

WE, THE UNDERSIGNED, SAMUEL DEAN AND TERRI LYNN DICKISON, MEMBERS OF TEDERRIAN, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT IT HAS L PLATTED, AND SUBDIVIDED, AND DOES HEREBY LAYOFF, PLAT, AND SUBDIVIDE SAID REAL ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS TERRILYNN GARDENS.

ALL STREETS SHOWN AND NOT HERETOBEFORE DEDICATED, ARE HEREBY DEDICATED TO THE

WITNESS OUR HANDS AND SEALS THIS 29th DAY OF November 2004.

TEDERRIAN, LLC

BY [Signature]
SAMUEL DEAN DICKISON, MEMBER

BY [Signature]
TERRI LYNN DICKISON, MEMBER

STATE OF INDIANA)
)
COUNTY OF VIGO)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND ST. APPEARED SAMUEL DEAN DICKISON AND TERRI LYNN DICKISON, AS MEMBERS OF TEDERR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS 29th DAY OF November 2004.

[Signature]
MARYELLA MOSELE FOX

MY COMMISSION EXPIRES JUNE 5, 2009.

I RESIDE IN VIGO COUNTY, INDIANA

RECEIVED FOR THE RECORD THIS 29th DAY OF Nov 2004.
AT 10⁵³ O'CLOCK A M.

RECORDED IN PLAT ~~BOOK~~ ^{INST} 2004026902 PAGE _____

[Signature] RAYMOND WATTS
VIGO COUNTY RECORDER

DULY ENTERED FOR TAXATION THIS 29 DAY OF Nov. 2004.

[Signature] JAMES W. BRAMBLE
VIGO COUNTY AUDITOR

THIS CERTIFIES THAT PROPER PUBLIC NOTICES OF HEARING WAS GIVEN AND THAT A MAJORITY OF THE MEMBERS OF THE VIGO COUNTY AREA PLAN COMMISSION CONCURRED IN APPROVAL OF THIS PLAT.

[Signature]
PRESIDENT, FRED L. WILSON

[Signature]
SECRETARY, PATRICK GOODWIN

THIS 29th DAY OF November 2004.

FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAT AS SERVED BY A PRIVATE ROAD MAY BE PROHIBITED BY THE VIGO COUNTY SUBDIVISION ORDINANCE.

* THE POLICY OF THE COUNTY OF VIGO IS THAT, IF THE COUNTY OR CITY IMPROVES STREETS THAT WERE NEVER CONSTRUCTED TO THE STANDARDS REQUIRED IN THIS ORDINANCE FOR DEDICATED STREETS, THEN 100 PERCENT OF THE COSTS OF SUCH IMPROVEMENTS SHALL BE ASSESSED TO

I, CHARLES R. FOX, HEREBY CERT A PROFESSIONAL LAND SURVEYOR COMPLIANCE WITH THE LAWS OF INDIANA, THAT THIS PLAT CORREI A SURVEY COMPLETED BY ME ON; THAT ALL MARKERS OR MONUMENT ACTUALLY EXIST, AND THAT THEI TYPE AND MATERIAL OF SAID MO; ACCURATELY SHOWN.

[Signature]
CHARLES R. FOX, L.S.
REG No. 9955

PROPERTY DESCRIPTION

BEGINNING AT POINT ON THE NORTH BOUNDARY LINE 989.57 FEET SOUTH 89°-27'-10" WEST NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 2ND PRINCIPAL MERIDIAN, LOST CREEK CIVIL TOWNSHIP, VIGO COUNTY, INDIANA; THENCE S 01°-10'-40.7" WEST AND PARALLEL TO THE EAST BOUNDARY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 1. A DISTANCE OF 2562.05 FEET TO A POINT IN THE CENTERLINE OF FLESHER AVENUE (THE NEXT SIX COURSES AND SIX CURVES ALONG THE CENTERLINE OF SAID FLESHER AVENUE) NORTH 58°-52'-43" WEST 44.26 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 240.13 FEET A DISTANCE OF 159.91 FEET; THENCE SOUTH 71°-40'-07" WEST 125.09 FEET; THENCE TO THE LEFT WITH A RADIUS OF 240.13 FEET A DISTANCE OF 159.91 FEET; THENCE SOUTH WEST 222.57 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 69.46 FEET A DISTANCE OF 76.51 FEET; THENCE NORTH 46°-56'-24.3" WEST 208.95 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 260.58 FEET A DISTANCE OF 200.87 FEET; THENCE NORTH 02°-46'-27.4" WEST 341.11 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 211.58 FEET A DISTANCE OF 229.37 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 232.60 FEET A DISTANCE OF 415.4 FEET; THENCE NORTH 00°-16'-40" EAST 1118.0 FEET; THENCE NORTH 89°-40'-23" EAST 426.00 FEET; THENCE NORTH 00°-05'-56" EAST 400.00 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY LINE OF THE SOUTHEAST QUARTER OF SECTION 1. THENCE NORTH 89°-27'-10" EAST ALONG THE SAID NORTH BOUNDARY LINE 895.21 FEET TO THE PLACE BEGINNING. CONTAINING 63.303 ACRES.

PUBLIC FRESH WATER AND SANITARY SEWER FACILITIES ARE NOT AVAILABLE TO THIS PROPERTY. THIS PROPERTY ZONED "A-1" CLASSIFICATION.

ACCORDING TO FIRM COMMUNITY-PANEL NUMBER 180263 0080B, EFFECTIVE NOVEMBER 2, 1996, THIS PROPERTY IS IN FLOOD ZONE "C" EXCEPT AN AREA IN THE NORTHEAST CORNER OF THE PROPERTY THE ELEVATION 541 msl ENCOMPASSING THE FLOOD PLAIN OF SULPHUR CREEK, AS SHOWN ON THE CROSS-HATCHED AREA ON THE PLAT IS FLOOD ZONE "A1".

THIS SURVEY CONFORMS TO 865 IAC 1-12-12 THRU 18 OF THE 1996 INDIANA ADMINISTRATIVE CODE FOR AN ORIGINAL DOCUMENT SURVEY.

OWNER: TEDERRIAN, LLC
 SUBDIVIDER: TEDERRIAN, LLC
 1620 S. 7th STREET
 TERRE HAUTE, INDIANA 47802
 812-235-4095

LAND SURVEYOR: CHARLES R. FOX
 174 CHARING CROSS
 TERRE HAUTE, INDIANA 47803
 812-877-2924

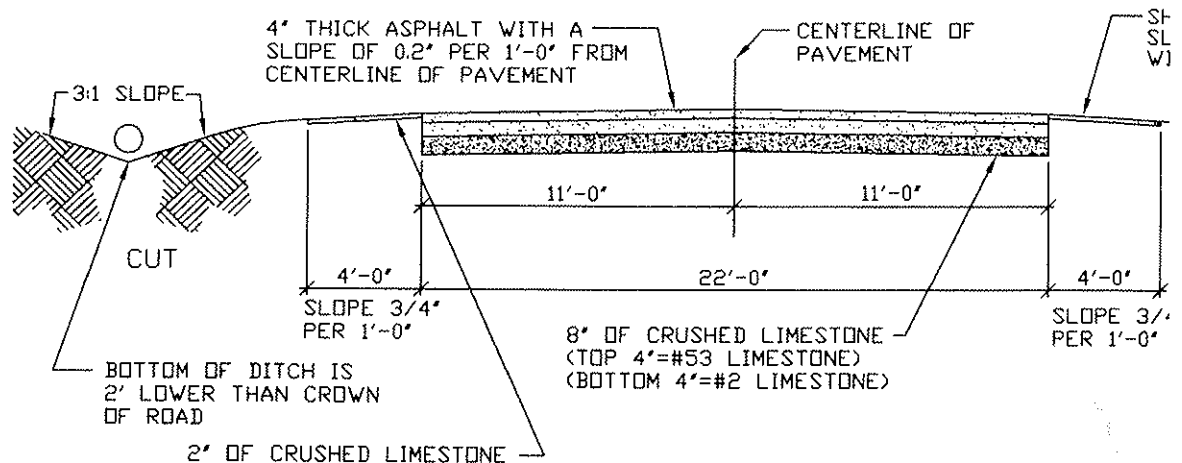
FLESHER AVENUE ALONG THE SOUTH AND SOUTHWEST SIDES IS ALREADY AN ESTABLISHED ROAD. A TWO-INCH FRESH WATER LINE FROM THE SEELYVILLE WATER WORKS TERMINATES APPROXIMATELY FOUR HUNDRED (400) FEET EAST OF THE SOUTHEAST CORNER OF THE SUBDIVISION.

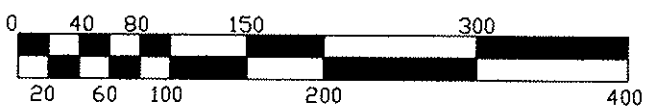
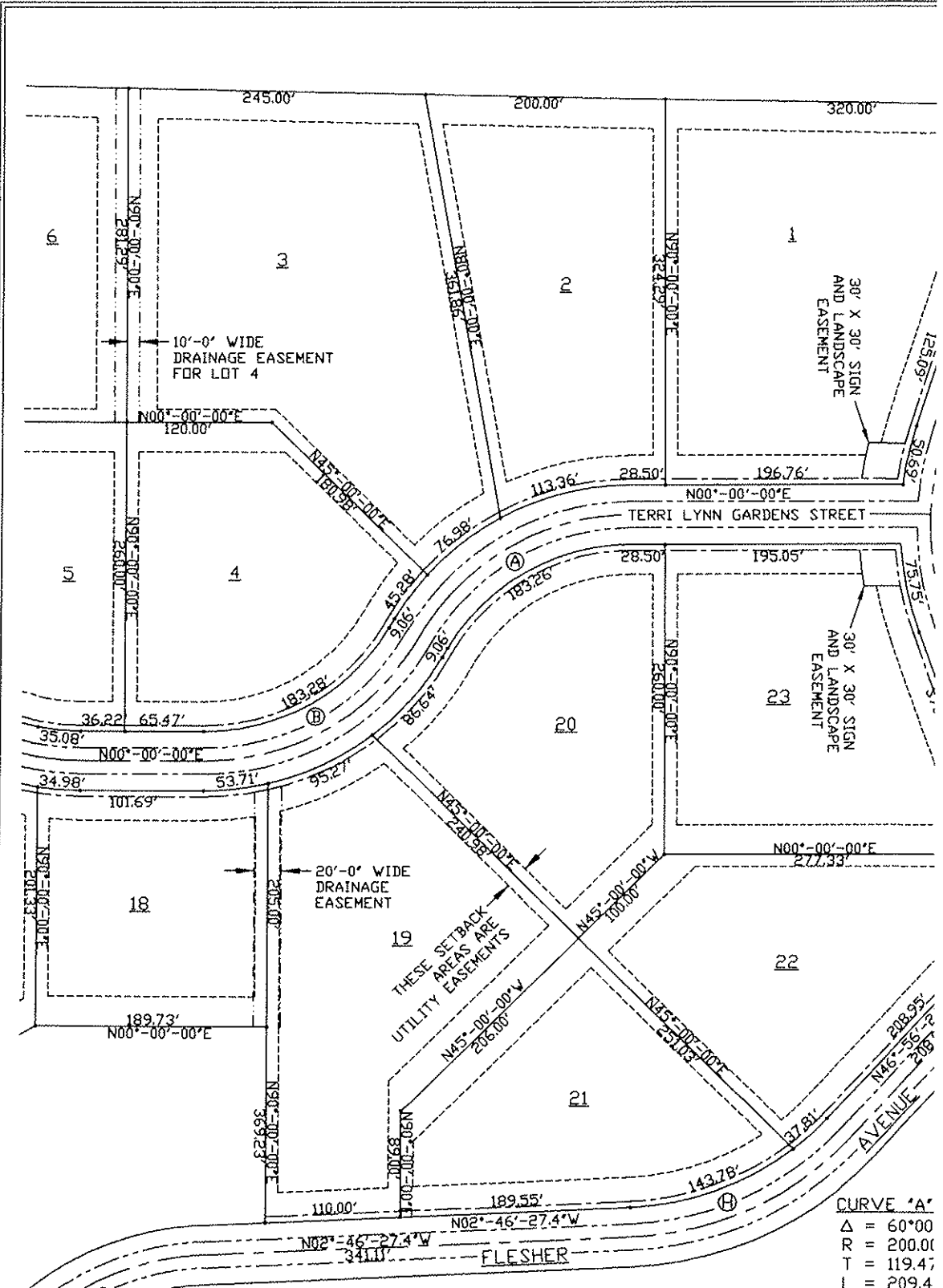
THERE ARE NO PUBLIC SANITARY SEWER FACILITIES WITHIN ONE AND ONE-HALF MILE OF THIS PROPERTY. THE STORM DRAINAGE PLAN CONSISTS OF OPEN DITCHES ON EACH SIDE OF THE ROAD WITH TWELVE INCHES DIAMETER PIPES AT ALL DRIVEWAYS.

THE NORTH NINETY PERCENT OF THE SUBDIVISION DRAINS INTO SULPHUR CREEK, A YEAR ROUND STREAM. THERE ARE TWO SMALL AREAS OF ABOUT ONE (1) ACRES AND ONE-FOURTH (1/4) ACRES ON THE SOUTH SIDE THAT FLOWS SOUTH UNDER FLESHER AVENUE.

BUILDING SET BACK LINES ARE TWENTY-FIVE (25) FEET ON THE STREET SIDES, TWENTY-FIVE (25) FEET ON THE REAR LOT LINES AND TEN (10) FEET ON THE SIDE LOT LINES.

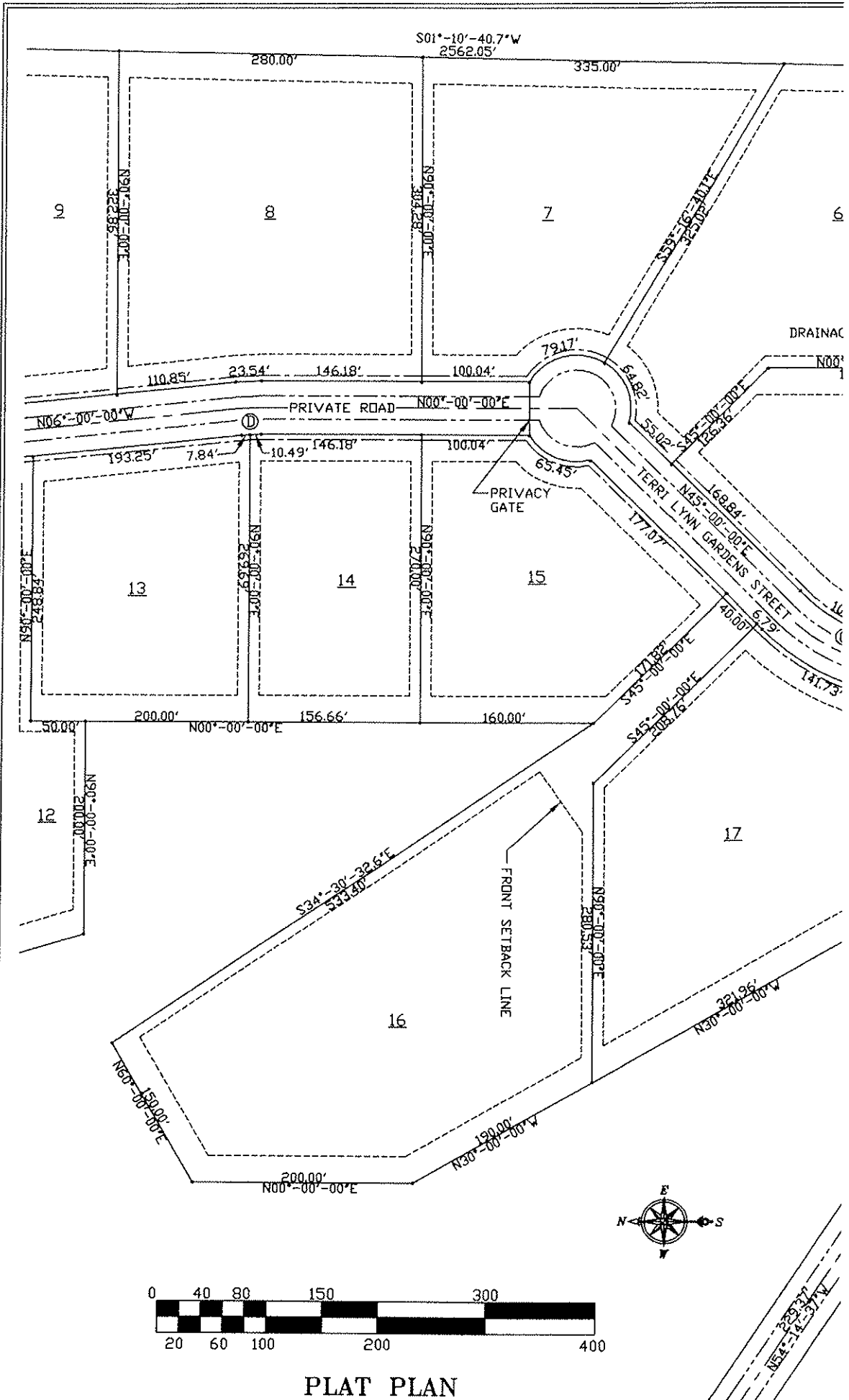
ALL STREET RIGHT-OF-WAYS AND FIVE (5) FEET OF FRONT SET BACK AREAS ARE DEDICATED TO UTILITIES AND CABLE TV EASEMENTS. ALSO, SIDE SETBACK AND REAR SETBACK AREAS ARE DEDICATED TO UTILITIES AND CABLE TV EASEMENTS.



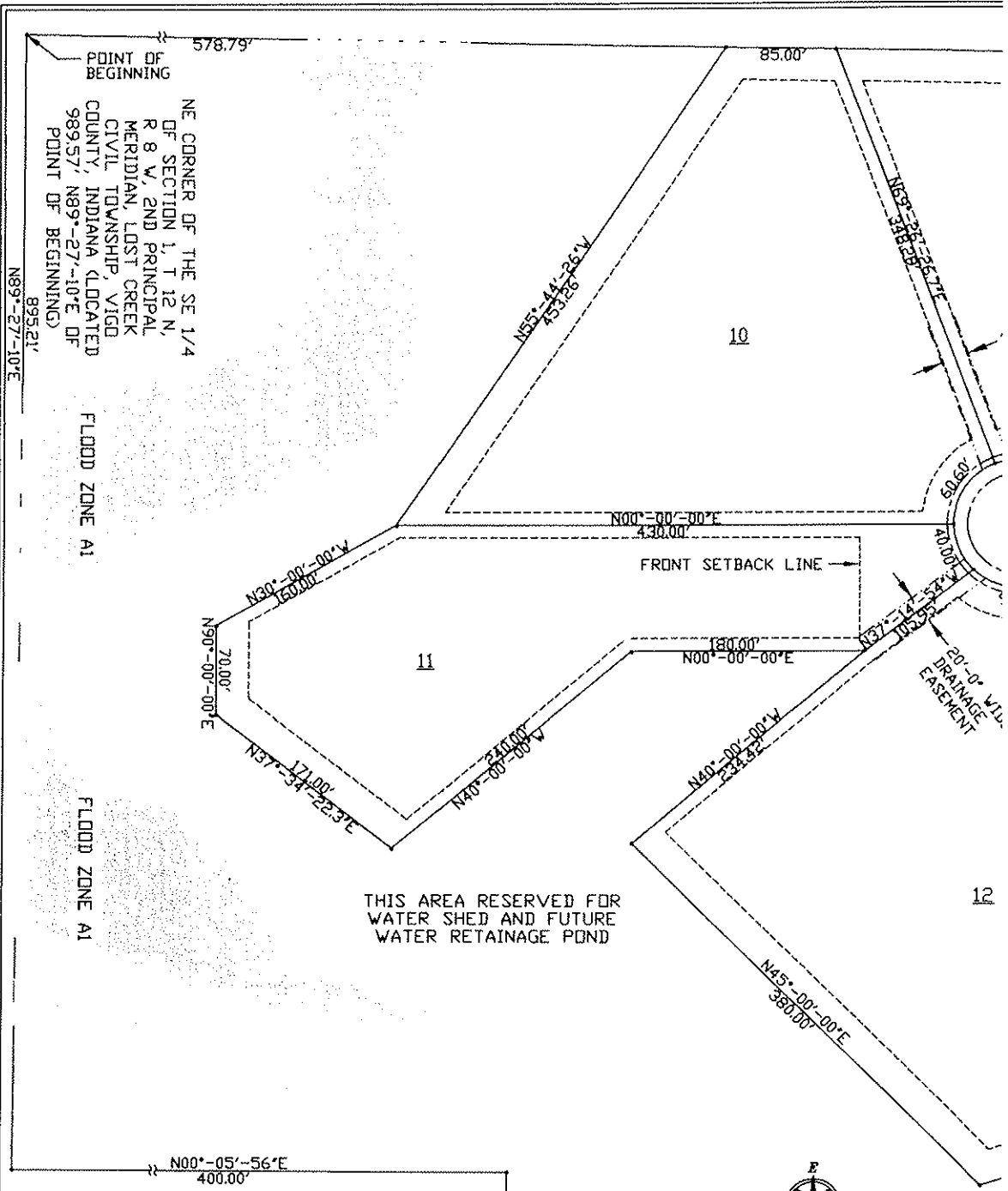


CURVE 'A'	
Δ = 60°00'	
R = 200.00'	
T = 119.47'	
L = 209.4'	
CURVE 'C' DATA	
Δ = 45°00'00"	
R = 200.00'	
T = 82.84'	
L = 157.08'	
CURVE 'D'	
Δ = 06°00'	
R = 200.00'	
T = 10.48'	
L = 20.94'	
CURVE 'F' DATA	
Δ = 38°09'12.5"	
R = 240.13'	
T = 83.04'	
L = 159.91'	
CURVE 'G'	
Δ = 63°06'	
R = 69.46'	
T = 42.66'	
L = 76.51'	
CURVE 'I'	

PLAT PLAN



PLAT PLAN



POINT OF BEGINNING
 578.79'
 NE CORNER OF THE SE 1/4
 OF SECTION 1, T 12 N,
 R 8 W, 2ND PRINCIPAL
 MERIDIAN, LOST CREEK
 CIVIL TOWNSHIP, VIGO
 COUNTY, INDIANA (LOCATED
 989.57', N89°-27'-10"E OF
 POINT OF BEGINNING)
 895.21'
 N89°-27'-10"E

FLOOD ZONE A1

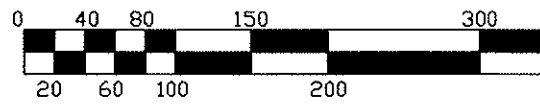
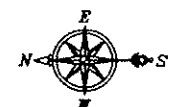
FLOOD ZONE A1

THIS AREA RESERVED FOR
 WATER SHED AND FUTURE
 WATER RETAINAGE POND

LOT NO. AREA (FT²)

1	79888
2	56799
3	88706
4	48976
5	53419
6	80439
7	73228
8	86775
9	83195
10	104308
11	77506
12	136306
13	51867
14	42295
15	56783
16	118427
17	80757
18	37829
19	63638
20	50985
21	45104

N89°-40'-23"E
 426.00'



PLAT PLAN

LEGEND	
SYMBOL	DESCRIPTION
-----	25' FRONT SETBACK LINE
-----	25' REAR SETBACK LINE
-----	10' SIDE SETBACK LINE
*	5/8" DIA. IRON PIN
-----	PAVEMENT EDGE
-----	UTILITY EASEMENT
-----	DRAINAGE EASEMENT