

S.W. COR. S.E. 1/4
SECTION 16, T-18-N, R-7-E

SOUTH LINE S.E. 1/4
SECTION 16, T-18-N, R-7-E

WATER STREET

HUNTSVILLE ROAD

FALLS PARK VILLAGE						
CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	40°38'49"	150.00	55.56	106.41	104.20	S 69°40'36" E
A1	29°10'40"	125.00	32.53	63.66	62.97	S 75°24'40" E
A2	28°48'11"	175.00	44.94	87.97	87.05	N 72°02'10" W
B	89°43'55"	100.00	39.53	156.61	141.09	N 45°08'03" W
B1	89°43'55"	15.00	14.65	111.46	105.62	N 45°08'03" W
B2	89°43'55"	125.00	124.42	195.76	176.36	S 45°08'03" E
C	48°33'55"	130.00	58.65	110.19	106.92	N 24°00'53" E
C1	15°52'45"	105.00	14.64	29.10	29.01	S 07°40'17" W
C2	48°33'55"	155.00	69.93	131.38	127.48	S 24°00'53" W
D	87°08'37"	48.00	45.66	73.01	66.17	N 59°08'28" E
E	234°24'56"	50.00	-----	204.57	88.94	N 14°29'42" W
F	223°18'22"	50.00	-----	194.87	92.94	N 45°56'41" E
G	58°37'33"	125.00	70.18	127.90	122.39	N 29°02'42" E
G1	58°37'33"	100.00	56.15	102.32	97.92	S 29°02'42" W
G2	58°37'33"	150.00	84.22	153.48	146.87	S 29°02'42" W
H	80°45'36"	100.00	85.05	140.95	129.57	N 17°58'40" E
H1	16°21'59"	75.00	10.78	21.42	21.34	N 50°10'39" E
H2	80°45'36"	125.00	106.31	176.19	161.96	N 17°58'40" E
J	107°42'19"	21.00	28.75	39.48	33.92	S 11°51'20" E
K	86°10'10"	15.00	14.03	22.56	20.49	S 43°21'10" E
L	90°16'05"	15.00	15.07	23.63	21.26	N 44°51'57" E

$\Delta = 15°26'20"$
 $R = 247.95'$
 $T = 33.61'$
 $L = 66.81'$
 $Ch = 66.61'$
 $Br = N 47°43'11" E$

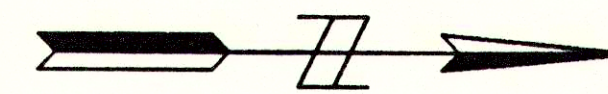
GENERAL NOTES

- THE BEARINGS AND DISTANCES ON THIS SHEET SHALL OVERRULE WHERE DISCREPANCIES OCCUR BETWEEN THE SITE PLAN ON THIS SHEET AND THE SITE PLAN ON THE TITLE SHEET.
- SEE DETAIL SHEET FOR ROADWAY CROSS SECTION AND PAVEMENT SECTION.
- FOR INTERSECTION AND CUL-DE-SAC DETAILS, SEE SHEET 9 OF 10.
- SEE UTILITY PLAN FOR ROADWAY STATIONING.
- FOR GRADING PLAN SEE SHEET 5 OF 10.
- FOR UTILITY PLAN SEE SHEET 6 OF 10.
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- DO NOT SCALE FROM THESE PLANS FOR SURVEY FIELD LOCATIONS.
- SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION DETAILS.
- CURB RETURNS AT ALL ROADWAY INTERSECTIONS TO HAVE A RADIUS OF 25' MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

FALLS PARK VILLAGE

Commencing at the Southwest corner of said Quarter Section, thence North 90°00'00" East (assumed bearing) 934.50 feet along the South line of said Section; thence North 00°16'05" West 350.00 feet to the Point of Beginning of this description; thence North 00°16'05" West 736.92 feet; thence North 89°12'48" East 801.64 feet; thence South 00°15'00" East 422.93 feet to the North boundary of J. H. Walker Drive; thence South 90°00'00" West 68.78 feet along the boundary of said J. H. Walker and parallel to the South line of said Section; thence South 40°00'00" West 325.14 feet along said boundary; thence along said boundary Southwesterly 66.81 feet along an arc to the right and having a radius of 247.95 feet and subtended by a long chord having a bearing of South 47°43'11" West and a length of 66.61 feet; thence South 55°26'23" West 54.85 feet along said boundary; thence South 90°00'00" West 427.73 feet to the Point of Beginning and containing 12.14 acres, more or less; subject to all legal highways, rights-of-way and easements of record.

UNPLATTED
AREA: 4.53 Ac.



0 50' 100'

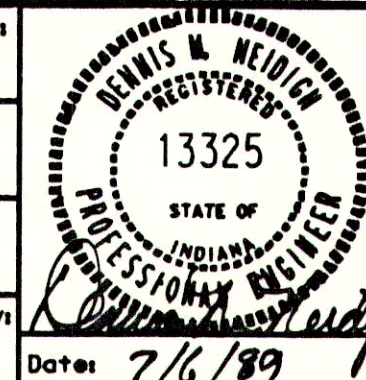
- LEGEND
- BSL = BUILDING SETBACK LINE
 - RBSL = REAR BUILDING SETBACK LINE
 - AC = ACRES
 - SFT = SQUARE FEET
 - U. & D.E. = UTILITY & DRAINAGE EASEMENT
 - OR = MARKER
 - ⊙ = MONUMENT

NOTE:
Monuments and markers shall be placed in accordance with Title XV, Land Usage, Chapter 152, Subdivision Control, Section 152.56 of the TOWN OF PENDLETON, INDIANA Land Use Pamphlet.

FALLS PARK VILLAGE

SITE PLAN

Revisions and Dates	Designed by: DBH
7-31-89 ADDED MONUMENT AND MARKER LOCATION	Drawn by: CWC
8-14-89 Added R.R.D.E. for Water Main	Checked by: RF
	Approved by: RF
	Date: 7/6/89



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Title:
Scale: 1" = 50'
Job No: 111-0295
Sheet No: 4 of 10