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PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
10/05/2011 1:20 PM
REC FEE: 0.00
PAGES: 8

WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-11-24

PLAN COMMISSION DOCKET # PC-R-11-08

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 the Agriculture and CON Recreation and Conservancy districts as shown on said Warrick County Zoning District Maps, be amended:

Part of Section 5, Township 6 South, Range 8 West, part of Section 8, Township 6 South, Range 8 West and part of Section 17, 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 thereof; 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 the southeast corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of the Recorder of Warrick County, Indiana and being the point of beginning; thence along the east side of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence leaving said Victoria tract, 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 side 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 east side of said subdivision, North 37 degrees 57 minutes 24 seconds East 76.33 feet; thence continue along the east side of said subdivision, North 18 degrees 57 minutes 24 seconds East 640.64 feet to a corner of a tract of land conveyed to Paradise Lakes Boating and Recreation Owners Association, Inc. as recorded in Deed File 3, card 14726 in the office of said Recorder; thence along the south side of said tract, South 41 degrees 06 minutes 13 seconds East 222.81 feet to a 5/8-inch rebar; thence continue along the south side of said tract, South 89 degrees 07 minutes 42 seconds East 304.82 feet; thence along the east side of said tract, North 00 degrees 53 minutes 33 seconds East 250.04 feet to a 5/8-inch rebar; thence along the north side of said tract, North 89 degrees 05 minutes 45 seconds West 250.29 feet to a 5/8-inch rebar; thence continue along the north side of said tract, North 41 degrees 06 minutes 13 seconds West 193.11 feet to a point on the east side 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 east side of said subdivision the following five (5) calls:

North 08 degrees 43 minutes 34 seconds West 405.72 feet; thence

X Ref 2010R-008183

North 10 degrees 27 minutes 24 seconds East 876.53 feet; thence
North 30 degrees 21 minutes 40 seconds East 674.16 feet; thence
North 28 degrees 17 minutes 18 seconds East 543.99 feet; thence
North 35 degrees 39 minutes 25 seconds East 549.71 feet to the southeast corner of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder; thence along the east side of said subdivision the following three (3) calls:
North 30 degrees 21 minutes 40 seconds East 1704.17 feet; thence
North 28 degrees 07 minutes 50 seconds West 389.05 feet ; thence
North 39 degrees 06 minutes 47 seconds West 687.43 feet; thence along the east line and the extended east line of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder, North 00 degrees 10 minutes 56 seconds East 600.00 feet; thence North 43 degrees 45 minutes 49 seconds East 352.93 feet to a point on the east side of a tract of land conveyed to Bradley S. and Tammy L Meneely in Document 2002R-004824 in the office of said Recorder; thence along the east side of said Meneely tract the following four (4) calls:
North 60 degrees 07 minutes 42 seconds East 209.95 feet; thence
North 22 degrees 27 minutes 18 seconds East 681.43 feet; thence
North 15 degrees 40 minutes 46 seconds West 248.25 feet; thence
North 28 degrees 59 minutes 02 seconds West 127.93 feet to a point on the south line of the North Half of the Northeast Quarter of the Southwest Quarter of said Section 5; thence along the south line of said Half Quarter Quarter Section, South 88 degrees 47 minutes 28 seconds East 244.00 feet to the southeast corner thereof; thence along the east line of said Half Quarter Quarter Section, North 00 degrees 47 minutes 53 seconds East 658.53 feet to the Southwest Corner of the Northeast Quarter of said Section 5; thence along the west line of the Northeast Quarter of said Section 5, North 00 degrees 42 minutes 17 seconds East 801.04 feet to a point in the center of State Road 261; thence along the center of said road the following five (5) calls:
North 52 degrees 02 minutes 35 seconds East 64.97 feet; thence
North 50 degrees 30 minutes 09 seconds East 51.00 feet; thence
North 48 degrees 26 minutes 55 seconds East 332.28 feet; thence
North 48 degrees 43 minutes 56 seconds East 312.14 feet; thence
North 48 degrees 45 minutes 03 seconds East 162.57 feet; thence leaving said road, South 40 degrees 52 minutes 45 seconds East 286.54 feet; thence South 88 degrees 04 minutes 45 seconds East 446.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section 5; thence along said east line, South 00 degrees 51 minutes 47 seconds West 1186.07 feet to the Southeast Corner thereof; thence along the east line of the Northwest Quarter of the Southeast Quarter of said Section 5, South 00 degrees 49 minutes 19 seconds West 1328.40 feet to the Southeast Corner thereof; thence North 89 degrees 08 minutes 32 seconds West 330.09 feet; thence South 00 degrees 46 minutes 17 seconds West 2655.05 feet; thence North 89 degrees 08 minutes 57 seconds West 67.18 feet; thence South 01 degree 33 minutes 10 seconds West 219.79 feet; thence South 11 degrees 30 minutes 00 seconds East 339.11 feet; thence South 05 degrees 19 minutes 21 seconds East 252.55 feet; thence South 04 degrees 33 minutes 57 seconds East 510.07 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence South 00 degrees 52 minutes 35 seconds West 642.17 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of said Recorder; thence along the west line of said Tract 1, South 00 degrees 52

minutes 31 seconds West 574.96 feet; thence along the south line of said Tract 1, South 89 degrees 09 minutes 01 second East 49.88 feet to a corner of Tract 2 in said Lisa Miller Minor Subdivision; thence along the west side of said Tract 2, South 22 degrees 21 minutes 36 seconds East 534.99 feet to a corner of a tract of land conveyed to Thomas R. and Elizabeth Crofts in Document 1997R-002281 in the office of said Recorder; thence along the west line of said Crofts tract, South 00 degrees 56 minutes 36 seconds West 939.73 feet to a point on the north line of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said Quarter Quarter Section, South 89 degrees 08 minutes 31 seconds East 1314.68 feet to the Northeast Corner thereof; thence along the east line of the Northeast Quarter of said Section 17, South 01 degree 07 minutes 45 seconds West 1157.33 feet to the northeast corner of a 5 acre tract off the south side of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said 5 acre tract, North 89 degrees 01 minute 22 seconds West 1330.68 feet to the northwest corner thereof on the West Line of the East Half of the Northeast Quarter of said Section 17; thence along the west line of said Half Quarter Section, South 01 degree 00 minutes 47 seconds West 1481.95 feet to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of said Section 17; thence along the south line of said Quarter Quarter Section, North 88 degrees 54 minutes 11 seconds West 1327.67 feet to the Southwest Corner thereof; thence along the south line of the Southeast Quarter of the Northwest Quarter of said Section 17, North 89 degrees 04 minutes 17 seconds West 89.89 feet to the point of beginning and containing a gross area of 548.553 Acres.

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

which real estate is now zoned and classified as part of the Agriculture and CON 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 and CON 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 Roslin Partners 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:

Part of Section 5, Township 6 South, Range 8 West, part of Section 8, Township 6 South, Range 8 West and part of Section 17, 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 thereof; 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 the southeast corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of the Recorder of Warrick County, Indiana and being the point of beginning; thence along the east side of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence leaving said Victoria tract, 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 side 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 east side of said subdivision, North 37 degrees 57 minutes 24 seconds East 76.33 feet; thence continue along the east side of said subdivision, North 18 degrees 57 minutes 24 seconds East 640.64 feet to a corner of a tract of land conveyed to Paradise Lakes Boating and Recreation Owners Association, Inc. as recorded in Deed File 3, card 14726 in the office of said Recorder; thence along the south side of said tract, South 41 degrees 06 minutes 13 seconds East 222.81 feet to a 5/8-inch rebar; thence continue along the south side of said tract, South 89 degrees 07 minutes 42 seconds East 304.82 feet; thence along the east side of said tract, North 00 degrees 53 minutes 33 seconds East 250.04 feet to a 5/8-inch rebar; thence along the north side of said tract, North 89 degrees 05 minutes 45 seconds West 250.29 feet to a 5/8-inch rebar; thence continue along the north side of said tract, North 41 degrees 06 minutes 13 seconds West 193.11 feet to a point on the east side 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 east side of said subdivision the following five (5) calls:

North 08 degrees 43 minutes 34 seconds West 405.72 feet; thence
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North 30 degrees 21 minutes 40 seconds East 674.16 feet; thence
North 28 degrees 17 minutes 18 seconds East 543.99 feet; thence
North 35 degrees 39 minutes 25 seconds East 549.71 feet to the southeast corner of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder; thence along the east side of said subdivision the following three (3) calls:

North 30 degrees 21 minutes 40 seconds East 1704.17 feet; thence
North 28 degrees 07 minutes 50 seconds West 389.05 feet ; thence
North 39 degrees 06 minutes 47 seconds West 687.43 feet; thence along the east line and the extended east line of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder, North 00 degrees 10 minutes 56 seconds East 600.00 feet; thence North 43 degrees 45 minutes 49 seconds East 352.93 feet to a point on the east side of a tract of land conveyed to Bradley S. and Tammy L Meneely in Document 2002R-004824 in the office of said Recorder; thence along the east side of said Meneely tract the following four (4) calls:

North 60 degrees 07 minutes 42 seconds East 209.95 feet; thence
North 22 degrees 27 minutes 18 seconds East 681.43 feet; thence
North 15 degrees 40 minutes 46 seconds West 248.25 feet; thence
North 28 degrees 59 minutes 02 seconds West 127.93 feet to a point on the south line of the North Half of the Northeast Quarter of the Southwest Quarter of said Section 5; thence along the south line of said Half Quarter Quarter Section, South 88 degrees 47

minutes 28 seconds East 244.00 feet to the southeast corner thereof; thence along the east line of said Half Quarter Quarter Section, North 00 degrees 47 minutes 53 seconds East 658.53 feet to the Southwest Corner of the Northeast Quarter of said Section 5; thence along the west line of the Northeast Quarter of said Section 5, North 00 degrees 42 minutes 17 seconds East 801.04 feet to a point in the center of State Road 261; thence along the center of said road the following five (5) calls:

North 52 degrees 02 minutes 35 seconds East 64.97 feet; thence
North 50 degrees 30 minutes 09 seconds East 51.00 feet; thence
North 48 degrees 26 minutes 55 seconds East 332.28 feet; thence
North 48 degrees 43 minutes 56 seconds East 312.14 feet; thence
North 48 degrees 45 minutes 03 seconds East 162.57 feet; thence leaving said road, South 40 degrees 52 minutes 45 seconds East 286.54 feet; thence South 88 degrees 04 minutes 45 seconds East 446.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section 5; thence along said east line, South 00 degrees 51 minutes 47 seconds West 1186.07 feet to the Southeast Corner thereof; thence along the east line of the Northwest Quarter of the Southeast Quarter of said Section 5, South 00 degrees 49 minutes 19 seconds West 1328.40 feet to the Southeast Corner thereof; thence North 89 degrees 08 minutes 32 seconds West 330.09 feet; thence South 00 degrees 46 minutes 17 seconds West 2655.05 feet; thence North 89 degrees 08 minutes 57 seconds West 67.18 feet; thence South 01 degree 33 minutes 10 seconds West 219.79 feet; thence South 11 degrees 30 minutes 00 seconds East 339.11 feet; thence South 05 degrees 19 minutes 21 seconds East 252.55 feet; thence South 04 degrees 33 minutes 57 seconds East 510.07 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence South 00 degrees 52 minutes 35 seconds West 642.17 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of said Recorder; thence along the west line of said Tract 1, South 00 degrees 52 minutes 31 seconds West 574.96 feet; thence along the south line of said Tract 1, South 89 degrees 09 minutes 01 second East 49.88 feet to a corner of Tract 2 in said Lisa Miller Minor Subdivision; thence along the west side of said Tract 2, South 22 degrees 21 minutes 36 seconds East 534.99 feet to a corner of a tract of land conveyed to Thomas R. and Elizabeth Crofts in Document 1997R-002281 in the office of said Recorder; thence along the west line of said Crofts tract, South 00 degrees 56 minutes 36 seconds West 939.73 feet to a point on the north line of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said Quarter Quarter Section, South 89 degrees 08 minutes 31 seconds East 1314.68 feet to the Northeast Corner thereof; thence along the east line of the Northeast Quarter of said Section 17, South 01 degree 07 minutes 45 seconds West 1157.33 feet to the northeast corner of a 5 acre tract off the south side of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said 5 acre tract, North 89 degrees 01 minute 22 seconds West 1330.68 feet to the northwest corner thereof on the West Line of the East Half of the Northeast Quarter of said Section 17; thence along the west line of said Half Quarter Section, South 01 degree 00 minutes 47 seconds West 1481.95 feet to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of said Section 17; thence along the south line of said Quarter Quarter Section, North 88 degrees 54 minutes 11 seconds West 1327.67 feet to the Southwest Corner thereof; thence along the south line of the Southeast Quarter of the Northwest Quarter of said Section 17, North 89 degrees 04 minutes 17 seconds West 89.89 feet to the point of beginning and containing a gross area of 548.553 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

Printed Name

A resident of Warrick County, Indiana.

My commission expires: March 7, 2020

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

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

812-897-5815
(phone)

FILED
JUL 13 2011
WARRICK COUNTY
AREA PLAN COMMISSION

Receipt No. 17832

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC-R- 11-08

Petitioner: **Roslin Partners LLC**

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

Owner of Record: **Roslin Partners 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**~~ 1600 feet **SW** (S. W. N. E.) of the corner formed by the intersection formed by ~~**Roslin Road**~~ Quail Crossing DR. and **Wethers Road**. S SR 261 & SR 261

Subdivision or Legal Description:

Part of Section 5, Township 6 South, Range 8 West, part of Section 8, Township 6 South, Range 8 West and part of Section 17, 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 thereof; 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 the southeast corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of the Recorder of Warrick County, Indiana and being the point of beginning; thence along the east side of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence leaving said Victoria tract, 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 side 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 east side of said subdivision, North 37 degrees 57 minutes 24 seconds East 76.33 feet; thence continue along the east side of said subdivision, North 18 degrees 57 minutes 24 seconds East 640.64 feet to a corner of a tract of land conveyed to Paradise Lakes Boating and Recreation Owners Association, Inc. as recorded in Deed File 3, card 14726 in the office of said Recorder; thence along the south side of said tract, South 41 degrees 06 minutes 13 seconds East 222.81 feet to a 5/8-inch rebar; thence continue along the south side of said tract, South 89 degrees 07 minutes 42 seconds East 304.82 feet; thence along the east side of said tract, North 00 degrees 53 minutes 33 seconds East 250.04 feet to a 5/8-inch rebar; thence along the north side of said tract, North 89 degrees 05 minutes 45 seconds West 250.29 feet to a 5/8-inch rebar; thence continue along the north side of said tract, North 41 degrees 06 minutes 13 seconds West 193.11 feet to a point on the east side 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 east side of said subdivision the following five (5) calls:

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North 39 degrees 06 minutes 47 seconds West 687.43 feet; thence along the east line and the extended east line of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder, North 00 degrees 10 minutes 56 seconds East 600.00 feet; thence North 43 degrees 45 minutes 49 seconds East 352.93 feet to a point on the east side of a tract of land conveyed to Bradley S. and Tammy L Meneely in Document 2002R-004824 in the office of said Recorder; thence along the east side of said Meneely tract the following four (4) calls:
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North 28 degrees 59 minutes 02 seconds West 127.93 feet to a point on the south line of the North Half of the Northeast Quarter of the Southwest Quarter of said Section 5; thence along the south line of said Half Quarter Quarter Section, South 88 degrees 47 minutes 28 seconds East 244.00 feet to the southeast corner thereof; thence along the east line of said Half Quarter Quarter Section, North 00 degrees 47 minutes 53 seconds East 658.53 feet to the Southwest Corner of the Northeast Quarter of said Section 5; thence along the west line of the Northeast Quarter of said Section 5, North 00 degrees 42 minutes 17 seconds East 801.04 feet to a point in the center of State Road 261; thence along the center of said road the following five (5) calls:
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North 48 degrees 26 minutes 55 seconds East 332.28 feet; thence
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North 48 degrees 45 minutes 03 seconds East 162.57 feet; thence leaving said road, South 40 degrees 52 minutes 45 seconds East 286.54 feet; thence South 88 degrees 04 minutes 45 seconds East 446.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section 5; thence along said east line, South 00 degrees 51 minutes 47 seconds West 1186.07 feet to the Southeast Corner thereof; thence along the east line of the Northwest Quarter of the Southeast Quarter of said Section 5, South 00 degrees 49 minutes 19 seconds West 1328.40 feet to the Southeast Corner thereof; thence North 89 degrees 08 minutes 32 seconds West 330.09 feet; thence South 00 degrees 46 minutes 17 seconds West 2655.05 feet; thence North 89 degrees 08 minutes 57 seconds West 67.18 feet; thence South 01 degree 33 minutes 10 seconds West 219.79 feet; thence South 11 degrees 30 minutes 00 seconds East 339.11 feet; thence South 05 degrees 19 minutes 21 seconds East 252.55 feet; thence South 04 degrees 33 minutes 57 seconds East 510.07 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence South 00 degrees 52 minutes 35 seconds West 642.17 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of said Recorder; thence along the west line of said Tract 1, South 00 degrees 52 minutes 31 seconds West 574.96 feet; thence along the south line of said Tract 1, South 89 degrees 09 minutes 01 second East 49.88 feet to a corner of Tract 2 in said Lisa Miller Minor Subdivision; thence along the west side of said Tract 2, South 22 degrees 21 minutes 36 seconds East 534.99 feet to a corner of a tract of land conveyed to Thomas R. and Elizabeth Crofts in Document 1997R-002281 in the office of said Recorder; thence along the west line of said Crofts tract, South 00 degrees 56 minutes 36 seconds West 939.73 feet to a point on the north line of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said Quarter Quarter Section, South 89 degrees 08 minutes 31 seconds East 1314.68 feet to the Northeast Corner thereof; thence along the east line of the Northeast Quarter of said Section 17, South 01 degree 07 minutes 45 seconds West 1157.33 feet to the northeast corner of a 5 acre tract off the south side of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said 5 acre tract, North 89 degrees 01 minute

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

USE AND DEVELOPMENT COMMITMENT

WHEREAS the Undersigned, Mike McCann Petitioner, being a member of Roslin Partners 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:

Part of Section 5, Township 6 South, Range 8 West, part of Section 8, Township 6 South, Range 8 West and part of Section 17, 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 thereof; 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 the southeast corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of the Recorder of Warrick County, Indiana and being the point of beginning; thence along the east side of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence leaving said Victoria tract, 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 side 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 east side of said subdivision, North 37 degrees 57 minutes 24 seconds East 76.33 feet; thence continue along the east side of said subdivision, North 18 degrees 57 minutes 24 seconds East 640.64 feet to a corner of a tract of land conveyed to Paradise Lakes Boating and Recreation Owners Association, Inc. as recorded in Deed File 3, card 14726 in the office of said Recorder; thence along the south side of said tract, South 41 degrees 06 minutes 13 seconds East 222.81 feet to a 5/8-inch rebar; thence continue along the south side of said tract, South 89 degrees 07 minutes 42 seconds East 304.82 feet; thence along the east side of said tract, North 00 degrees 53 minutes 33 seconds East 250.04 feet to a 5/8-inch rebar; thence along the north side of said tract, North 89 degrees 05 minutes 45 seconds West 250.29 feet to a 5/8-inch rebar; thence continue along the north side of said tract, North 41 degrees 06 minutes 13 seconds West 193.11 feet to a point on the east side 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 east side of said subdivision the following five (5) calls:

North 08 degrees 43 minutes 34 seconds West 405.72 feet; thence
North 10 degrees 27 minutes 24 seconds East 876.53 feet; thence
North 30 degrees 21 minutes 40 seconds East 674.16 feet; thence
North 28 degrees 17 minutes 18 seconds East 543.99 feet; thence
North 35 degrees 39 minutes 25 seconds East 549.71 feet to the southeast corner of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder; thence along the east side of said subdivision the following three (3) calls:

North 30 degrees 21 minutes 40 seconds East 1704.17 feet; thence
North 28 degrees 07 minutes 50 seconds West 389.05 feet ; thence
North 39 degrees 06 minutes 47 seconds West 687.43 feet; thence along the east line and the extended east line of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder, North 00 degrees 10 minutes 56 seconds East 600.00 feet; thence North 43 degrees 45 minutes 49 seconds East 352.93 feet to a point on the east side of a tract of land conveyed to Bradley S. and Tammy L Meneely in Document 2002R-004824 in the office of said Recorder; thence along the east side of said Meneely tract the following four (4) calls:

North 60 degrees 07 minutes 42 seconds East 209.95 feet; thence
North 22 degrees 27 minutes 18 seconds East 681.43 feet; thence
North 15 degrees 40 minutes 46 seconds West 248.25 feet; thence
North 28 degrees 59 minutes 02 seconds West 127.93 feet to a point on the south line of the North Half of the Northeast Quarter of the Southwest Quarter of said Section 5; thence along the south line of said Half Quarter Quarter Section, South 88 degrees 47

minutes 28 seconds East 244.00 feet to the southeast corner thereof; thence along the east line of said Half Quarter Quarter Section, North 00 degrees 47 minutes 53 seconds East 658.53 feet to the Southwest Corner of the Northeast Quarter of said Section 5; thence along the west line of the Northeast Quarter of said Section 5, North 00 degrees 42 minutes 17 seconds East 801.04 feet to a point in the center of State Road 261; thence along the center of said road the following five (5) calls:

North 52 degrees 02 minutes 35 seconds East 64.97 feet; thence
North 50 degrees 30 minutes 09 seconds East 51.00 feet; thence
North 48 degrees 26 minutes 55 seconds East 332.28 feet; thence
North 48 degrees 43 minutes 56 seconds East 312.14 feet; thence
North 48 degrees 45 minutes 03 seconds East 162.57 feet; thence leaving said road, South 40 degrees 52 minutes 45 seconds East 286.54 feet; thence South 88 degrees 04 minutes 45 seconds East 446.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section 5; thence along said east line, South 00 degrees 51 minutes 47 seconds West 1186.07 feet to the Southeast Corner thereof; thence along the east line of the Northwest Quarter of the Southeast Quarter of said Section 5, South 00 degrees 49 minutes 19 seconds West 1328.40 feet to the Southeast Corner thereof; thence North 89 degrees 08 minutes 32 seconds West 330.09 feet; thence South 00 degrees 46 minutes 17 seconds West 2655.05 feet; thence North 89 degrees 08 minutes 57 seconds West 67.18 feet; thence South 01 degree 33 minutes 10 seconds West 219.79 feet; thence South 11 degrees 30 minutes 00 seconds East 339.11 feet; thence South 05 degrees 19 minutes 21 seconds East 252.55 feet; thence South 04 degrees 33 minutes 57 seconds East 510.07 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence South 00 degrees 52 minutes 35 seconds West 642.17 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of said Recorder; thence along the west line of said Tract 1, South 00 degrees 52 minutes 31 seconds West 574.96 feet; thence along the south line of said Tract 1, South 89 degrees 09 minutes 01 second East 49.88 feet to a corner of Tract 2 in said Lisa Miller Minor Subdivision; thence along the west side of said Tract 2, South 22 degrees 21 minutes 36 seconds East 534.99 feet to a corner of a tract of land conveyed to Thomas R. and Elizabeth Crofts in Document 1997R-002281 in the office of said Recorder; thence along the west line of said Crofts tract, South 00 degrees 56 minutes 36 seconds West 939.73 feet to a point on the north line of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said Quarter Quarter Section, South 89 degrees 08 minutes 31 seconds East 1314.68 feet to the Northeast Corner thereof; thence along the east line of the Northeast Quarter of said Section 17, South 01 degree 07 minutes 45 seconds West 1157.33 feet to the northeast corner of a 5 acre tract off the south side of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said 5 acre tract, North 89 degrees 01 minute 22 seconds West 1330.68 feet to the northwest corner thereof on the West Line of the East Half of the Northeast Quarter of said Section 17; thence along the west line of said Half Quarter Section, South 01 degree 00 minutes 47 seconds West 1481.95 feet to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of said Section 17; thence along the south line of said Quarter Quarter Section, North 88 degrees 54 minutes 11 seconds West 1327.67 feet to the Southwest Corner thereof; thence along the south line of the Southeast Quarter of the Northwest Quarter of said Section 17, North 89 degrees 04 minutes 17 seconds West 89.89 feet to the point of beginning and containing a gross area of 548.553 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.
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 13 day of July, 20 11 by Mike 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 Mike 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 13 day of July, 20 11.

NOTARY PUBLIC

Signature

Lindsey Frederick
Printed Name

LINDSEY R. FREDERICK
Notary Public
SEAL
State of Indiana
My Commission Expires August 26, 2018

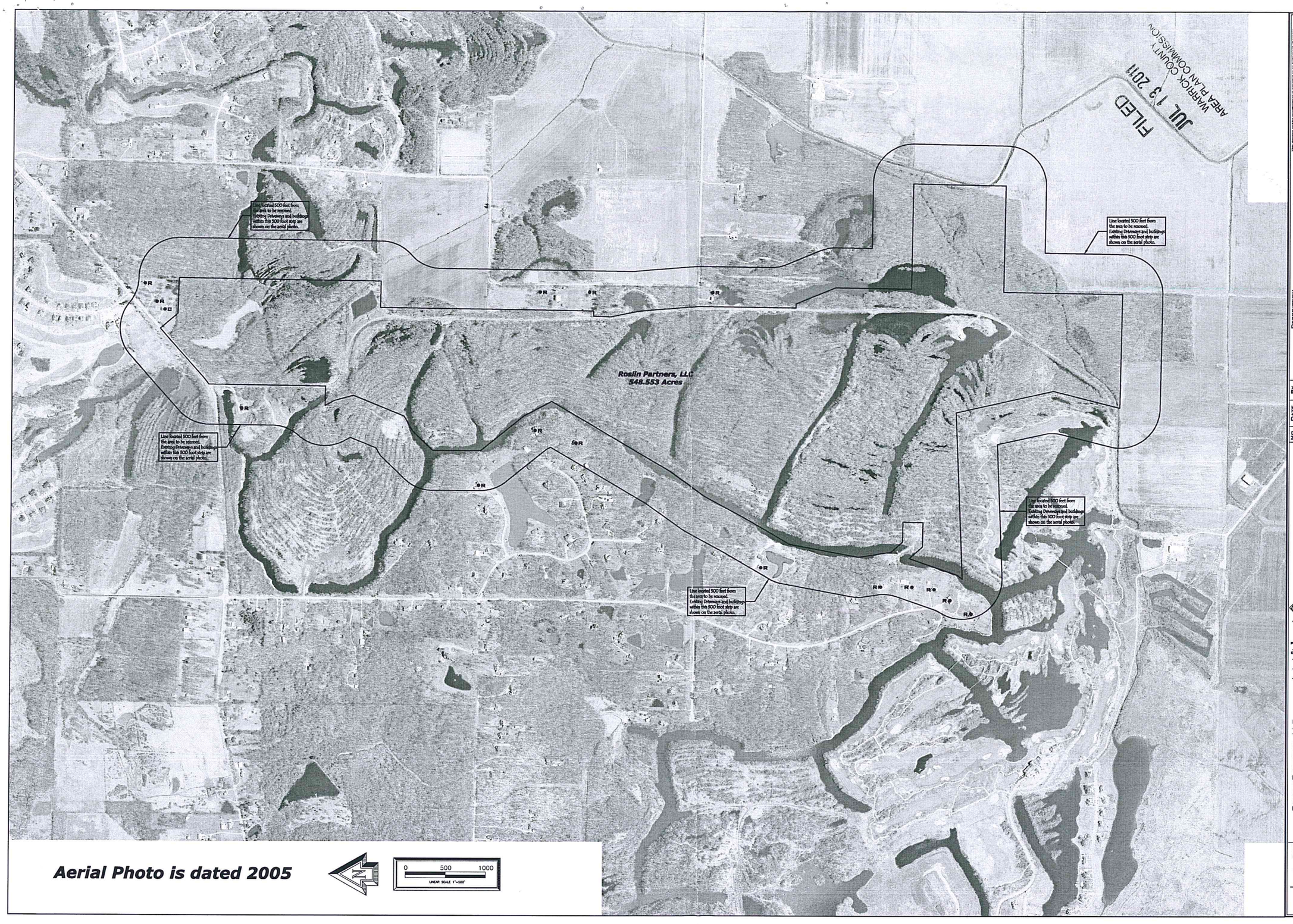
A resident of Warrick County, Indiana.

My commission expires: 8-26-18

This instrument prepared by: _____
(Name)

_____
(Address)

_____
(phone)



FILED
JUL 13 2011
WARRICK COUNTY
AREA PLAN COMMISSION

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SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR

REVISIONS

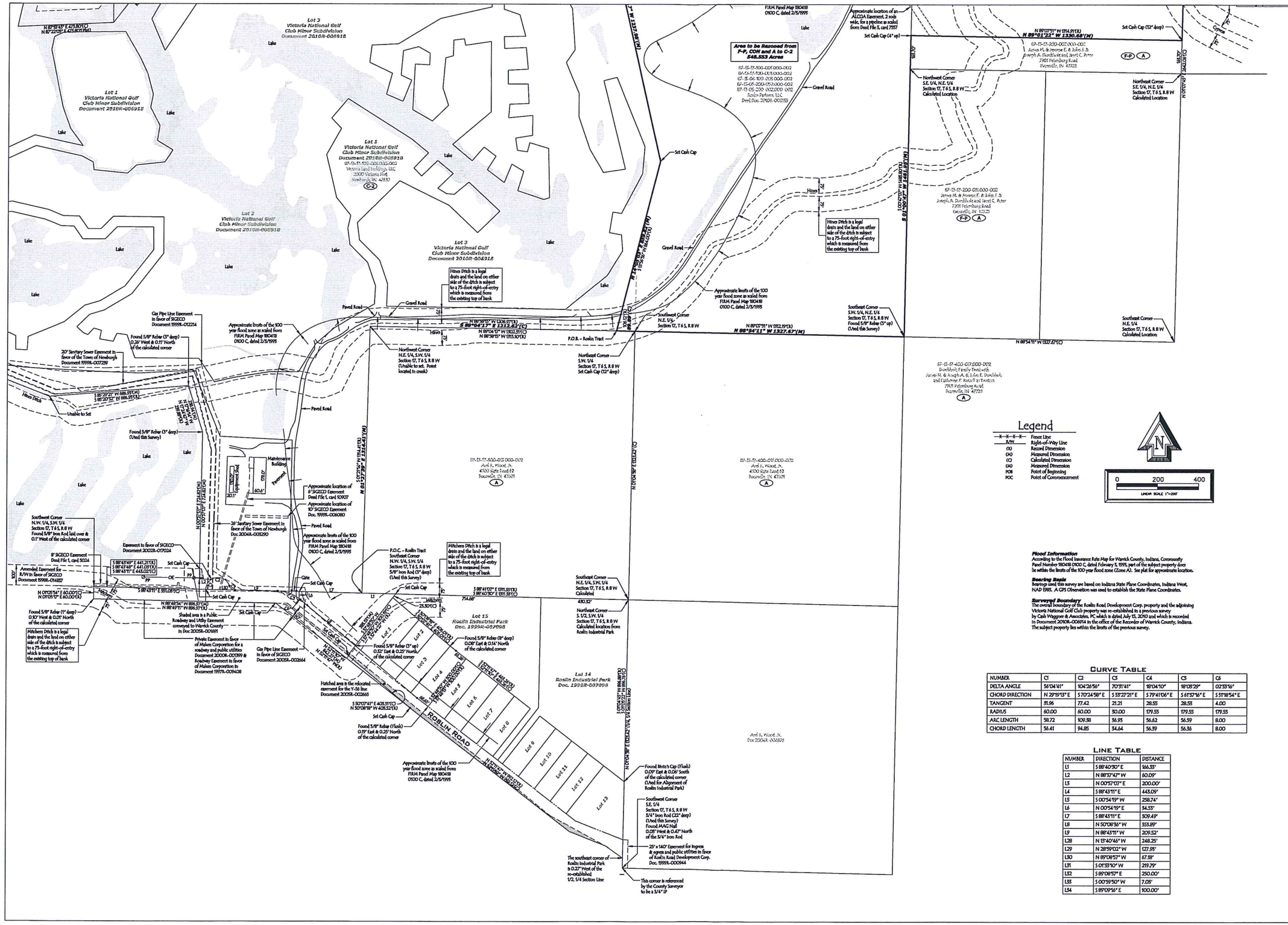
No.	Date	By	Description
1	mm.dd.yy	DG	Description

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: 1016 Rezone-bndy
Scale: 1"=200'

Owner: Roslin Partners, LLC
Project: Victoria National
Sheet Title: Rezoning Exhibit
Part of Section 5, 8 and 17
in T 6 S, R 8 W
Warrick County, Indiana

Date: 5/17/2011
Drawing No.: 1
of: 5



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

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

Surveyed Boundary
The overall boundary of the Roslin Road Development Corp. property and the adjoining Victoria National Golf Club property was re-established in a previous survey by Cash Waggner & Associates, PC which is dated July 13, 2010 and which is recorded in Document 2010R-006914 in the office of the Recorder of Warrick County, Indiana. The subject property lies within the limits of the previous survey.

Curve Table

NUMBER	C1	C2	C3	C4	C5	C6
DELTA ANGLE	56°04'41"	104°26'56"	70°31'41"	91°04'10"	98°08'29"	02°33'56"
CHORD DIRECTION	N 29°19'13" E	S 70°24'58" E	S 53°27'21" E	S 79°41'06" E	S 61°37'16" E	S 51°18'54" E
TANGENT	31.96	77.42	21.21	28.55	28.58	4.00
RADIUS	60.00	60.00	30.00	179.55	179.55	179.55
ARC LENGTH	58.72	109.38	36.95	56.62	56.59	8.00
CHORD LENGTH	56.41	94.85	34.64	56.59	56.36	8.00

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 88°40'50" E	56.35'
L2	N 88°57'42" W	60.09'
L3	N 00°57'07" E	200.00'
L4	S 88°43'11" E	443.09'
L5	S 00°54'19" W	258.74'
L6	N 00°54'19" E	34.53'
L7	S 88°43'11" E	309.49'
L8	N 50°08'56" W	333.89'
L9	N 88°43'11" W	209.52'
L28	N 15°40'46" W	248.25'
L29	N 28°59'02" W	127.99'
L30	N 89°08'57" W	67.59'
L31	S 01°33'10" W	219.79'
L32	S 89°08'57" E	250.00'
L33	S 00°59'50" W	7.03'
L34	S 89°09'56" E	100.00'

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SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF INDIANA
LAND SURVEYOR

Revisions

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

CASH WAGGNER & ASSOCIATES, PC
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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:	1016 Rezone-bndy
SCALE:	1"=200'

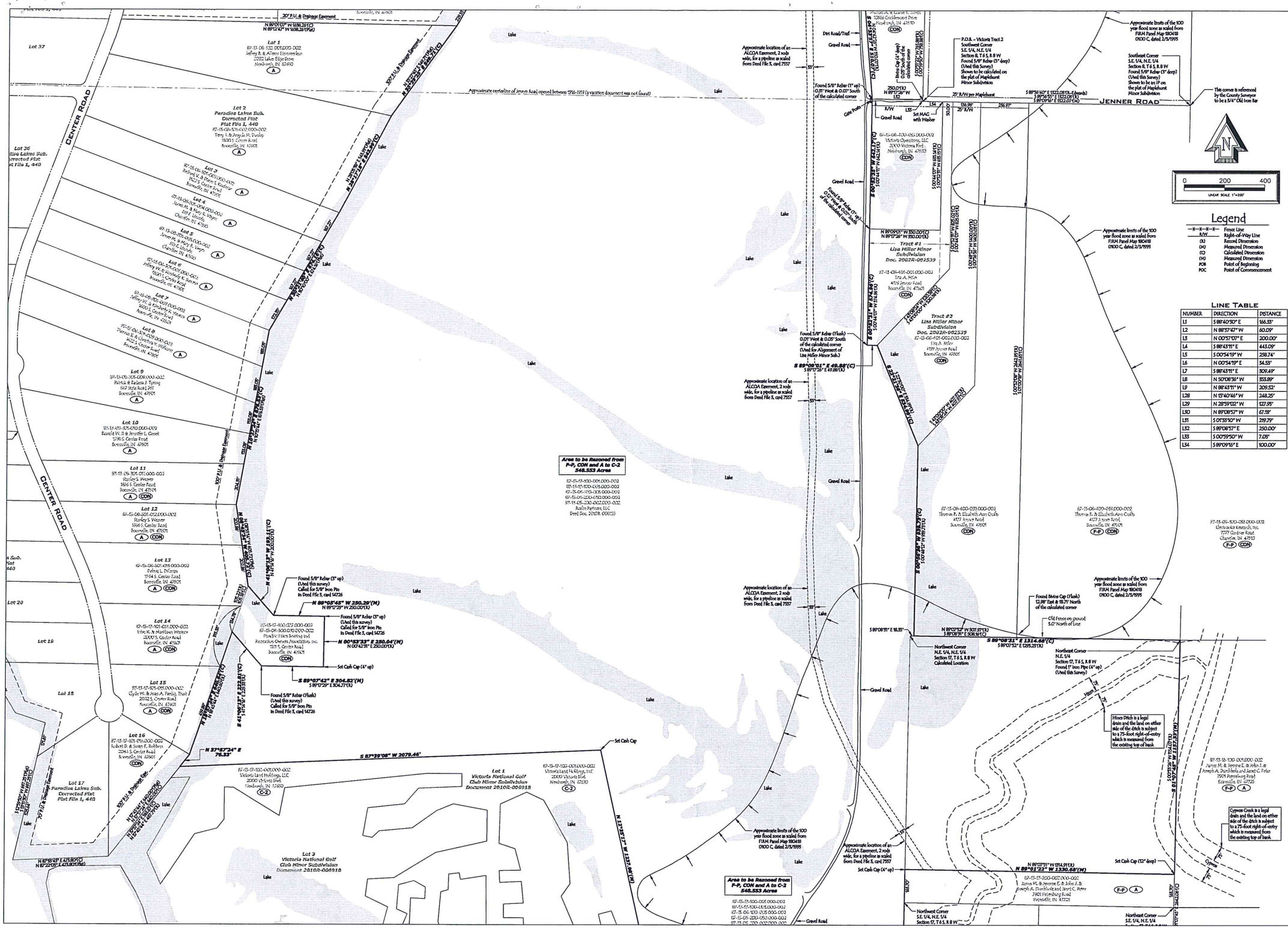
OWNER: ROSLIN PARTNERS, LLC

PROJECT: VICTORIA NATIONAL

SHEET TITLE: REZONING EXHIBIT
PART OF SECTION 5, 8 AND 17
IN T 6 S, R 8 W
WARRICK COUNTY, INDIANA

DATE: 6/21/2011

DRAWING NO.: 2 OF: 5



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

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 88°40'50" E	166.55'
L2	N 88°57'47" W	60.09'
L3	N 00°57'07" E	200.00'
L4	S 88°49'11" E	443.09'
L5	S 00°54'19" W	258.74'
L6	N 00°54'19" E	34.55'
L7	S 88°43'11" E	309.49'
L8	N 50°08'36" W	353.89'
L9	N 88°43'11" W	209.52'
L28	N 15°40'46" W	248.25'
L29	N 28°59'02" W	127.95'
L30	N 89°08'57" W	67.19'
L31	S 01°33'10" W	219.79'
L32	S 89°08'57" E	250.00'
L33	S 00°59'50" W	7.05'
L34	S 89°09'16" E	100.00'

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SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF INDIANA
LAND SURVEYOR

REVISIONS

NO.	DATE mm.dd.yy	BY INI	DESCRIPTION Description
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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:	1016 Rezone-bndy
Scale:	1"=200'

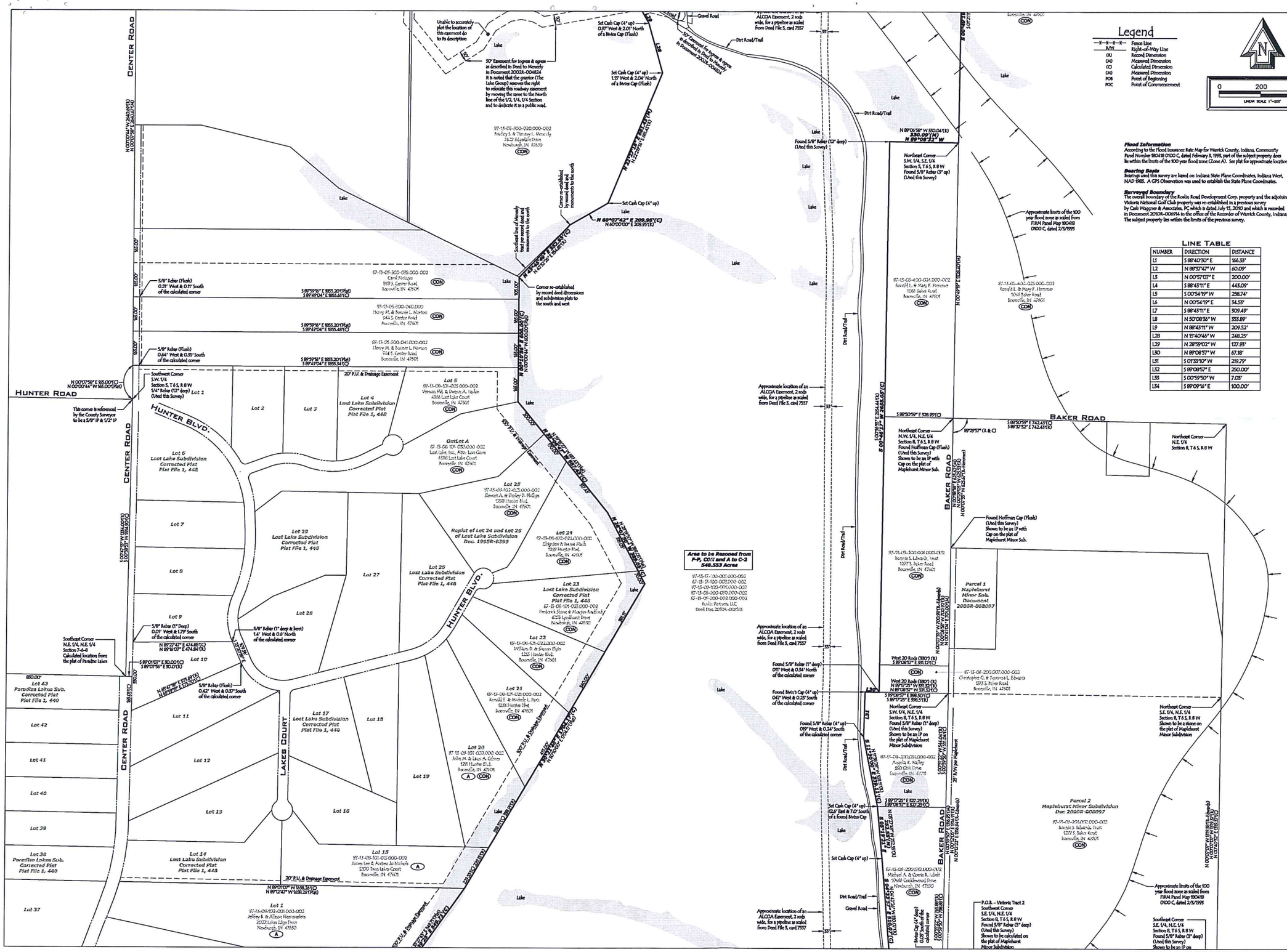
Owner: ROBLIN PARTNERS, LLC

Project: VICTORIA NATIONAL

Sheet Title: REZONING EXHIBIT
PART OF SECTION 5, 8 AND 17
IN T 6 S, R 8 W
WARRICK COUNTY, INDIANA

DATE: 6/21/2011

DRAWING NO.: 3 OF: 5



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

N

0 200 400

LINEAR SCALE 1"=200'

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

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

Surveyed Boundary
The overall boundary of the Roslin Road Development Corp. property and the adjoining Victoria National Golf Club 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. The subject property lies within the limits of the previous survey.

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 88°40'30" E	166.33'
L2	N 88°37'47" W	60.09'
L3	N 00°57'07" E	200.00'
L4	S 88°43'11" E	443.09'
L5	S 00°54'19" W	258.74'
L6	N 00°54'19" E	34.55'
L7	S 88°43'11" E	309.49'
L8	N 50°08'56" W	353.89'
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L32	S 89°08'57" E	250.00'
L33	S 00°59'50" W	7.08'
L34	S 89°09'16" E	100.00'

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Application of a material or equipment to a structure or property in accordance with the requirements of their Work and assumption of responsibility for satisfactory installation.

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

REVISIONS

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

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EVANSVILLE, IN 47715
PH: 812.401.5561
FAX: 812.401.5563

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

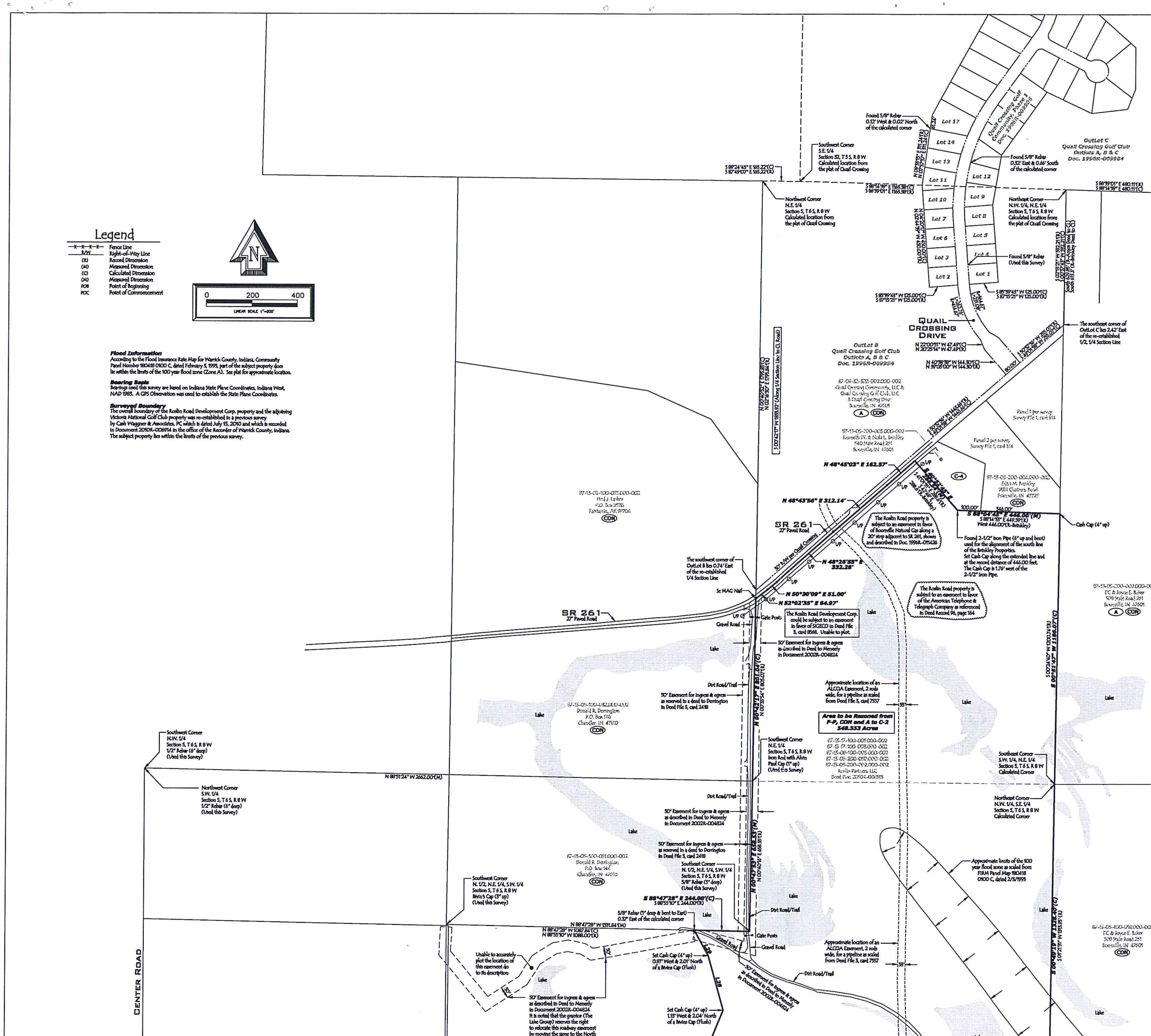
OWNER: ROBLIN PARTNERS, LLC

PROJECT: VICTORIA NATIONAL

SHEET TITLE: REZONING EXHIBIT PART OF SECTION 5, 8 AND 17 IN T 6 S, R 8 W WARRICK COUNTY, INDIANA

DATE: 6/21/2011

DRAWING NO.: 4 OF: 5



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

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

Surveyed Boundary
The overall boundary of the Roslin Road Development Corp. property and the adjoining Victoria National Golf Club 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. The subject property lies within the limits of the previous survey.

Rezoning Description
(Roslin Partners, LLC - Document 2010R-008183)

Part of Section 5, Township 6 South, Range 8 West, part of Section 8, Township 6 South, Range 8 West and part of Section 17, 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 thereof; 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 the southeast corner of a tract of land conveyed to Victoria National Golf Club, Inc. in Document 1998R-009943 in the office of the Recorder of Warrick County, Indiana and being the point of beginning; thence along the east side of said Victoria tract, North 14 degrees 05 minutes 03 seconds East 859.82 feet; thence leaving said Victoria tract, 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 side 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 east side of said subdivision, North 37 degrees 57 minutes 24 seconds East 76.33 feet; thence continue along the east side of said subdivision, North 18 degrees 57 minutes 24 seconds East 640.64 feet to a corner of a tract of land conveyed to Paradise Lakes Boating and Recreation Owners Association, Inc. as recorded in Deed File 3, card 14726 in the office of said Recorder; thence along the south side of said tract, South 41 degrees 06 minutes 13 seconds East 222.81 feet to a 5/8-inch rebar; thence continue along the south side of said tract, South 89 degrees 07 minutes 42 seconds East 304.82 feet; thence along the east side of said tract, North 00 degrees 53 minutes 33 seconds East 250.04 feet to a 5/8-inch rebar; thence along the north side of said tract, North 89 degrees 05 minutes 45 seconds West 250.29 feet to a 5/8-inch rebar; thence continue along the north side of said tract, North 41 degrees 06 minutes 13 seconds West 193.11 feet to a point on the east side 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 east side of said subdivision the following five (5) calls:

North 08 degrees 43 minutes 34 seconds West 405.72 feet; thence
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North 30 degrees 21 minutes 40 seconds East 674.16 feet; thence
North 28 degrees 17 minutes 18 seconds East 543.99 feet; thence
North 35 degrees 39 minutes 25 seconds East 549.71 feet to the southeast corner of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder; thence along the east side of said subdivision the following three (3) calls:

North 30 degrees 21 minutes 40 seconds East 1704.17 feet; thence
North 28 degrees 07 minutes 50 seconds West 389.05 feet ; thence
North 39 degrees 06 minutes 47 seconds West 687.43 feet; thence along the east line and the extended east line of The Corrected Plat of Lost Lake Subdivision as recorded in Plat File 1, card 448 in the office of said Recorder, North 00 degrees 10 minutes 56 seconds East 600.00 feet; thence North 43 degrees 45 minutes 49 seconds East 352.93 feet to a point on the east side of a tract of land conveyed to Bradley S. and Tammy L Meneely in Document 2002R-004824 in the office of said Recorder; thence along the east side of said Meneely tract the following four (4) calls:

North 60 degrees 07 minutes 42 seconds East 209.95 feet; thence
North 22 degrees 27 minutes 18 seconds East 681.43 feet; thence
North 15 degrees 40 minutes 46 seconds West 248.25 feet; thence
North 28 degrees 59 minutes 02 seconds West 127.93 feet to a point on the south line of the North Half of the Northeast Quarter of the Southwest Quarter of said Section 5; thence along the south line of said Half Quarter Quarter Section, South 88 degrees 47 minutes 28 seconds East 244.00 feet to the southeast corner thereof; thence along the east line of said Half Quarter Quarter Section, North 00 degrees 47 minutes 53 seconds East 658.53 feet to the Southwest Corner of the Northeast Quarter of said Section 5; thence along the west line of the Northeast Quarter of said Section 5, North 00 degrees 42 minutes 17 seconds East 801.04 feet to a point in the center of State Road 261; thence along the center of said road the following five (5) calls:

North 52 degrees 02 minutes 35 seconds East 64.97 feet; thence
North 50 degrees 30 minutes 09 seconds East 51.00 feet; thence
North 48 degrees 26 minutes 55 seconds East 332.28 feet; thence
North 48 degrees 43 minutes 56 seconds East 312.14 feet; thence
North 48 degrees 45 minutes 03 seconds East 162.57 feet; thence leaving said road, South 40 degrees 52 minutes 45 seconds East 286.54 feet; thence South 88 degrees 04 minutes 45 seconds East 446.00 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section 5; thence along said east line, South 00 degrees 51 minutes 47 seconds West 1186.07 feet to the Southeast Corner thereof; thence along the east line of the Northwest Quarter of the Southeast Quarter of said Section 5, South 00 degrees 49 minutes 19 seconds West 1328.40 feet to the Southeast Corner thereof; thence North 89 degrees 08 minutes 32 seconds West 330.09 feet; thence South 00 degrees 46 minutes 17 seconds West 2655.05 feet; thence North 89 degrees 08 minutes 57 seconds West 67.18 feet; thence South 01 degree 33 minutes 10 seconds West 219.79 feet; thence South 11 degrees 30 minutes 00 seconds East 339.11 feet; thence South 05 degrees 19 minutes 21 seconds East 252.55 feet; thence South 04 degrees 33 minutes 57 seconds East 510.07 feet to the southwest corner of a tract of land conveyed to Michael A. and Corrie R. Lubelt in Document 2006R-011287 in the office of said Recorder; thence South 00 degrees 52 minutes 35 seconds West 642.17 feet to the northwest corner of Tract 1 in Lisa Miller Minor Subdivision as recorded in Document 2002R-002539 in the office of said Recorder; thence along the west line of said Tract 1, South 00 degrees 52 minutes 31 seconds West 574.96 feet; thence along the south line of said Tract 1, South 89 degrees 09 minutes 01 second East 49.88 feet to a corner of Tract 2 in said Lisa Miller Minor Subdivision; thence along the west side of said Tract 2, South 22 degrees 21 minutes 36 seconds East 534.99 feet to a corner of a tract of land conveyed to Thomas R. and Elizabeth Crofts in Document 1997R-002281 in the office of said Recorder; thence along the west line of said Crofts tract, South 00 degrees 56 minutes 36 seconds West 939.73 feet to a point on the north line of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said Quarter Quarter Section, South 89 degrees 08 minutes 31 seconds East 1314.68 feet to the Northeast Corner thereof; thence along the east line of the Northeast Quarter of said Section 17, South 01 degree 07 minutes 45 seconds West 1157.33 feet to the northeast corner of a 5 acre tract off the south side of the Northeast Quarter of the Northeast Quarter of said Section 17; thence along the north line of said 5 acre tract, North 89 degrees 01 minute 22 seconds West 1330.68 feet to the northwest corner thereof on the West Line of the East Half of the Northeast Quarter of said Section 17; thence along the west line of said Half Quarter Section, South 01 degree 00 minutes 47 seconds West 1481.95 feet to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of said Section 17; thence along the south line of said Quarter Quarter Section, North 88 degrees 54 minutes 11 seconds West 1327.67 feet to the Southwest Corner thereof; thence along the south line of the Southeast Quarter of the Northwest Quarter of said Section 17, North 89 degrees 04 minutes 17 seconds West 89.89 feet to the point of beginning and containing a gross area of 548.553 Acres.

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

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

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

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

REVISIONS

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

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
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PROJECT NO.:	11-1016
DESIGNED BY:	Buedel
DRAWN BY:	Buedel
FILENAME:	1016 Rezone-bndy
SCALE:	1"=200'

OWNER: ROSLIN PARTNERS, LLC
PROJECT: VICTORIA NATIONAL
SHEET TITLE: REZONING EXHIBIT PART OF SECTION 5, 8 AND 17 IN T 6 S, R 8 W WARRICK COUNTY, INDIANA

DATE: 6/21/2011
DRAWING NO.: 5 OF: 5