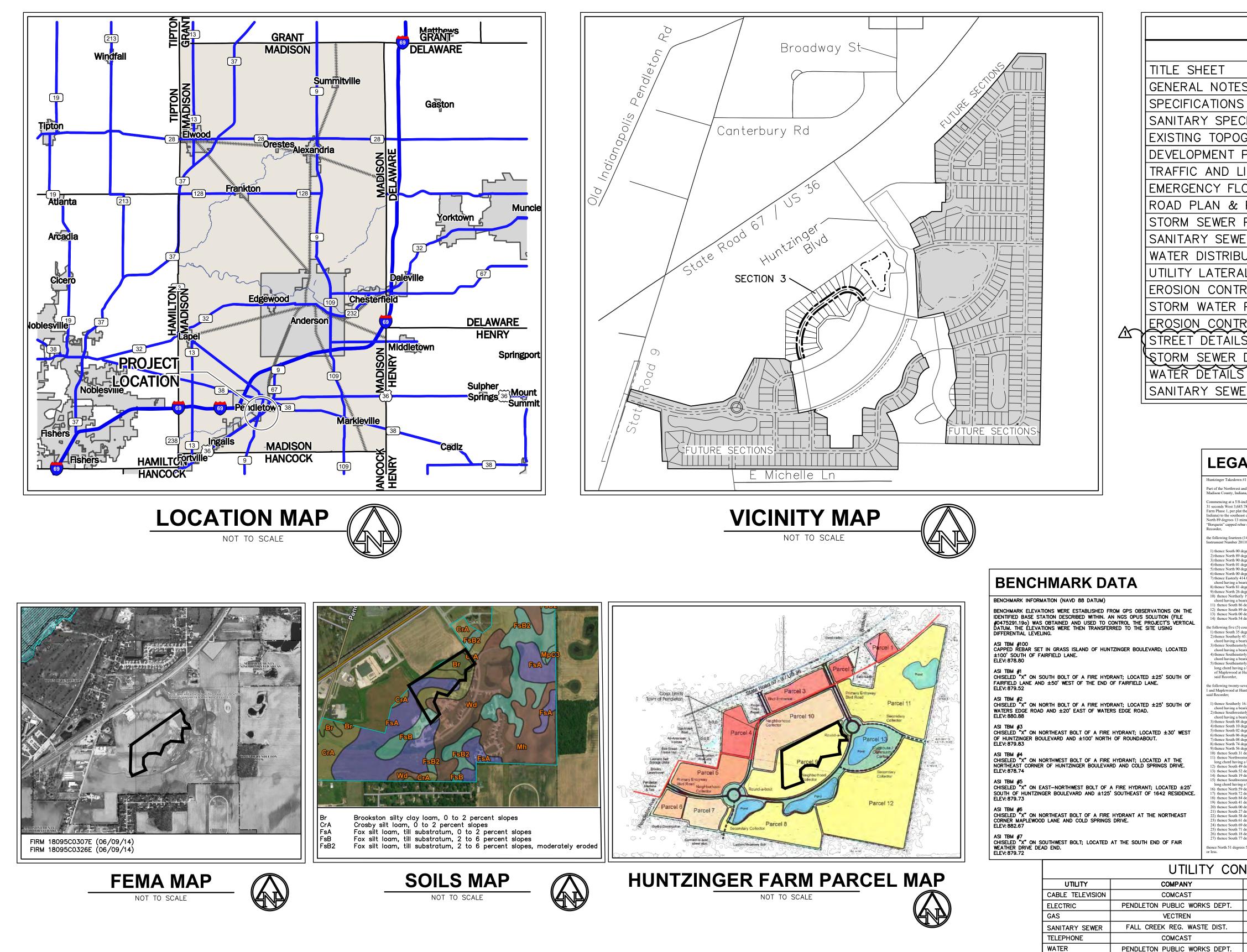
## **CONSTRUCTION DOCUMENTS** FOR

## **MAPLEWOOD AT HUNTZINGER FARM SECTION 3 MAPLEWOOD LANE & COLD SPRINGS DRIVE** PENDLETON, IN



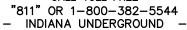


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## **LEGAL DESCRIPTION**

41 - West Parcel			
nd Southwest Quarters of Section 28, Township 18 North, Rang na, more particularly described as follows:		Ρ	
ach diameter rebar at the northeast corner of said Northwest Qu TR feet along the east lines of said Northwest and Southwest Qu hereof, recorded as Instrument Number 2005024443 in the Offi t corner of Parcel I as described in Instrument Number 2011009 untes 37 seconds West 1,322.28 feet along the south line of said	arters (basis of bearings per Huntzinger ce of the Recorder of Madison County, 2434 in the Office of said Recorder; thence		
ar on the east line of Parcel IV as described in Instrument Numb	er 2011009434 in the Office of said	PAR NUM	
1009434 and the west and north lines of Parcel III as described	in said Instrument Number;		
grees 54 minutes 05 seconds West 251.40 feet; grees 38 minutes 48 seconds West 1,331.12 feet; grees 00 minutes 00 seconds West 838.16 feet; gree 00 minutes 00 seconds Kest 838.16 feet; grees 00 minutes 00 seconds West West 51.30 feet; grees 40 minutes 24 seconds West 499.40 feet; 4.06 feet along a non-tangent curve to the left having a radius of the second second west west west west west the second second west the second second west the second se		9 0	) 
ring of South 83 degrees 03 minutes 46 seconds East and a leng grees 07 minutes 17 seconds East 329.02 feet; grees 0.2 minutes 20 seconds East 314.1 feat		сом	м
grees 03 minutes 29 seconds East 314.41 feet; 194.14 feet along a non-tangent curve to the left having a radiu rring of North 14 degrees 55 minutes 46 seconds East and a leng degrees 11 minutes 38 seconds East 25.00 feet;		тоти	٩L
degrees 28 minutes 37 seconds East 221.38 feet to the POINT C degrees 31 minutes 23 seconds East 453.42 feet; degrees 52 minutes 14 seconds East 1,161.47 feet to the west lin		S	ľ
purses are along the west line of said Huntzinger Farm Phase I; egrees 07 minutes 46 seconds East 105.52 feet;	Ļ	<u> </u>	
5.92 feet along a non-tangent curve to the right having a radius iring of South 08 degrees 49 minutes 15 seconds East and a leng	gth of 44.32 feet;	SI	ΓE
ly 144.54 feet along a non-tangent curve to the left having a rad tring of South 28 degrees 31 minutes 17 seconds East and a leng	gth of 129.50 feet;	GF	20
dy 54.18 feet along a non-tangent curve to the right having a rad ring of South 43 degrees 29 minutes 18 seconds East and a leng dy 14.38 feet along a non-tangent curve to the right having a rad	gth of 51.57 feet;	PF	20
a bearing of South 11 degrees 55 minutes 27 seconds East and a Juntzinger Farm, Section 1, per plat thereof, recorded as Instrum	a length of 14.38 feet to a northerly corner	CC	M
		тс	)T/
ven (27) courses are along the north and northwest lines of said intzinger Farm, Section 2, per plat thereof, recorded as Instrume		тс	DT/
6.92 feet along a non-tangent curve to the right having a radius		GR	20
ring of South 20 degrees 55 minutes 13 seconds West and a len rly 3.11 feet along a non-tangent curve to the right having a radi	ius of 75.00 feet and subtended by a long	MI	NII
ring of South 52 degrees 03 minutes 16 seconds West and a len egrees 34 minutes 24 seconds West 123.68 feet; egrees 08 minutes 15 seconds West 61.24 feet;	gth of 3.11 feet;	MI	NII
grees 24 minutes 16 seconds West 60.13 feet; grees 21 minutes 43 seconds East 60.22 feet;	Γ	MI	NII
egrees 11 minutes 33 seconds East 53.65 feet; egrees 50 minutes 21 seconds West 114.84 feet;	Γ	СС	DLI
egrees 42 minutes 46 seconds West 60.07 feet; degrees 56 minutes 06 seconds West 101.91 feet; terly 34.65 feet along a non-tangent curve to the right having a r	radius of 225.00 feet and subtended by a	СС	
a bearing of North 45 degrees 24 minutes 23 seconds West and degrees 00 minutes 22 seconds West 50.00 feet;			
degrees 07 minutes 58 seconds West 56.98 feet; degrees 23 minutes 25 seconds West 47.55 feet;	and in a f ( 02, 90 fact and and the data in a	<u>GEN</u>	
terly 120.04 feet along a non-tangent curve to the right having a a bearing of South 26 degrees 01 minute 05 seconds West and a degrees 01 minute 34 seconds West 2.58 feet; degrees 52 minutes 49 seconds West 19.3.66 feet; degrees 48 minutes 49 seconds West 118.36 feet;		1.	C P
degrees 17 minutes 05 seconds West 117.79 feet; degrees 25 minutes 05 seconds West 117.79 feet; degrees 25 minutes 43 seconds East 77.94 feet; degrees 40 minutes 43 seconds East 77.94 feet; degrees 57 minutes 43 seconds West 51.29 feet; degrees 57 minutes 17 seconds West 54.28 feet; degrees 28 minutes 57 seconds West 85.65 feet;		2.	C E C
degrees 40 minutes 47 seconds West 50.00 feet; degrees 19 minutes 15 seconds East 4.81 feet;		3.	S
degrees 41 minutes 28 seconds West 96.76 feet; s 55 minutes 39 seconds West 46.17 feet to the POINT OF BEG	INNING. Containing 11.051 acres more		١Ň
	The second s		
ITACTS		the This	Р
CONTACT PHONE NO.		not	
		arou	nđ

PUI	) INFO	RMAT	ION	
PARCEL NUMBER	MAXIMUM DENSITY (LOTS/AC)	FRONT YARD SETBACK LOCAL ST	SIDE YARD SETBACK	REAR YARD SETBACK
9	4.0	25'	5'/10' AGG	15'
ΟΡΙ	EN SP/		ABLE	
COMMON	AREA A ±	0.57 AC COM	MON AREA B	±3.11 AC
TOTAL C	OMMON AREA			±3.68 AC
SIT	E DAT	A TAB		
SITE Z			HUNTZINGE	R FARM PUD
GROSS				±11.05 AC
<b>├</b> ───	SED PUBLIC R	IGHT-OF-WA		1 AC (11.0%)
	N AREA:			3 AC (33.3%)
	LOT AREA:		±6.16	6 AC (55.7%)
TOTAL				35
	DENSITY:		5.2	2 LOTS/ACRE
	M FRONT YAR			25' 10'
	M SIDE YARD	, ,	•	10
	SPRINGS DRIVE			1070 LF
			(LOCAL):	<u> </u>
COLD SPRINGS DRIVE R/W WIDTH (LOCAL): 50'				
	ITRACTOR SHA			
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.				
3. SEE SHEET COO2 GENERAL NOTES FOR MORE INFORMATION.				
	!	<u>CAUTIOI !</u>	N !!	
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.				
CALL TOLL FREE "811" OP 1-800-382-5544				





ARBOR HOMES 9225 HARRISON PARK COURT INDIANAPOLIS, IN 46216





9025 River Road, Suite 200 Undianapolis, Indiana 46240 TEL 317.547.5580 | FAX 317.543.0270 www.structurepoint.com

## MAPLEWOOD AT HUNTZINGER FARM **SECTION 3**

COLD SPRINGS DRIVE PENDLETON, IN





**ISSUANCE INDEX** DATE: 04/06/2020 PROJECT PHASE:

CONSTRUCTION DOCUMENTS

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	
$\boxed{1}$	DRAINAGE REVISIONS	05/21/20	
	LOT 76 WATER SERV	07/01/20	

Project Number

2019.02070

TITLE SHEET

**C001** 

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