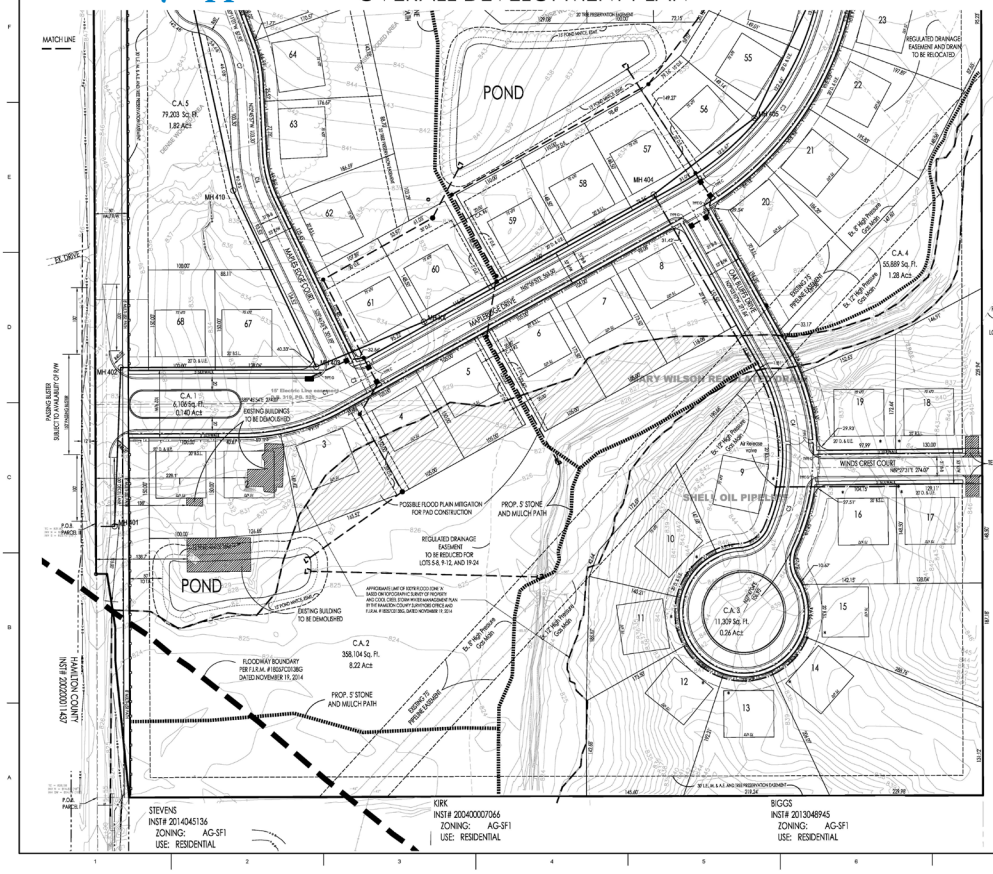
Previously Approved

MAPLERIDGE
OVERALL DEVELOPMENT PLAN

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)



LEGEND

- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "TERRA FIRM #51-13"
- 5/8" REBAR W/ ALUMINUM CAP STAMPED "TERRA FIRM #51-13"
- PK# NAIL 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.A.E. SANITARY ACCESS EASEMENT
- D.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. EXCLUSIVE SANITARY SEWER EASEMENT
- L.E., M.A. & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- REG. FRONT BUILDING SETBACK LINE
- 18965 PROPERTY ADDRESS
- LOW PRESSURE GRINDER LOT
- TYPE "E" A.D.A. RAMP TYPE PER C. OF WESTFIELD #04-WCM-01

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	111.44'	110.51'	N56°58'44"E	25°32'25"
C2	250.00'	14.31'	14.30'	N82°30'13"E	3°16'44"
C3	450.00'	450.99'	432.29'	N00°12'12"E	57°25'23"
C4	300.00'	173.64'	171.19'	N12°45'13"W	33°09'33"
C5	300.00'	127.35'	126.40'	N13°56'13"E	24°19'42"
C6	200.00'	80.31'	79.77'	S14°16'12"E	23°00'29"
C7	200.00'	60.80'	60.57'	N11°29'29"W	17°25'04"

PRIMARY PLAT PREPARED BY:
CONTACT: TIM
TERRA SITE DEVELOPMENTS, INC.
7521 W. 161st STREET
WESTFIELD, INDIANA 46074

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

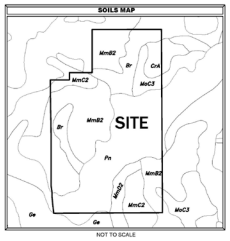
TOTAL LOTS = 65

SITE = 59.466 Acre
TOTAL COMMON AREA = 16.78 Acre

TOTAL UNDEVELOPABLE C.A.= 8.35 Acre
(Regulated drain, Flood Plain, Pipeline Easm.)

SEE SHEET P2 FOR LAND DESCRIPTION

SOILS MAP



NOT TO SCALE

LOCATION MAP

NOT TO SCALE

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

DATE: December 05, 2014
PROJECT NUMBER: 140827-1.001
DRAWN BY: DTR
CHECKED BY: DKS
SHEET TITLE: Overall Development Plan
SHEET #: DP1
of 1

Currently Proposed

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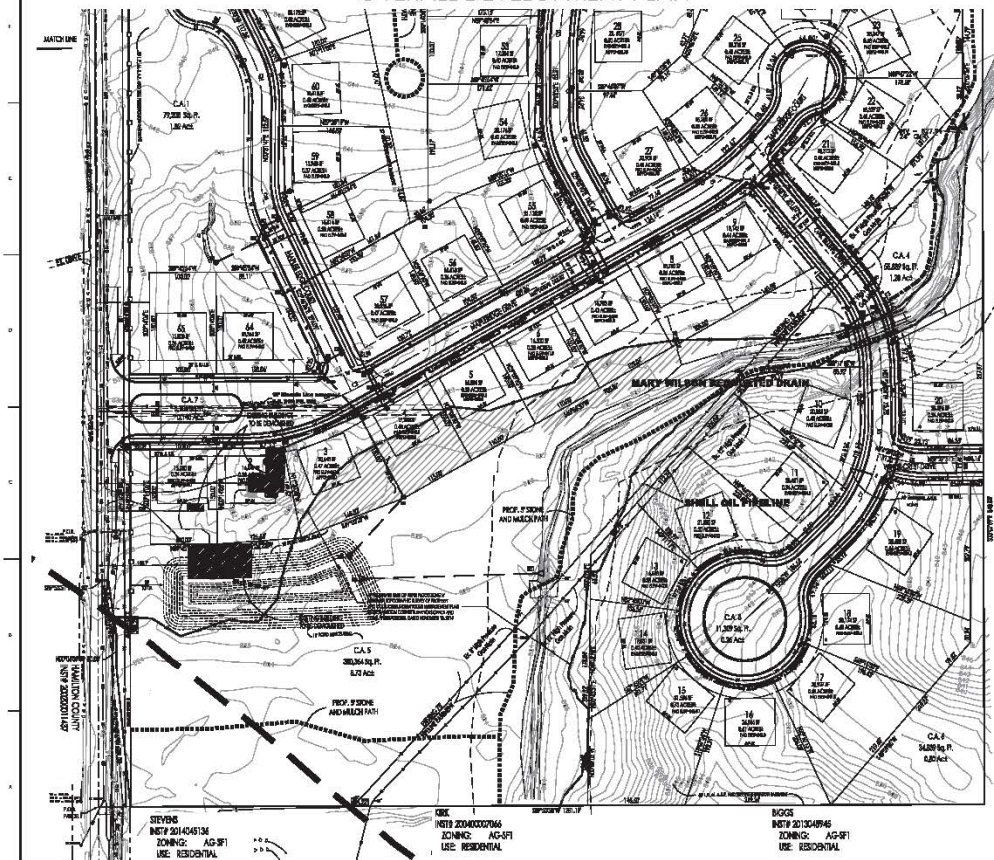


LEGEND

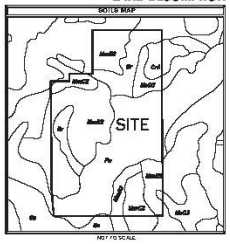
TOTAL LOTS = 66

SITE = 59.466 Acre
TOTAL COMMON AREA = 16.78 Acre

TOTAL UNDEVELOPABLE C.A.= 8.33 Acre
(Regulated drain, Flood Plain, Pipeline Easm.)

SEE SHEET P2 FOR LAND DESCRIPTION

SOILS MAP



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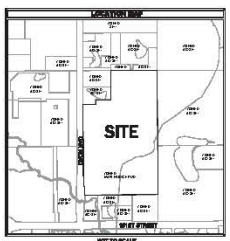

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(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

ZONING: AG-SF1
USE: RESIDENTIAL

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

THIS PLAN IS VOID UNLESS SIGNED AND DATED

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

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
- TYPE "X" A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

LAND DESCRIPTION:

PARCEL 1

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.

TERRA SITE DEVELOPMENT, INC. — DEVELOPMENT & ENGINEERING CONSULTANTS
NORTH 1307 W. 161st Street Westfield, Indiana 46074
P: 317.399.1216 F: 317.663.3049 www.TERRAsitedev.com

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS: DATE | BY | DESCRIPTION

DRAWING FILES:
DATE: December 05, 2014
PROJECT NUMBER: 140827-1.001
DRAWN BY: DTR | CHECKED BY: DKS
SHEET TITLE: Overall Development Plan
SHEET #: DP2 of 1

Plot Date: Mar 23, 2015 Plot Time: 9:56pm File Name: C:\Civil 3D Projects\2015\MapleRidge\DWG\140827-1.001 Base.dwg, Layout: Overall Dev Plan 2 By: JD HALL

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C5	215.00'	144.76'	142.04	S20°43'23"E	38°34'39"
C6	231.50'	56.47'	56.33'	S05°33'13"W	13°58'34"
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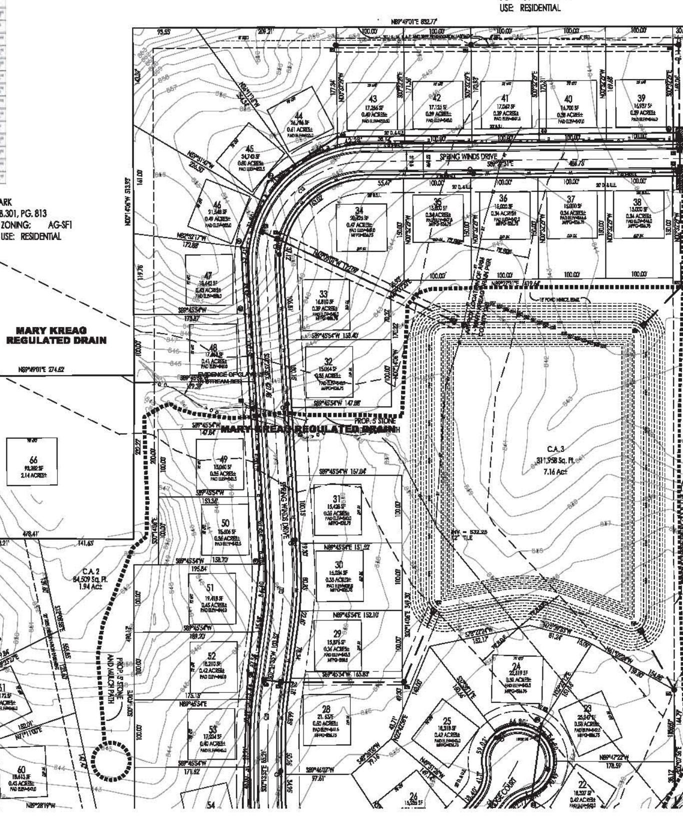
C9	150.00'	75.45'	74.65'	N14°38'38"W	28°49'04"
C10	500.00'	70.61'	70.55'	N03°48'51"E	8°05'28"
C11	500.00'	98.21'	98.05'	N02°13'58"E	11°15'13"
C12	150.00'	243.09'	217.35'	N43°01'56"E	53°51'09"
C13	150.00'	68.86'	68.26'	N13°37'22"W	26°18'07"
C14	150.00'	71.06'	70.38'	N13°02'26W	27°08'14"

ZONING: AG-SF1
USE: RESIDENTIAL



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

GARY E. MURRAY — REGISTERED No. 9300348 — STATE OF INDIANA — PROFESSIONAL ENGINEER
DATE: OCTOBER 20, 2015

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REVISIONS: DATE | BY | DESCRIPTION

DRAWING FILES:
DATE:
PROJECT NUMBER:
DRAWN BY: | CHECKED BY:
SHEET TITLE: Overall Development Plan
SHEET #: DP2 of

Plot Date: Dec 16, 2015 Plot Time: 10:07pm File Name: T:\1-PROJECTS 2014\140827-1.001_Mapleridge_Langston\DWL\Plans\Overall Development Plan.dwg, Layout: Overall Dev Plan 2 By: TERRA - Ashton Fritz