Year 2007 Page 115 B

TAXING UNIT Brazil City

Annexed from Posey

Section 1 Township 12 Range 7

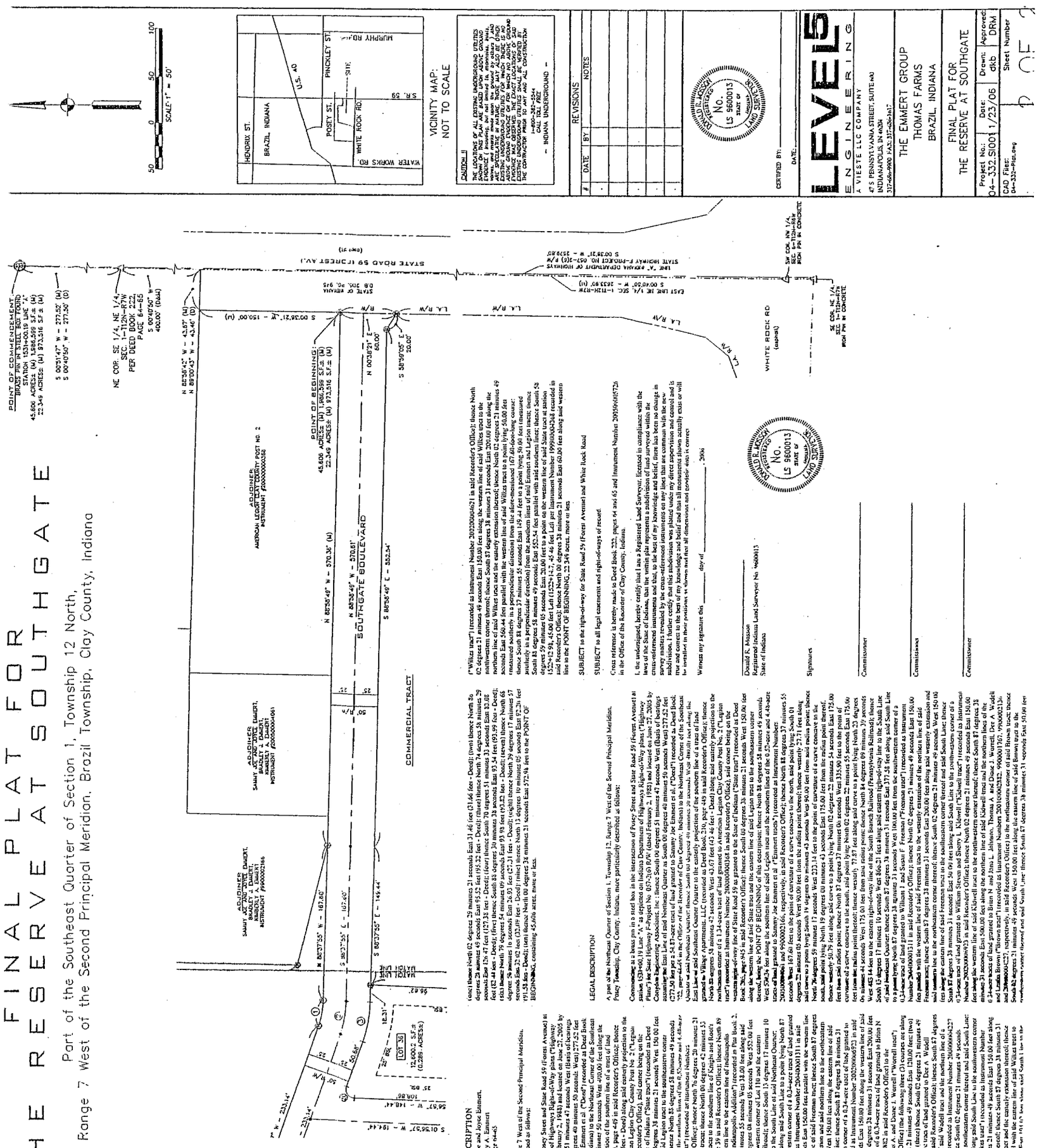
Block Addition

Scale: One Inch Equals Feet

Woodburn Printing Co - Inc., Terre Haute, Ind.

FINAL PLAT FOR THE RESERVE AT SOUTHGATE

Part of the Southeast Quarter of Section 1, Township 12 North, Range 7 West of the Second Principal Meridian, Brazil Township, Clay County, Indiana



LEGEND

	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	RIGHT OF WAY
	SECTION LINE
D&UE	DRAINAGE AND UTILITY EASEMENT
BS.	BUILDING SETBACK LINE
	5/8" REBAR W/PLASTIC CAP SET
	5/8" REBAR W/PLASTIC CAP FOUND
	MAG NAIL SET
	CUT "X" IN CONCRETE SET
	CENTERLINE MONUMENT SET
(M)	MEASURED DISTANCE

SURVEYOR
DONALD R. MOSSON
LEVEL 5 ENGINEERING
47 S. PENNSYVANIA ST., STE. 600
INDIANAPOLIS, IN 46204
317.686.9900

DEVELOPER & OWNER:
THE EMMERT GROUP
P.O. BOX 193
BRAZIL, IN 47834
812-446-2397

CURVE DATA TABLE

#	DELTA	RADIUS	ARC LENGTH	TANGENT
(1)	17°38'38"	90.00'	27.71'	13.97'
(2)	17°38'38"	115.00'	35.41'	17.85'
(3)	17°38'38"	140.00'	43.11'	21.73'
(4)	16°37'48"	117.50'	34.10'	17.17'
(5)	16°37'48"	150.00'	43.54'	21.92'
(6)	16°37'48"	175.00'	50.79'	25.58'
(7)	25°29'39"	175.00'	77.87'	39.59'
(8)	81°02'43"	175.00'	247.54'	148.58'
(9)	81°02'43"	150.00'	212.16'	128.21'
(10)	81°02'43"	135.00'	190.89'	115.39'
(11)	88°58'07"	125.00'	215.92'	146.28'
(12)	88°58'07"	150.00'	259.10'	175.53'
(13)	56°44'21"	175.00'	173.30'	94.50'
(14)	17°23'30"	125.00'	37.94'	19.12'
(15)	17°23'30"	150.00'	45.53'	22.94'
(16)	17°48'22"	125.00'	38.85'	19.58'
(17)	17°48'22"	150.00'	46.62'	23.50'
(18)	17°48'22"	175.00'	54.39'	27.41'
(19)	72°56'14"	15.00'	19.09'	11.09'
(20)	107°03'46"	9.00'	16.82'	12.18'
(21)	47°46'00"	25.00'	20.84'	11.07'
(22)	103°29'50"	10.00'	18.41'	13.15'
(23)	15°29'36"	175.00'	47.32'	23.81'
(24)	85°59'46"	10.00'	15.71'	10.00'
(25)	72°35'44"	10.00'	12.67'	7.35'
(26)	91°59'13"	65.00'	104.36'	67.29'
(27)	73°06'25"	75.00'	95.70'	55.61'
(28)	106°25'44"	90.00'	167.85'	121.36'
(29)	81°02'43"	70.00'	99.02'	59.83'

I, the undersigned duly authorized representative of the Owners of the real estate shown and described herein and recorded in the Office of the Recorder of Clay County, Indiana as Deed Book 222, pages 64 and 65 do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as FINAL PLAT FOR THE RESERVE AT SOUTHGATE

In testimony whereof, witness the signature of the Owners' Representative and

Declarant this _____ day of _____, 2006

Owners Representative Signature: _____

Title: _____

Printed Name: _____

State of Indiana)
) SS:
County of _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, a duly authorized representative of the owners and acknowledged the execution of this instrument as his voluntary act and deed and affixed his seal thereto.

Witness my hand and Notarial Seal this _____ day of _____, 2006

Notary Public: _____

Printed Name: _____

My Commission Expires: _____

County of Residence: _____

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981; P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE CITY OF BRAZIL PLANNING AND ZONING COMMISSION AS FOLLOWS.

ADOPTED BY THE CITY OF BRAZIL PLANNING AND ZONING COMMISSION AT A MEETING HELD ON THE

_____ DAY OF _____, 2006

CITY OF BRAZIL PLANNING AND ZONING COMMISSION

SECRETARY _____ PRESIDENT _____

"PARENT TRACT" DESCRIPTION

A portion of the property of Sammy Joe and Joyce Emmert, Bradley J. Emmert and Kimberly A. Emmert
A part of Deed Book 222, page 64-65

A part of the Northeast Quarter of Section 1, Township 12, Range 7 West of the Second Principal Meridian, Posey Township, Clay County, Indiana, more particularly described as follows:

Commencing at a brass pin in a steel box in the intersection of Posey Street and State Road 59 (Forest Avenue) at station 153+00, 19' Left "A" as depicted on Indiana Department of Highways Right-of-Way plans ("Highway Plans") for State Highway F-Project No. 057-2(16) ROW (dated February 2, 1948) and located on June 27, 2005 by Congdon Engineering Associates, Inc.; thence South 00 degrees 51 minutes 47 seconds West (Basis of Bearings assuming the East Line of said Northeast Quarter as South 00 degrees 40 minutes 56 seconds West) 277.52 feet (277.50 feet per a 54.87-acre tract of land granted to Sammy Joe Emmert et al ("Deed") recorded at Deed Book 222, page 64-65 in the Office of the Recorder of Clay County, Indiana) to the Northeast Corner of the Southeast Quarter of said Northeast Quarter; thence South 00 degrees 40 minutes 50 seconds West 400.00 feet along the East Line of said Southeast Quarter Quarter to the easterly projection of the southern line of a tract of land granted to Village Apartments, LLC (recorded as Deed Book 210, page 449 in said Recorder's Office); thence North 88 degrees 58 minutes 42 seconds West 43.67 feet (43.46 feet - Deed) along said easterly projection to the northeastern corner of a 1.34-acre tract of land granted to American Legion Clay County Post No. 2 ("Legion tract") recorded as Instrument Number 200000000582 in said Recorder's Office; thence South 00 degrees 38 minutes 21 seconds West 150.00 feet along the eastern line of said Legion tract and the eastern line of said Legion tract to the southeastern corner thereof, being the POINT OF BEGINNING of this description; thence North 88 degrees 58 minutes 49 seconds West 570.36 feet (570.61 feet - Deed) along the southern line of said Legion tract and the southern lines of the 0.25-acre and 4.48-acre tracts of land granted to Sammy Joe Emmert et al ("Emmert tracts") recorded as Instrument Numbers 200300000061 and 9900002166, respectively, in said Recorder's Office; thence North 88 degrees 37 minutes 55 seconds West 187.60 feet to the point of curvature of a curve concave to the north, said point lying South 01 degrees 22 minutes 05 seconds West 90.00 feet from said radius point; thence Northwesterly 99.99 feet (100.00 feet - Deed) along said curve to a point lying North 76 degrees 59 minutes 13 seconds West 223.14 feet to the point of curvature of a curve concave to the south, said point lying North 19 degrees 00 minutes 43 seconds East 175.00 feet from the radius point thereof; thence westerly 50.79 feet along said curve to a point lying North 02 degrees 22 minutes 54 seconds East 175.00 feet from the radius point; thence North 87 degrees 37 minutes 06 seconds West 335.90 feet to the point of curvature of a curve concave to the south, said point lying North 02 degrees 22 minutes 55 seconds East 175.00 feet from the radius point thereof; thence westerly 77.87 feet along said curve to a point lying North 23 degrees 00 minutes 44 seconds West 175.00 feet from said radius point; thence North 84 degrees 09 minutes 39 seconds West 483.44 feet to the eastern right-of-way line of the South Branch Railroad (Pennsylvania Railroad); thence South 05 degrees 17 minutes 10 seconds West 866.21 feet along said eastern right-of-way line to the South Line of said Northeast Quarter; thence South 87 degrees 38 minutes 31 seconds East 377.58 feet along said South Line to the southwestern corner of a 0.34-acre tract of land granted to William I. and Susan F. Freeman ("Freeman tract") recorded as Instrument Number 200100002832 in said Recorder's Office; thence North 02 degrees 21 minutes 49 seconds East 120.00 feet along said westerly extension and said southern line to the northeastern corner thereof; thence South 02 degrees 21 minutes 49 seconds West 150.00 feet along the eastern line of said Freeman tract to the southeastern corner thereof and said South Line; thence South 87 degrees 38 minutes 31 seconds East 200.00 feet along said South Line to the southwestern corner of a 0.34-acre tract of land granted to William Steven and Sherry L. Kidwell ("Kidwell tract") recorded as Instrument Number 200200004021 in said Recorder's Office; thence North 02 degrees 21 minutes 49 seconds East 150.00 feet along the western line of said Kidwell tract and the northern line of said Kidwell tract; thence South 87 degrees 38 minutes 31 seconds East 200.00 feet along the southern line of said Kidwell tract and the southern line of said Kidwell tract to the southeastern corner thereof; thence South 02 degrees 21 minutes 49 seconds West 150.00 feet along said South Line to the point of beginning of said Kidwell tract; thence South 87 degrees 38 minutes 31 seconds East 200.00 feet along said South Line to the southwestern corner of a 0.28-acre tract of land granted to Thomas A. and Diane L. Wardell ("Wardell tract") recorded as Instrument Number 9900001767 in said Recorder's Office (the following three (3) courses are along the boundary of said Wardell tract (one); thence North 02 degrees 21 minutes 49 seconds East 120.00 feet (two) seconds West 120.00 feet to the northwestern corner of a 0.34-acre tract of land granted to Dee A. Wardell ("Wardell tract") recorded as Instrument Number 9900002136 in said Recorder's Office); thence South 87 degrees 38 minutes 31 seconds East 200.00 feet along the northern line of said Wardell tract and the northern line of a 0.34-acre tract of land granted to Leslie Brown ("Brown tract") recorded as Instrument Number 200000004227 in said Recorder's Office; thence North 02 degrees 21 minutes 49 seconds East 150.00 feet along the western line of said Brown tract to the northwestern corner thereof; thence South 87 degrees 38 minutes 31 seconds East 200.00 feet along the northern line of said Brown tract to the northeastern corner thereof and said South Line; thence South 02 degrees 21 minutes 49 seconds West 150.00 feet along the eastern line of said Brown tract to the southeastern corner thereof and said South Line; thence South 87 degrees 38 minutes 31 seconds East 50.00 feet along said South Line to the southwestern corner of a 0.34-acre tract of land granted to Jana M. Wilkes et al ("Wilkes tract") recorded as Instrument Number 200200004261 in said Recorder's Office; thence North 02 degrees 21 minutes 49 seconds East 150.00 feet along the western line of said Wilkes tract and the easterly extension thereof; thence South 87 degrees 38 minutes 31 seconds East 200.00 feet along the northern line of said Wilkes tract to the northeastern corner thereof; thence South 87 degrees 38 minutes 31 seconds East 191.05 feet along said South Line to the southwestern corner of said Wilkes tract; thence South 02 degrees 21 minutes 49 seconds West 150.00 feet along the eastern line of said Wilkes