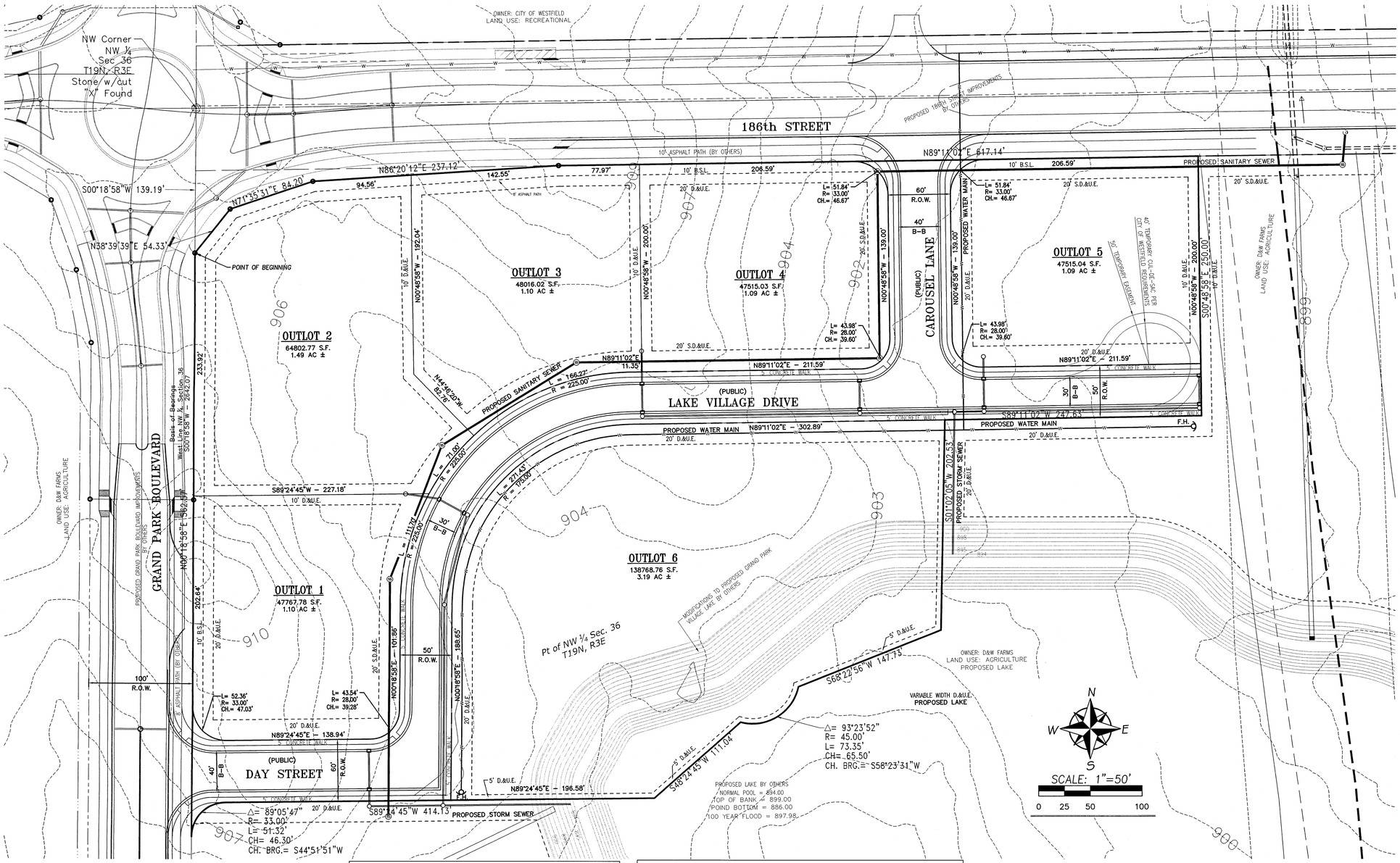
GRAND PARK VILLAGE - LAKE VILLAGE SECTION ONE PRIMARY PLAT



LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE WEST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 139.19 FEET TO THE PROPOSED RIGHT-OF-WAY OF 186TH STREET; THENCE ON SAID PROPOSED RIGHT-OF-WAY THE FOLLOWING THREE (3) CALLS: (1) NORTH 38 DEGREES 39 MINUTES 39 SECONDS EAST 54.33 FEET; (2) NORTH 71 DEGREES 35 MINUTES 31 SECONDS EAST 84.20 FEET; (3) NORTH 86 DEGREES 20 MINUTES 12 SECONDS EAST 237.12 FEET TO THE EXISTING RIGHT-OF-WAY OF 186TH STREET; THENCE ON SAID RIGHT-OF-WAY NORTH 89 DEGREES 11 MINUTES 02 SECONDS EAST 617.14 FEET; THENCE SOUTH 00 DEGREE 48 MINUTES 58 SECONDS EAST 250.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 02 SECONDS WEST 247.63 FEET; THENCE SOUTH 01 DEGREE 02 MINUTES 05 SECONDS WEST 202.53 FEET; THENCE SOUTH 68 DEGREES 22 MINUTES 56 SECONDS WEST 147.73 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 93 DEGREES 23 MINUTES 52 SECONDS; THENCE ON SAID CURVE 73.35 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 23 MINUTES 31 SECONDS WEST 65.50 FEET; THENCE SOUTH 48 DEGREES 24 MINUTES 45 SECONDS WEST 111.04 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS WEST 414.13 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 05 MINUTES 47 SECONDS; THENCE ON SAID CURVE 51.32 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 44 DEGREES 51 MINUTES 51 SECONDS WEST 46.30 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 18 MINUTES 58 SECONDS EAST 562.57 FEET TO THE POINT OF BEGINNING CONTAINING 10.84 ACRES, MORE OR LESS.

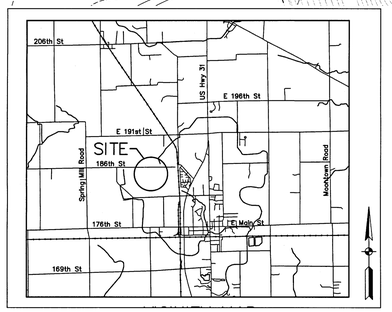
THIS PLAT PREPARED UNDER THE DIRECT SUPERVISION OF:

BRADY KUHN, P.S. 6/9/14

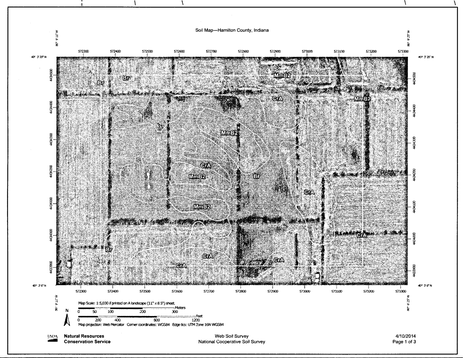
BRADY KUHN — REGISTERED — No. 20500007 — STATE OF INDIANA — LAND SURVEYOR

LEGEND:

D.&U.E. – Drainage and Utility Easement
L.D.&U.E. – Landscape, Drainage and Utility Easement
S.D.&U.E. – Sewer, Drainage and Utility Easement
S.D.L.&U.E. – Sewer, Drainage, Landscaping and Utility Easement
R.D.E. – Regulated Drain Easement
B.S.L. – Building Setback Line
D.U.&A.E. – Drainage, Utility and Access Easement
910 – Existing Contour Elevation



LOCATION MAP



Map Unit Legend

Hamilton County, Indiana (IN057)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam	62.7	52.0%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	49.3	40.9%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	8.7	7.2%
Totals for Area of Interest		120.7	100.0%

This instrument prepared for:

D & W Farms, Inc
KEVIN DAY
18131 KINSEY AVE.
WESTFIELD, IN 46074
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This instrument prepared by:

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2014\14-406\Surveying\Plat\primary plat.dwg
LAYOUT: NORTH
PLOTTED: Jun 09, 2014 - 3:57pm
PLOTTED By: Kevin