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FLOYD CO. IN RECORDER
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BRIDLEWOOD
SECTION TWO
PLAT #1516
PAGE 1 OF 2

Curve Table				
CURVE #	ARC	RADIUS	BEARING	CHORD
C2	30.88'	125.00'	N12°47'37"W	30.80'
C3	51.72'	125.00'	N05°08'19"E	51.36'
C4	51.72'	125.00'	N29°50'50"E	51.36'
C5	51.72'	125.00'	N53°33'21"E	51.36'
C6	44.06'	125.00'	N75°30'29"E	43.83'
C7	11.38'	125.00'	N85°12'46"E	11.37'
C8	49.51'	125.00'	S77°50'01"E	49.19'
C9	49.51'	125.00'	S55°08'26"E	49.19'
C10	49.51'	125.00'	S32°26'51"E	49.19'
C11	2.88'	125.00'	S20°29'11"E	2.88'
C12	1.83'	75.00'	S20°36'28"E	1.83'
C13	38.95'	75.00'	S36°13'16"E	38.51'
C14	20.88'	175.00'	S47°40'52"E	20.87'
C15	49.75'	175.00'	S36°07'07"E	49.58'
C17	47.12'	30.00'	S17°01'33"W	42.43'
C18	50.45'	125.00'	N39°32'12"W	50.11'
C19	34.56'	125.00'	N43°11'30"W	34.39'
C20	33.63'	125.00'	N27°34'42"W	33.53'
C21	97.55'	75.00'	N57°07'39"W	90.82'
C22	138.07'	75.00'	S32°53'01"W	119.38'
C23	35.74'	75.00'	S33°31'20"E	35.40'
C25	28.75'	125.00'	N26°27'39"W	28.69'

0 60 120 Feet

LEGEND
● - #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & ASSOC. #0049 SET

ARC = 30.81'
R = 125.00'
S40°06'41"E
LC = 30.73'

N70°07'41"E 133.29

S19°52'19"E 451.75

BRIDLEWOOD SECTION ONE COMMON AREA C

S06°13'06"W 232.57

N81°12'53"W 4.09

S75°28'12"W 205.00

S85°36'20"W 310.14

N42°49'39"E 50.00
ARC = 5.14'
R = 75.00'
S49°08'09"E
LC = 5.14'

S51°05'56"E 16.33

N38°54'04"E 130.00

BRIDLEWOOD SECTION ONE PLAT# 1489

BRIDLEWOOD SECTION ONE COMMON AREA D

S27°58'27"E 15.00

S62°01'33"W 30.00

S27°58'27"E 50.00

S27°58'27"E 35.95

N62°01'33"E 15.00

S51°05'56"E 384.03

N62°01'33"E 115.00

ARC = 38.83'
R = 30.00'
S80°53'27"E
LC = 36.18'

SADDLE STREET

BRIDLEWOOD LANE

N19°52'19"W

N51°05'56"W

N27°58'27"W

N62°01'33"E 189.48

N34°50'57"W 176.87

N33°56'38"W 771.11

COMMON AREA E
0.598 AC.±
26,045 S.F.±
(ENTIRE COMMON AREA E TO BE A DRAINAGE EASEMENT)

15.00' DRAINAGE EASEMENT

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BRIDLEWOOD
SECTION TWO
PLAT #1516
PAGE 2 OF 2

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF BRIDLEWOOD, SECTION TWO

Donald Nawrocki

Discovery Developers, Inc

DISCOVERY DEVELOPERS, INC.
SOURCE DEED: INSTRUMENT # 202013184

CERTIFICATE OF NOTARY PUBLIC
STATE OF INDIANA
COUNTY OF FLOYD

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED THE ABOVE SIGNED AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 5th DAY OF August 2022

MY COMMISSION EXPIRES June 12, 2024 20__

COUNTY OF RESIDENCE: Clark

SIGNATURE OF NOTARY Tina Hoffman

THE PROTECTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN

INSTRUMENT 202300234

FILED AND RECORDED

THIS 12th DAY OF January, 2023

Lois Endriss
RECORDER, FLOYD COUNTY, INDIANA

ENTERED FOR TAXATION

THIS 12 DAY OF January, 2023

Diana Pappas
AUDITOR, FLOYD COUNTY, INDIANA

APPROVED BY CITY OF NEW ALBANY SEWER BOARD

THIS 14th DAY OF April, 2022.

APPROVED BY CITY OF NEW ALBANY BOARD OF PUBLIC WORKS AND SAFETY

THIS 5th DAY OF April, 2022

APPROVED BY THE NEW ALBANY PLAN COMMISSION

THIS 10TH DAY OF JANUARY, 2023

Robert J. Newrood — PRESIDENT

Scott B. Ward — MEMBER

ATTEST

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY FLOYD COUNTY COMMISSIONERS

THIS 2nd DAY OF May, 2022

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: Jacqueline Weaning
FLOYD COUNTY AUDITOR

LAND DESCRIPTION

A part of survey #64 of the Illinois Grant, New Albany Township, Floyd County, Indiana, being depicted on a survey by Paul Primavera and Associates, Job No. 19-14007, prepared by Jason M. Copperwaite, LS #20200046, more particularly described as follows:

Beginning at a #5 reinforcing bar with a yellow plastic cap stamped "Primavera & Assoc. #0049", this type of monument hereinafter referred to as a "capped reinforcing bar" at the Southeast corner of Lot #118 of "Bridlewood, Section One, Plat #1489"; thence along a curve concave Southwesterly (said curve having a radius of 125.00 feet and a long chord bearing South 40° 06' 41" East with a length of 30.73 feet) a distance of 30.81 feet to a capped reinforcing bar; thence North 70° 07' 41" East 133.29 feet to a capped reinforcing bar; thence South 19° 52' 19" East 451.75 feet to a capped reinforcing bar; thence South 06° 13' 06" West 232.57 feet to a capped reinforcing bar; thence North 81°12' 53" West 4.09 feet to a capped reinforcing bar; thence South 75° 28' 12" West 205.00 feet to a capped reinforcing bar; thence South 85° 36' 20" West 310.14 feet to a capped reinforcing bar; thence North 33° 56' 38" West 771.11 feet to a capped reinforcing bar; thence North 34° 50' 57" West 176.87 feet to a capped reinforcing bar; thence North 62° 01' 33" East 189.48 feet to a capped reinforcing bar; thence along a non-tangent curve concave Northerly (said curve having a radius of 30.00 feet and a long chord bearing South 80° 53' 27" East with a length of 36.18 feet) a distance of 38.83 feet; thence North 62° 01' 33" East 115.00 feet to a capped reinforcing bar; thence South 27° 58' 27" East 50.00 feet to a capped reinforcing bar; thence South 62° 01' 33" West 30.00 feet to a capped reinforcing bar; thence South 27° 58' 27" East 15.00 feet to a capped reinforcing bar; thence North 62° 01' 33" East 15.00 feet to a capped reinforcing bar; thence South 27° 58' 27" East 35.95 feet to a capped reinforcing bar; thence South 51° 05' 56" East 384.03 feet to a capped reinforcing bar; thence North 38° 54' 04" East 130.00 feet to a capped reinforcing bar; thence South 51° 05' 56" East 16.33 feet; thence along a tangent curve concave Southwesterly (said curve having a radius of 75.00 feet and a long chord bearing South 49° 08' 09" East with a length of 5.14 feet) a distance of 5.14 feet to a capped reinforcing bar; thence North 42° 49' 39" East 50.00 feet to a capped reinforcing bar; at this, the point of beginning, containing 12.429 Acres, more or less.

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JASON COPPERWAITE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN AUGUST, 2021, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, AND MATERIALS ARE ACCURATELY SHOWN AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD COUNTY RECORDERS OFFICE.

JASON COPPERWAITE
INDIANA REGISTRATION NUMBER 20200046

JASON M. COPPERWAITE REGISTERED No. 20200046 STATE OF INDIANA LAND SURVEYOR

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