South 10 degrees 43 minutes 11 seconds East 32.48 feet;
thence North 81 degrees 26 minutes 10 seconds East 127.41 feet;
thence South 00 degrees 10 minutes 22 seconds East 345.98 feet;
thence South 49 degrees 31 minutes 47 seconds West 247.11 feet;
thence South 50 degrees 13 minutes 16 seconds East 125.25 feet;
thence North 40 degrees 52 minutes 27 seconds East 87.79 feet;
thence South 53 degrees 17 minutes 44 seconds East 73.92 feet;

thence South 33 degrees 00 minutes 50 seconds West 79.19 feet;
thence South 53 degrees 08 minutes 46 seconds East 105.81 feet;
thence North 22 degrees 05 minutes 48 seconds East 97.76 feet;
thence South 59 degrees 45 minutes 32 seconds East 68.24 feet;
thence South 17 degrees 33 minutes 28 seconds West 100.33 feet;
thence South 71 degrees 34 minutes 32 seconds East 136.77 feet;
thence North 71 degrees 34 minutes 32 seconds East 30.45 feet;
thence North 01 degrees 23 minutes 41 seconds West 241.79 feet;
thence North 73 degrees 01 minutes 09 seconds West 97.45 feet;
thence South 15 degrees 00 minutes 04 seconds West 46.77 feet;
thence North 81 degrees 28 minutes 28 seconds West 49.68 feet;
thence North 08 degrees 11 minutes 04 seconds West 60.86 feet;
thence North 80 degrees 45 minutes 09 seconds East 83.44 feet;
thence North 01 degrees 12 minutes 28 seconds East 98.16 feet;
thence South 84 degrees 11 minutes 11 seconds West 120.60 feet;
thence North 05 degrees 12 minutes 35 seconds East 66.82 feet;
thence North 87 degrees 22 minutes 31 seconds East 94.16 feet;
thence North 02 degrees 34 minutes 48 seconds West 96.17 feet;
thence South 90 degrees 00 minutes 00 seconds West 98.25 feet;
thence North 00 degrees 05 minutes 25 seconds West 66.92 feet;
thence North 86 degrees 59 minutes 21 seconds East 98.51 feet;
thence North 05 degrees 31 minutes 51 seconds West 107.44 feet;
thence South 87 degrees 13 minutes 53 seconds West 107.13 feet;
thence North 01 degrees 41 minutes 09 seconds West 58.67 feet;
thence North 89 degrees 03 minutes 41 seconds East 105.29 feet;
thence North 15 degrees 01 minutes 38 seconds West 109.83 feet;
thence North 71 degrees 19 minutes 26 seconds West 82.43 feet;
thence North 01 degrees 25 minutes 56 seconds East 194.88 feet;
thence North 65 degrees 29 minutes 51 seconds East 142.36 feet;
thence South 64 degrees 46 minutes 31 seconds East 93.17 feet;
thence South 29 degrees 27 minutes 47 seconds East 240.65 feet;
thence South 03 degrees 54 minutes 44 seconds East 203.38 feet;
thence South 34 degrees 40 minutes 55 seconds West 75.52 feet;
thence South 23 degrees 05 minutes 39 seconds East 163.03 feet;
thence South 00 degrees 24 minutes 56 seconds East 119.01 feet;
thence South 18 degrees 56 minutes 32 seconds East 166.61 feet;
thence South 30 degrees 26 minutes 25 seconds East 132.27 feet;
thence North 81 degrees 06 minutes 02 seconds East 109.01 feet;
thence North 13 degrees 54 minutes 57 seconds West 447.45 feet;
thence North 75 degrees 08 minutes 28 seconds East 66.57 feet;
thence South 22 degrees 02 minutes 28 seconds East 368.11 feet;
thence South 04 degrees 37 minutes 19 seconds West 133.71 feet;
thence South 27 degrees 23 minutes 32 seconds West 220.80 feet;
thence North 80 degrees 33 minutes 49 seconds West 43.22 feet;
thence South 09 degrees 26 minutes 11 seconds West 103.01 feet;
thence South 80 degrees 33 minutes 49 seconds East 60.18 feet;

thence South 04 degrees 46 minutes 00 seconds East 79.60 feet;
thence South 31 degrees 52 minutes 55 seconds West 144.03 feet;
thence South 50 degrees 49 minutes 06 seconds West 263.66 feet;
thence North 89 degrees 04 minutes 17 seconds West 879.95 feet;
thence North 02 degrees 36 minutes 15 seconds East 110.11 feet;
thence North 19 degrees 04 minutes 07 seconds West 122.75 feet;
thence North 45 degrees 01 minutes 04 seconds West 142.23 feet;
thence North 06 degrees 59 minutes 07 seconds West 85.65 feet;
thence North 45 degrees 26 minutes 17 seconds East 292.44 feet;
thence South 63 degrees 40 minutes 38 seconds East 270.55 feet;
thence South 46 degrees 15 minutes 04 seconds East 194.20 feet;
thence North 45 degrees 33 minutes 48 seconds East 151.64 feet;
thence North 46 degrees 56 minutes 27 seconds West 208.03 feet;
thence South 50 degrees 16 minutes 15 seconds West 93.52 feet;
thence North 84 degrees 48 minutes 32 seconds West 38.35 feet;
thence North 58 degrees 00 minutes 38 seconds West 49.12 feet;
thence North 45 degrees 23 minutes 14 seconds East 104.82 feet;
thence North 50 degrees 12 minutes 43 seconds West 99.18 feet;
thence South 45 degrees 22 minutes 42 seconds West 108.76 feet;
thence North 44 degrees 20 minutes 06 seconds West 54.62 feet;
thence North 43 degrees 39 minutes 52 seconds East 102.88 feet;
thence North 50 degrees 12 minutes 43 seconds West 105.56 feet;
thence North 57 degrees 52 minutes 40 seconds West 374.06 feet;
thence South 40 degrees 12 minutes 51 seconds West 125.66 feet;
thence South 43 degrees 43 minutes 30 seconds East 70.20 feet;
thence South 29 degrees 27 minutes 38 seconds West 147.19 feet;
thence South 13 degrees 08 minutes 58 seconds East 217.58 feet;
thence South 38 degrees 44 minutes 49 seconds East 112.79 feet;
thence South 12 degrees 26 minutes 15 seconds West 63.62 feet;
thence South 06 degrees 59 minutes 07 seconds East 81.47 feet;
thence South 45 degrees 01 minutes 04 seconds East 125.09 feet;
thence South 19 degrees 04 minutes 07 seconds East 120.29 feet;
thence South 02 degrees 36 minutes 15 seconds West 91.05 feet;
thence South 59 degrees 18 minutes 57 seconds West 230.89 feet;
thence South 49 degrees 18 minutes 24 seconds West 117.30 feet;
thence South 31 degrees 24 minutes 22 seconds West 162.28 feet;
thence South 90 degrees 00 minutes 00 seconds West 139.07 feet;
thence South 80 degrees 48 minutes 43 seconds West 179.80 feet;
thence South 77 degrees 04 minutes 24 seconds West 100.18 feet;
thence North 33 degrees 46 minutes 57 seconds West 139.34 feet;
thence North 89 degrees 39 minutes 54 seconds West 315.51 feet;
thence North 18 degrees 56 minutes 23 seconds West 119.41 feet;
thence North 82 degrees 05 minutes 52 seconds West 50.04 feet;
thence South 25 degrees 45 minutes 16 seconds West 42.77 feet;
thence North 81 degrees 12 minutes 53 seconds West 67.56 feet;
thence North 12 degrees 02 minutes 16 seconds East 42.91 feet;

thence North 72 degrees 32 minutes 07 seconds West 38.97 feet;
thence South 42 degrees 28 minutes 22 seconds West 43.84 feet;
thence North 67 degrees 01 minutes 26 seconds West 24.67 feet;
thence North 46 degrees 56 minutes 54 seconds West 43.33 feet;
thence North 45 degrees 43 minutes 51 seconds East 86.56 feet;
thence North 73 degrees 18 minutes 38 seconds East 75.55 feet;
thence North 59 degrees 12 minutes 58 seconds East 157.35 feet;
thence North 38 degrees 01 minutes 08 seconds East 254.45 feet;
thence North 00 degrees 27 minutes 26 seconds West 177.51 feet;
thence North 89 degrees 18 minutes 17 seconds West 248.16 feet;
thence South 45 degrees 01 minutes 04 seconds West 85.39 feet;
thence South 90 degrees 00 minutes 00 seconds West 63.20 feet;
thence North 35 degrees 19 minutes 40 seconds West 75.10 feet;
thence North 88 degrees 17 minutes 30 seconds West 79.56 feet;
thence North 68 degrees 51 minutes 02 seconds West 80.84 feet;
thence North 77 degrees 07 minutes 34 seconds West 183.50 feet;
thence South 82 degrees 52 minutes 46 seconds West 66.62 feet;
thence South 72 degrees 00 minutes 22 seconds West 84.40 feet;
thence North 25 degrees 34 minutes 25 seconds West 34.29 feet;
thence North 04 degrees 46 minutes 00 seconds East 12.95 feet;
thence North 48 degrees 23 minutes 03 seconds East 67.04 feet;
thence North 09 degrees 09 minutes 01 seconds West 59.89 feet;
thence North 13 degrees 00 minutes 09 seconds East 24.25 feet;
thence North 36 degrees 29 minutes 10 seconds East 59.00 feet;
thence North 65 degrees 22 minutes 00 seconds East 216.21 feet;
thence South 77 degrees 32 minutes 33 seconds East 231.99 feet;
thence South 61 degrees 25 minutes 05 seconds East 63.37 feet;
thence South 06 degrees 58 minutes 25 seconds East 38.91 feet;
thence South 84 degrees 09 minutes 37 seconds East 165.36 feet;
thence North 47 degrees 49 minutes 49 seconds East 60.57 feet;
thence North 83 degrees 30 minutes 09 seconds East 140.19 feet;
thence North 33 degrees 52 minutes 19 seconds East 70.44 feet;
thence North 58 degrees 52 minutes 53 seconds West 89.79 feet;
thence North 09 degrees 11 minutes 30 seconds East 75.76 feet;
thence North 27 degrees 46 minutes 00 seconds West 99.79 feet;
thence North 11 degrees 06 minutes 11 seconds East 65.61 feet;
thence North 15 degrees 03 minutes 56 seconds West 106.57 feet;
thence North 24 degrees 53 minutes 01 seconds West 83.32 feet;
thence North 29 degrees 55 minutes 42 seconds West 150.35 feet;
thence South 89 degrees 10 minutes 40 seconds West 302.68 feet;
thence South 66 degrees 02 minutes 15 seconds West 52.93 feet;
thence South 12 degrees 14 minutes 39 seconds West 64.36 feet;
thence South 11 degrees 49 minutes 43 seconds East 288.68 feet;
thence South 19 degrees 39 minutes 59 seconds East 111.89 feet;
thence South 35 degrees 59 minutes 20 seconds East 105.57 feet;
thence North 77 degrees 32 minutes 33 seconds West 244.00 feet;

thence South 65 degrees 22 minutes 00 seconds West 245.86 feet;
thence South 36 degrees 29 minutes 10 seconds West 82.27 feet;
thence South 13 degrees 00 minutes 09 seconds West 44.44 feet;
thence South 09 degrees 09 minutes 01 seconds East 42.23 feet;
thence South 48 degrees 23 minutes 03 seconds West 59.60 feet;
thence South 04 degrees 46 minutes 00 seconds West 46.52 feet;
thence South 25 degrees 34 minutes 25 seconds East 91.63 feet;
thence North 72 degrees 00 minutes 22 seconds East 123.42 feet;
thence North 82 degrees 52 minutes 46 seconds East 53.05 feet;
thence South 77 degrees 07 minutes 34 seconds East 171.07 feet;
thence South 68 degrees 51 minutes 02 seconds East 85.79 feet;
thence South 88 degrees 17 minutes 30 seconds East 63.21 feet;
thence South 35 degrees 19 minutes 40 seconds East 76.04 feet;
thence North 90 degrees 00 minutes 00 seconds East 109.75 feet;
thence North 45 degrees 01 minutes 04 seconds East 85.03 feet;
thence South 89 degrees 18 minutes 17 seconds East 178.10 feet;
thence South 00 degrees 27 minutes 26 seconds East 111.05 feet;
thence South 38 degrees 01 minutes 08 seconds West 227.64 feet;
thence South 59 degrees 12 minutes 58 seconds West 141.81 feet;
thence South 73 degrees 18 minutes 38 seconds West 79.27 feet;
thence South 50 degrees 54 minutes 48 seconds West 128.29 feet;
thence South 67 degrees 54 minutes 12 seconds West 195.20 feet;
thence South 04 degrees 22 minutes 58 seconds West 66.26 feet;
thence North 86 degrees 32 minutes 02 seconds West 56.53 feet;
thence North 00 degrees 44 minutes 06 seconds East 66.65 feet;
thence North 65 degrees 23 minutes 02 seconds West 40.76 feet;
thence South 46 degrees 11 minutes 14 seconds West 82.53 feet;
thence North 83 degrees 03 minutes 05 seconds West 35.31 feet;
thence North 00 degrees 34 minutes 42 seconds East 50.37 feet;
thence North 90 degrees 00 minutes 00 seconds West 242.60 feet;
thence South 87 degrees 01 minutes 28 seconds West 150.37 feet;
thence South 25 degrees 04 minutes 13 seconds West 42.00 feet;
thence North 67 degrees 26 minutes 21 seconds West 760.66 feet;
thence North 48 degrees 33 minutes 21 seconds West 224.94 feet;
thence North 04 degrees 46 minutes 57 seconds East 113.92 feet;
thence North 21 degrees 36 minutes 16 seconds East 146.40 feet;
thence North 58 degrees 12 minutes 19 seconds East 167.64 feet;
thence North 08 degrees 14 minutes 08 seconds West 50.64 feet;
thence North 14 degrees 34 minutes 58 seconds East 101.18 feet;
thence North 30 degrees 35 minutes 41 seconds West 100.11 feet;
thence North 67 degrees 31 minutes 34 seconds West 137.88 feet;
thence North 28 degrees 28 minutes 40 seconds West 116.76 feet;
thence North 46 degrees 18 minutes 00 seconds West 146.49 feet;
thence North 19 degrees 06 minutes 39 seconds East 33.65 feet;
thence North 59 degrees 59 minutes 49 seconds East 34.05 feet;
thence North 00 degrees 26 minutes 59 seconds West 49.11 feet;

thence North 11 degrees 19 minutes 00 seconds East 59.92 feet;
thence North 37 degrees 14 minutes 29 seconds East 38.90 feet;
thence North 53 degrees 38 minutes 08 seconds West 175.32 feet;
thence North 73 degrees 14 minutes 14 seconds West 159.41 feet;
thence South 80 degrees 52 minutes 29 seconds West 90.83 feet;
thence North 37 degrees 44 minutes 49 seconds West 129.46 feet;
thence South 61 degrees 30 minutes 00 seconds West 198.17 feet;
thence South 35 degrees 24 minutes 41 seconds West 91.31 feet;
thence South 15 degrees 52 minutes 30 seconds East 193.43 feet;
thence South 83 degrees 06 minutes 09 seconds East 120.01 feet;
thence South 04 degrees 09 minutes 28 seconds West 97.02 feet;
thence South 70 degrees 33 minutes 58 seconds West 129.85 feet;
thence South 23 degrees 09 minutes 49 seconds East 256.37 feet;
thence South 76 degrees 33 minutes 57 seconds East 113.30 feet;
thence North 61 degrees 57 minutes 08 seconds East 140.76 feet;
thence South 32 degrees 03 minutes 29 seconds East 91.24 feet;
thence South 36 degrees 25 minutes 04 seconds East 117.54 feet;
thence South 49 degrees 03 minutes 09 seconds East 136.99 feet;
thence South 68 degrees 04 minutes 37 seconds East 70.28 feet;
thence South 00 degrees 00 minutes 00 seconds West 144.42 feet to the Northeast Corner of OutLot A in the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 in the Office of said Recorder; thence along the north side of the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 and along the north side of Victoria Manor, Phase I as recorded in Document 1998R-011478 in the office of said recorder the following three (3) calls:
North 78 degrees 09 minutes 30 seconds West 429.62 feet; thence
North 86 degrees 27 minutes 19 seconds West 710.67 feet; thence
South 88 degrees 45 minutes 48 seconds West 229.11 feet to the southeast corner of Lot 1 in the Replat of Lots 1, 2 & 3 of Victoria Manor, Phase I as recorded in Document 2004R-006763 in the office of said Recorder; thence along the east side of said Lot 1 the following two (2) calls:
North 03 degrees 47 minutes 19 seconds West 258.75 feet; thence
North 44 degrees 43 minutes 32 seconds West 345.00 feet to the southernmost corner of Victoria Overlook as recorded in Document 2002R-017709 in the office of said Recorder; thence along the east and north side of said Victoria Overlook the following three (3) calls:
North 49 degrees 07 minutes 28 seconds East 26.33 feet; thence
North 24 degrees 22 minutes 08 seconds West 292.13 feet; thence
North 76 degrees 01 minute 15 seconds West 436.09 feet to the northeast corner of Outlot A in said Victoria Overlook; thence along the south and west side of said Outlot A the following three (3) calls:
South 71 degrees 27 minutes 38 seconds West 63.39 feet; thence
North 73 degrees 39 minutes 11 seconds West 20.16 feet; thence
North 19 degrees 06 minutes 33 seconds East 33.38 feet to the northwest corner of said Victoria Overlook as recorded in Document 2002R-017709 in the office of said Recorder; thence North 13 degrees 44 minutes 21 seconds East 74.88 feet to the southernmost corner of the Amended Plat of Victoria Bluffs as recorded in Document 2006R-003293 in the office of said Recorder; thence along the south side of said Victoria Bluffs the following two (2) calls:

North 83 degrees 15 minutes 07 seconds East 289.05 feet; thence
North 79 degrees 54 minutes 24 seconds East 212.29 feet; thence continue along the south side of said Victoria Bluffs, along the south side of the Replat of Lots 5, 6, 7, 8 & 9 in Victoria Bluffs as recorded in Document 2006R-011001 in the office of said Recorder and along the south side of The Estates at Victoria, No. 3 as recorded in Document 2009R-012199 in the office of said Recorder, North 60 degrees 22 minutes 46 seconds East 799.95 feet; thence along the east side of The Estates at Victoria, No. 3 the following eight (8) calls:
North 00 degrees 08 minutes 58 seconds East 300.02 feet; thence
North 31 degrees 12 minutes 11 seconds West 184.06 feet; thence
North 64 degrees 40 minutes 44 seconds East 313.98 feet; thence
North 23 degrees 20 minutes 21 seconds West 118.30 feet; thence
North 33 degrees 25 minutes 57 seconds West 141.57 feet; thence
North 38 degrees 34 minutes 50 seconds West 113.74 feet; thence
North 22 degrees 52 minutes 18 seconds West 149.39 feet; thence
North 14 degrees 21 minutes 13 seconds East 275.73 feet to a point on the north line of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 7; thence along said north line, South 88 degrees 45 minutes 41 seconds East 319.71 feet to the Northeast Corner of said Half Quarter Quarter Section; thence South 88 degrees 45 minutes 41 seconds East 170.00 feet; thence North 53 degrees 01 minute 28 seconds East 475.21 feet; thence North 76 degrees 06 minutes 43 seconds East 266.33 feet to a point on the west line of the Corrected plat of Paradise Lakes Subdivision as recorded in Plat File 1, card 440 in the office of said Recorder; thence along the west, south and east side of said Paradise Lakes Subdivision the following eight (8) calls:
South 07 degrees 18 minutes 25 seconds East 93.40 feet; thence
South 38 degrees 12 minutes 25 seconds East 439.62 feet; thence
South 58 degrees 35 minutes 33 seconds East 788.03 feet; thence
South 31 degrees 36 minutes 11 seconds East 768.93 feet; thence
South 72 degrees 09 minutes 40 seconds East 157.59 feet; thence
South 13 degrees 11 minutes 30 seconds West 697.25 feet; thence
North 87 degrees 33 minutes 43 seconds East 473.80 feet; thence
North 37 degrees 57 minutes 24 seconds East 493.69 feet to the point of beginning and containing a gross area of 266.544 Acres.

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

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 District 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 Conservation 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 3 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.

All of Outlot A in the Amended Plat of Victoria Overlook as recorded in Document 2002R-017709 in the Office of the Recorder of Warrick County, Indiana and also part of Section 7, Township 6 South, Range 8 West and 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 east line of said Quarter Quarter Section, North 01 degree 27 minutes 39 seconds East 1314.41 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the north line of the Northeast Quarter of the Southwest Quarter of said Section, South 89 degrees 04 minutes 17 seconds East 1212.62 feet to a corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of said Recorder; thence along the east line of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence North 12 degrees 35 minutes 17 seconds West 1237.98 feet; thence South 87 degrees 39 minutes 08 seconds West 2079.46 feet to a point on the east of the Corrected plat of Paradise Lakes Subdivision as recorded in Plat File 1, card 440 in the office of said Recorder; thence along east side of said Paradise Lakes Subdivision, South 37 degrees 57 minutes 24 seconds West 69.98 feet to the point of beginning;

thence North 87 degrees 39 minutes 08 seconds East 94.25 feet;
thence South 29 degrees 10 minutes 03 seconds West 429.49 feet;
thence South 23 degrees 02 minutes 35 seconds East 168.28 feet;
thence North 33 degrees 39 minutes 22 seconds East 300.00 feet;
thence North 75 degrees 48 minutes 09 seconds East 114.23 feet;
thence North 39 degrees 01 minutes 02 seconds East 56.65 feet;
thence North 00 degrees 12 minutes 09 seconds East 158.78 feet;
thence South 89 degrees 23 minutes 32 seconds East 44.71 feet;
thence South 58 degrees 29 minutes 40 seconds East 266.53 feet;
thence North 10 degrees 57 minutes 27 seconds East 139.52 feet;
thence North 84 degrees 07 minutes 57 seconds East 704.10 feet;
thence North 90 degrees 00 minutes 00 seconds East 172.35 feet;
thence South 00 degrees 00 minutes 00 seconds West 64.15 feet;
thence South 87 degrees 34 minutes 20 seconds West 213.33 feet;
thence South 41 degrees 17 minutes 37 seconds West 103.30 feet;
thence South 83 degrees 50 minutes 27 seconds West 184.87 feet;
thence South 09 degrees 38 minutes 36 seconds West 139.09 feet;
thence South 79 degrees 19 minutes 18 seconds East 46.54 feet;
thence North 47 degrees 15 minutes 35 seconds East 46.77 feet;
thence North 84 degrees 40 minutes 11 seconds East 165.05 feet;
thence North 54 degrees 40 minutes 07 seconds East 149.74 feet;
thence North 67 degrees 43 minutes 00 seconds East 87.00 feet;
thence South 79 degrees 35 minutes 41 seconds East 169.31 feet;
thence South 00 degrees 30 minutes 04 seconds West 153.31 feet;
thence South 77 degrees 19 minutes 02 seconds West 256.67 feet;
thence South 58 degrees 51 minutes 23 seconds West 241.89 feet;
thence South 87 degrees 02 minutes 12 seconds West 131.05 feet;
thence South 07 degrees 21 minutes 25 seconds West 85.17 feet;
thence South 64 degrees 11 minutes 21 seconds East 123.50 feet;
thence South 14 degrees 56 minutes 25 seconds West 106.85 feet;

thence South 66 degrees 48 minutes 51 seconds East 87.98 feet;
thence North 22 degrees 42 minutes 23 seconds East 112.83 feet;
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thence North 04 degrees 39 minutes 43 seconds East 120.51 feet;
thence North 75 degrees 32 minutes 18 seconds East 78.64 feet;
thence South 60 degrees 32 minutes 21 seconds East 64.89 feet;
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thence North 87 degrees 12 minutes 32 seconds West 70.84 feet;
thence South 02 degrees 34 minutes 51 seconds West 223.93 feet;
thence South 59 degrees 58 minutes 05 seconds East 111.32 feet;
thence North 45 degrees 20 minutes 16 seconds East 109.19 feet;
thence North 17 degrees 45 minutes 18 seconds West 90.55 feet;
thence North 05 degrees 00 minutes 58 seconds East 148.04 feet;
thence North 74 degrees 03 minutes 50 seconds East 37.69 feet;
thence North 01 degrees 54 minutes 37 seconds East 77.66 feet;
thence North 83 degrees 20 minutes 59 seconds East 52.13 feet;
thence South 10 degrees 43 minutes 11 seconds East 32.48 feet;
thence North 81 degrees 26 minutes 10 seconds East 127.41 feet;
thence South 00 degrees 10 minutes 22 seconds East 345.98 feet;
thence South 49 degrees 31 minutes 47 seconds West 247.11 feet;
thence South 50 degrees 13 minutes 16 seconds East 125.25 feet;
thence North 40 degrees 52 minutes 27 seconds East 87.79 feet;
thence South 53 degrees 17 minutes 44 seconds East 73.92 feet;
thence South 33 degrees 00 minutes 50 seconds West 79.19 feet;
thence South 53 degrees 08 minutes 46 seconds East 105.81 feet;
thence North 22 degrees 05 minutes 48 seconds East 97.76 feet;
thence South 59 degrees 45 minutes 32 seconds East 68.24 feet;
thence South 17 degrees 33 minutes 28 seconds West 100.33 feet;
thence South 71 degrees 34 minutes 32 seconds East 136.77 feet;
thence North 71 degrees 34 minutes 32 seconds East 30.45 feet;
thence North 01 degrees 23 minutes 41 seconds West 241.79 feet;
thence North 73 degrees 01 minutes 09 seconds West 97.45 feet;
thence South 15 degrees 00 minutes 04 seconds West 46.77 feet;
thence North 81 degrees 28 minutes 28 seconds West 49.68 feet;
thence North 08 degrees 11 minutes 04 seconds West 60.86 feet;
thence North 80 degrees 45 minutes 09 seconds East 83.44 feet;
thence North 01 degrees 12 minutes 28 seconds East 98.16 feet;
thence South 84 degrees 11 minutes 11 seconds West 120.60 feet;
thence North 05 degrees 12 minutes 35 seconds East 66.82 feet;
thence North 87 degrees 22 minutes 31 seconds East 94.16 feet;
thence North 02 degrees 34 minutes 48 seconds West 96.17 feet;
thence South 90 degrees 00 minutes 00 seconds West 98.25 feet;
thence North 00 degrees 05 minutes 25 seconds West 66.92 feet;
thence North 86 degrees 59 minutes 21 seconds East 98.51 feet;
thence North 05 degrees 31 minutes 51 seconds West 107.44 feet;
thence South 87 degrees 13 minutes 53 seconds West 107.13 feet;
thence North 01 degrees 41 minutes 09 seconds West 58.67 feet;
thence North 89 degrees 03 minutes 41 seconds East 105.29 feet;
thence North 15 degrees 01 minutes 38 seconds West 109.83 feet;
thence North 71 degrees 19 minutes 26 seconds West 82.43 feet;
thence North 01 degrees 25 minutes 56 seconds East 194.88 feet;
thence North 65 degrees 29 minutes 51 seconds East 142.36 feet;
thence South 64 degrees 46 minutes 31 seconds East 93.17 feet;
thence South 29 degrees 27 minutes 47 seconds East 240.65 feet;
thence South 03 degrees 54 minutes 44 seconds East 203.38 feet;
thence South 34 degrees 40 minutes 55 seconds West 75.52 feet;
thence South 23 degrees 05 minutes 39 seconds East 163.03 feet;
thence South 00 degrees 24 minutes 56 seconds East 119.01 feet;
thence South 18 degrees 56 minutes 32 seconds East 166.61 feet;
thence South 30 degrees 26 minutes 25 seconds East 132.27 feet;
thence North 81 degrees 06 minutes 02 seconds East 109.01 feet;
thence North 13 degrees 54 minutes 57 seconds West 447.45 feet;
thence North 75 degrees 08 minutes 28 seconds East 66.57 feet;
thence South 22 degrees 02 minutes 28 seconds East 368.11 feet;

thence South 04 degrees 37 minutes 19 seconds West 133.71 feet;
thence South 27 degrees 23 minutes 32 seconds West 220.80 feet;
thence North 80 degrees 33 minutes 49 seconds West 43.22 feet;
thence South 09 degrees 26 minutes 11 seconds West 103.01 feet;
thence South 80 degrees 33 minutes 49 seconds East 60.18 feet;
thence South 04 degrees 46 minutes 00 seconds East 79.60 feet;
thence South 31 degrees 52 minutes 55 seconds West 144.03 feet;
thence South 50 degrees 49 minutes 06 seconds West 263.66 feet;
thence North 89 degrees 04 minutes 17 seconds West 879.95 feet;
thence North 02 degrees 36 minutes 15 seconds East 110.11 feet;
thence North 19 degrees 04 minutes 07 seconds West 122.75 feet;
thence North 45 degrees 01 minutes 04 seconds West 142.23 feet;
thence North 06 degrees 59 minutes 07 seconds West 85.65 feet;
thence North 45 degrees 26 minutes 17 seconds East 292.44 feet;
thence South 63 degrees 40 minutes 38 seconds East 270.55 feet;
thence South 46 degrees 15 minutes 04 seconds East 194.20 feet;
thence North 45 degrees 33 minutes 48 seconds East 151.64 feet;
thence North 46 degrees 56 minutes 27 seconds West 208.03 feet;
thence South 50 degrees 16 minutes 15 seconds West 93.52 feet;
thence North 84 degrees 48 minutes 32 seconds West 38.35 feet;
thence North 58 degrees 00 minutes 38 seconds West 49.12 feet;
thence North 45 degrees 23 minutes 14 seconds East 104.82 feet;
thence North 50 degrees 12 minutes 43 seconds West 99.18 feet;
thence South 45 degrees 22 minutes 42 seconds West 108.76 feet;
thence North 44 degrees 20 minutes 06 seconds West 54.62 feet;
thence North 43 degrees 39 minutes 52 seconds East 102.88 feet;
thence North 50 degrees 12 minutes 43 seconds West 105.56 feet;
thence North 57 degrees 52 minutes 40 seconds West 374.06 feet;
thence South 40 degrees 12 minutes 51 seconds West 125.66 feet;
thence South 43 degrees 43 minutes 30 seconds East 70.20 feet;
thence South 29 degrees 27 minutes 38 seconds West 147.19 feet;
thence South 13 degrees 08 minutes 58 seconds East 217.58 feet;
thence South 38 degrees 44 minutes 49 seconds East 112.79 feet;
thence South 12 degrees 26 minutes 15 seconds West 63.62 feet;
thence South 06 degrees 59 minutes 07 seconds East 81.47 feet;
thence South 45 degrees 01 minutes 04 seconds East 125.09 feet;
thence South 19 degrees 04 minutes 07 seconds East 120.29 feet;
thence South 02 degrees 36 minutes 15 seconds West 91.05 feet;
thence South 59 degrees 18 minutes 57 seconds West 230.89 feet;
thence South 49 degrees 18 minutes 24 seconds West 117.30 feet;
thence South 31 degrees 24 minutes 22 seconds West 162.28 feet;
thence South 90 degrees 00 minutes 00 seconds West 139.07 feet;
thence South 80 degrees 48 minutes 43 seconds West 179.80 feet;
thence South 77 degrees 04 minutes 24 seconds West 100.18 feet;
thence North 33 degrees 46 minutes 57 seconds West 139.34 feet;
thence North 89 degrees 39 minutes 54 seconds West 315.51 feet;
thence North 18 degrees 56 minutes 23 seconds West 119.41 feet;
thence North 82 degrees 05 minutes 52 seconds West 50.04 feet;
thence South 25 degrees 45 minutes 16 seconds West 42.77 feet;
thence North 81 degrees 12 minutes 53 seconds West 67.56 feet;
thence North 12 degrees 02 minutes 16 seconds East 42.91 feet;
thence North 72 degrees 32 minutes 07 seconds West 38.97 feet;
thence South 42 degrees 28 minutes 22 seconds West 43.84 feet;
thence North 67 degrees 01 minutes 26 seconds West 24.67 feet;
thence North 46 degrees 56 minutes 54 seconds West 43.33 feet;
thence North 45 degrees 43 minutes 51 seconds East 86.56 feet;
thence North 73 degrees 18 minutes 38 seconds East 75.55 feet;
thence North 59 degrees 12 minutes 58 seconds East 157.35 feet;
thence North 38 degrees 01 minutes 08 seconds East 254.45 feet;
thence North 00 degrees 27 minutes 26 seconds West 177.51 feet;
thence North 89 degrees 18 minutes 17 seconds West 248.16 feet;
thence South 45 degrees 01 minutes 04 seconds West 85.39 feet;
thence South 90 degrees 00 minutes 00 seconds West 63.20 feet;
thence North 35 degrees 19 minutes 40 seconds West 75.10 feet;

thence North 88 degrees 17 minutes 30 seconds West 79.56 feet;
thence North 68 degrees 51 minutes 02 seconds West 80.84 feet;
thence North 77 degrees 07 minutes 34 seconds West 183.50 feet;
thence South 82 degrees 52 minutes 46 seconds West 66.62 feet;
thence South 72 degrees 00 minutes 22 seconds West 84.40 feet;
thence North 25 degrees 34 minutes 25 seconds West 34.29 feet;
thence North 04 degrees 46 minutes 00 seconds East 12.95 feet;
thence North 48 degrees 23 minutes 03 seconds East 67.04 feet;
thence North 09 degrees 09 minutes 01 seconds West 59.89 feet;
thence North 13 degrees 00 minutes 09 seconds East 24.25 feet;
thence North 36 degrees 29 minutes 10 seconds East 59.00 feet;
thence North 65 degrees 22 minutes 00 seconds East 216.21 feet;
thence South 77 degrees 32 minutes 33 seconds East 231.99 feet;
thence South 61 degrees 25 minutes 05 seconds East 63.37 feet;
thence South 06 degrees 58 minutes 25 seconds East 38.91 feet;
thence South 84 degrees 09 minutes 37 seconds East 165.36 feet;
thence North 47 degrees 49 minutes 49 seconds East 60.57 feet;
thence North 83 degrees 30 minutes 09 seconds East 140.19 feet;
thence North 33 degrees 52 minutes 19 seconds East 70.44 feet;
thence North 58 degrees 52 minutes 53 seconds West 89.79 feet;
thence North 09 degrees 11 minutes 30 seconds East 75.76 feet;
thence North 27 degrees 46 minutes 00 seconds West 99.79 feet;
thence North 11 degrees 06 minutes 11 seconds East 65.61 feet;
thence North 15 degrees 03 minutes 56 seconds West 106.57 feet;
thence North 24 degrees 53 minutes 01 seconds West 83.32 feet;
thence North 29 degrees 55 minutes 42 seconds West 150.35 feet;
thence South 89 degrees 10 minutes 40 seconds West 302.68 feet;
thence South 66 degrees 02 minutes 15 seconds West 52.93 feet;
thence South 12 degrees 14 minutes 39 seconds West 64.36 feet;
thence South 11 degrees 49 minutes 43 seconds East 288.68 feet;
thence South 19 degrees 39 minutes 59 seconds East 111.89 feet;
thence South 35 degrees 59 minutes 20 seconds East 105.57 feet;
thence North 77 degrees 32 minutes 33 seconds West 244.00 feet;
thence South 65 degrees 22 minutes 00 seconds West 245.86 feet;
thence South 36 degrees 29 minutes 10 seconds West 82.27 feet;
thence South 13 degrees 00 minutes 09 seconds West 44.44 feet;
thence South 09 degrees 09 minutes 01 seconds East 42.23 feet;
thence South 48 degrees 23 minutes 03 seconds West 59.60 feet;
thence South 04 degrees 46 minutes 00 seconds West 46.52 feet;
thence South 25 degrees 34 minutes 25 seconds East 91.63 feet;
thence North 72 degrees 00 minutes 22 seconds East 123.42 feet;
thence North 82 degrees 52 minutes 46 seconds East 53.05 feet;
thence South 77 degrees 07 minutes 34 seconds East 171.07 feet;
thence South 68 degrees 51 minutes 02 seconds East 85.79 feet;
thence South 88 degrees 17 minutes 30 seconds East 63.21 feet;
thence South 35 degrees 19 minutes 40 seconds East 76.04 feet;
thence North 90 degrees 00 minutes 00 seconds East 109.75 feet;
thence North 45 degrees 01 minutes 04 seconds East 85.03 feet;
thence South 89 degrees 18 minutes 17 seconds East 178.10 feet;
thence South 00 degrees 27 minutes 26 seconds East 111.05 feet;
thence South 38 degrees 01 minutes 08 seconds West 227.64 feet;
thence South 59 degrees 12 minutes 58 seconds West 141.81 feet;
thence South 73 degrees 18 minutes 38 seconds West 79.27 feet;
thence South 50 degrees 54 minutes 48 seconds West 128.29 feet;
thence South 67 degrees 54 minutes 12 seconds West 195.20 feet;
thence South 04 degrees 22 minutes 58 seconds West 66.26 feet;
thence North 86 degrees 32 minutes 02 seconds West 56.53 feet;
thence North 00 degrees 44 minutes 06 seconds East 66.65 feet;
thence North 65 degrees 23 minutes 02 seconds West 40.76 feet;
thence South 46 degrees 11 minutes 14 seconds West 82.53 feet;
thence North 83 degrees 03 minutes 05 seconds West 35.31 feet;
thence North 00 degrees 34 minutes 42 seconds East 50.37 feet;
thence North 90 degrees 00 minutes 00 seconds West 242.60 feet;
thence South 87 degrees 01 minutes 28 seconds West 150.37 feet;

thence South 25 degrees 04 minutes 13 seconds West 42.00 feet;
thence North 67 degrees 26 minutes 21 seconds West 760.66 feet;
thence North 48 degrees 33 minutes 21 seconds West 224.94 feet;
thence North 04 degrees 46 minutes 57 seconds East 113.92 feet;
thence North 21 degrees 36 minutes 16 seconds East 146.40 feet;
thence North 58 degrees 12 minutes 19 seconds East 167.64 feet;
thence North 08 degrees 14 minutes 08 seconds West 50.64 feet;
thence North 14 degrees 34 minutes 58 seconds East 101.18 feet;
thence North 30 degrees 35 minutes 41 seconds West 100.11 feet;
thence North 67 degrees 31 minutes 34 seconds West 137.88 feet;
thence North 28 degrees 28 minutes 40 seconds West 116.76 feet;
thence North 46 degrees 18 minutes 00 seconds West 146.49 feet;
thence North 19 degrees 06 minutes 39 seconds East 33.65 feet;
thence North 59 degrees 59 minutes 49 seconds East 34.05 feet;
thence North 00 degrees 26 minutes 59 seconds West 49.11 feet;
thence North 11 degrees 19 minutes 00 seconds East 59.92 feet;
thence North 37 degrees 14 minutes 29 seconds East 38.90 feet;
thence North 53 degrees 38 minutes 08 seconds West 175.32 feet;
thence North 73 degrees 14 minutes 14 seconds West 159.41 feet;
thence South 80 degrees 52 minutes 29 seconds West 90.83 feet;
thence North 37 degrees 44 minutes 49 seconds West 129.46 feet;
thence South 61 degrees 30 minutes 00 seconds West 198.17 feet;
thence South 35 degrees 24 minutes 41 seconds West 91.31 feet;
thence South 15 degrees 52 minutes 30 seconds East 193.43 feet;
thence South 83 degrees 06 minutes 09 seconds East 120.01 feet;
thence South 04 degrees 09 minutes 28 seconds West 97.02 feet;
thence South 70 degrees 33 minutes 58 seconds West 129.85 feet;
thence South 23 degrees 09 minutes 49 seconds East 256.37 feet;
thence South 76 degrees 33 minutes 57 seconds East 113.30 feet;
thence North 61 degrees 57 minutes 08 seconds East 140.76 feet;
thence South 32 degrees 03 minutes 29 seconds East 91.24 feet;
thence South 36 degrees 25 minutes 04 seconds East 117.54 feet;
thence South 49 degrees 03 minutes 09 seconds East 136.99 feet;
thence South 68 degrees 04 minutes 37 seconds East 70.28 feet;
thence South 00 degrees 00 minutes 00 seconds West 144.42 feet to the Northeast Corner of OutLot A in the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 in the Office of said Recorder; thence along the north side of the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 and along the north side of Victoria Manor, Phase I as recorded in Document 1998R-011478 in the office of said recorder the following three (3) calls:
North 78 degrees 09 minutes 30 seconds West 429.62 feet; thence
North 86 degrees 27 minutes 19 seconds West 710.67 feet; thence
South 88 degrees 45 minutes 48 seconds West 229.11 feet to the southeast corner of Lot 1 in the Replat of Lots 1, 2 & 3 of Victoria Manor, Phase I as recorded in Document 2004R-006763 in the office of said Recorder; thence along the east side of said Lot 1 the following two (2) calls:
North 03 degrees 47 minutes 19 seconds West 258.75 feet; thence
North 44 degrees 43 minutes 32 seconds West 345.00 feet to the southernmost corner of Victoria Overlook as recorded in Document 2002R-017709 in the office of said Recorder; thence along the east and north side of said Victoria Overlook the following three (3) calls:
North 49 degrees 07 minutes 28 seconds East 26.33 feet; thence
North 24 degrees 22 minutes 08 seconds West 292.13 feet; thence
North 76 degrees 01 minute 15 seconds West 436.09 feet to the northeast corner of Outlot A in said Victoria Overlook; thence along the south and west side of said Outlot A the following three (3) calls:
South 71 degrees 27 minutes 38 seconds West 63.39 feet; thence
North 73 degrees 39 minutes 11 seconds West 20.16 feet; thence
North 19 degrees 06 minutes 33 seconds East 33.38 feet to the northwest corner of said Victoria Overlook as recorded in Document 2002R-017709 in the office of said Recorder; thence North 13 degrees 44 minutes 21 seconds East 74.88 feet to the southernmost corner of the Amended Plat of Victoria Bluffs as recorded in Document 2006R-003293 in the office of said Recorder; thence along the south side of said Victoria Bluffs the following two (2) calls:

North 83 degrees 15 minutes 07 seconds East 289.05 feet; thence
North 79 degrees 54 minutes 24 seconds East 212.29 feet; thence continue along the south side of said Victoria Bluffs, along the south side of the Replat of Lots 5, 6, 7, 8 & 9 in Victoria Bluffs as recorded in Document 2006R-011001 in the office of said Recorder and along the south side of The Estates at Victoria, No. 3 as recorded in Document 2009R-012199 in the office of said Recorder, North 60 degrees 22 minutes 46 seconds East 799.95 feet; thence along the east side of The Estates at Victoria, No. 3 the following eight (8) calls:
North 00 degrees 08 minutes 58 seconds East 300.02 feet; thence
North 31 degrees 12 minutes 11 seconds West 184.06 feet; thence
North 64 degrees 40 minutes 44 seconds East 313.98 feet; thence
North 23 degrees 20 minutes 21 seconds West 118.30 feet; thence
North 33 degrees 25 minutes 57 seconds West 141.57 feet; thence
North 38 degrees 34 minutes 50 seconds West 113.74 feet; thence
North 22 degrees 52 minutes 18 seconds West 149.39 feet; thence
North 14 degrees 21 minutes 13 seconds East 275.73 feet to a point on the north line of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 7; thence along said north line, South 88 degrees 45 minutes 41 seconds East 319.71 feet to the Northeast Corner of said Half Quarter Quarter Section; thence South 88 degrees 45 minutes 41 seconds East 170.00 feet; thence North 53 degrees 01 minute 28 seconds East 475.21 feet; thence North 76 degrees 06 minutes 43 seconds East 266.33 feet to a point on the west line of the Corrected plat of Paradise Lakes Subdivision as recorded in Plat File 1, card 440 in the office of said Recorder; thence along the west, south and east side of said Paradise Lakes Subdivision the following eight (8) calls:
South 07 degrees 18 minutes 25 seconds East 93.40 feet; thence
South 38 degrees 12 minutes 25 seconds East 439.62 feet; thence
South 58 degrees 35 minutes 33 seconds East 788.03 feet; thence
South 31 degrees 36 minutes 11 seconds East 768.93 feet; thence
South 72 degrees 09 minutes 40 seconds East 157.59 feet; thence
South 13 degrees 11 minutes 30 seconds West 697.25 feet; thence
North 87 degrees 33 minutes 43 seconds East 473.80 feet; thence
North 37 degrees 57 minutes 24 seconds East 493.69 feet to the point of beginning and containing a gross area of 266.544 Acres.

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

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

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
(Address)

812-897-5815
(phone)

Receipt No. 17832

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC-R- N-07

Petitioner: **Victoria Conservation LLC**

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

Owner of Record: **Victoria Conservation LLC**

Email Address: mike@landology.com

Lessee: _____

Email Address: _____

Address: **944 N. Baker Rd**
Boonville, IN 47601

Address: **2000 Victoria National Blvd.**
Newburgh, IN 47630

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 3 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.

All of Outlot A in the Amended Plat of Victoria Overlook as recorded in Document 2002R-017709 in the Office of the Recorder of Warrick County, Indiana and also part of Section 7, Township 6 South, Range 8 West and 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 east line of said Quarter Quarter Section, North 01 degree 27 minutes 39 seconds East 1314.41 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the north line of the Northeast Quarter of the Southwest Quarter of said Section, South 89 degrees 04 minutes 17 seconds East 1212.62 feet to a corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of said Recorder; thence along the east line of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence North 12 degrees 35 minutes 17 seconds West 1237.98 feet; thence South 87 degrees 39 minutes 08 seconds West 2079.46 feet to a point on the east of the Corrected plat of Paradise Lakes Subdivision as recorded in Plat File 1, card 440 in the office of said Recorder; thence along east side of said Paradise Lakes Subdivision, South 37 degrees 57 minutes 24 seconds West 69.98 feet to the point of beginning;

thence North 87 degrees 39 minutes 08 seconds East 94.25 feet;
thence South 29 degrees 10 minutes 03 seconds West 429.49 feet;
thence South 23 degrees 02 minutes 35 seconds East 168.28 feet;
thence North 33 degrees 39 minutes 22 seconds East 300.00 feet;
thence North 75 degrees 48 minutes 09 seconds East 114.23 feet;
thence North 39 degrees 01 minutes 02 seconds East 56.65 feet;
thence North 00 degrees 12 minutes 09 seconds East 158.78 feet;
thence South 89 degrees 23 minutes 32 seconds East 44.71 feet;

thence South 58 degrees 29 minutes 40 seconds East 266.53 feet;
thence North 10 degrees 57 minutes 27 seconds East 139.52 feet;
thence North 84 degrees 07 minutes 57 seconds East 704.10 feet;
thence North 90 degrees 00 minutes 00 seconds East 172.35 feet;
thence South 00 degrees 00 minutes 00 seconds West 64.15 feet;
thence South 87 degrees 34 minutes 20 seconds West 213.33 feet;
thence South 41 degrees 17 minutes 37 seconds West 103.30 feet;
thence South 83 degrees 50 minutes 27 seconds West 184.87 feet;
thence South 09 degrees 38 minutes 36 seconds West 139.09 feet;
thence South 79 degrees 19 minutes 18 seconds East 46.54 feet;
thence North 47 degrees 15 minutes 35 seconds East 46.77 feet;
thence North 84 degrees 40 minutes 11 seconds East 165.05 feet;
thence North 54 degrees 40 minutes 07 seconds East 149.74 feet;
thence North 67 degrees 43 minutes 00 seconds East 87.00 feet;
thence South 79 degrees 35 minutes 41 seconds East 169.31 feet;
thence South 00 degrees 30 minutes 04 seconds West 153.31 feet;
thence South 77 degrees 19 minutes 02 seconds West 256.67 feet;
thence South 58 degrees 51 minutes 23 seconds West 241.89 feet;
thence South 87 degrees 02 minutes 12 seconds West 131.05 feet;
thence South 07 degrees 21 minutes 25 seconds West 85.17 feet;
thence South 64 degrees 11 minutes 21 seconds East 123.50 feet;
thence South 14 degrees 56 minutes 25 seconds West 106.85 feet;
thence South 66 degrees 48 minutes 51 seconds East 87.98 feet;
thence North 22 degrees 42 minutes 23 seconds East 112.83 feet;
thence North 65 degrees 21 minutes 27 seconds West 57.91 feet;
thence North 04 degrees 39 minutes 43 seconds East 120.51 feet;
thence North 75 degrees 32 minutes 18 seconds East 78.64 feet;
thence South 60 degrees 32 minutes 21 seconds East 64.89 feet;
thence South 02 degrees 39 minutes 26 seconds West 57.01 feet;
thence North 87 degrees 12 minutes 32 seconds West 70.84 feet;
thence South 02 degrees 34 minutes 51 seconds West 223.93 feet;
thence South 59 degrees 58 minutes 05 seconds East 111.32 feet;
thence North 45 degrees 20 minutes 16 seconds East 109.19 feet;
thence North 17 degrees 45 minutes 18 seconds West 90.55 feet;
thence North 05 degrees 00 minutes 58 seconds East 148.04 feet;
thence North 74 degrees 03 minutes 50 seconds East 37.69 feet;
thence North 01 degrees 54 minutes 37 seconds East 77.66 feet;
thence North 83 degrees 20 minutes 59 seconds East 52.13 feet;
thence South 10 degrees 43 minutes 11 seconds East 32.48 feet;
thence North 81 degrees 26 minutes 10 seconds East 127.41 feet;
thence South 00 degrees 10 minutes 22 seconds East 345.98 feet;
thence South 49 degrees 31 minutes 47 seconds West 247.11 feet;
thence South 50 degrees 13 minutes 16 seconds East 125.25 feet;
thence North 40 degrees 52 minutes 27 seconds East 87.79 feet;
thence South 53 degrees 17 minutes 44 seconds East 73.92 feet;
thence South 33 degrees 00 minutes 50 seconds West 79.19 feet;
thence South 53 degrees 08 minutes 46 seconds East 105.81 feet;
thence North 22 degrees 05 minutes 48 seconds East 97.76 feet;
thence South 59 degrees 45 minutes 32 seconds East 68.24 feet;
thence South 17 degrees 33 minutes 28 seconds West 100.33 feet;
thence South 71 degrees 34 minutes 32 seconds East 136.77 feet;
thence North 71 degrees 34 minutes 32 seconds East 30.45 feet;
thence North 01 degrees 23 minutes 41 seconds West 241.79 feet;
thence North 73 degrees 01 minutes 09 seconds West 97.45 feet;
thence South 15 degrees 00 minutes 04 seconds West 46.77 feet;
thence North 81 degrees 28 minutes 28 seconds West 49.68 feet;
thence North 08 degrees 11 minutes 04 seconds West 60.86 feet;
thence North 80 degrees 45 minutes 09 seconds East 83.44 feet;
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thence North 65 degrees 29 minutes 51 seconds East 142.36 feet;
thence South 64 degrees 46 minutes 31 seconds East 93.17 feet;
thence South 29 degrees 27 minutes 47 seconds East 240.65 feet;
thence South 03 degrees 54 minutes 44 seconds East 203.38 feet;
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thence South 18 degrees 56 minutes 32 seconds East 166.61 feet;
thence South 30 degrees 26 minutes 25 seconds East 132.27 feet;
thence North 81 degrees 06 minutes 02 seconds East 109.01 feet;
thence North 13 degrees 54 minutes 57 seconds West 447.45 feet;
thence North 75 degrees 08 minutes 28 seconds East 66.57 feet;
thence South 22 degrees 02 minutes 28 seconds East 368.11 feet;
thence South 04 degrees 37 minutes 19 seconds West 133.71 feet;
thence South 27 degrees 23 minutes 32 seconds West 220.80 feet;
thence North 80 degrees 33 minutes 49 seconds West 43.22 feet;
thence South 09 degrees 26 minutes 11 seconds West 103.01 feet;
thence South 80 degrees 33 minutes 49 seconds East 60.18 feet;
thence South 04 degrees 46 minutes 00 seconds East 79.60 feet;
thence South 31 degrees 52 minutes 55 seconds West 144.03 feet;
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thence North 06 degrees 59 minutes 07 seconds West 85.65 feet;
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thence North 59 degrees 12 minutes 58 seconds East 157.35 feet;
thence North 38 degrees 01 minutes 08 seconds East 254.45 feet;
thence North 00 degrees 27 minutes 26 seconds West 177.51 feet;
thence North 89 degrees 18 minutes 17 seconds West 248.16 feet;
thence South 45 degrees 01 minutes 04 seconds West 85.39 feet;
thence South 90 degrees 00 minutes 00 seconds West 63.20 feet;
thence North 35 degrees 19 minutes 40 seconds West 75.10 feet;
thence North 88 degrees 17 minutes 30 seconds West 79.56 feet;
thence North 68 degrees 51 minutes 02 seconds West 80.84 feet;
thence North 77 degrees 07 minutes 34 seconds West 183.50 feet;
thence South 82 degrees 52 minutes 46 seconds West 66.62 feet;
thence South 72 degrees 00 minutes 22 seconds West 84.40 feet;
thence North 25 degrees 34 minutes 25 seconds West 34.29 feet;
thence North 04 degrees 46 minutes 00 seconds East 12.95 feet;
thence North 48 degrees 23 minutes 03 seconds East 67.04 feet;
thence North 09 degrees 09 minutes 01 seconds West 59.89 feet;
thence North 13 degrees 00 minutes 09 seconds East 24.25 feet;
thence North 36 degrees 29 minutes 10 seconds East 59.00 feet;
thence North 65 degrees 22 minutes 00 seconds East 216.21 feet;
thence South 77 degrees 32 minutes 33 seconds East 231.99 feet;
thence South 61 degrees 25 minutes 05 seconds East 63.37 feet;
thence South 06 degrees 58 minutes 25 seconds East 38.91 feet;
thence South 84 degrees 09 minutes 37 seconds East 165.36 feet;
thence North 47 degrees 49 minutes 49 seconds East 60.57 feet;
thence North 83 degrees 30 minutes 09 seconds East 140.19 feet;
thence North 33 degrees 52 minutes 19 seconds East 70.44 feet;
thence North 58 degrees 52 minutes 53 seconds West 89.79 feet;
thence North 09 degrees 11 minutes 30 seconds East 75.76 feet;
thence North 27 degrees 46 minutes 00 seconds West 99.79 feet;
thence North 11 degrees 06 minutes 11 seconds East 65.61 feet;
thence North 15 degrees 03 minutes 56 seconds West 106.57 feet;
thence North 24 degrees 53 minutes 01 seconds West 83.32 feet;
thence North 29 degrees 55 minutes 42 seconds West 150.35 feet;
thence South 89 degrees 10 minutes 40 seconds West 302.68 feet;
thence South 66 degrees 02 minutes 15 seconds West 52.93 feet;
thence South 12 degrees 14 minutes 39 seconds West 64.36 feet;
thence South 11 degrees 49 minutes 43 seconds East 288.68 feet;
thence South 19 degrees 39 minutes 59 seconds East 111.89 feet;
thence South 35 degrees 59 minutes 20 seconds East 105.57 feet;
thence North 77 degrees 32 minutes 33 seconds West 244.00 feet;
thence South 65 degrees 22 minutes 00 seconds West 245.86 feet;
thence South 36 degrees 29 minutes 10 seconds West 82.27 feet;
thence South 13 degrees 00 minutes 09 seconds West 44.44 feet;

thence South 09 degrees 09 minutes 01 seconds East 42.23 feet;
thence South 48 degrees 23 minutes 03 seconds West 59.60 feet;
thence South 04 degrees 46 minutes 00 seconds West 46.52 feet;
thence South 25 degrees 34 minutes 25 seconds East 91.63 feet;
thence North 72 degrees 00 minutes 22 seconds East 123.42 feet;
thence North 82 degrees 52 minutes 46 seconds East 53.05 feet;
thence South 77 degrees 07 minutes 34 seconds East 171.07 feet;
thence South 68 degrees 51 minutes 02 seconds East 85.79 feet;
thence South 88 degrees 17 minutes 30 seconds East 63.21 feet;
thence South 35 degrees 19 minutes 40 seconds East 76.04 feet;
thence North 90 degrees 00 minutes 00 seconds East 109.75 feet;
thence North 45 degrees 01 minutes 04 seconds East 85.03 feet;
thence South 89 degrees 18 minutes 17 seconds East 178.10 feet;
thence South 00 degrees 27 minutes 26 seconds East 111.05 feet;
thence South 38 degrees 01 minutes 08 seconds West 227.64 feet;
thence South 59 degrees 12 minutes 58 seconds West 141.81 feet;
thence South 73 degrees 18 minutes 38 seconds West 79.27 feet;
thence South 50 degrees 54 minutes 48 seconds West 128.29 feet;
thence South 67 degrees 54 minutes 12 seconds West 195.20 feet;
thence South 04 degrees 22 minutes 58 seconds West 66.26 feet;
thence North 86 degrees 32 minutes 02 seconds West 56.53 feet;
thence North 00 degrees 44 minutes 06 seconds East 66.65 feet;
thence North 65 degrees 23 minutes 02 seconds West 40.76 feet;
thence South 46 degrees 11 minutes 14 seconds West 82.53 feet;
thence North 83 degrees 03 minutes 05 seconds West 35.31 feet;
thence North 00 degrees 34 minutes 42 seconds East 50.37 feet;
thence North 90 degrees 00 minutes 00 seconds West 242.60 feet;
thence South 87 degrees 01 minutes 28 seconds West 150.37 feet;
thence South 25 degrees 04 minutes 13 seconds West 42.00 feet;
thence North 67 degrees 26 minutes 21 seconds West 760.66 feet;
thence North 48 degrees 33 minutes 21 seconds West 224.94 feet;
thence North 04 degrees 46 minutes 57 seconds East 113.92 feet;
thence North 21 degrees 36 minutes 16 seconds East 146.40 feet;
thence North 58 degrees 12 minutes 19 seconds East 167.64 feet;
thence North 08 degrees 14 minutes 08 seconds West 50.64 feet;
thence North 14 degrees 34 minutes 58 seconds East 101.18 feet;
thence North 30 degrees 35 minutes 41 seconds West 100.11 feet;
thence North 67 degrees 31 minutes 34 seconds West 137.88 feet;
thence North 28 degrees 28 minutes 40 seconds West 116.76 feet;
thence North 46 degrees 18 minutes 00 seconds West 146.49 feet;
thence North 19 degrees 06 minutes 39 seconds East 33.65 feet;
thence North 59 degrees 59 minutes 49 seconds East 34.05 feet;
thence North 00 degrees 26 minutes 59 seconds West 49.11 feet;
thence North 11 degrees 19 minutes 00 seconds East 59.92 feet;
thence North 37 degrees 14 minutes 29 seconds East 38.90 feet;
thence North 53 degrees 38 minutes 08 seconds West 175.32 feet;
thence North 73 degrees 14 minutes 14 seconds West 159.41 feet;
thence South 80 degrees 52 minutes 29 seconds West 90.83 feet;
thence North 37 degrees 44 minutes 49 seconds West 129.46 feet;
thence South 61 degrees 30 minutes 00 seconds West 198.17 feet;
thence South 35 degrees 24 minutes 41 seconds West 91.31 feet;
thence South 15 degrees 52 minutes 30 seconds East 193.43 feet;
thence South 83 degrees 06 minutes 09 seconds East 120.01 feet;
thence South 04 degrees 09 minutes 28 seconds West 97.02 feet;
thence South 70 degrees 33 minutes 58 seconds West 129.85 feet;
thence South 23 degrees 09 minutes 49 seconds East 256.37 feet;
thence South 76 degrees 33 minutes 57 seconds East 113.30 feet;
thence North 61 degrees 57 minutes 08 seconds East 140.76 feet;
thence South 32 degrees 03 minutes 29 seconds East 91.24 feet;
thence South 36 degrees 25 minutes 04 seconds East 117.54 feet;
thence South 49 degrees 03 minutes 09 seconds East 136.99 feet;
thence South 68 degrees 04 minutes 37 seconds East 70.28 feet;

thence South 00 degrees 00 minutes 00 seconds West 144.42 feet to the Northeast Corner of OutLot A in the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 in the Office of said Recorder; thence along the north side of the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 and along the north side of Victoria Manor, Phase I as recorded in Document 1998R-011478 in the office of said recorder the following three (3) calls:
North 78 degrees 09 minutes 30 seconds West 429.62 feet; thence
North 86 degrees 27 minutes 19 seconds West 710.67 feet; thence
South 88 degrees 45 minutes 48 seconds West 229.11 feet to the southeast corner of Lot 1 in the Replat of Lots 1, 2 & 3 of Victoria Manor, Phase I as recorded in Document 2004R-006763 in the office of said Recorder; thence along the east side of said Lot 1 the following two (2) calls:
North 03 degrees 47 minutes 19 seconds West 258.75 feet; thence
North 44 degrees 43 minutes 32 seconds West 345.00 feet to the southernmost corner of Victoria Overlook as recorded in Document 2002R-017709 in the office of said Recorder; thence along the east and north side of said Victoria Overlook the following three (3) calls:
North 49 degrees 07 minutes 28 seconds East 26.33 feet; thence
North 24 degrees 22 minutes 08 seconds West 292.13 feet; thence
North 76 degrees 01 minute 15 seconds West 436.09 feet to the northeast corner of Outlot A in said Victoria Overlook; thence along the south and west side of said Outlot A the following three (3) calls:
South 71 degrees 27 minutes 38 seconds West 63.39 feet; thence
North 73 degrees 39 minutes 11 seconds West 20.16 feet; thence
North 19 degrees 06 minutes 33 seconds East 33.38 feet to the northwest corner of said Victoria Overlook as recorded in Document 2002R-017709 in the office of said Recorder; thence North 13 degrees 44 minutes 21 seconds East 74.88 feet to the southernmost corner of the Amended Plat of Victoria Bluffs as recorded in Document 2006R-003293 in the office of said Recorder; thence along the south side of said Victoria Bluffs the following two (2) calls:
North 83 degrees 15 minutes 07 seconds East 289.05 feet; thence
North 79 degrees 54 minutes 24 seconds East 212.29 feet; thence continue along the south side of said Victoria Bluffs, along the south side of the Replat of Lots 5, 6, 7, 8 & 9 in Victoria Bluffs as recorded in Document 2006R-011001 in the office of said Recorder and along the south side of The Estates at Victoria, No. 3 as recorded in Document 2009R-012199 in the office of said Recorder, North 60 degrees 22 minutes 46 seconds East 799.95 feet; thence along the east side of The Estates at Victoria, No. 3 the following eight (8) calls:
North 00 degrees 08 minutes 58 seconds East 300.02 feet; thence
North 31 degrees 12 minutes 11 seconds West 184.06 feet; thence
North 64 degrees 40 minutes 44 seconds East 313.98 feet; thence
North 23 degrees 20 minutes 21 seconds West 118.30 feet; thence
North 33 degrees 25 minutes 57 seconds West 141.57 feet; thence
North 38 degrees 34 minutes 50 seconds West 113.74 feet; thence
North 22 degrees 52 minutes 18 seconds West 149.39 feet; thence
North 14 degrees 21 minutes 13 seconds East 275.73 feet to a point on the north line of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 7; thence along said north line, South 88 degrees 45 minutes 41 seconds East 319.71 feet to the Northeast Corner of said Half Quarter Quarter Section; thence South 88 degrees 45 minutes 41 seconds East 170.00 feet; thence North 53 degrees 01 minute 28 seconds East 475.21 feet; thence North 76 degrees 06 minutes 43 seconds East 266.33 feet to a point on the west line of the Corrected plat of Paradise Lakes Subdivision as recorded in Plat File 1, card 440 in the office of said Recorder; thence along the west, south and east side of said Paradise Lakes Subdivision the following eight (8) calls:
South 07 degrees 18 minutes 25 seconds East 93.40 feet; thence
South 38 degrees 12 minutes 25 seconds East 439.62 feet; thence
South 58 degrees 35 minutes 33 seconds East 788.03 feet; thence
South 31 degrees 36 minutes 11 seconds East 768.93 feet; thence
South 72 degrees 09 minutes 40 seconds East 157.59 feet; thence
South 13 degrees 11 minutes 30 seconds West 697.25 feet; thence
North 87 degrees 33 minutes 43 seconds East 473.80 feet; thence

North 37 degrees 57 minutes 24 seconds East 493.69 feet to the point of beginning and containing a gross area of 266.544 Acres.

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

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 Conservation, LLC**
Represented By: **Jordan Aigner**
Phone: **812-897-5815**

Adjoiners

(A)	87-13-18-203-025.000-002 Victoria Lakes Property Owners Association, Inc. Attn.: Edward Prusz 5600 Medinah Drive Newburgh, IN 47630
(B)	87-13-18-202-022.000-002 Patton, Stephen D. & Anetta L. 5422 Medinah Drive Newburgh, IN 47630
(C)	87-13-18-202-021.000-002 Gurram, Sudheer & Mythili 5444 Medinah Drive Newburgh, IN 47630
(D)	87-13-18-202-020.000-002 Wright, Donald W. & Barbara 5466 Medinah Drive Newburgh, IN 47630
(E) (F)	87-13-18-105-019.000-002 87-13-18-105-018.000-002 JECS Properties, LLC 8277 Clearview Drive Newburgh, IN 47630
(G) (H)	87-13-18-105-017.000-002 87-13-18-105-016.000-002 Morgan, John P. & Lynne J. 5566 Medinah Drive Newburgh, IN 47630
(I)	87-13-18-105-015.000-002 Prusz, Edward G. & Nancy S. 5600 Medinah Drive Newburgh, IN 47630
(J)	87-13-18-105-014.000-002 Stanley, George C. & Teresa P. 5644 Medinah Drive Newburgh, IN 47630
(K)	87-13-18-106-001.000-002 Combs, Christopher A. & Kara Jane 7386 Hill Site Drive Newburgh, IN 47630
(L)	87-13-18-104-005.000-002 Schutz, John L. 5764 Black Diamond Lane Newburgh, IN 47630
(M)	87-13-18-104-004.000-002 Saqib, Zahid & Bushra 513 Abelson Drive Carmi, IL 62821
(N)	87-13-18-104-003.000-002 Hamilton, Thomas R. & Nancy R. 4012 Fairfax Road Evansville, IN 47710
(O)	87-13-18-104-002.000-002 Egen, James R. & Deborah K. 5800 Black Diamond Lane Newburgh, IN 47630
(P)	87-13-18-104-001.000-002 Hemmerlein, Doris J. Trust 5812 Black Diamond Lane Newburgh, IN 47630
(Q)	87-13-18-105-058.000-002 Roby, James A. & Nancy R. 4333 Bell Road, Unit 211 Newburgh, IN 47630
(R)	87-13-18-105-080.000-002 Victoria Village Property Owners Association, Inc. 2266 Long Cove Circle Newburgh, IN 47630
(S) (W) (T) AA (U) (V)	87-13-18-108-(022 & 023 & 003 & 004).000 87-13-18-109-005.000-002 87-13-18-100-033.000-002 Victoria Manor, LLC 2266 Long Cove Circle Newburgh, IN 47630
(X)	87-13-18-109-006.000-002 Bradley, Patrick F. & Donnell S. 5655 Victoria Bluffs Drive Newburgh, IN 47630
(Y)	87-13-18-109-007.000-002 Ellis, Curtis & Breann 5611 Victoria Bluffs Drive Newburgh, IN 47630
(Z)	87-13-18-109-008.000-002 Krawec, David C. & Ana L. 5599 Victoria Bluffs Newburgh, IN 47630

Internal Lot Line Table

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

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

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

Lot 3 Surveyed Description

(Victoria Conservation, LLC – Document 2010R-008342)

Lot 3 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.

Lot 3 Description
(Metes & Bounds from Minor Subdivision Plat)

All of Outlot A in the Amended Plat of Victoria Overlook as recorded in Document 2002R-017709 in the Office of the Recorder of Warrick County, Indiana and also part of Section 7, Township 6 South, Range 8 West and part of Section 17, Township 6 South, Range 8 West and part of Section 18, Township 6 South, Range 8 West 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 east line of said Quarter Quarter Section, North 01 degree 27 minutes 39 seconds East 1314.41 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the north line of the Northeast Quarter of the Southwest Quarter of said Section, South 89 degrees 04 minutes 17 seconds East 1212.62 feet to a corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of said Recorder; thence along the east line of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence North 12 degrees 35 minutes 17 seconds West 1237.98 feet; thence South 87 degrees 39 minutes 08 seconds West 2079.46 feet to a point on the east of the Corrected plat of Paradise Lakes Subdivision as recorded in Plat File 1, card 440 in the office of said Recorder; thence along east side of said Paradise Lakes Subdivision, South 37 degrees 57 minutes 24 seconds West 69.98 feet to the point of beginning;

thence North 87 degrees 39 minutes 08 seconds East 94.25 feet;
thence South 29 degrees 10 minutes 03 seconds West 429.49 feet;
thence South 23 degrees 02 minutes 35 seconds East 168.28 feet;
thence North 33 degrees 39 minutes 22 seconds East 300.00 feet;
thence North 75 degrees 48 minutes 09 seconds East 114.23 feet;
thence North 39 degrees 01 minutes 02 seconds East 56.65 feet;
thence North 00 degrees 12 minutes 09 seconds East 158.78 feet;
thence South 89 degrees 23 minutes 32 seconds East 44.71 feet;
thence South 58 degrees 29 minutes 40 seconds East 266.53 feet;
thence North 10 degrees 57 minutes 27 seconds East 139.52 feet;
thence North 84 degrees 07 minutes 57 seconds East 704.10 feet;
thence North 90 degrees 00 minutes 00 seconds East 172.35 feet;
thence South 00 degrees 00 minutes 00 seconds West 64.15 feet;
thence South 87 degrees 34 minutes 20 seconds West 213.33 feet;
thence South 41 degrees 17 minutes 37 seconds West 103.30 feet;
thence South 83 degrees 50 minutes 27 seconds West 184.87 feet;
thence South 09 degrees 38 minutes 36 seconds West 139.09 feet;
thence South 79 degrees 19 minutes 18 seconds East 46.54 feet;
thence North 47 degrees 15 minutes 35 seconds East 45.77 feet;
thence North 84 degrees 40 minutes 11 seconds East 165.05 feet;
thence North 54 degrees 40 minutes 07 seconds East 149.74 feet;
thence North 67 degrees 43 minutes 00 seconds East 87.00 feet;
thence South 79 degrees 35 minutes 41 seconds East 169.31 feet;
thence South 00 degrees 30 minutes 04 seconds West 153.31 feet;
thence South 77 degrees 19 minutes 02 seconds West 256.67 feet;
thence South 58 degrees 51 minutes 23 seconds West 241.89 feet;
thence South 87 degrees 02 minutes 12 seconds West 131.05 feet;
thence South 07 degrees 21 minutes 25 seconds West 85.17 feet;
thence South 64 degrees 11 minutes 21 seconds East 123.50 feet;
thence South 14 degrees 56 minutes 25 seconds West 106.85 feet;
thence South 66 degrees 48 minutes 51 seconds East 87.98 feet;
thence North 22 degrees 42 minutes 23 seconds East 112.83 feet;
thence North 65 degrees 21 minutes 27 seconds West 57.91 feet;
thence North 04 degrees 39 minutes 43 seconds East 120.51 feet;
thence North 75 degrees 32 minutes 18 seconds East 78.64 feet;
thence South 60 degrees 32 minutes 21 seconds East 64.89 feet;
thence South 02 degrees 39 minutes 26 seconds West 57.01 feet;
thence North 87 degrees 12 minutes 32 seconds West 70.84 feet;
thence South 02 degrees 34 minutes 51 seconds West 223.93 feet;
thence South 59 degrees 58 minutes 05 seconds East 111.32 feet;
thence North 45 degrees 20 minutes 16 seconds East 109.19 feet;
thence North 17 degrees 45 minutes 18 seconds West 90.55 feet;
thence North 05 degrees 00 minutes 58 seconds East 148.04 feet;
thence North 74 degrees 03 minutes 50 seconds East 37.69 feet;
thence North 01 degrees 54 minutes 37 seconds East 77.66 feet;
thence North 83 degrees 20 minutes 59 seconds East 52.13 feet;
thence South 10 degrees 43 minutes 11 seconds East 32.48 feet;
thence North 81 degrees 26 minutes 10 seconds East 127.41 feet;
thence South 00 degrees 10 minutes 22 seconds East 345.98 feet;
thence South 49 degrees 31 minutes 47 seconds West 247.11 feet;
thence South 50 degrees 13 minutes 16 seconds East 125.25 feet;
thence North 40 degrees 52 minutes 27 seconds East 87.79 feet;
thence South 53 degrees 17 minutes 44 seconds East 73.92 feet;
thence South 33 degrees 00 minutes 50 seconds West 79.19 feet;
thence South 53 degrees 08 minutes 46 seconds East 105.81 feet;
thence North 22 degrees 05 minutes 48 seconds East 97.76 feet;
thence South 59 degrees 45 minutes 32 seconds East 68.24 feet;
thence South 17 degrees 33 minutes 28 seconds West 100.33 feet;
thence South 71 degrees 34 minutes 32 seconds East 136.77 feet;
thence North 71 degrees 34 minutes 32 seconds East 30.45 feet;
thence North 01 degrees 23 minutes 41 seconds West 241.79 feet;
thence North 73 degrees 01 minutes 09 seconds West 97.45 feet;
thence South 15 degrees 00 minutes 04 seconds West 46.77 feet;
thence North 81 degrees 28 minutes 28 seconds West 49.68 feet;
thence North 08 degrees 11 minutes 04 seconds West 60.86 feet;
thence North 80 degrees 45 minutes 09 seconds East 83.44 feet;
thence North 01 degrees 12 minutes 28 seconds East 98.16 feet;
thence South 84 degrees 11 minutes 11 seconds West 120.60 feet;
thence North 05 degrees 12 minutes 35 seconds East 66.82 feet;
thence North 87 degrees 22 minutes 31 seconds East 94.16 feet;
thence North 02 degrees 34 minutes 48 seconds West 96.17 feet;
thence South 90 degrees 00 minutes 00 seconds West 98.25 feet;
thence North 00 degrees 05 minutes 25 seconds West 66.92 feet;
thence North 86 degrees 59 minutes 21 seconds East 98.51 feet;
thence North 05 degrees 31 minutes 51 seconds West 107.44 feet;
thence South 87 degrees 13 minutes 53 seconds West 107.13 feet;
thence North 01 degrees 41 minutes 09 seconds West 58.67 feet;
thence North 89 degrees 03 minutes 41 seconds East 105.29 feet;
thence North 15 degrees 01 minutes 38 seconds West 109.83 feet;
thence North 71 degrees 19 minutes 26 seconds West 82.43 feet;
thence North 01 degrees 25 minutes 56 seconds East 194.88 feet;
thence North 65 degrees 29 minutes 51 seconds East 142.36 feet;
thence South 64 degrees 46 minutes 31 seconds East 93.17 feet;
thence South 29 degrees 27 minutes 47 seconds East 240.65 feet;
thence South 03 degrees 54 minutes 44 seconds East 203.38 feet;
thence South 34 degrees 40 minutes 55 seconds West 75.52 feet;
thence South 23 degrees 05 minutes 39 seconds East 163.03 feet;
thence South 00 degrees 24 minutes 56 seconds East 119.01 feet;
thence South 18 degrees 56 minutes 32 seconds East 166.61 feet;
thence South 30 degrees 26 minutes 25 seconds East 132.27 feet;
thence North 81 degrees 06 minutes 02 seconds East 109.01 feet;
thence North 13 degrees 54 minutes 57 seconds West 447.45 feet;
thence North 75 degrees 08 minutes 28 seconds East 66.57 feet;
thence South 22 degrees 02 minutes 28 seconds East 368.11 feet;
thence South 04 degrees 37 minutes 19 seconds West 133.71 feet;
thence South 27 degrees 23 minutes 32 seconds West 220.80 feet;
thence North 80 degrees 33 minutes 49 seconds West 43.22 feet;
thence South 09 degrees 26 minutes 11 seconds West 103.01 feet;
thence South 80 degrees 33 minutes 49 seconds East 60.18 feet;
thence South 04 degrees 46 minutes 00 seconds East 79.60 feet;
thence South 31 degrees 52 minutes 55 seconds West 144.03 feet;
thence South 50 degrees 49 minutes 06 seconds West 263.66 feet;
thence North 89 degrees 04 minutes 17 seconds West 879.95 feet;
thence North 02 degrees 36 minutes 15 seconds East 110.11 feet;
thence North 19 degrees 04 minutes 07 seconds West 122.75 feet;
thence North 45 degrees 01 minutes 04 seconds West 142.23 feet;
thence North 06 degrees 59 minutes 07 seconds West 85.65 feet;
thence North 45 degrees 26 minutes 17 seconds East 292.44 feet;
thence South 63 degrees 40 minutes 38 seconds East 270.55 feet;
thence South 46 degrees 15 minutes 04 seconds East 194.20 feet;
thence North 45 degrees 33 minutes 48 seconds East 151.64 feet;
thence North 46 degrees 56 minutes 27 seconds West 208.03 feet;
thence South 50 degrees 16 minutes 15 seconds West 93.52 feet;
thence North 84 degrees 48 minutes 32 seconds West 38.35 feet;
thence North 58 degrees 00 minutes 38 seconds West 49.12 feet;
thence North 45 degrees 23 minutes 14 seconds East 104.82 feet;
thence North 50 degrees 12 minutes 43 seconds West 99.18 feet;
thence South 45 degrees 22 minutes 42 seconds West 108.76 feet;
thence North 44 degrees 20 minutes 06 seconds West 54.62 feet;
thence North 43 degrees 39 minutes 52 seconds East 102.88 feet;
thence North 50 degrees 12 minutes 43 seconds West 105.56 feet;
thence North 57 degrees 52 minutes 40 seconds West 374.06 feet;
thence South 40 degrees 12 minutes 51 seconds West 125.66 feet;
thence South 43 degrees 43 minutes 30 seconds East 70.20 feet;
thence South 29 degrees 27 minutes 38 seconds West 147.19 feet;
thence South 13 degrees 08 minutes 58 seconds East 217.58 feet;
thence South 38 degrees 44 minutes 49 seconds East 112.79 feet;
thence South 12 degrees 26 minutes 15 seconds West 63.62 feet;
thence South 06 degrees 59 minutes 07 seconds East 81.47 feet;
thence South 45 degrees 01 minutes 04 seconds East 125.09 feet;
thence South 19 degrees 04 minutes 07 seconds East 120.29 feet;
thence South 02 degrees 36 minutes 15 seconds West 91.05 feet;
thence South 59 degrees 18 minutes 57 seconds West 230.89 feet;
thence South 49 degrees 18 minutes 24 seconds West 117.30 feet;

Lot 3 Description
(Metes & Bounds from Minor Subdivision Plat)

thence South 31 degrees 24 minutes 22 seconds West 162.28 feet;
thence South 90 degrees 00 minutes 00 seconds West 139.07 feet;
thence South 80 degrees 48 minutes 43 seconds West 179.80 feet;
thence South 77 degrees 04 minutes 24 seconds West 100.18 feet;
thence North 33 degrees 46 minutes 57 seconds West 139.34 feet;
thence North 89 degrees 39 minutes 54 seconds West 315.51 feet;
thence North 18 degrees 56 minutes 23 seconds West 119.41 feet;
thence North 82 degrees 05 minutes 52 seconds West 50.04 feet;
thence South 25 degrees 45 minutes 16 seconds West 42.77 feet;
thence North 81 degrees 12 minutes 53 seconds West 67.56 feet;
thence North 12 degrees 02 minutes 16 seconds East 42.91 feet;
thence North 72 degrees 32 minutes 07 seconds West 38.97 feet;
thence South 42 degrees 28 minutes 22 seconds West 43.84 feet;
thence North 67 degrees 01 minutes 26 seconds West 24.67 feet;
thence North 46 degrees 56 minutes 54 seconds West 43.33 feet;
thence North 45 degrees 43 minutes 51 seconds East 86.56 feet;
thence North 73 degrees 18 minutes 38 seconds East 75.55 feet;
thence North 59 degrees 12 minutes 58 seconds East 157.35 feet;
thence North 38 degrees 01 minutes 08 seconds East 254.45 feet;
thence North 00 degrees 27 minutes 26 seconds West 177.51 feet;
thence North 89 degrees 18 minutes 17 seconds West 248.16 feet;
thence South 45 degrees 01 minutes 04 seconds West 85.39 feet;
thence South 90 degrees 00 minutes 00 seconds West 63.20 feet;
thence North 35 degrees 19 minutes 40 seconds West 75.10 feet;
thence North 88 degrees 17 minutes 30 seconds West 79.56 feet;
thence North 68 degrees 51 minutes 02 seconds West 80.84 feet;
thence North 77 degrees 07 minutes 34 seconds West 183.50 feet;
thence South 82 degrees 52 minutes 46 seconds West 66.62 feet;
thence South 72 degrees 00 minutes 22 seconds West 84.40 feet;
thence North 25 degrees 34 minutes 25 seconds West 34.29 feet;
thence North 04 degrees 46 minutes 00 seconds East 12.95 feet;
thence North 48 degrees 23 minutes 03 seconds East 67.04 feet;
thence North 09 degrees 09 minutes 01 seconds West 59.89 feet;
thence North 13 degrees 00 minutes 09 seconds East 24.25 feet;
thence North 36 degrees 29 minutes 10 seconds East 59.00 feet;
thence North 65 degrees 22 minutes 00 seconds East 216.21 feet;
thence South 77 degrees 32 minutes 33 seconds East 231.99 feet;
thence South 61 degrees 25 minutes 05 seconds East 63.37 feet;
thence South 06 degrees 58 minutes 25 seconds East 38.91 feet;
thence South 84 degrees 09 minutes 37 seconds East 165.36 feet;
thence North 47 degrees 49 minutes 49 seconds East 60.57 feet;
thence North 83 degrees 30 minutes 09 seconds East 140.19 feet;
thence North 33 degrees 52 minutes 19 seconds East 70.44 feet;
thence North 58 degrees 52 minutes 53 seconds West 89.79 feet;
thence North 09 degrees 11 minutes 30 seconds East 75.76 feet;
thence North 27 degrees 46 minutes 00 seconds West 99.79 feet;
thence North 11 degrees 06 minutes 11 seconds East 65.61 feet;
thence North 15 degrees 03 minutes 56 seconds West 106.57 feet;
thence North 24 degrees 53 minutes 01 seconds West 83.32 feet;
thence North 29 degrees 55 minutes 42 seconds West 150.35 feet;
thence South 89 degrees 10 minutes 40 seconds West 302.68 feet;
thence South 66 degrees 02 minutes 15 seconds West 52.93 feet;
thence South 12 degrees 14 minutes 39 seconds West 64.36 feet;
thence South 11 degrees 49 minutes 43 seconds East 288.68 feet;
thence South 19 degrees 39 minutes 59 seconds East 111.89 feet;
thence South 35 degrees 59 minutes 20 seconds East 105.57 feet;
thence North 77 degrees 32 minutes 33 seconds West 244.00 feet;
thence South 65 degrees 22 minutes 00 seconds West 245.86 feet;
thence South 36 degrees 29 minutes 10 seconds West 82.27 feet;
thence South 13 degrees 00 minutes 09 seconds West 44.44 feet;
thence South 09 degrees 09 minutes 01 seconds East 42.23 feet;
thence South 48 degrees 23 minutes 03 seconds West 59.60 feet;

Lot 3 Description
(Metes & Bounds from Minor Subdivision Plat)

thence South 04 degrees 46 minutes 00 seconds West 46.52 feet;
thence South 25 degrees 34 minutes 25 seconds East 91.63 feet;
thence North 72 degrees 00 minutes 22 seconds East 123.42 feet;
thence North 82 degrees 52 minutes 46 seconds East 53.05 feet;
thence South 77 degrees 07 minutes 34 seconds East 171.07 feet;
thence South 68 degrees 51 minutes 02 seconds East 85.79 feet;
thence South 88 degrees 17 minutes 30 seconds East 63.21 feet;
thence South 35 degrees 19 minutes 40 seconds East 76.04 feet;
thence North 90 degrees 00 minutes 00 seconds East 109.75 feet;
thence North 45 degrees 01 minutes 04 seconds East 85.03 feet;
thence South 89 degrees 18 minutes 17 seconds East 178.10 feet;
thence South 00 degrees 27 minutes 26 seconds East 111.05 feet;
thence South 38 degrees 01 minutes 08 seconds West 227.64 feet;
thence South 59 degrees 12 minutes 58 seconds West 141.81 feet;
thence South 73 degrees 18 minutes 38 seconds West 79.27 feet;
thence South 50 degrees 54 minutes 48 seconds West 128.29 feet;
thence South 67 degrees 54 minutes 12 seconds West 195.20 feet;
thence South 04 degrees 22 minutes 58 seconds West 66.26 feet;
thence North 86 degrees 32 minutes 02 seconds West 56.53 feet;
thence North 00 degrees 44 minutes 06 seconds East 66.65 feet;
thence North 65 degrees 23 minutes 02 seconds West 40.76 feet;
thence South 46 degrees 11 minutes 14 seconds West 82.53 feet;
thence North 83 degrees 03 minutes 05 seconds West 35.31 feet;
thence North 00 degrees 34 minutes 42 seconds East 50.37 feet;
thence North 90 degrees 00 minutes 00 seconds West 242.60 feet;
thence South 87 degrees 01 minutes 28 seconds West 150.37 feet;
thence South 25 degrees 04 minutes 13 seconds West 42.00 feet;
thence North 67 degrees 26 minutes 21 seconds West 760.66 feet;
thence North 48 degrees 33 minutes 21 seconds West 224.94 feet;
thence North 04 degrees 46 minutes 57 seconds East 113.92 feet;
thence North 21 degrees 36 minutes 16 seconds East 146.40 feet;
thence North 58 degrees 12 minutes 19 seconds East 167.64 feet;
thence North 08 degrees 14 minutes 08 seconds West 50.64 feet;
thence North 14 degrees 34 minutes 58 seconds East 101.18 feet;
thence North 30 degrees 35 minutes 41 seconds West 100.11 feet;
thence North 67 degrees 31 minutes 34 seconds West 137.88 feet;
thence North 28 degrees 28 minutes 40 seconds West 116.76 feet;
thence North 46 degrees 18 minutes 00 seconds West 146.49 feet;
thence North 19 degrees 06 minutes 39 seconds East 33.65 feet;
thence North 59 degrees 59 minutes 49 seconds East 34.05 feet;
thence North 00 degrees 26 minutes 59 seconds West 49.11 feet;
thence North 11 degrees 19 minutes 00 seconds East 59.92 feet;
thence North 37 degrees 14 minutes 29 seconds East 38.90 feet;
thence North 53 degrees 38 minutes 08 seconds West 175.32 feet;
thence North 73 degrees 14 minutes 14 seconds West 159.41 feet;
thence South 80 degrees 52 minutes 29 seconds West 90.83 feet;
thence North 37 degrees 44 minutes 49 seconds West 129.46 feet;
thence South 61 degrees 30 minutes 00 seconds West 198.17 feet;
thence South 35 degrees 24 minutes 41 seconds West 91.31 feet;
thence South 15 degrees 52 minutes 30 seconds East 193.43 feet;
thence South 83 degrees 06 minutes 09 seconds East 120.01 feet;
thence South 04 degrees 09 minutes 28 seconds West 97.02 feet;
thence South 70 degrees 33 minutes 58 seconds West 129.85 feet;
thence South 23 degrees 09 minutes 49 seconds East 256.37 feet;
thence South 76 degrees 33 minutes 57 seconds East 113.30 feet;
thence North 61 degrees 57 minutes 08 seconds East 140.76 feet;
thence South 32 degrees 03 minutes 29 seconds East 91.24 feet;
thence South 36 degrees 25 minutes 04 seconds East 117.54 feet;
thence South 49 degrees 03 minutes 09 seconds East 136.99 feet;
thence South 68 degrees 04 minutes 37 seconds East 70.28 feet;
thence South 00 degrees 00 minutes 00 seconds West 144.42 feet to the Northeast Corner of Outlot A in the Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 in the Office of said Recorder; thence along the north side of the

Lot 3 Description
(Metes & Bounds from Minor Subdivision Plat)

Amended Plat of Victoria Manor, Phase I as recorded in Document 2002R-007458 and along the north side of Victoria Manor, Phase I as recorded in Document 1998R-011478 in the office of said recorder the following three (3) calls:
North 78 degrees 09 minutes 30 seconds West 429.62 feet; thence
North 86 degrees 27 minutes 19 seconds West 710.67 feet; thence
South 88 degrees 45 minutes 48 seconds West 229.11 feet to the southeast corner of Lot 1 in the Replat of Lots 1, 2 & 3 of Victoria Manor, Phase I as recorded in Document 2004R-006763 in the office of said Recorder; thence along the east side of said Lot 1 the following two (2) calls:
North 03 degrees 47 minutes 19 seconds West 258.75 feet; thence
North 44 degrees 43 minutes 32 seconds West 345.00 feet to the southernmost corner of Victoria Overlook as recorded in Document 2002R-017709 in the office of said Recorder; thence along the east and north side of said Victoria Overlook the following three (3) calls:
North 49 degrees 07 minutes 28 seconds East 26.33 feet; thence
North 24 degrees 22 minutes 08 seconds West 292.13 feet; thence
North 76 degrees 01 minute 15 seconds West 436.09 feet to the northeast corner of Outlot A in said Victoria Overlook; thence along the south and west side of said Outlot A the following three (3) calls:
South 71 degrees 27 minutes 38 seconds West 63.39 feet; thence
North 73 degrees 39 minutes 11 seconds West 20.16 feet; thence
North 19 degrees 06 minutes 33 seconds East 33.38 feet to the northwest corner of said Victoria Overlook as recorded in Document 2002R-017709 in the office of said Recorder; thence North 13 degrees 44 minutes 21 seconds East 74.88 feet to the southernmost corner of the Amended Plat of Victoria Bluffs as recorded in Document 2006R-003293 in the office of said Recorder; thence along the south side of said Victoria Bluffs the following two (2) calls:
North 83 degrees 15 minutes 07 seconds East 289.05 feet; thence
North 79 degrees 54 minutes 24 seconds East 212.29 feet; thence continue along the south side of said Victoria Bluffs, along the south side of the Replat of Lots 5, 6, 7, 8 & 9 in Victoria Bluffs as recorded in Document 2006R-011001 in the office of said Recorder and along the south side of The Estates at Victoria, No. 3 as recorded in Document 2009R-012199 in the office of said Recorder, North 60 degrees 22 minutes 46 seconds East 799.95 feet; thence along the east side of The Estates at Victoria, No. 3 the following eight (8) calls:
North 00 degrees 08 minutes 58 seconds East 300.02 feet; thence
North 31 degrees 12 minutes 11 seconds West 184.06 feet; thence
North 64 degrees 40 minutes 44 seconds East 313.98 feet; thence
North 23 degrees 20 minutes 21 seconds West 118.30 feet; thence
North 33 degrees 25 minutes 57 seconds West 141.57 feet; thence
North 38 degrees 34 minutes 50 seconds West 113.74 feet; thence
North 22 degrees 52 minutes 18 seconds West 149.39 feet; thence
North 14 degrees 21 minutes 13 seconds East 275.73 feet to a point on the north line of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 7; thence along said north line, South 88 degrees 45 minutes 41 seconds East 319.71 feet to the Northeast Corner of said Half Quarter Quarter Section; thence South 88 degrees 45 minutes 41 seconds East 170.00 feet; thence North 53 degrees 01 minute 28 seconds East 475.21 feet; thence North 76 degrees 06 minutes 43 seconds East 266.33 feet to a point on the west line of the Corrected plat of Paradise Lakes Subdivision as recorded in Plat File 1, card 440 in the office of said Recorder; thence along the west, south and east side of said Paradise Lakes Subdivision the following eight (8) calls:
South 07 degrees 18 minutes 25 seconds East 93.40 feet; thence
South 38 degrees 12 minutes 25 seconds East 439.62 feet; thence
South 58 degrees 35 minutes 33 seconds East 788.03 feet; thence
South 31 degrees 36 minutes 11 seconds East 768.93 feet; thence
South 72 degrees 09 minutes 40 seconds East 157.59 feet; thence
South 13 degrees 11 minutes 30 seconds West 697.25 feet; thence
North 87 degrees 33 minutes 43 seconds East 473.80 feet; thence
North 37 degrees 57 minutes 24 seconds East 493.69 feet to the point of beginning and containing a gross area of 266.544 Acres.

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

Flood Information

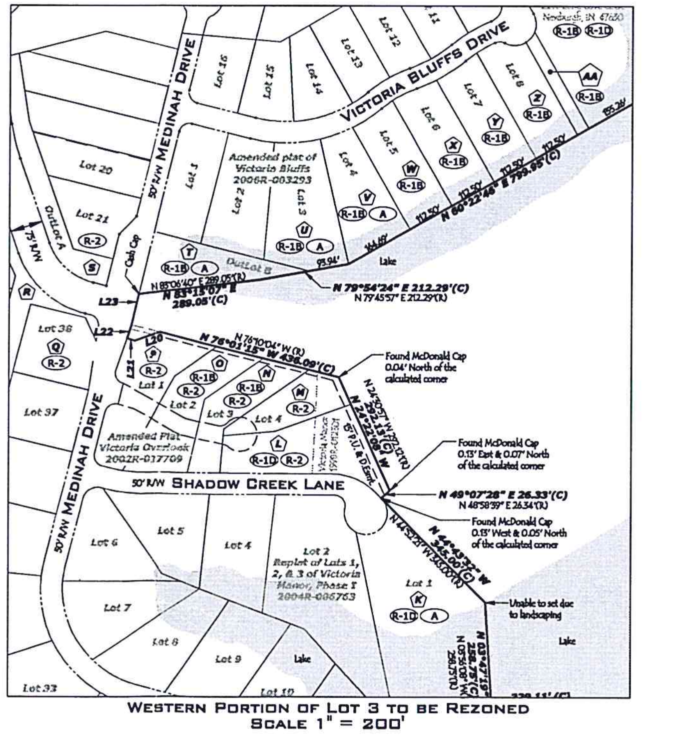
According to the Flood Insurance Rate Map for Warrick County, Indiana, Community Panel Number 180418 0100 C dated February 3, 1995, part of the subject property does lie within the limits of the 100 year flood zone (Zone A). See plat for approximate location.

Bearing Basis

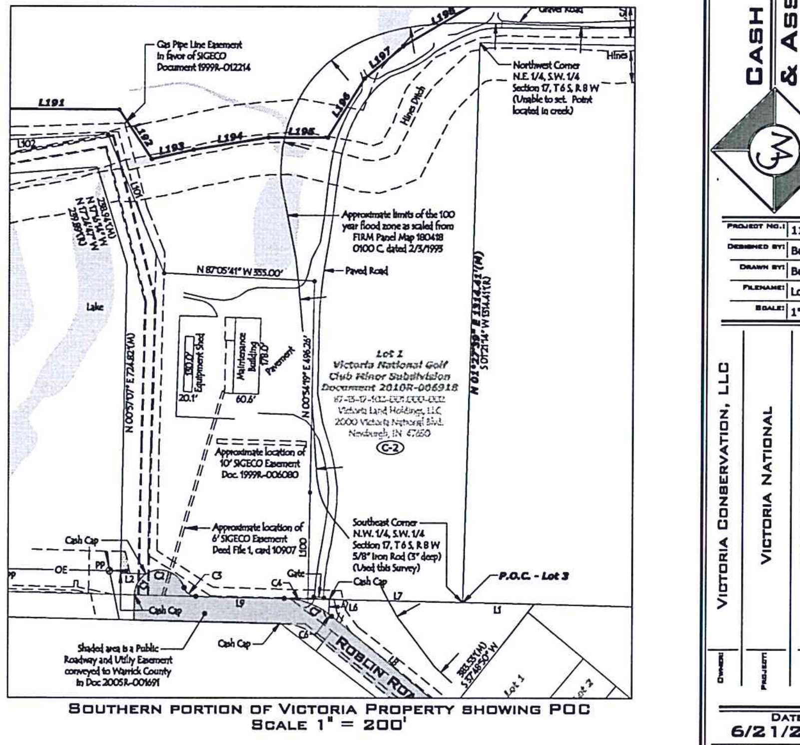
Bearings used this survey are based on Indiana State Plane Coordinates, Indiana West, NAD 1983. A GPS Observation was used to establish the State Plane Coordinates.

Surveyed Boundary

The overall boundary of the Victoria National Golf Club property and the adjoining 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. Lot 3 lies within the limits of the previous survey.



Western Portion of Lot 3 to be Rezoned
Scale 1" = 200'



Southern Portion of Victoria Property Showing POC
Scale 1" = 200'

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 constitute 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 herein 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

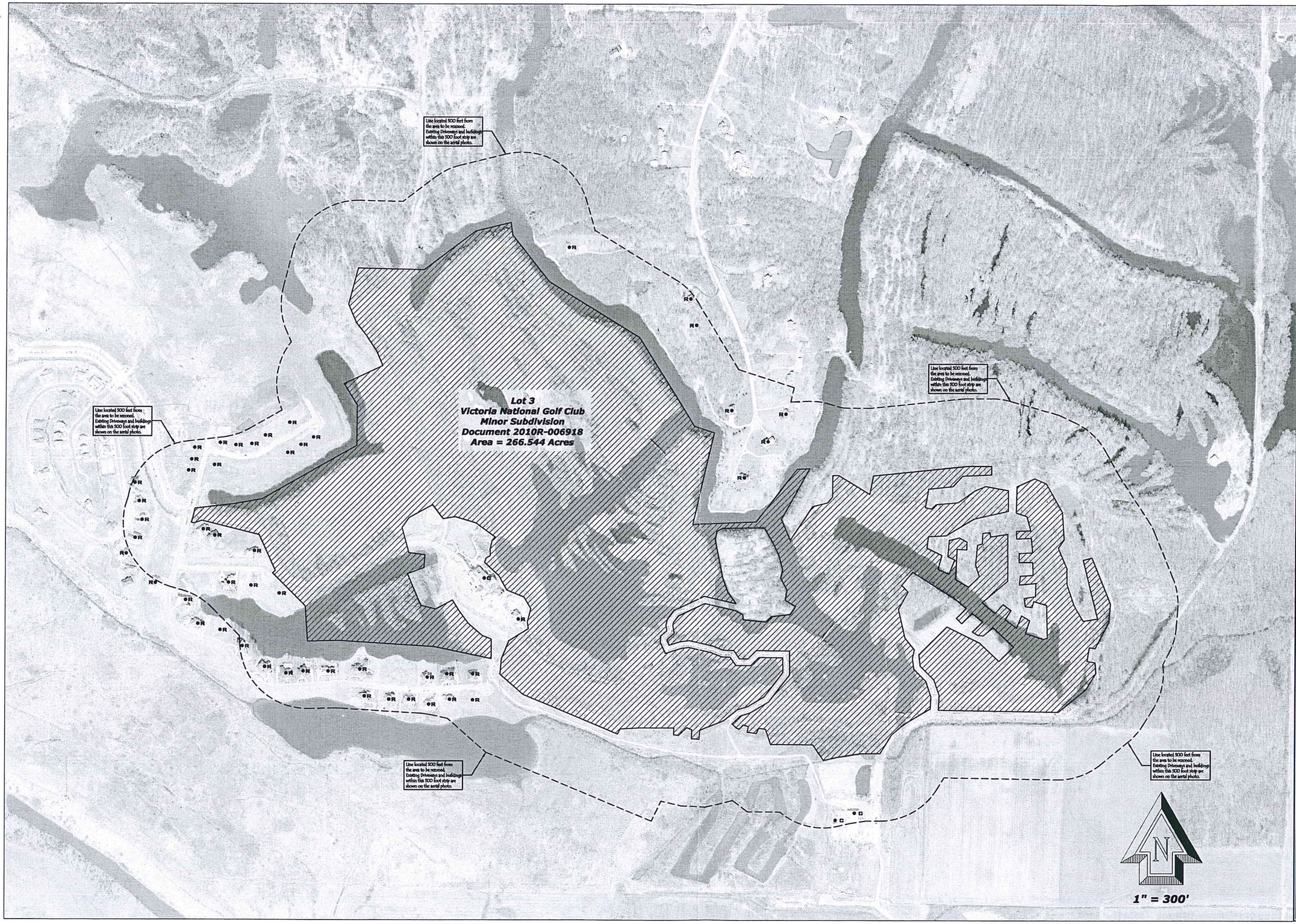
NO.	DATE	BY	DESCRIPTION
#	mm.dd.yy	INI	Description

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 3 Rezone
Scale:	1"=200'

Owner: Victoria Conservation, LLC
Project: Victoria National
Sheet Title: Rezoning Exhibit Lot 3 in Victoria National Golf Club Minor Subdivision Warrick County, Indiana

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



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Written dimensions shown hereon and take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions. Contractors shall report any errors, omissions or conflicts in dimensions or specifications to the Engineer or Surveyor. Contractors shall not proceed with the work in question until the conflicts are resolved. Contractors shall be responsible for all work installed in conflict with or in reliance upon incorrect information, dimensions, or specifications.

Application of a seal to an instrument is a certification by the signing professional that he or she has knowledge of the contents of that instrument and assumes responsibility for such instrument within his or her area of professional competence.

SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR

Revisions

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

CASH WAGONER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CABHWAGONER.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 3 Rezone
Scale:	1"=200'

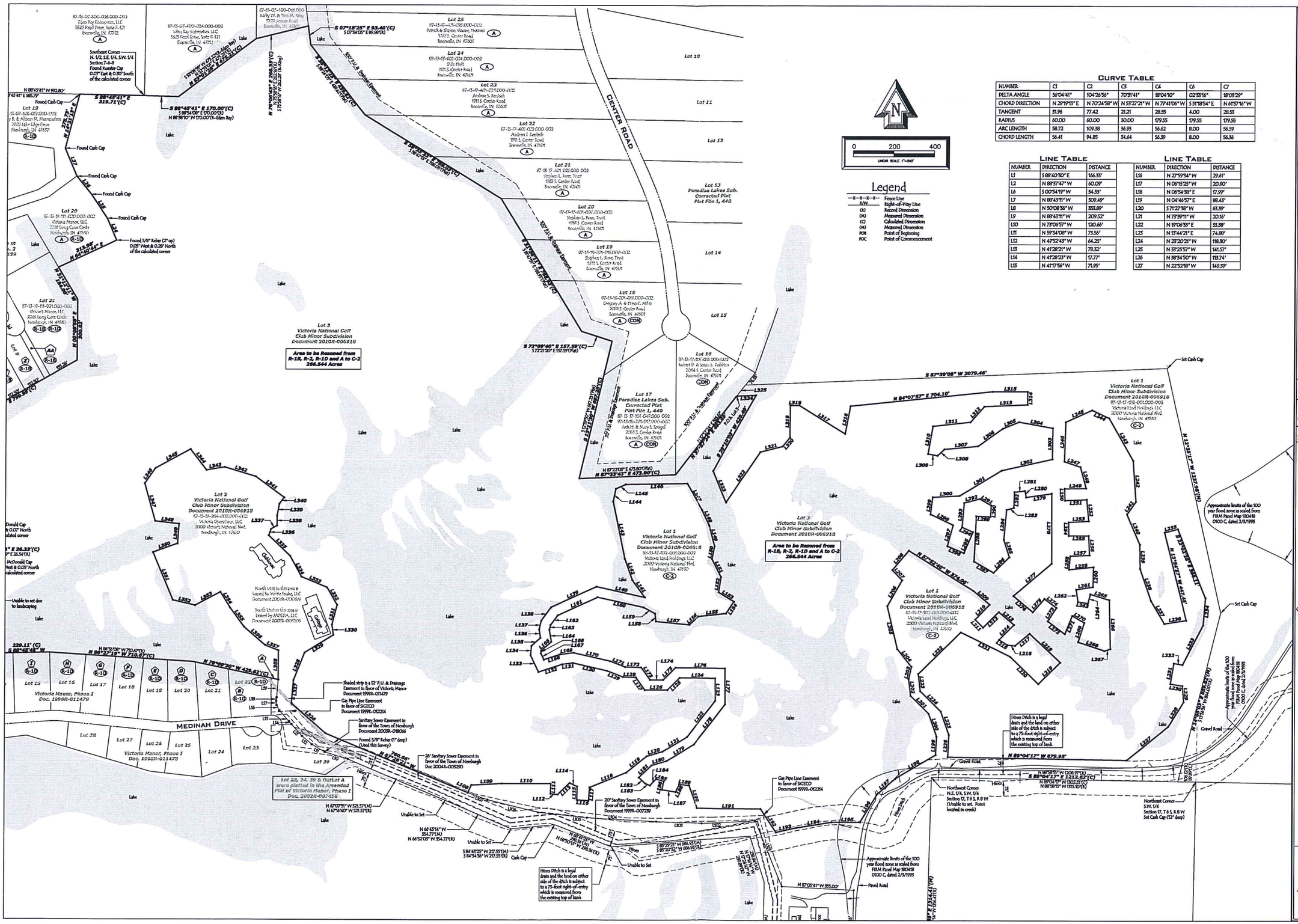
Owner: Victoria Conservation, LLC

Project: Victoria National

Sheet Title: Rezoning Exhibit
Lot 3 in Victoria National Golf Club Minor Subdivision
Warrick County, Indiana

Date: 6/21/2011

Drawing No.: 1 of: 3



Curve Table

NUMBER	C1	C2	C5	C4	C6	C7
DELTA ANGLE	56°04'41"	104°26'56"	70°31'41"	18°04'10"	02°55'16"	18°05'29"
CHORD DIRECTION	N 29°19'13" E	N 70°24'58" W	N 55°27'21" W	N 79°41'06" W	S 51°18'54" E	N 61°57'16" W
TANGENT	31.96	77.42	21.21	28.55	4.00	28.55
RADIUS	60.00	60.00	30.00	179.55	179.55	179.55
ARC LENGTH	58.72	109.38	36.93	56.62	8.00	56.59
CHORD LENGTH	56.41	94.85	34.64	56.39	8.00	56.36

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 88°40'50" E	166.35'
L2	N 88°37'47" W	60.09'
L6	S 00°54'19" W	34.53'
L7	N 88°45'11" W	309.49'
L8	N 50°08'56" W	353.89'
L9	N 88°45'11" W	209.52'
L10	N 73°06'57" W	120.16'
L11	N 59°54'08" W	73.56'
L12	N 49°52'43" W	64.25'
L13	N 41°28'21" W	78.52'
L14	N 41°28'23" W	17.77'
L15	N 41°17'56" W	71.95'

Line Table

NUMBER	DIRECTION	DISTANCE
L16	N 27°59'54" W	29.61'
L17	N 06°15'25" W	20.90'
L18	N 06°54'58" E	17.09'
L19	N 04°46'57" E	88.43'
L20	S 71°27'58" W	65.39'
L21	N 73°39'11" W	20.16'
L22	N 19°06'33" E	33.38'
L23	N 19°44'21" E	74.88'
L24	N 23°20'21" W	118.30'
L25	N 33°25'57" W	141.57'
L26	N 38°34'50" W	113.74'
L27	N 22°52'18" W	149.39'

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

0 200 400

LINEAR SCALE 1"=200'

SCOTT D. BUDDE REGISTERED LS20900033 STATE OF INDIANA LAND SURVEYOR

Revisions

No.	Date	By	Description	Description
1	mm.dd.yy	INI		
2				
3				
4				
5				
6				

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Project No.:	11-1016
Designed By:	Buedel
Drawn By:	Buedel
Filename:	Lot 3 Rezone
Scale:	1"=200'

Owner: Victoria Conservation, LLC

Project: Victoria National

Sheet Title: Rezoning Exhibit
Lot 3 in Victoria National Golf Club Minor Subdivision
Warrick County, Indiana

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Drawing No.: 2 of 3