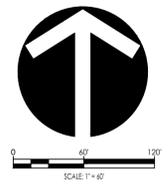


MAPLERIDGE OVERALL DEVELOPMENT PLAN

Part of the W 1/2 of the NE 1/4 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 #0113"
 - 5/8" REBAR W/ ALUMINUM CAP STAMPED TERRA FIRM #0113"
 - ⊕ 4"x4" 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
 - SIGN & LANDSCAPE EASEMENT
 - DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - EXCLUSIVE SANITARY SEWER EASEMENT
 - EXCLUSIVE EASEMENT
 - LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - FRONT BUILDING SETBACK LINE
 - PROPERTY ADDRESS
 - LOW PRESSURE GRINDER LOT
 - A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01
 - TYPE "X"

CURVE DATA

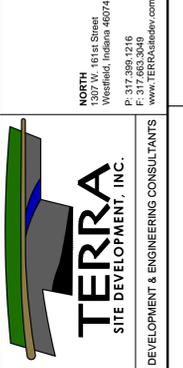
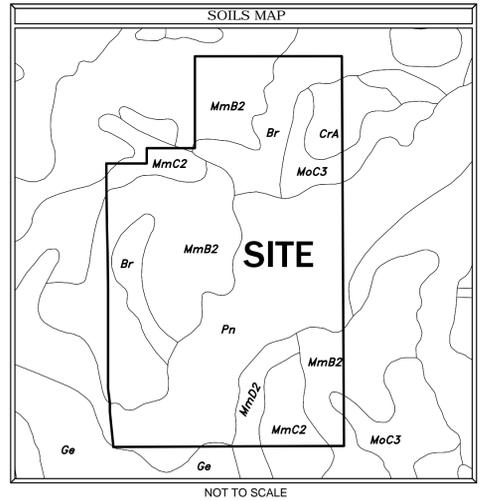
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	111.44'	110.51'	N74°59'44"E	25°32'20"
C2	250.00'	14.31'	14.30'	N62°35'12"E	3°16'44"
C3	450.00'	482.93'	460.09'	N30°12'10"E	61°29'20"
C4	300.00'	170.04'	167.78'	N12°48'53"W	32°28'33"
C5	300.00'	127.55'	126.60'	N15°36'13"E	24°21'40"
C6	200.00'	80.31'	79.77'	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

SEE SHEET P2 FOR LAND DESCRIPTION

TOTAL LOTS = 69
SITE = 59.466 AC±
TOTAL COMMON AREA = 16.78 AC±
TOTAL UNDEVELOPABLE C.A. = 8.35 AC±
(Regulated drain, Flood Plain, Pipeline Easmt.)

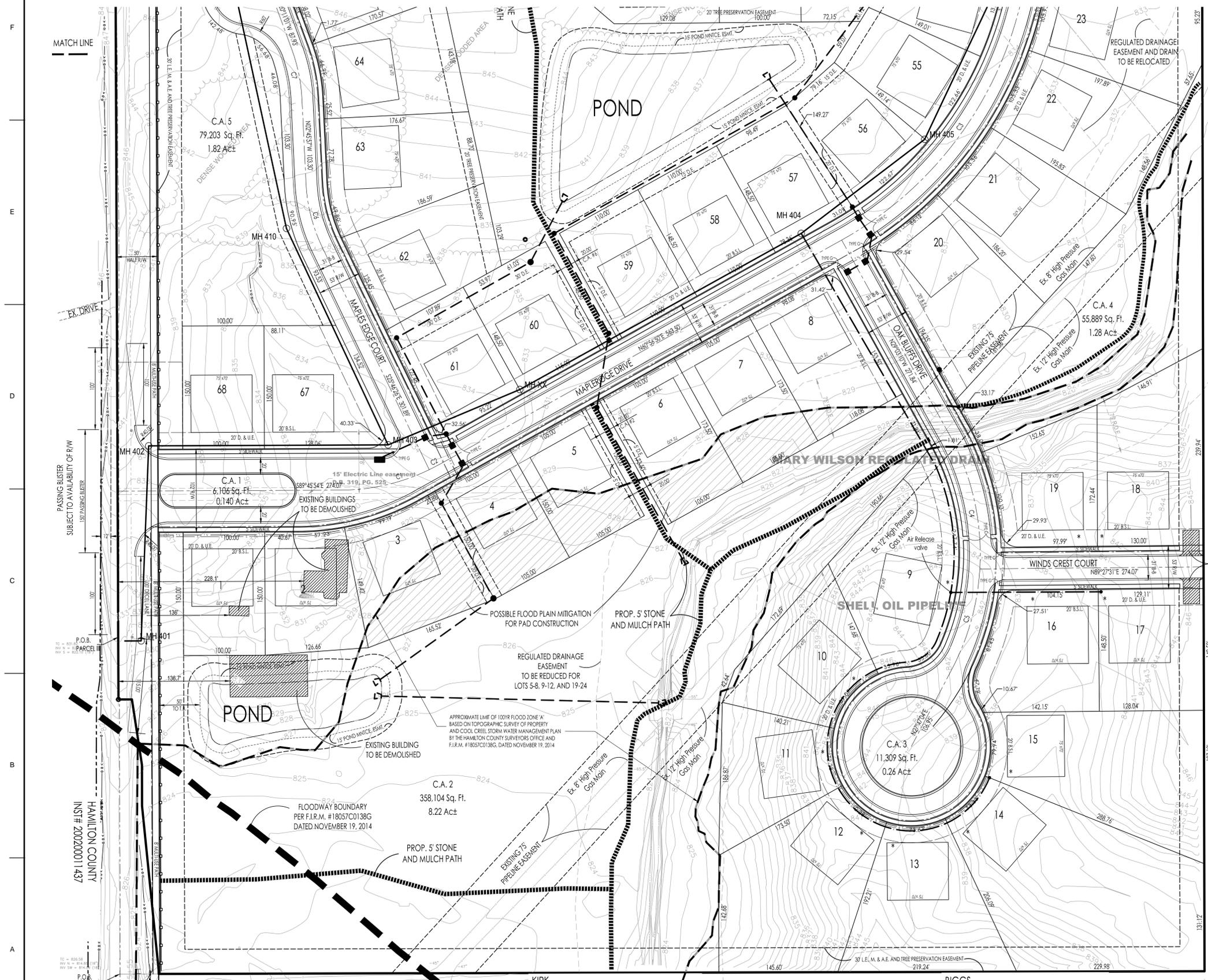


MAPLERIDGE
Langston Development, LLC
151st & Oak Road

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 #: DP1 of 1



STEVENS
INST# 2014045136
ZONING: AG-SF1
USE: RESIDENTIAL

KIRK
INST# 200400007066
ZONING: AG-SF1
USE: RESIDENTIAL

BIGGS
INST# 2013048945
ZONING: AG-SF1
USE: RESIDENTIAL

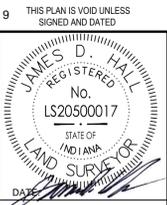
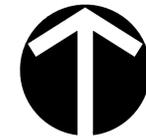
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 Plot Date: Mar 23, 2015
 Plot Time: 9:57pm
 By: JD HALL
 Plot Date: Mar 23, 2015
 Plot Time: 9:57pm

MAPLERIDGE OVERALL DEVELOPMENT PLAN

Part of the W 1/2 of the NE 1/4 of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana

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

ZONING: AG-SF1
USE: RESIDENTIAL



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 EASEMENT
- L.E., M & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FBSL FRONT BUILDING SETBACK LINE
- PROPERTY ADDRESS
- LOW PRESSURE GRINDER LOT
- * TYPE "X" A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-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 500.20 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 bearing) 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.

PARK
DB.301, PG. 813
ZONING: AG-SF1
USE: RESIDENTIAL

Per discussion with Jeremy Lollan, sanitary sewers can cross cul-de-sac pavement with appropriate granular backfill. Back fill to #8 crushed stone filled to pavement subgrade elevation.

THROGMARTIN
INST# 2012031360
ZONING: AG-SF1
USE: RESIDENTIAL

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

1307 W. 161st Street
Westfield, Indiana 46074
P: 317.396.1216
F: 317.663.3049
www.TERRAdev.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

