2025R-003567
05-21-2025
Page 1

Bluegrass Section 1

Part of Northwest Quarter and part of the Southwest Quarter of Section 28, Township 5 South, Range 9 West and Part of the Northeast Quarter and Part of the Southeast Quarter of Section 29, Township 5 South, Range 9 West lying North of Ayrshire Road, West of Asbury Cemetery Road and East of Stevenston Station Road in Campbell Civil Township, Warrick County, Indiana.

Legend

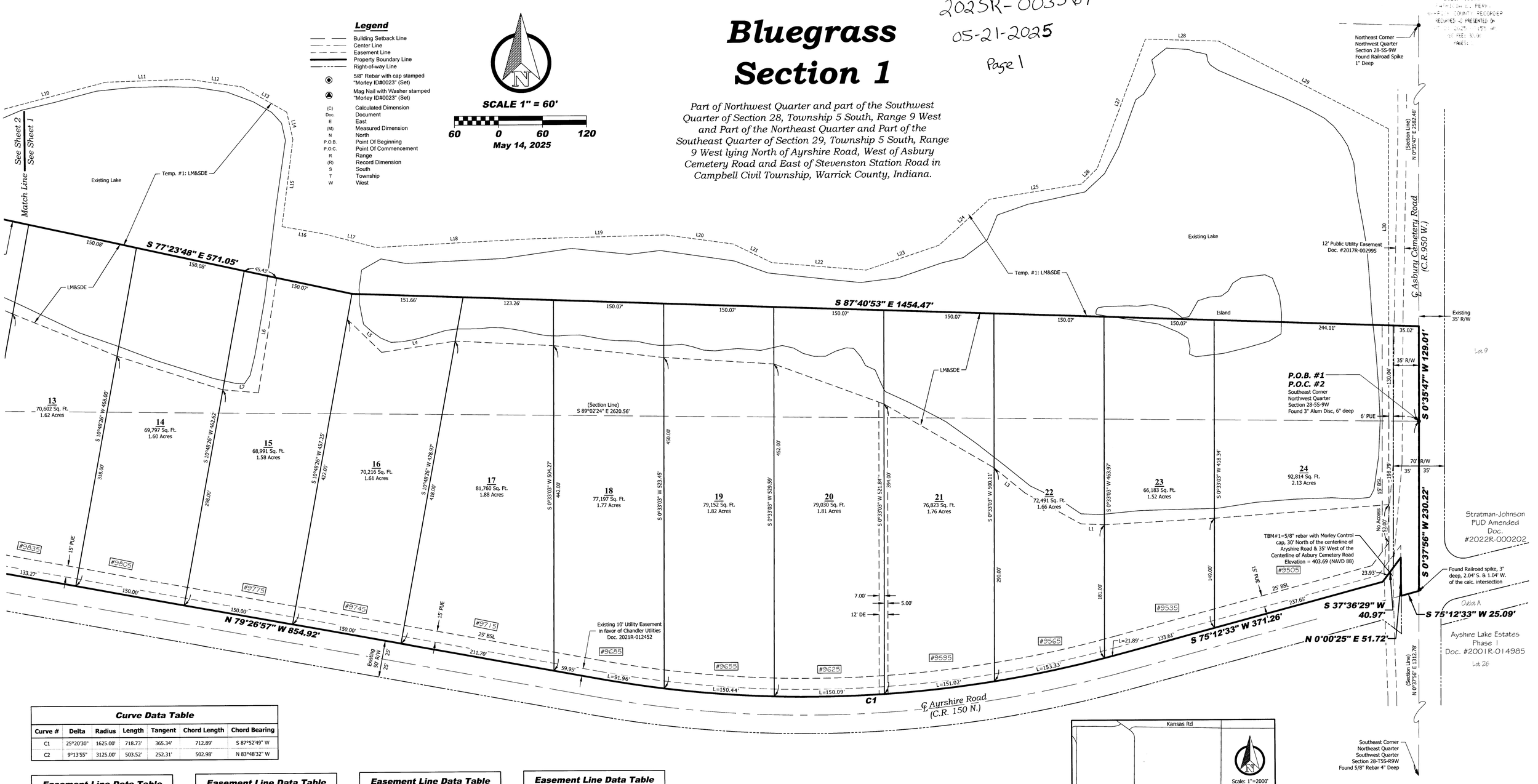
- Building Setback Line
- Center Line
- Easement Line
- Property Boundary Line
- Right-of-way Line
- 5/8" Rebar with cap stamped "Morley ID#0023" (Set)
- Mag Nail with Washer stamped "Morley ID#0023" (Set)

(C)	Calculated Dimension
Doc.	Document
E	East
(M)	Measured Dimension
N	North
P.O.B.	Point Of Beginning
P.O.C.	Point Of Commencement
R	Range
(R)	Record Dimension
S	South
T	Township
W	West

SCALE 1" = 60'

60 0 60 120

May 14, 2025



Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	25°20'30"	1625.00'	718.73'	365.34'	712.89'	S 87°52'49" W
C2	9°13'55"	3125.00'	503.52'	252.31'	502.98'	N 83°48'32" W

Easement Line Data Table

Line #	Direction	Length
L1	N 87°05'49" W	32.00'
L2	N 60°27'44" W	88.00'
L3	N 50°12'46" W	53.00'
L4	S 81°57'13" W	101.49'
L5	N 45°23'10" W	64.93'
L6	N 9°43'19" E	158.65'
L7	S 84°35'59" E	48.63'
L8	N 14°04'28" E	133.98'
L9	S 78°05'20" E	27.21'
L10	N 75°38'59" E	171.33'
L11	S 88°27'22" W	112.16'
L12	S 81°19'26" E	74.19'
L13	S 59°55'18" E	70.00'
L14	N 12°14'01" W	38.00'
L15	S 7°46'15" W	119.62'

Easement Line Data Table

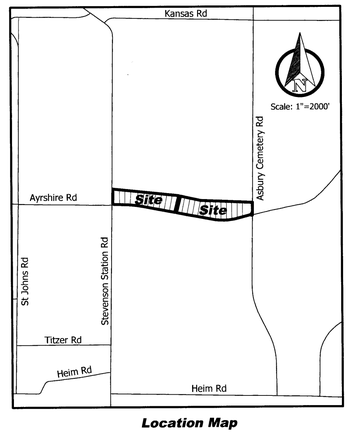
Line #	Direction	Length
L16	S 79°23'40" E	59.17'
L17	S 74°45'37" E	72.18'
L18	N 87°23'04" E	213.89'
L19	N 88°49'52" E	180.92'
L20	S 81°48'52" E	92.97'
L21	S 63°41'58" E	58.29'
L22	S 84°48'19" E	129.00'
L23	N 71°52'09" E	105.00'
L24	N 48°16'42" E	93.04'
L25	N 81°19'16" E	127.00'
L26	N 46°19'04" E	30.00'
L27	N 21°09'54" E	188.00'
L28	S 87°47'03" E	100.00'
L29	S 62°08'50" E	260.00'
L30	S 0°35'48" W	267.00'

Easement Line Data Table

Line #	Direction	Length
L31	N 89°54'11" E	72.90'
L32	S 85°46'46" E	89.00'
L33	S 85°46'46" E	106.87'
L34	N 75°14'32" E	62.68'
L35	N 75°14'32" E	41.52'
L36	S 87°33'06" E	125.95'
L37	N 82°43'28" W	102.00'
L38	S 40°30'25" E	84.31'
L39	S 22°34'10" E	38.20'
L40	N 0°33'03" E	140.00'
L41	N 22°08'30" E	105.00'
L42	N 59°37'45" E	74.00'
L43	S 71°23'47" W	70.00'
L44	S 87°00'00" W	90.00'
L45	N 89°07'16" E	51.00'

Easement Line Data Table

Line #	Direction	Length
L46	N 84°58'19" W	70.00'
L47	S 83°00'56" E	91.00'
L48	S 87°40'32" E	20.00'
L49	N 83°58'53" E	53.00'
L51	N 89°34'41" E	122.00'
L52	N 70°15'57" E	63.00'
L53	N 58°04'48" E	102.00'
L54	N 77°38'27" E	65.00'
L55	N 85°59'50" E	185.00'
L56	N 61°58'20" W	82.00'
L57	N 53°35'43" W	87.00'
L58	N 71°30'38" W	178.00'
L59	S 81°10'18" E	212.00'
L60	N 14°04'28" E	240.00'



Location Map

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature:

Secondary Plat
Page 1 of 2

Designed By: ELO	Job Number: 9902.4.002A
Drawn By: JEV	Date: 5/14/2025
Filename: 9902 P1 Secondary	

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS
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812.464.9585 Phone 812.464.2514 Fax
morleycorp.com

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Legend

- Building Setback Line
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SCALE 1" = 60'

60 0 60 120

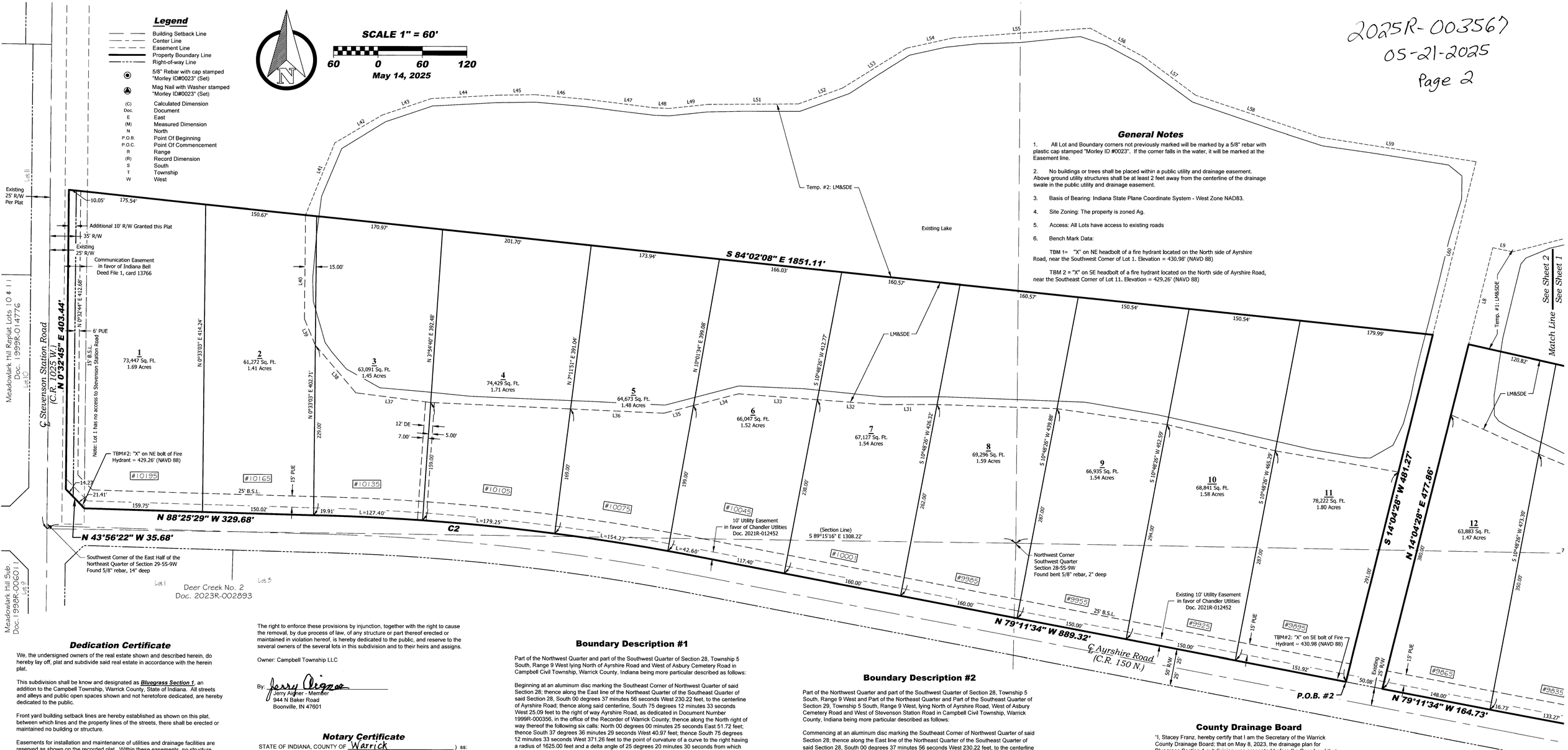
May 14, 2025

General Notes

1. All Lot and Boundary corners not previously marked will be marked by a 5/8" rebar with plastic cap stamped "Morley ID #0023". If the corner falls in the water, it will be marked at the Easement line.
2. No buildings or trees shall be placed within a public utility and drainage easement. Above ground utility structures shall be at least 2 feet away from the centerline of the drainage swale in the public utility and drainage easement.
3. Basis of Bearing: Indiana State Plane Coordinate System - West Zone NAD83.
4. Site Zoning: The property is zoned Ag.
5. Access: All Lots have access to existing roads
6. Bench Mark Data:

TBM 1= "X" on NE headbolt of a fire hydrant located on the North side of Ayrshire Road, near the Southwest Corner of Lot 1. Elevation = 430.98' (NAVD 88)

TBM 2 = "X" on SE headbolt of a fire hydrant located on the North side of Ayrshire Road, near the Southeast Corner of Lot 11. Elevation = 429.26' (NAVD 88)



Dedication Certificate

We, the undersigned owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be know and designated as ***Bluegrass Section 1***, an addition to the Campbell Township, Warrick County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Strips or areas of land, of the dimensions shown on this plat and marked "**PUE**" *(Public Utility Easement)*, are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "**DE**" *(Drainage Easement)*, are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "**LM&SDE**" *(Lake Maintenance & Storm Detention Easement)*, are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements. Maintenance of the easement shall be by the individual lot owners of which the easement is located.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns.

Owner: Campbell Township LLC

By: Jerry Aigner
Jerry Aigner - Member
944 N Baker Road
Boonville, IN 47601

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jerry Aigner, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 15th day of May, 2025.

My Commission Number NP0761389

Feb. 5, 2033
Expires

Theresa H. Chavez
Notary Public

Warrick
Notary Resides in County, Indiana

Theresa G. Chavez
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

Certificate of Approval

Under the authority provided Title 36, Article 7, Chapter 4, Section 700, et seq., of the Indiana Code and all acts amendatory thereto, a majority of the members of this Warrick County Area Plan Commission have given primary approval to this plat in the manner prescribed in the Warrick County Subdivision Control Ordinance, at a meeting held on the 8th day of May, 2023.

Warrick County Area Plan Commission

President

Executive Director

Plat Release:

Date 5-21-25 Executive Director

WARRICK COUNTY AREA PLANNING COMMISSION OFFICIAL SEAL

Boundary Description #1

Part of the Northwest Quarter and part of the Southwest Quarter of Section 28, Township 5 South, Range 9 West lying North of Ayrshire Road and West of Asbury Cemetery Road in Campbell Civil Township, Warrick County, Indiana being more particular described as follows:

Beginning at an aluminum disc marking the Southeast Corner of Northwest Quarter of said Section 28; thence along the East line of the Northeast Quarter of the Southeast Quarter of said Section 28, South 00 degrees 37 minutes 56 seconds West 230.22 feet, to the centerline of Ayrshire Road; thence along said centerline, South 75 degrees 12 minutes 33 seconds West 25.09 feet to the right of way Ayrshire Road, as dedicated in Document Number 1999R-000356, in the office of the Recorder of Warrick County; thence along the North right of way thereof the following six calls: North 00 degrees 00 minutes 25 seconds East 51.72 feet; thence South 37 degrees 36 minutes 29 seconds West 40.97 feet; thence South 75 degrees 12 minutes 33 seconds West 371.26 feet to the point of curvature of a curve to the right having a radius of 1625.00 feet and a delta angle of 25 degrees 20 minutes 30 seconds from which the long chord bears South 87 degrees 52 minutes 49 seconds West 712.89 feet; thence along the arc of said curve 718.73 feet; thence North 79 degrees 26 minutes 57 seconds West 854.92 feet; thence North 79 degrees 11 minutes 34 seconds West 164.73 feet; thence leaving said right of way, North 14 degrees 04 minutes 28 seconds East 477.86 feet; thence South 77 degrees 23 minutes 48 seconds East 571.05 feet; thence South 87 degrees 40 minutes 53 seconds East 1454.47 feet to the east line of the northwest quarter of said section 28; thence along said east line South 00 degrees 35 minutes 47 seconds West 129.01 feet to the point of beginning, containing 981,208 square feet (22.53 acres) more or less.

Also the following offsite easements to remain in full force and effect until such time that the next section or any future section of this subdivision or a new subdivision, affecting all or a portion of these easements, is approved by Warrick County and recorded in the Warrick County Recorder's Office.

1. A Variable Width Lake Maintenance and Storm Detention Easement lying north of and adjacent to the north lines of Lots 12-24.

Land Surveyor's Certificate

I, Eric L. Obermeier, Registered Land Surveyor in the State of Indiana, hereby certify: (a) that this plat correctly represents a survey completed by me on March 24, 2023, and that all the monuments shown thereon actually exist, and that their location, size, type and material are accurately shown and that all property corners have been monumented and comply with the provision of this Ordinance (b) that I have examined the FEMA Flood Hazard Map Community No. 18173C0120D dated August 2, 2012 and have determined that this Major Subdivision IS NOT in a Flood Hazard Area.

5/14/25

Prepared By: Eric L. Obermeier, P.S.
Indiana Land Surveyor
MORLEY
4800 Rosebud Lane
Newburgh, IN 47630
Phone: (812) 464-9585
Fax: (812) 464-2514
EricO@morleycorp.com

ERIC L. OBERMEIER REGISTERED LS 21400015 STATE OF INDIANA LAND SURVEYOR

Boundary Description #2

Part of the Northwest Quarter and part of the Southwest Quarter of Section 28, Township 5 South, Range 9 West and Part of the Northeast Quarter and Part of the Southeast Quarter of Section 29, Township 5 South, Range 9 West, lying North of Ayrshire Road, West of Asbury Cemetery Road and West of Stevenson Station Road in Campbell Civil Township, Warrick County, Indiana being more particular described as follows:

Commencing at an aluminum disc marking the Southeast Corner of Northwest Quarter of said Section 28; thence along the East line of the Northeast Quarter of the Southeast Quarter of said Section 28, South 00 degrees 37 minutes 56 seconds West 230.22 feet, to the centerline of Ayrshire Road; thence along said centerline, South 75 degrees 12 minutes 33 seconds West 25.09 feet to the right of way Ayrshire Road, as dedicated in Document Number 1999R-000356, in the office of the Recorder of Warrick County; thence along the North right of way thereof the following six calls: North 00 degrees 00 minutes 25 seconds East 51.72 feet; thence South 37 degrees 36 minutes 29 seconds West 40.97 feet; thence South 75 degrees 12 minutes 33 seconds West 371.26 feet to the point of curvature of a curve to the right having a radius of 1625.00 feet and a delta angle of 25 degrees 20 minutes 30 seconds from which the long chord bears South 87 degrees 52 minutes 49 seconds West 712.89 feet; thence along the arc of said curve 718.73 feet; thence North 79 degrees 26 minutes 57 seconds West 854.92 feet; thence North 79 degrees 11 minutes 34 seconds West 214.81 feet to the **POINT OF BEGINNING**; thence continuing along said North Right-of-Way Line the following 4 calls, North 79 degrees 11 minutes 34 seconds West 889.32 feet to a point of curvature to the left having a radius of 3125.00 feet and a delta angle of 09 degrees 13 minutes 55 seconds from which the long chord bears North 83 degrees 48 minutes 32 seconds West 502.98 feet; thence along the arc of said curve 503.52 feet; thence North 88 degrees 25 minutes 29 seconds West 329.68 feet; thence North 43 degrees 56 minutes 22 seconds West 35.68 feet to the east right-of-way line of Stevenson Station Road; thence along said east right-of-way line, North 00 degrees 32 minutes 45 seconds East 403.44 feet; thence South 84 degrees 02 minutes 08 seconds East 1851.11 feet; thence South 14 degrees 04 minutes 28 seconds West 481.27 feet to the point of beginning, containing 757,461 square feet (17.39 acres) more or less.

Also the following offsite easements to remain in full force and effect until such time that the next section or any future section of this subdivision or a new subdivision, affecting all or a portion of these easements, is approved by Warrick County and recorded in the Warrick County Recorder's Office.

2. A Variable Width Lake Maintenance and Storm Detention Easement lying north of and adjacent to the north lines of Lots 12-24.

County Drainage Board

"I, Stacey Franz, hereby certify that I am the Secretary of the Warrick County Drainage Board; that on May 8, 2023, the drainage plan for Bluegrass Section 1 subdivision was presented before the Board and that on May 8, 2023, the drainage plan was approved by said Board. The drainage easements shown on the plat will not be under the continuing jurisdiction of this Board, which has no authority over the construction or subsequent maintenance of such drains. The drainage easements inure solely for the benefit of the landowners in the subdivision and no dedication thereof to the County or this Board is to be implied by this approval."

Signature

Date 5-19-2025

Duly Entered For Taxation Subject To Final Acceptance For Transfer

MAY 21 2025

WARRICK CO. AUDITOR

Bluegrass Section 1

Part of Northwest Quarter and part of the Southwest Quarter of Section 28, Township 5 South, Range 9 West and Part of the Northeast Quarter and Part of the Southeast Quarter of Section 29, Township 5 South, Range 9 West lying North of Ayrshire Road, West of Asbury Cemetery Road and East of Stevenston Station Road in Campbell Civil Township, Warrick County, Indiana.

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature:

Secondary Plat
Page 2 of 2

Designed By: ELO	Job Number: 9902.4.002A
Drawn By: JEV	Date: 5/14/2025
Filename: 9902 P1 Secondary	

MORLEY
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