

THIS INSTRUMENT PREPARED BY:

MICHAEL G. JUDT
HMC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
HARTMAN CAPITAL, LLC
505 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
PHONE: (217) 898-3366

ZONING: R2.5

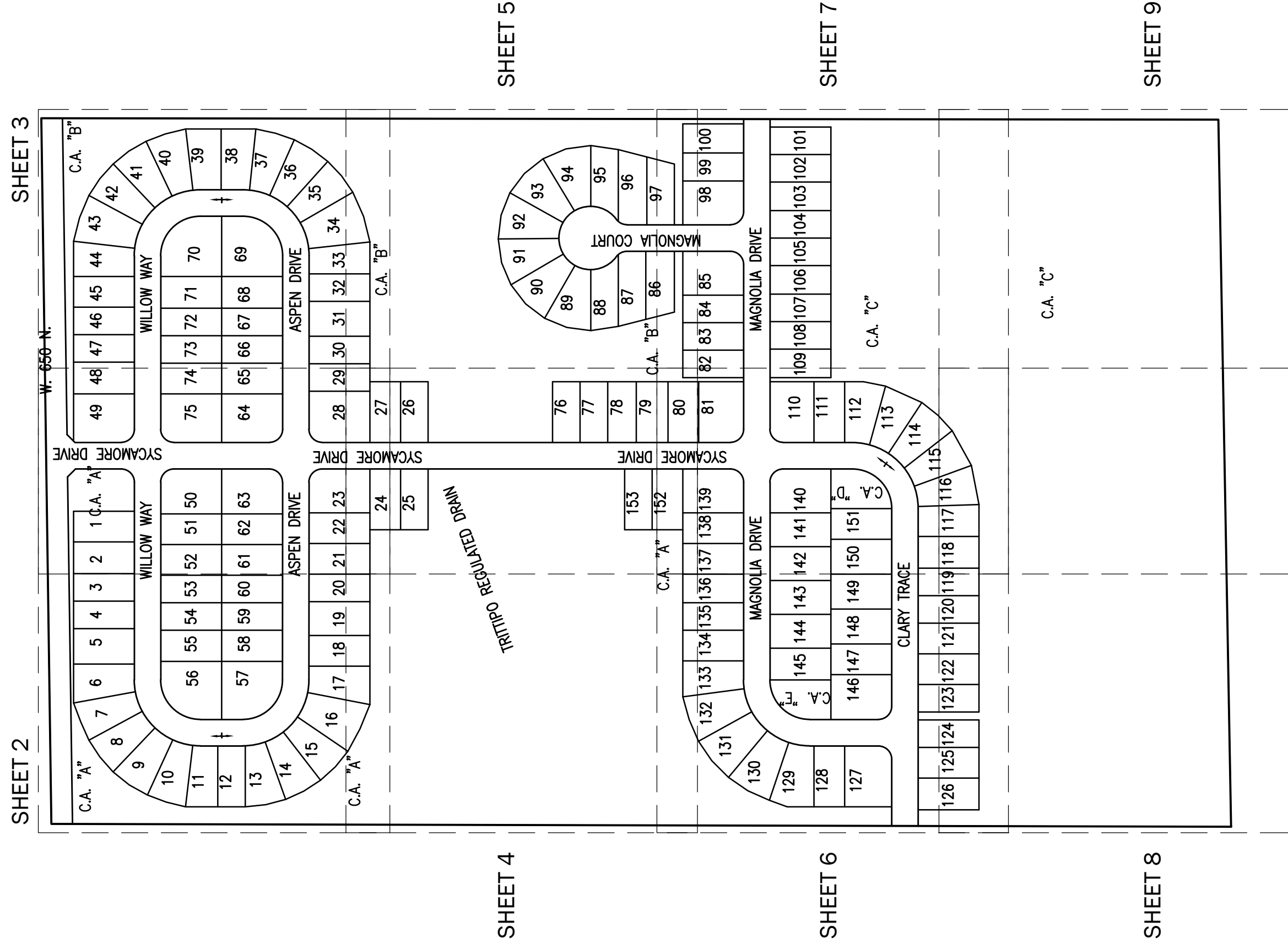
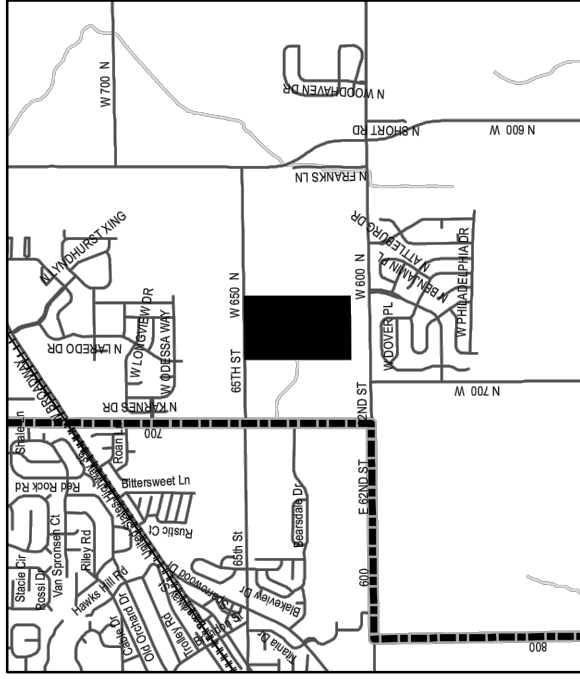
Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C-1	39.27'	25.00'	35.36'	N45°00'07"E
C-2	39.27'	25.00'	35.36'	S44°59'53"E
C-3	39.27'	25.00'	35.36'	S45°00'07"W
C-4	39.27'	25.00'	35.36'	N44°59'53"W
C-5	117.81'	75.00'	106.07'	N44°59'53"W
C-6	157.08'	100.00'	141.42'	N44°59'53"W
C-7	196.35'	125.00'	176.78'	N44°59'53"W
C-8	117.81'	75.00'	106.07'	N45°00'07"E
C-9	157.08'	100.00'	141.42'	N45°00'07"E
C-10	196.35'	125.00'	176.78'	N45°00'07"E
C-11	39.27'	25.00'	35.36'	S45°00'07"W
C-12	39.27'	25.00'	35.36'	N44°59'53"W
C-13	39.27'	25.00'	35.36'	N45°00'07"E
C-14	39.27'	25.00'	35.36'	S44°59'53"E
C-15	117.81'	75.00'	106.07'	S44°59'53"E
C-16	157.08'	100.00'	141.42'	S44°59'53"E
C-17	196.35'	125.00'	176.78'	S44°59'53"E
C-18	117.81'	75.00'	106.07'	S45°00'07"W
C-19	157.08'	100.00'	141.42'	S45°00'07"W
C-20	196.35'	125.00'	176.78'	S45°00'07"W
C-21	39.27'	25.00'	35.36'	N45°00'07"E
C-22	39.27'	25.00'	35.36'	S44°59'53"E
C-23	39.27'	25.00'	35.36'	S45°00'07"W
C-24	39.27'	25.00'	35.36'	N44°59'53"W
C-25	39.27'	25.00'	35.36'	N45°00'07"E
C-26	39.27'	25.00'	35.36'	S44°59'53"E
C-27	23.55'	25.00'	22.69'	N26°58'56"W
C-28	301.53'	60.00'	70.59'	N89°59'53"W
C-29	23.55'	25.00'	22.69'	S26°59'09"W
C-30	117.81'	75.00'	106.07'	S45°00'07"W
C-31	157.08'	100.00'	141.42'	S45°00'07"W
C-32	196.35'	125.00'	176.78'	S45°00'07"W
C-33	39.27'	25.00'	35.36'	N45°00'07"E
C-34	39.27'	25.00'	35.36'	S44°59'53"E
C-35	117.81'	75.00'	106.07'	N45°00'07"E
C-36	157.08'	100.00'	141.42'	N45°00'07"E
C-37	196.35'	125.00'	176.78'	N45°00'07"E

File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\22016-A-Xpose.dwg, Layout: Plat 1 - 2

By: Idavis

MERIDIAN HOMES AT SYCAMORE DRIVE SECONDARY PLAT

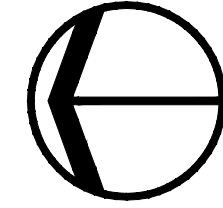
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST)



Site Map
SCALE: 1" = 200'

SEE SHEET 10 FOR LAND DESCRIPTION

SHEET 1 OF 10



Assumed North
Scale: 1" = 50'

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POINT OF BEGINNING
NW CORNER OF SW 1/4
SEC. 35-T17N-R5E
MAG NAIL W/ WISHER STAMPED
HMC ENGINEERING FIRM #0114

N89°11'26"E 1334.83'
N08°11'26"E 1334.83'
W. 650 N.
NORTH LINE, E 1/2 SW 1/4
696.42'

- SUBDIVISION MONUMENTS
 - DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HMC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
 - DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HMC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
 - ☒ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HMC ENGINEERING FIRM #0114" SET FLUSH
- MONUMENT FOUND AS NOTED

LEGEND

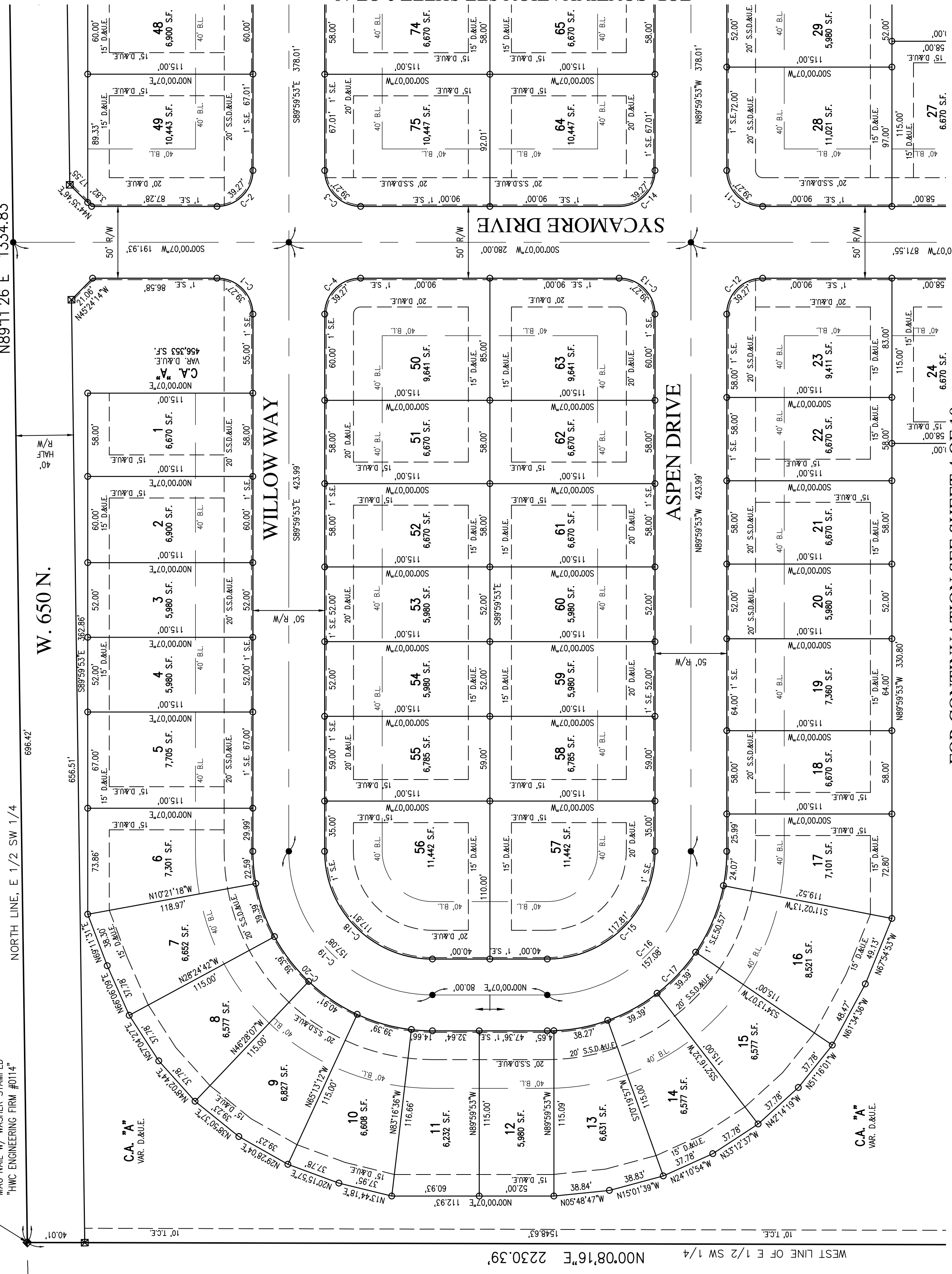
RIGHT-OF-WAY LINE
LOT LINE
BOUNDARY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE

LEGEND

25 LOT NUMBER
D.A.E. DRAINAGE & UTILITY EASEMENT
S.S.D.A.E. SANITARY AND UTILITY EASEMENT
L.E. LANDSCAPE EASEMENT
B.S.L. BUILDING SETBACK LINE
P.A.E. PEDESTRIAN ACCESS EASEMENT
T.C.E. TREE CONSERVATION EASEMENT
P.C.A. PUBLIC COMMON AREA
S.F. SQUARE FEET
AC ACRES
R RADIUS
S.E. SIDEWALK EASEMENT
VAR. VARIABLE

MERIDIAN HOMES AT SYCAMORE DRIVE SECONDARY PLAT

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST)



SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 10 FOR LAND DESCRIPTION

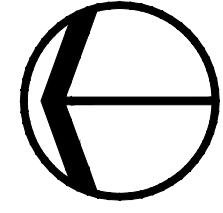
SHEET 2 OF 10

THIS INSTRUMENT PREPARED BY:

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Assumed North

Scale: 1" = 50'

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 - MONUMENT FOUND AS NOTED

LEGEND

- RIGHT-OF-WAY LINE
LOT LINE
BOUNDARY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
SECTION LINE

LEGEND

- 25 LOT NUMBER
DE DRAINAGE EASEMENT
D.A.U.E. DRAINAGE & UTILITY EASEMENT
S.S.D.A.U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
LE LANDSCAPE EASEMENT
P.A.L. PEDESTRIAN ACCESS EASEMENT
T.C.E. TREE CONSERVATION EASEMENT
R/W RIGHT OF WAY
C.A. COMMON AREA
S.F. SQUARE FEET
R. RADIUS
S.E. SIDEWALK EASEMENT
VAR. VARIABLE

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 10 FOR LAND DESCRIPTION

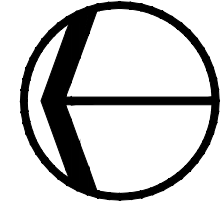
SHEET 3 OF 10

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 - MONUMENT FOUND AS NOTED

LEGEND

- RIGHT-OF-WAY LINE
LOT LINE
BOUNDARY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
SECTION LINE

LEGEND

- 25 LOT NUMBER
DE DRAINAGE EASEMENT
D.A.U.E. DRAINAGE & UTILITY EASEMENT
S.S.D.A.U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
LE LANDSCAPE EASEMENT
P.A.L. PEDESTRIAN ACCESS EASEMENT
T.C.E. TREE CONSERVATION EASEMENT
R/W RIGHT OF WAY
C.A. COMMON AREA
S.F. SQUARE FEET
R. RADIUS
S.E. SIDEWALK EASEMENT
VAR. VARIABLE

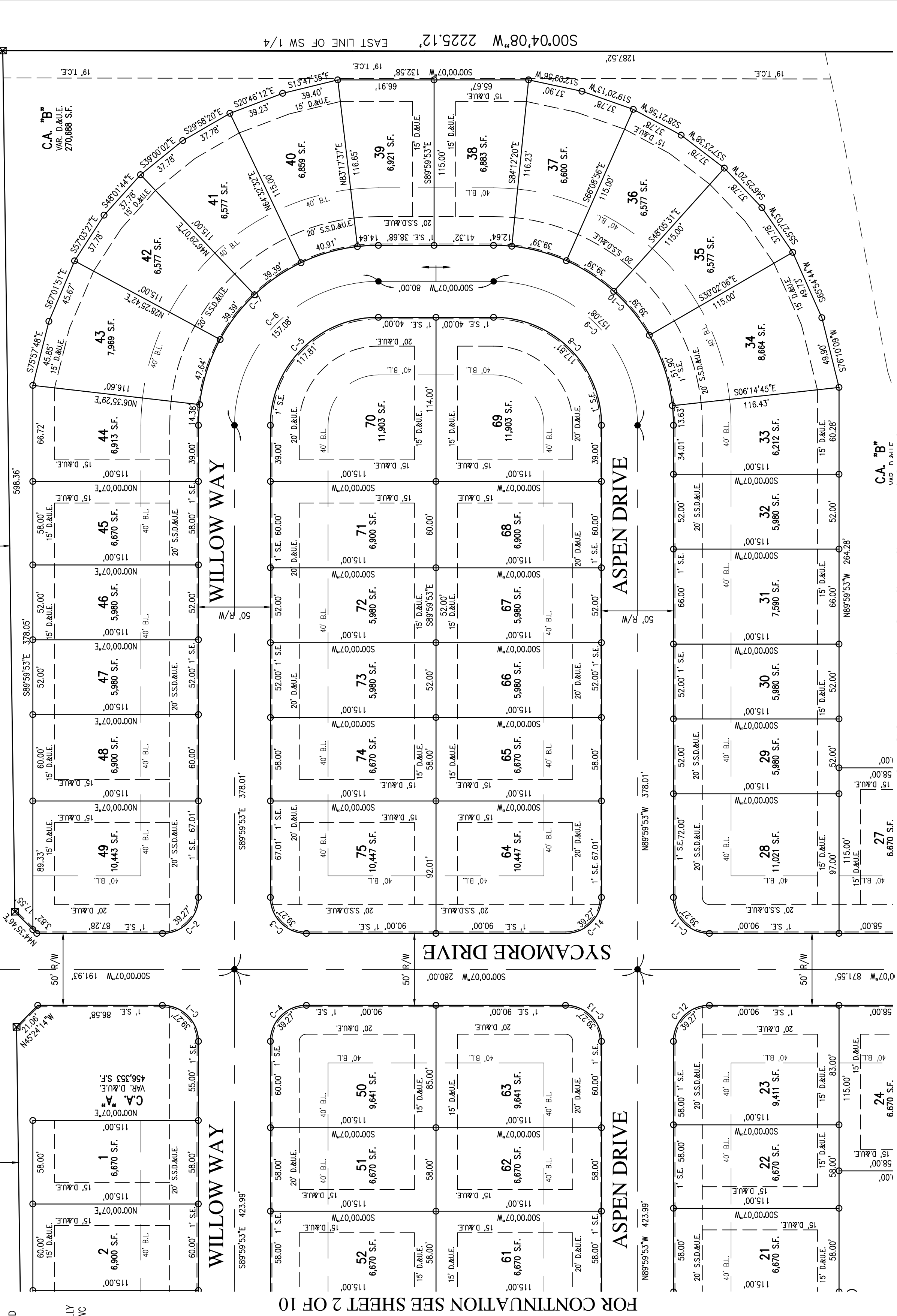
SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 10 FOR LAND DESCRIPTION

MERIDIAN HOMES AT SYCAMORE DRIVE SECONDARY PLAT

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST)

N89°11'26"E 1334.83' NORTH LINE, E 1/2 SW 1/4

W. 650 N.



FOR CONTINUATION SEE SHEET 2 OF 10

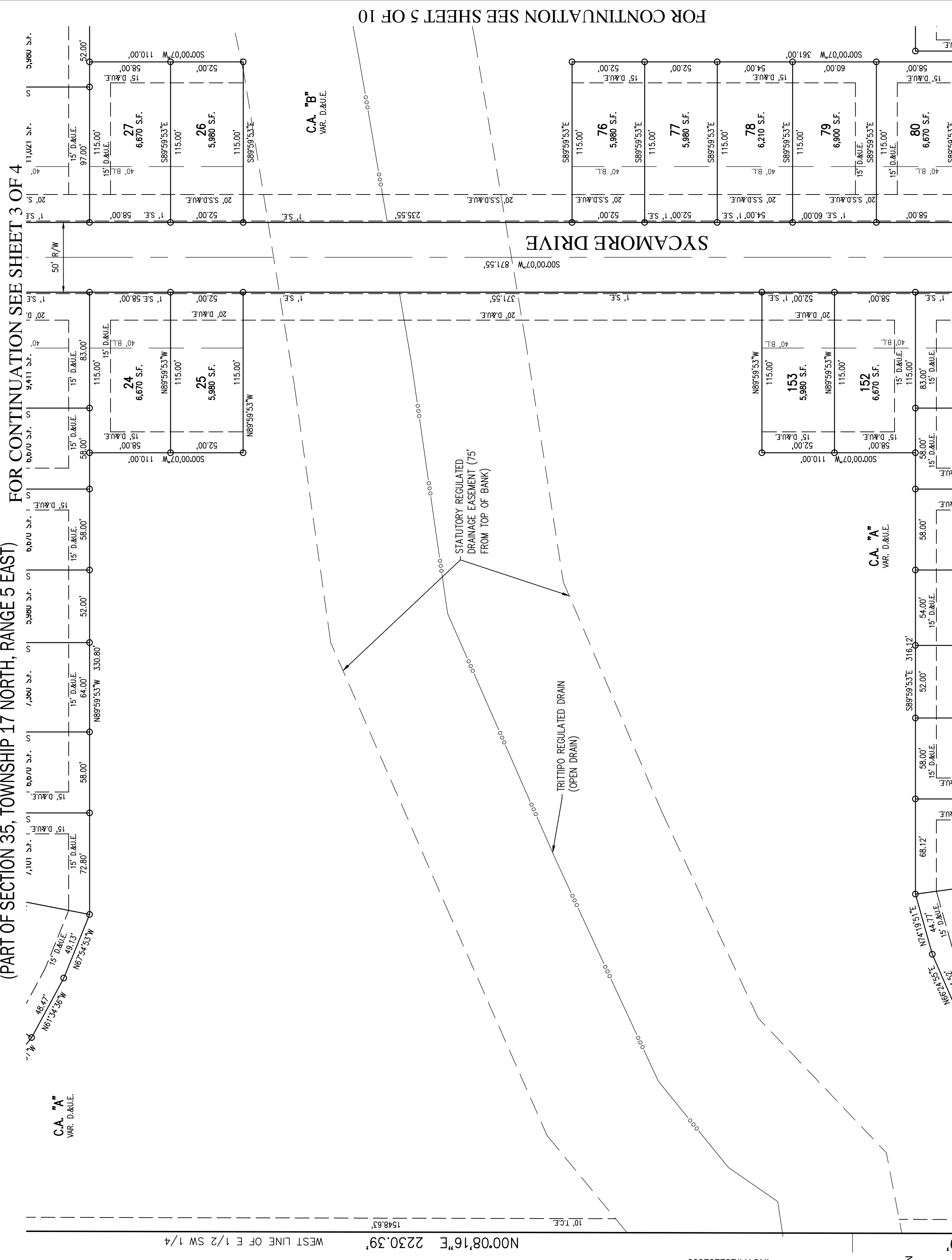
FOR CONTINUATION SEE SHEET 5 OF 10

SHEET 3 OF 10

MERIDIAN HOMES AT SYCAMORE DRIVE SECONDARY PLAT

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST)

FOR CONTINUATION SEE SHEET 3 OF 4



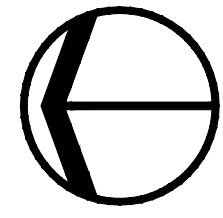
FOR CONTINUATION SEE SHEET 6 OF 10

SHEET 4 OF 10

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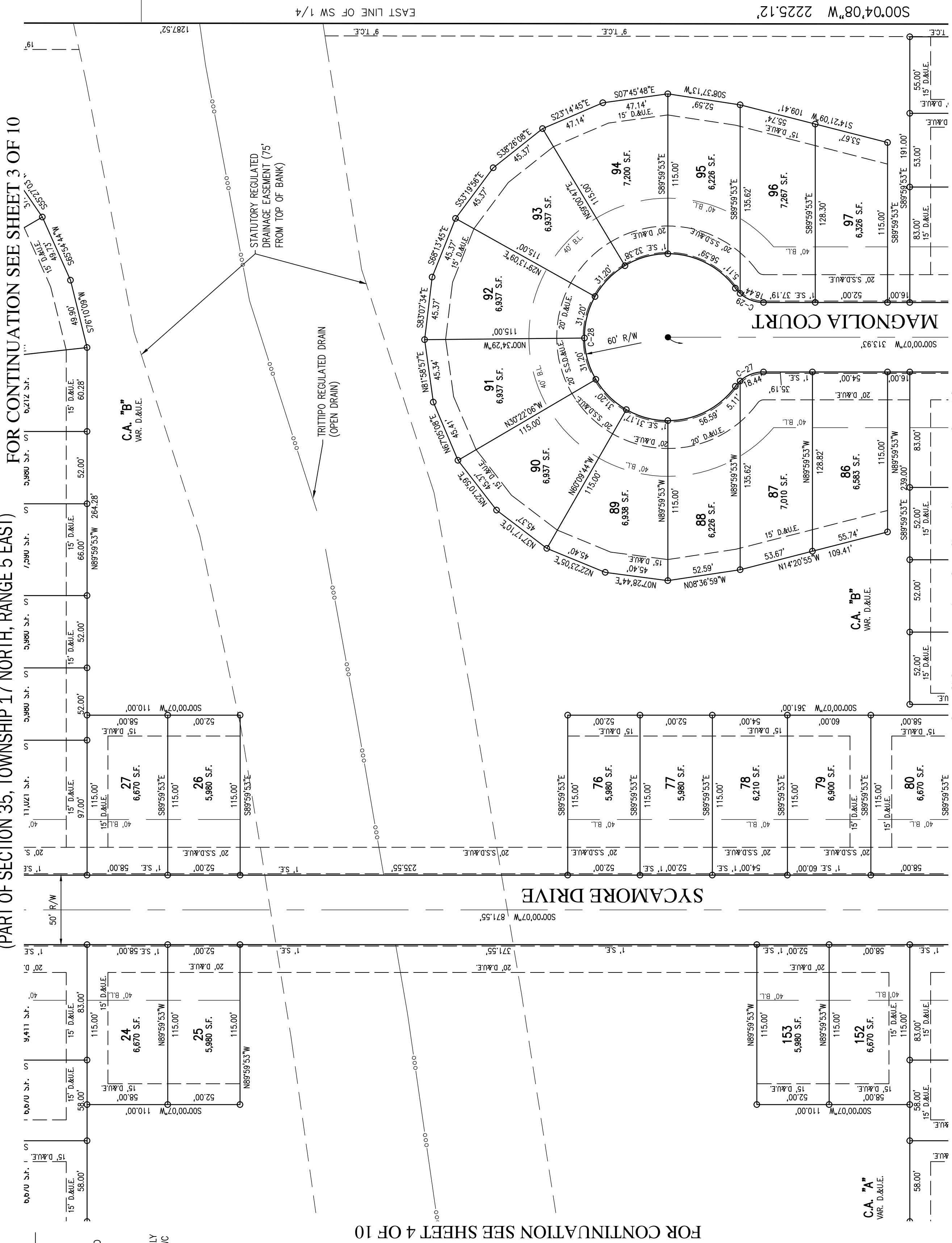
Assumed North

Scale: 1" = 50'

MERIDIAN HOMES AT SYCAMORE DRIVE SECONDARY PLAT

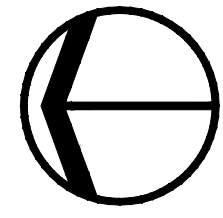
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SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 10 FOR LAND DESCRIPTION

SHEET 5 OF 10



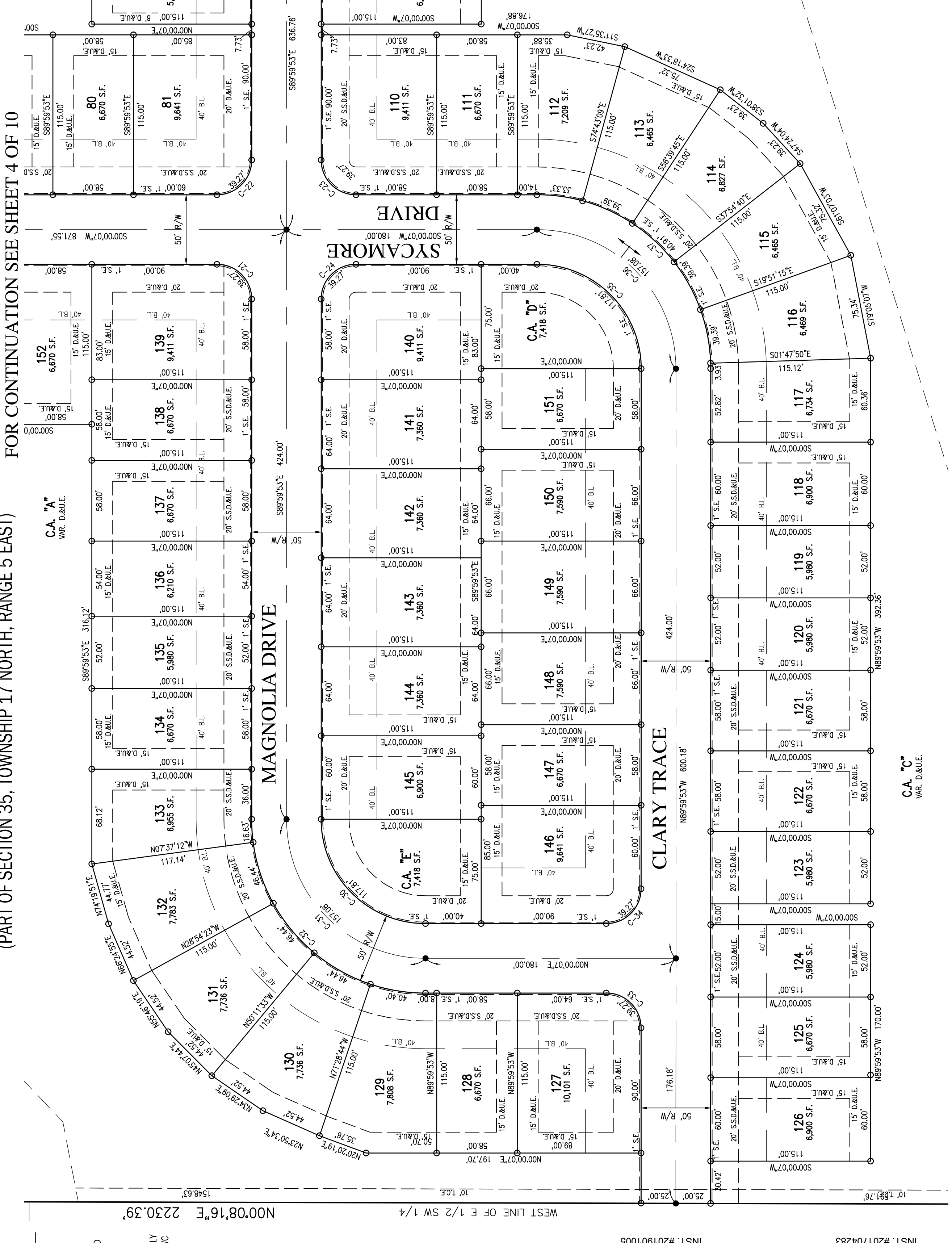
Assumed North

Scale: 1" = 50'

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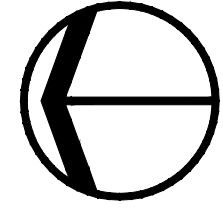
SEE SHEET 1 FOR CURVE TABLE
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SHEET 6 OF 10

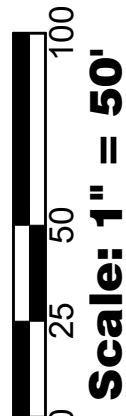
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INSTRUMENT NO.:
CABINET:
SLIDE:

