



# MAPLERIDGE PRIMARY PLAT

Part of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana  
(Basis of Bearings: Indiana State Plane Coordinate System - East Zone)



DATE: 02/08/18, 9:51 AM

- LEGEND**
- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
  - 3/4" REBAR W/ ALUMINUM CAP STAMPED
  - TERMINAL MARKER
  - 4" x 4" CONCRETE MONUMENT, MARKED ON TOP BY IRON ROD OR COPPER ROD, SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP BY A CROSS
  - S & L.E. SIGN & LANDSCAPE EASIMENT
  - D & A.L.E. DRAINAGE & UTILITY EASIMENT
  - D.E. EXCLUSIVE SANITARY SEWER EASIMENT
  - L.E. M & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASIMENT
  - FRONT BUILDING SETBACK LINE
  - FBI. PROPERTY ADDRESS
  - LOW PRESSURE CONDUITS LOT
  - A.D.A. RAMP TYPE PER C. OF WESTFIELD ADA-SWCC-01

## 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 seconds East 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 500.00 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 216.23 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.

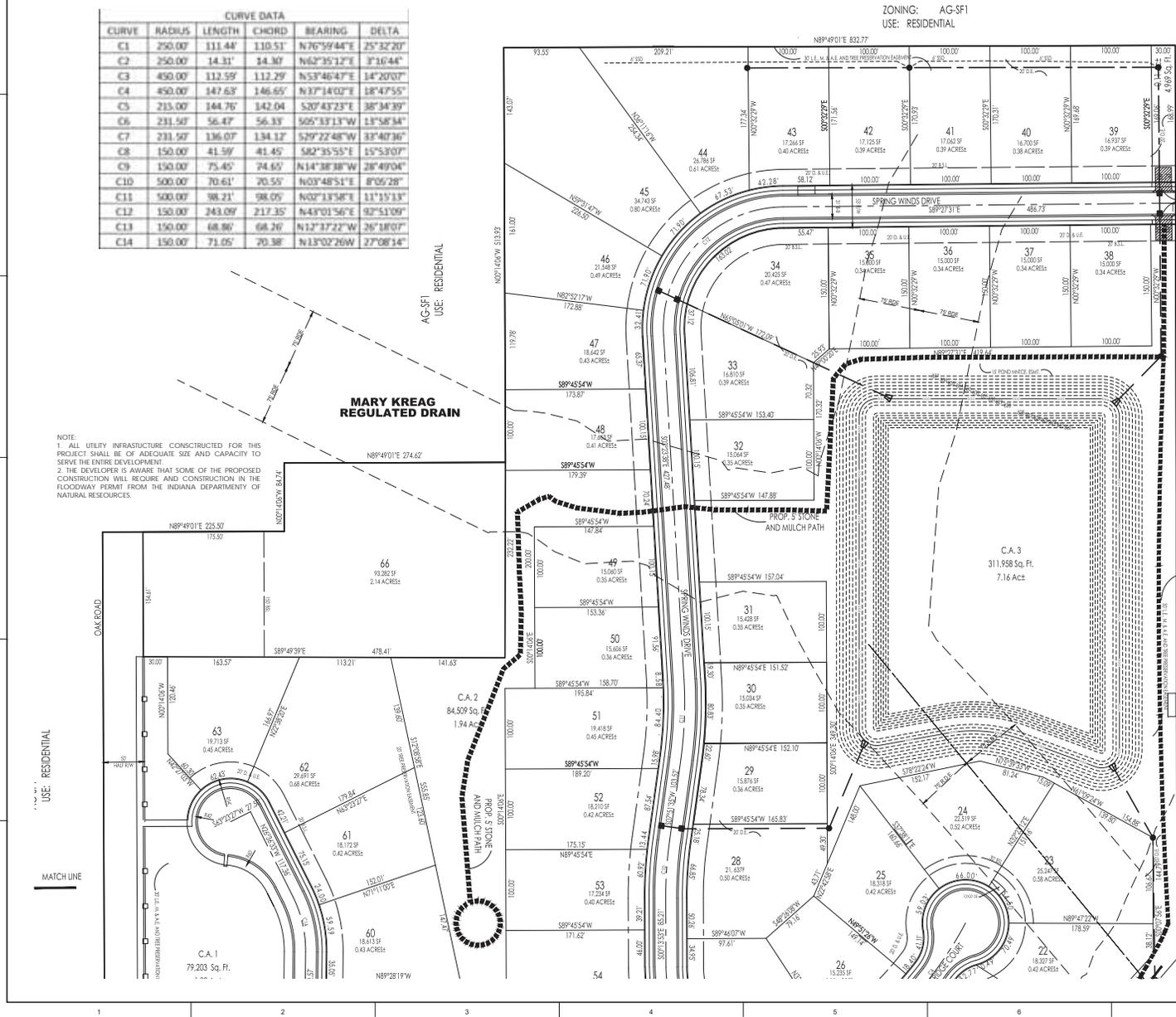
**EXCEPT THEREFROM:**  
Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assuming bearing) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of its description, said point being the Northwest corner of an 11.00 acre tract of real estate described in Instrument Number 2003374 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 North 89 degrees 38 minutes 47 seconds West 597.50 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 3.00 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 (assuming 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 and II with exceptions as noted total 59.45 acres, more or less.**

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'	112.59'	112.29'	N53°46'47"E	14°20'07"
C4	450.00'	147.63'	146.65'	N37°14'02"E	18°47'55"
C5	215.00'	144.76'	142.04'	S27°43'23"E	38°34'39"
C6	211.50'	56.47'	56.33'	S05°33'13"W	13°58'34"
C7	211.50'	136.07'	134.12'	S29°22'48"W	33°40'36"
C8	150.00'	41.59'	41.45'	S82°35'51"E	15°53'07"
C9	150.00'	75.45'	74.65'	N14°38'38"W	28°49'04"
C10	500.00'	70.61'	70.55'	N03°48'51"E	8°05'28"
C11	500.00'	98.21'	98.05'	N02°13'58"E	11°15'13"
C12	150.00'	243.09'	217.35'	N43°01'56"E	92°51'09"
C13	150.00'	68.86'	68.26'	N12°37'22"W	26°18'07"
C14	150.00'	71.05'	70.38'	N13°02'26"W	27°08'14"

**NOTE:**  
1. ALL UTILITY INFRASTRUCTURE CONSTRUCTED FOR THIS PROJECT SHALL BE OF ADEQUATE SIZE AND CAPACITY TO SERVE THE ENTIRE DEVELOPMENT.  
2. THE DEVELOPER IS AWARE THAT SOME OF THE PROPOSED CONSTRUCTION WILL REQUIRE AND CONSTRUCTION IN THE FLOODWAY PERMIT FROM THE INDIANA DEPARTMENT OF NATURAL RESOURCES.



**TERRA**  
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REVISIONS	DATE	BY	DESCRIPTION

DATE: \_\_\_\_\_  
PROJECT NUMBER: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
SHEET TITLE: PRIMARY PLAT  
SHEET # of PP2

Plot Date: Dec 16, 2015 Plot Time: 8:13pm File Name: C:\Users\TERRA - Ashton Fritz\Desktop\Primary Plat.dwg Layout: Primary Plat 2 By: TERRA - Ashton Fritz