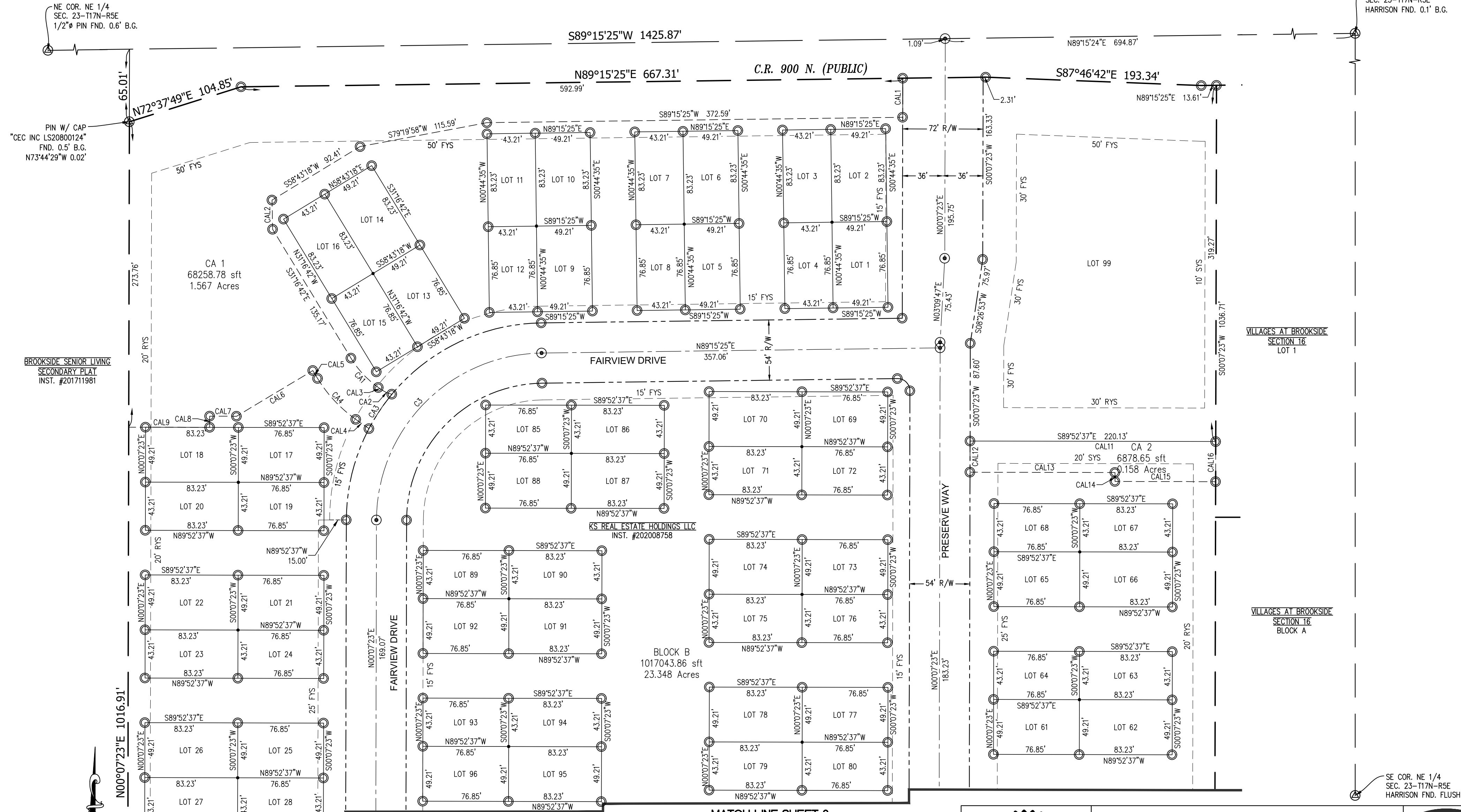


REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

LEGEND					
—	PROPERTY LINE	CA	COMMON AREA	⊙	MONUMENT FOUND
- - -	PROP. LOT LINE	R/W	RIGHT-OF-WAY	○	PERMANENT PROPERTY CORNER
- - -	SECTION LINE	FYS	FRONT YARD SETBACK	○	SET 1" x 30" PIPE [1.08"/ft] WITH CAP "GWCHARLES LS0800117"
- - -	PROP. SETBACK LINE	RYS	REAR YARD SETBACK	○	5/8" x 30" REBAR SET FLUSH
- - -	PROP. EASEMENT LINE	LA	LIMITED AREA	○	CALCULATE LOT CORNER NO MONUMENT SET
- - -	EX. LOT LINE	LDA	LIMITED DRIVE AREA		
- - -	ADJACENT LOT LINE	LSA	LIMITED STREET AREA		
- - -	EX. EASEMENT LINE	SSLE	SANITARY SEWER LATERAL EASEMENT		

NOTE: TABLES ARE LOCATED ON SHEET 9



NE COR. NE 1/4 SEC. 23-117N-R5E HARRISON FND. 0.1' B.G.

SE COR. NE 1/4 SEC. 23-117N-R5E HARRISON FND. 0.1' B.G.

SCALE: 1" = 60'

PROJECT NO. _____ DRAWN C.J./KLF CHECKED G.J. SHEET 1 of 12

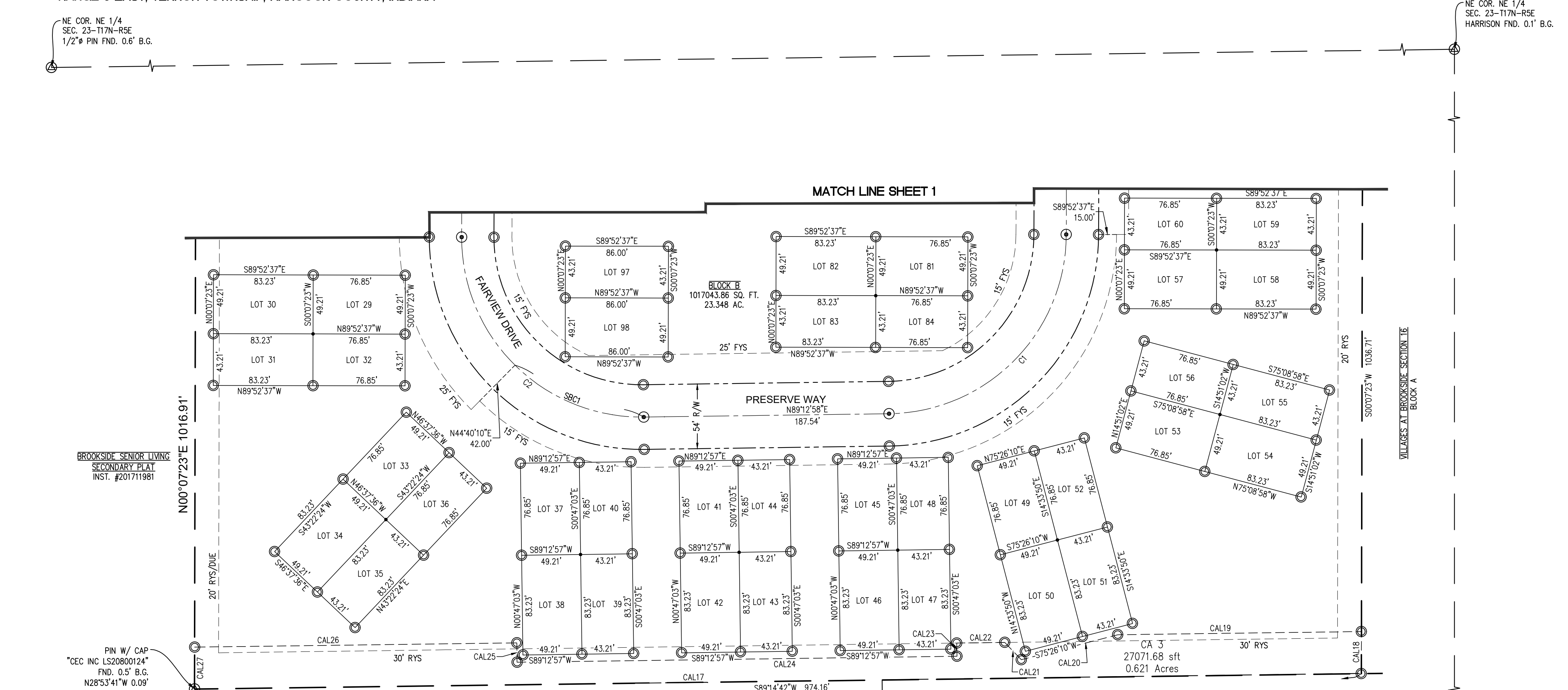
DATE JULY 6, 2021 DESIGNED CDM APPROVED GWC

CROSSROAD ENGINEERS, PC

REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SETBACK CURVE DATA	
SCI	R=150.00'
	L=118.99'
	CHORD=568'03.27"E 115.90'



NE COR. NE 1/4 SEC. 23-117N-R5E HARRISON FND. 0.1' B.G.

SE COR. NE 1/4 SEC. 23-117N-R5E HARRISON FND. 0.1' B.G.

SCALE: 1" = 60'

PROJECT NO. _____ DRAWN C.J./KLF CHECKED G.J. SHEET 2 of 12

DATE JULY 6, 2021 DESIGNED CDM APPROVED GWC

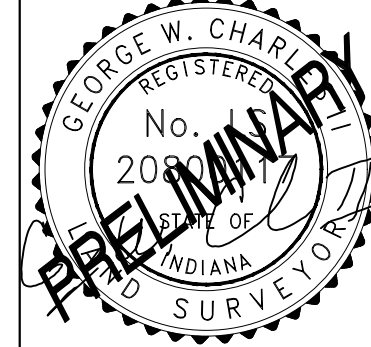
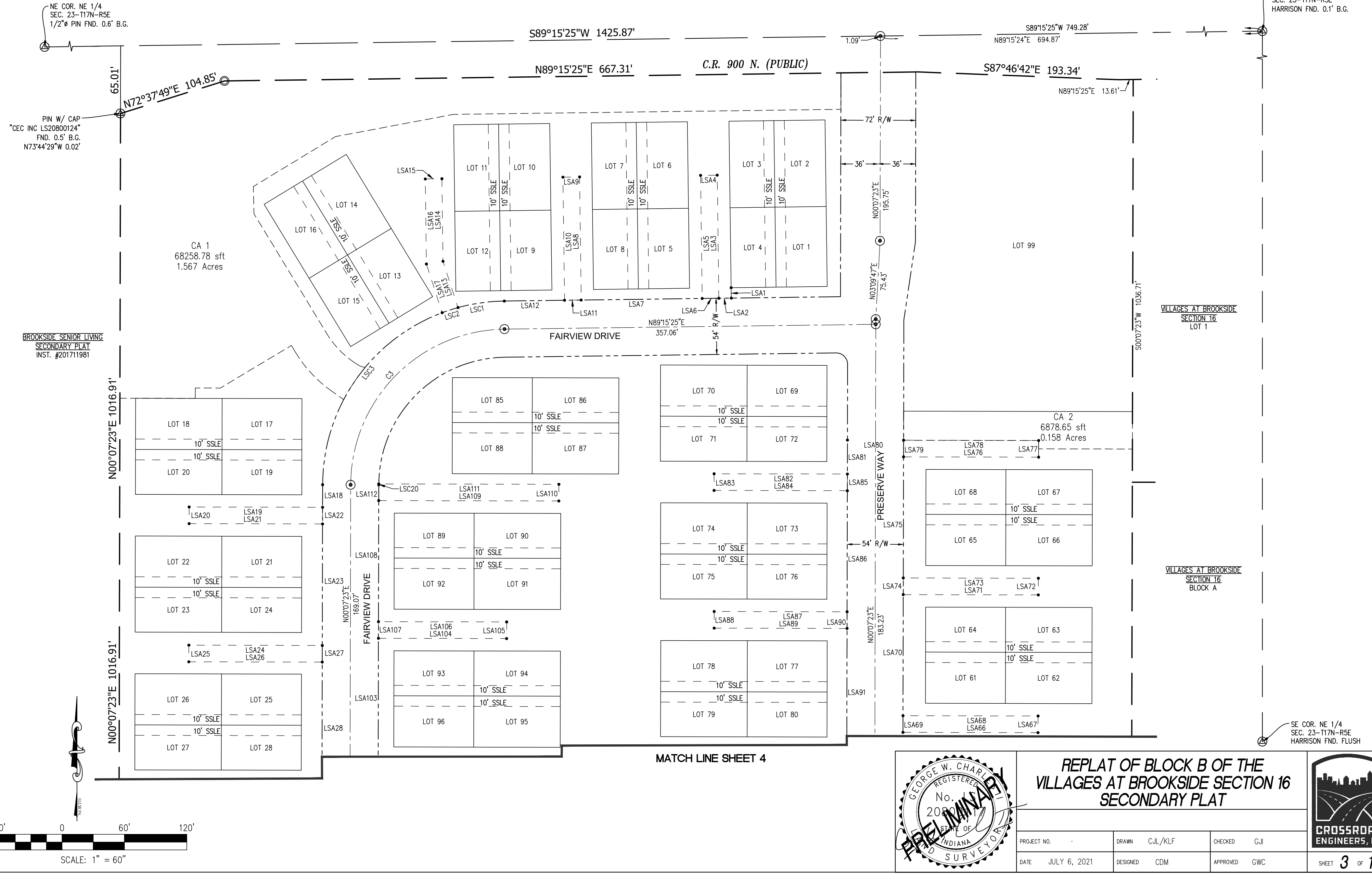
CROSSROAD ENGINEERS, PC

REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

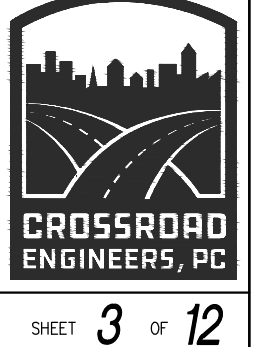
PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

LEGEND		
	PROPERTY LINE	
	PROP. LOT LINE	
	SECTION LINE	
	PROP. SETBACK LINE	
	PROP. EASEMENT LINE	
	EX. LOT LINE	
	ADJACENT LOT LINE	
	EX. EASEMENT LINE	
	CA COMMON AREA	
	R/W RIGHT-OF-WAY	
	FYS FRONT YARD SETBACK	
	RYS REAR YARD SETBACK	
	DUE DRAINAGE/UTILITY EASEMENT	
	LA LIMITED AREA	
	LDA LIMITED DRIVE AREA	
	LSA LIMITED STREET AREA	
	SSLE SANITARY SEWER LATERAL EASEMENT	
	MONUMENT FOUND	
	PERMANENT PROPERTY CORNER SET 1"x30" PIPE [1.0g/1ft] WITH CAP "GWCHARLES LS0800117"	
	5/8"x30" REBAR SET FLUSH	
	CALCULATE LOT CORNER	
	NO MONUMENT SET	

NOTE: TABLES ARE LOCATED ON SHEET 10



REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT			
PROJECT NO.	DRAWN	C.L./K.L.F.	CHECKED
DATE	JULY 6, 2021	DESIGNED	CDM
		APPROVED	G.W.C.
			G.W.C.



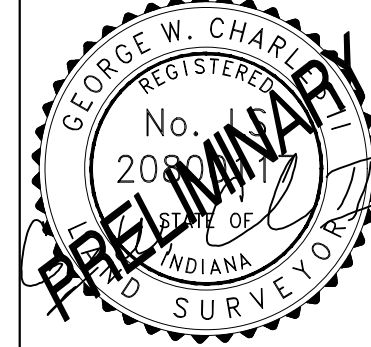
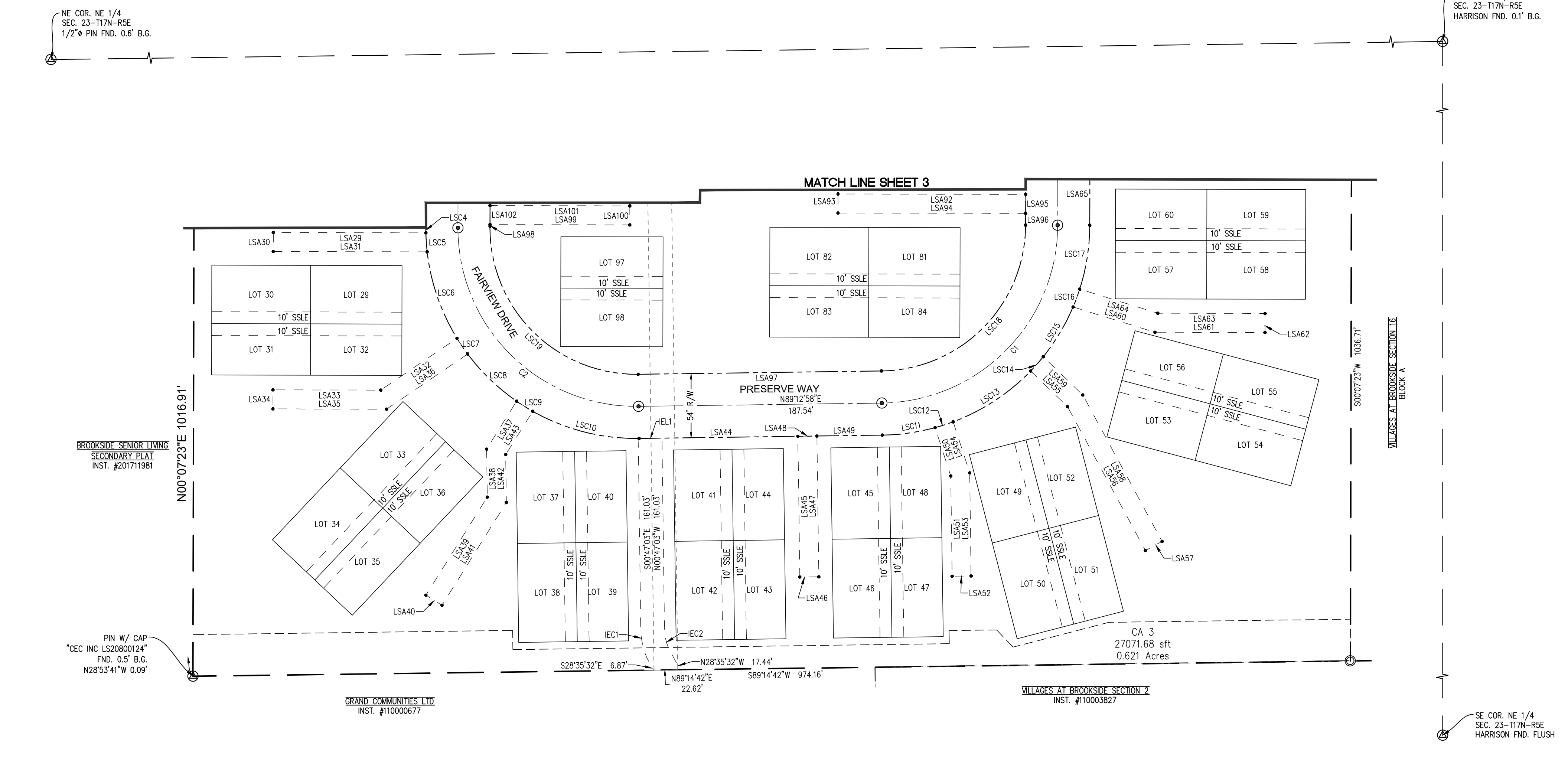
SHEET 3 OF 12

REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

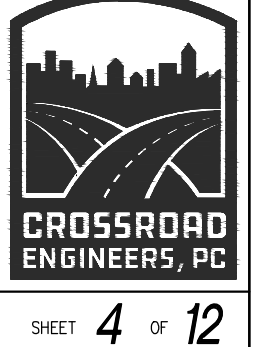
PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

LEGEND		
	PROPERTY LINE	
	PROP. LOT LINE	
	SECTION LINE	
	PROP. SETBACK LINE	
	PROP. EASEMENT LINE	
	EX. LOT LINE	
	ADJACENT LOT LINE	
	EX. EASEMENT LINE	
	CA COMMON AREA	
	R/W RIGHT-OF-WAY	
	FYS FRONT YARD SETBACK	
	RYS REAR YARD SETBACK	
	DUE DRAINAGE/UTILITY EASEMENT	
	LA LIMITED AREA	
	LDA LIMITED DRIVE AREA	
	LSA LIMITED STREET AREA	
	SSLE SANITARY SEWER LATERAL EASEMENT	
	MONUMENT FOUND	
	PERMANENT PROPERTY CORNER SET 1"x30" PIPE [1.0g/1ft] WITH CAP "GWCHARLES LS0800117"	
	5/8"x30" REBAR SET FLUSH	
	CALCULATE LOT CORNER	
	NO MONUMENT SET	

NOTE: TABLES ARE LOCATED ON SHEET 10



REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT			
PROJECT NO.	DRAWN	C.L./K.L.F.	CHECKED
DATE	JULY 6, 2021	DESIGNED	CDM
		APPROVED	G.W.C.
			G.W.C.



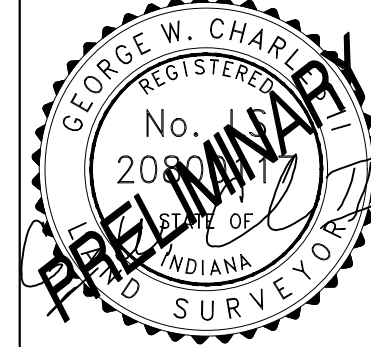
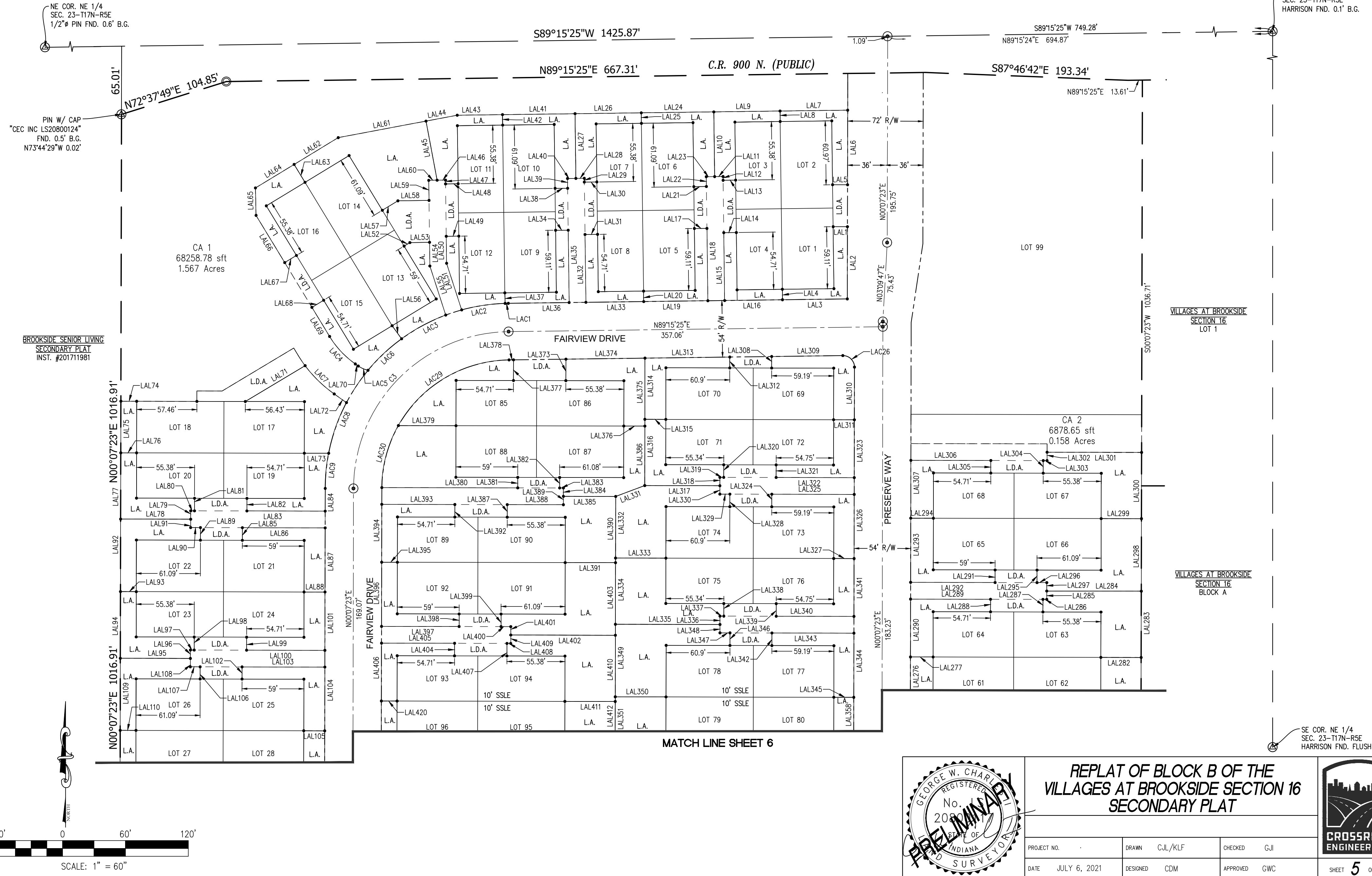
SHEET 4 OF 12

REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

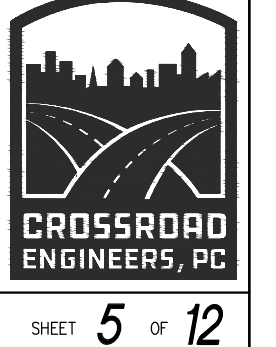
PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

LEGEND	
	PROPERTY LINE
	PROP. LOT LINE
	SECTION LINE
	PROP. SETBACK LINE
	PROP. EASEMENT LINE
	EX. LOT LINE
	ADJACENT LOT LINE
	EX. EASEMENT LINE
	CA COMMON AREA
	R/W RIGHT-OF-WAY
	FYS FRONT YARD SETBACK
	RYS REAR YARD SETBACK
	DUE DRAINAGE/UTILITY EASEMENT
	LA LIMITED AREA
	LDA LIMITED DRIVE AREA
	LSA LIMITED STREET AREA
	SSLE SANITARY SEWER LATERAL EASEMENT
	MONUMENT FOUND
	PERMANENT PROPERTY CORNER SET 1"x30" PIPE [1.0g/1ft] WITH CAP "GWCHARLES LS0800117"
	5/8"x30" REBAR SET FLUSH
	CALCULATE LOT CORNER NO MONUMENT SET

NOTE: TABLES ARE LOCATED ON SHEET 10 & 11



REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT			
PROJECT NO.	DRAWN	C.L./K.L.F.	CHECKED
DATE	JULY 6, 2021	DESIGNED	CDM
		APPROVED	GWC
			SHEET 5 OF 12

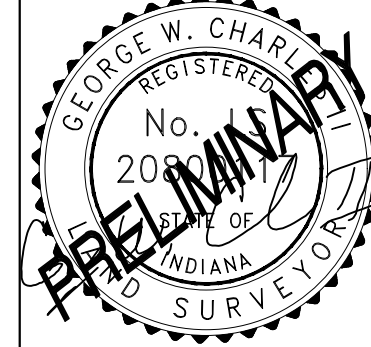
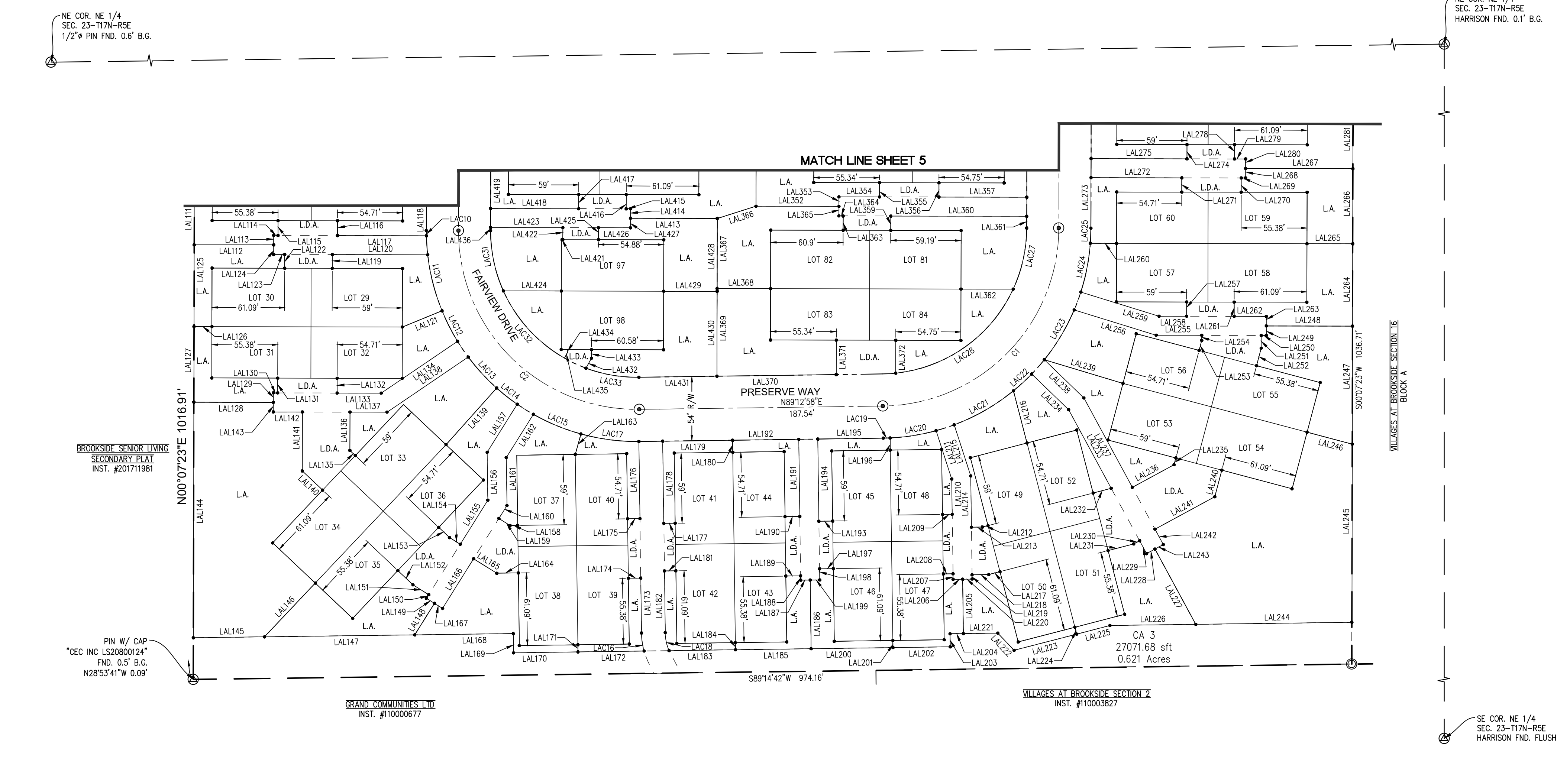


REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

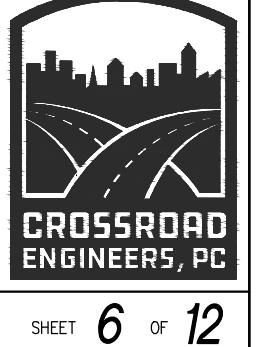
PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

LEGEND	
	PROPERTY LINE
	PROP. LOT LINE
	SECTION LINE
	PROP. SETBACK LINE
	PROP. EASEMENT LINE
	EX. LOT LINE
	ADJACENT LOT LINE
	EX. EASEMENT LINE
	CA COMMON AREA
	R/W RIGHT-OF-WAY
	FYS FRONT YARD SETBACK
	RYS REAR YARD SETBACK
	DUE DRAINAGE/UTILITY EASEMENT
	LA LIMITED AREA
	LDA LIMITED DRIVE AREA
	LSA LIMITED STREET AREA
	SSLE SANITARY SEWER LATERAL EASEMENT
	MONUMENT FOUND
	PERMANENT PROPERTY CORNER SET 1"x30" PIPE [1.0g/1ft] WITH CAP "GWCHARLES LS0800117"
	5/8"x30" REBAR SET FLUSH
	CALCULATE LOT CORNER NO MONUMENT SET

NOTE: TABLES ARE LOCATED ON SHEET 10 & 11



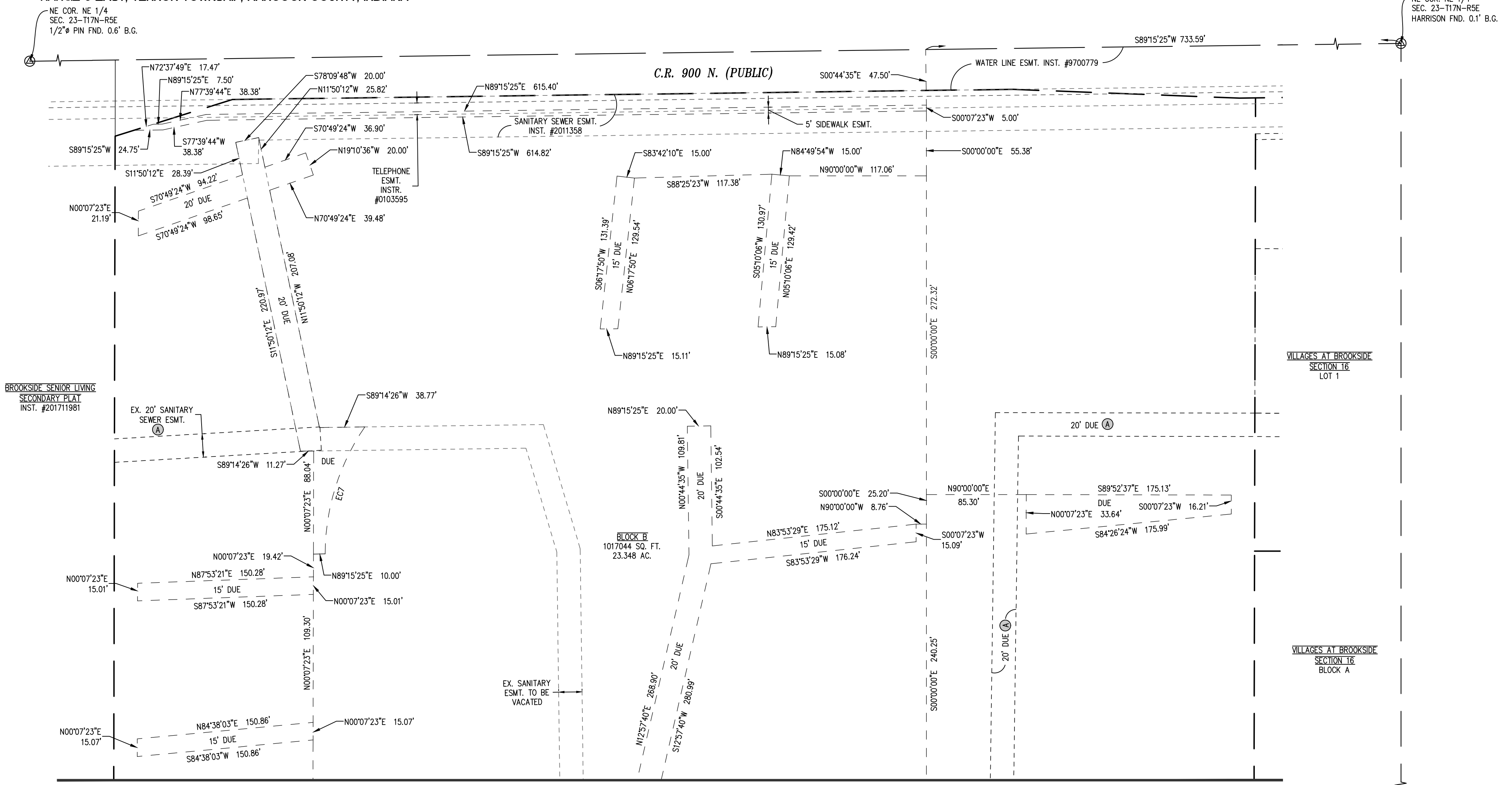
REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT			
PROJECT NO.	DRAWN	C.L./K.L.F.	CHECKED
DATE	JULY 6, 2021	DESIGNED	CDM
		APPROVED	GWC
			SHEET 6 OF 12



REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

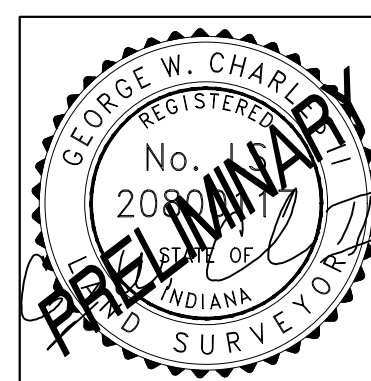
PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

LEGEND		
	PROPERTY LINE	CA COMMON AREA
	PROP. LOT LINE	R/W RIGHT-OF-WAY
	SECTION LINE	FYS FRONT YARD SETBACK
	PROP. EASEMENT LINE	RYS REAR YARD SETBACK
	EX. LOT LINE	DUE DRAINAGE/UTILITY EASEMENT
	ADJACENT LOT LINE	LA LIMITED AREA
	EX. EASEMENT LINE	LDA LIMITED DRIVE AREA
		LSA LIMITED STREET AREA
		SSLE SANITARY SEWER LATERAL EASEMENT
	MONUMENT FOUND	
	PERMANENT PROPERTY CORNER	
	5/8" x 30" REBAR SET FLUSH	
	CALCULATE LOT CORNER	
	NO MONUMENT SET	



Easement Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
EC1	5.77'	108.00'	S01°24'30"E	5.77'
EC2	16.30'	192.00'	N39°39'24"E	16.30'
EC3	15.83'	192.00'	N69°53'06"E	15.82'
EC4	46.52'	202.00'	S38°43'58"E	46.42'
EC5	72.13'	192.00'	S56°05'35"E	71.71'
EC6	8.77'	202.00'	S01°07'14"E	8.77'
EC7	115.39'	192.00'	S17°20'24"W	113.66'

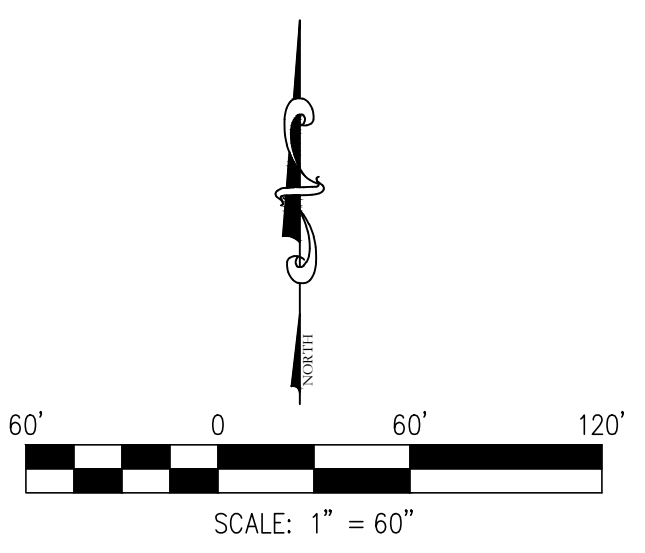
NOTE:
 (A) FROM VILLAGES AT BROOKSIDE SEC. 16



REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

PROJECT NO.	DRAWN	C.L./K.L.F.	CHECKED	G.J.I.	
DATE	JULY 6, 2021	DESIGNED	CDM	APPROVED	GWC

CROSSROAD ENGINEERS, P.C.
 SHEET 7 OF 12

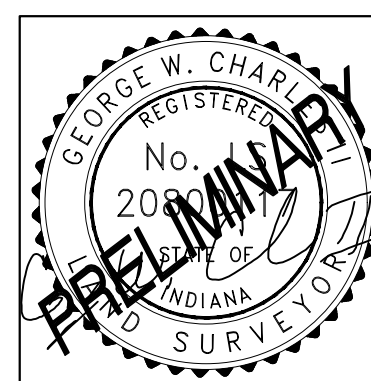


REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

Easement Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
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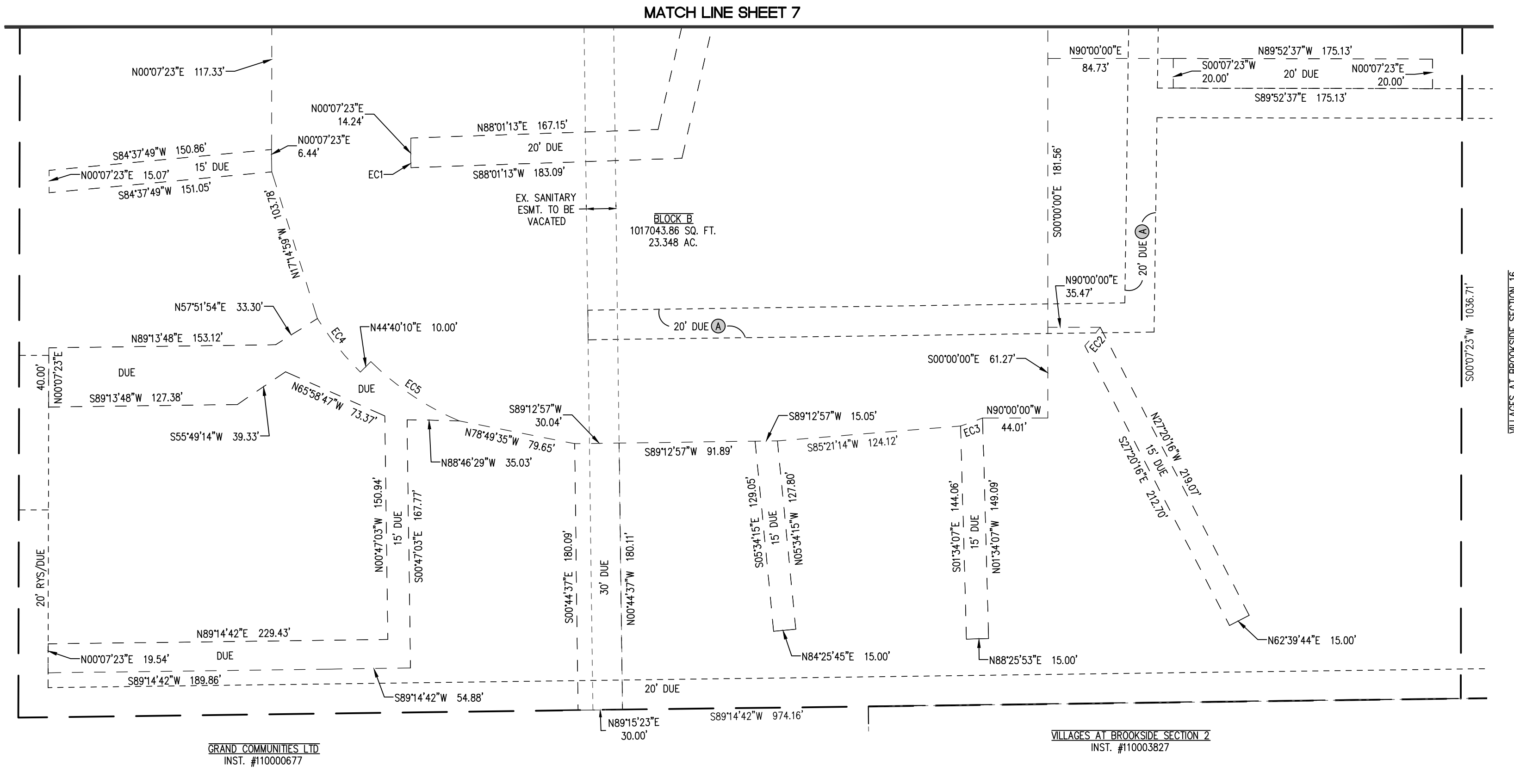
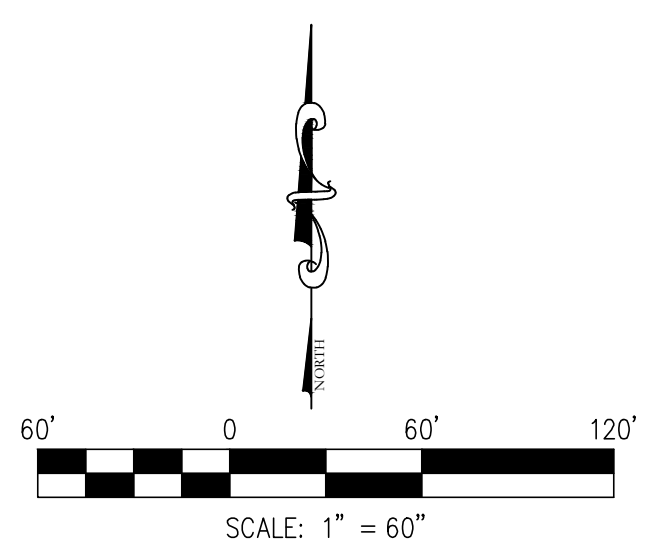
NOTE:
 (A) FROM VILLAGES AT BROOKSIDE SEC. 16



REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

PROJECT NO.	DRAWN	C.L./K.L.F.	CHECKED	G.J.I.	
DATE	JULY 6, 2021	DESIGNED	CDM	APPROVED	GWC

CROSSROAD ENGINEERS, P.C.
 SHEET 8 OF 12



LEGEND		
	PROPERTY LINE	CA COMMON AREA
	PROP. LOT LINE	R/W RIGHT-OF-WAY
	SECTION LINE	FYS FRONT YARD SETBACK
	PROP. EASEMENT LINE	RYS REAR YARD SETBACK
	EX. LOT LINE	DUE DRAINAGE/UTILITY EASEMENT
	ADJACENT LOT LINE	LA LIMITED AREA
	EX. EASEMENT LINE	LDA LIMITED DRIVE AREA
		LSA LIMITED STREET AREA
		SSLE SANITARY SEWER LATERAL EASEMENT
	MONUMENT FOUND	
	PERMANENT PROPERTY CORNER	
	5/8" x 30" REBAR SET FLUSH	
	CALCULATE LOT CORNER	
	NO MONUMENT SET	

NOTE:
 (A) FROM VILLAGES AT BROOKSIDE SEC. 16

