MAPLERIDGE
PRIMARY PLAT

Part of the W½ of the NE¼ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana

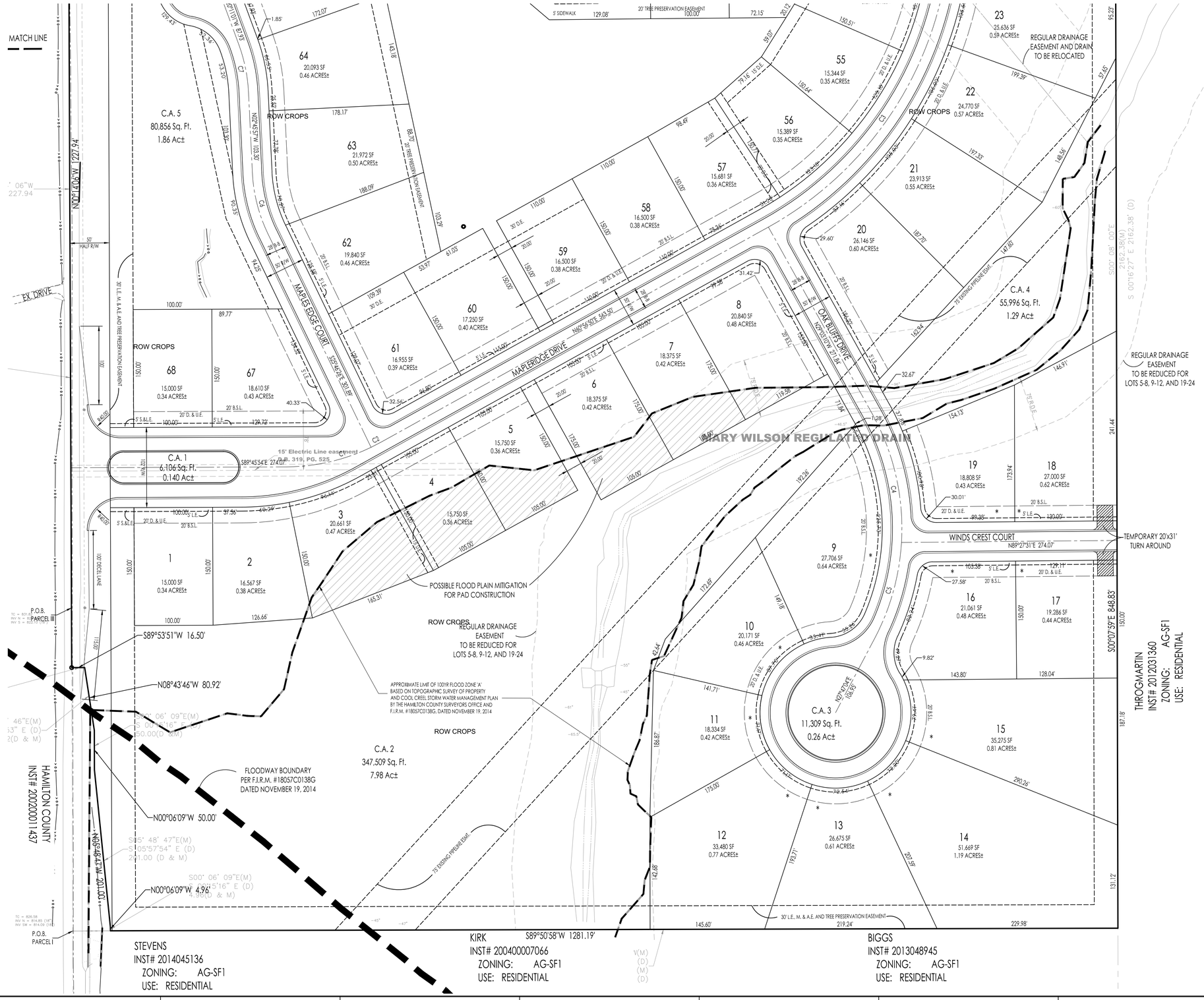
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

THIS PLAN IS VOID UNLESS SIGNED AND DATED

Indiana 811 — Know what's below. Call before you dig.

JAMES D. HALL REGISTERED No. LS20500017 STATE OF INDIANA LAND SURVEYOR

DATE:



SCALE: 1" = 60'

LEGEND

●	5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "TERRA FIRM #0113"
○	5/8" REBAR W/ ALUMINUM CAP STAMPED "TERRA FIRM #0113"
◪	4"x4" x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT; SCORED ON TOP W/ A CROSS
S.& L.E.	SIGN & LANDSCAPE EASEMENT
D.& U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	EXCLUSIVE SANITARY SEWER EASMENT
L.E., M.& A.E.	LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FBSL	FRONT BUILDING SETBACK LINE
00000	PROPERTY ADDRESS
*	LOW PREASSURE GRINDER LOT

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	111.44'	110.51'	N76°59'44"E	25°32'20"
C2	250.00'	14.31'	14.30'	N62°35'12"E	3°16'44"
C3	450.00'	482.93'	460.09'	N30°12'10"E	61°29'20"
C4	300.00'	170.04'	167.78'	N12°48'53"W	32°28'33"
C5	300.00'	127.55'	126.60'	N15°36'13"E	24°21'40"
C6	200.00'	80.31'	79.77'	S14°16'12"E	23°00'29"
C7	200.00'	60.80'	60.57'	N11°28'29"W	17°25'04"

PRIMARY PLAT PREPARED BY:
James D. Hall
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
LANGSTON DEVELOPMENT, LLC
151st STREET & OAK ROAD
CARMEL, IN

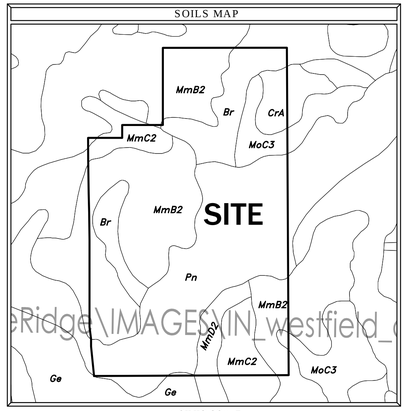
TOTAL LOTS = 69

SITE = 59.466 Ac±
TOTAL COMMON AREA = 16.464 Ac±

TOTAL UNDEVELOPABLE C.A.= 8.35 Ac±
(Regulated drain, Flood Plain, Pipeline Esmt.)

SEE SHEET P2 FOR LAND DESCRIPTION

SOILS MAP



NOT TO SCALE

LOCATION MAP

NOT TO SCALE

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317 399 1236
F: 317 693 3049
www.TERRAsitedev.com

TERRA SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS: DATE	BY	DESCRIPTION

DRAWING FILES:

DATE: February 20th, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RT
CHECKED BY: JDH
SHEET TITLE: PRIMARY PLAT

SHEET #: P1 of 2

Plot Date: Feb 20, 2015 Plot Time: 12:20pm File Name: C:\Users\Rudy\Desktop\Dropbox_140827.001_Mapleridge_Westfield_Langston\CIVIL\Plans\140827-1.001 Primary Plat.dwg, Layout: Primary Plat 1 of 2 By: Rudy

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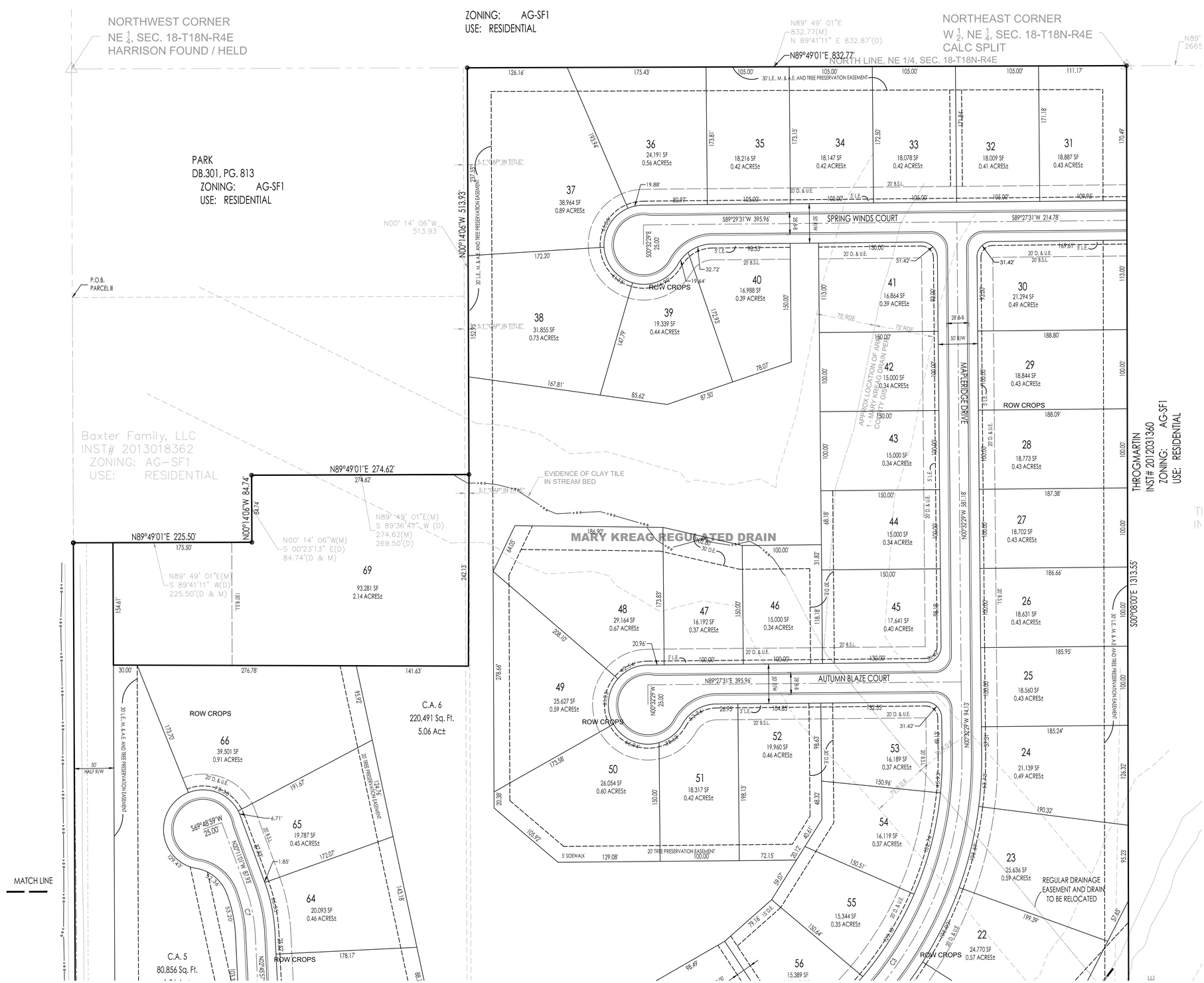

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00000	PROPERTY ADDRESS
*	LOW PREASSURE GRINDER LOT

LAND DESCRIPTION:

PARCEL I

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 second 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed baring) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269 50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

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JAMES D. HALL — REGISTERED No. LS20500017 — STATE OF INDIANA — LAND SURVEYOR
DATE:

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16 S.W. 161st Street
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Plot Date: Feb 20, 2015 Plot Time: 12:20pm File Name: C:\Users\Rudy\Desktop\Dropbox_140827.001_Mapleridge_Westfield_Langston\CIVIL\Plans\140827-1.001 Primary Plat.dwg, Layout: Primary Plat 2 of 2 By: Rudy