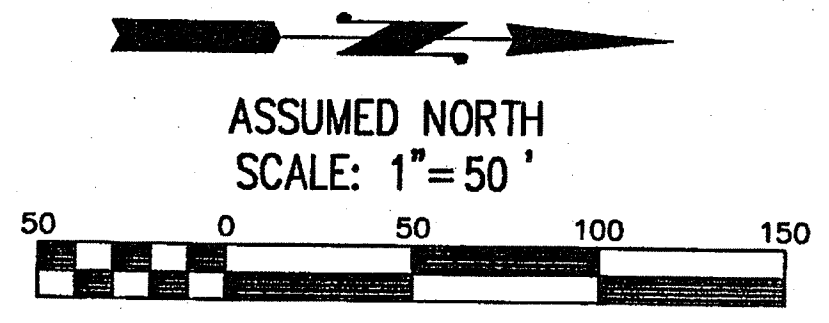


# FINAL PLAT FOR STONES CROSSING SUBDIVISION TIPPECANOE COUNTY, INDIANA

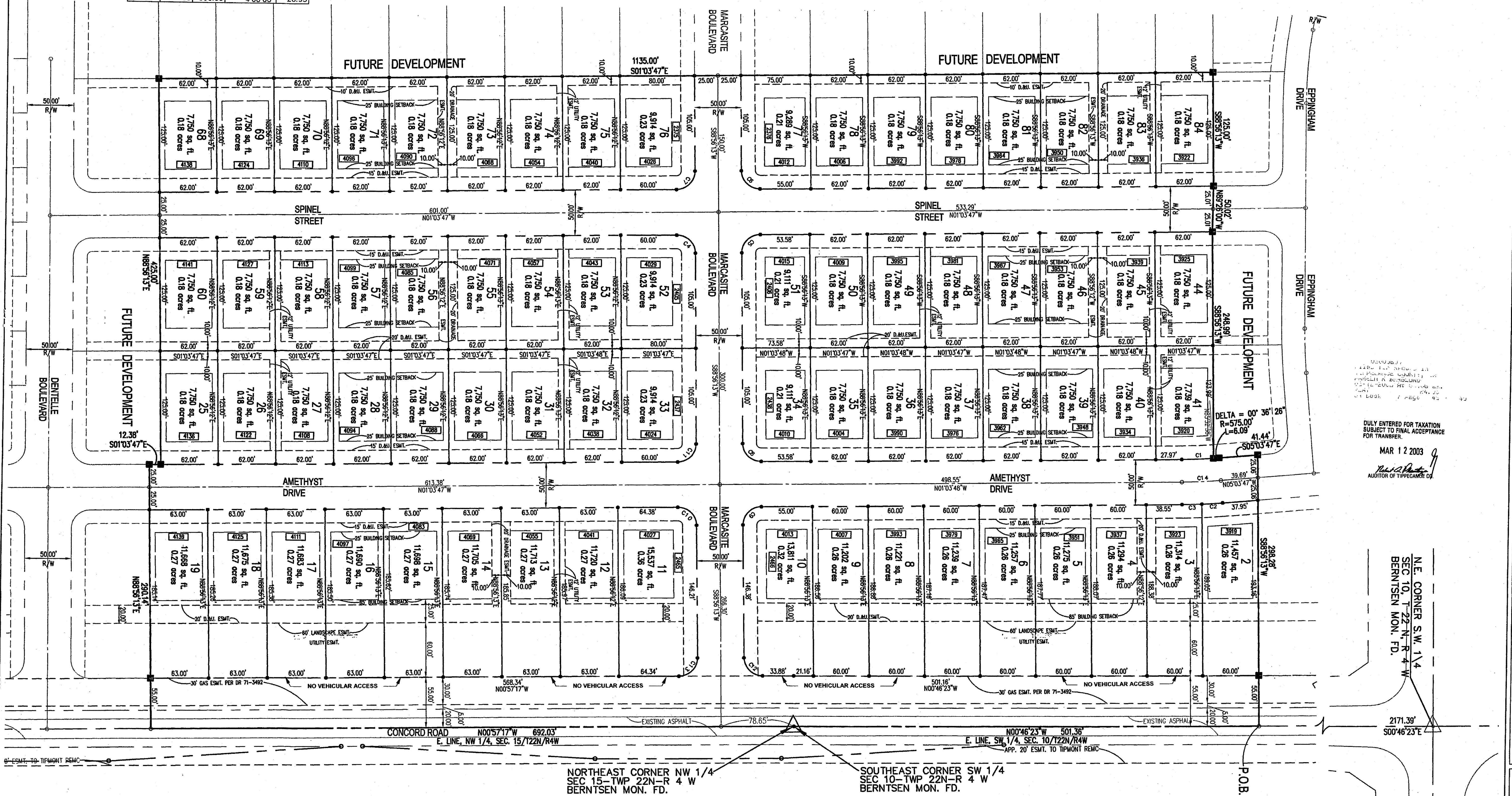
## PHASE ONE OF SECTION ONE PART OF THE SW 1/4 OF SEC. 10 & THE NW 1/4 OF SEC. 15, T22N, R4W IN WEA TOWNSHIP

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	34.05	575.00	3°23'34"	17.03
C2	22.18	625.00	2°01'59"	11.09
C3	21.46	625.00	1°58'01"	10.73
C4	31.42	20.00	90°00'00"	20.00
C5	31.42	20.00	90°00'00"	20.00
C6	31.42	20.00	90°00'00"	20.00
C7	31.42	20.00	90°00'00"	20.00
C8	31.42	20.00	90°00'00"	20.00
C9	31.42	20.00	90°00'00"	20.00
C10	31.42	20.00	90°00'00"	20.00
C11	31.42	20.00	90°00'00"	20.00
C12	31.38	20.00	89°53'30"	19.96
C13	31.45	20.00	90°06'30"	20.04
C14	41.89	600.00	4°00'00"	20.95



### LEGEND

- — — — — INDICATES RIGHT-OF-WAY
- - - - - INDICATES EASEMENT BOUNDARY
- — — — — INDICATES CENTER LINE
- — — — — INDICATES BUILDING SETBACK LINE
- — — — — INDICATES CONCRETE BOUNDARY MONUMENTATION (4"x4"x40" IN LENGTH)
- — — — — INDICATES COPPER WELD MONUMENT (5/8"x. 30" IN LENGTH)
- — — — — INDICATES REBAR MARKER (5/8"x. 30" IN LENGTH)
- — — — — DRAINAGE & UTILITY EASEMENT
- — — — — PROPERTY ADDRESS



MAR 12 2003  
 DULY ENTERED FOR TAXATION  
 SUBJECT TO FINAL ACCEPTANCE  
 FOR TRANSFER.  
 Auditor of Tippecanoe Co.

N.E. CORNER S.W. 1/4  
 SEC. 10, T-22 N., R-4 W  
 BERTNSEN MON. FD.

NORTHEAST CORNER NW 1/4  
 SEC 15-TWP 22N-R 4 W  
 BERTNSEN MON. FD.

SOUTHEAST CORNER SW 1/4  
 SEC 10-TWP 22N-R 4 W  
 BERTNSEN MON. FD.

FINAL PLAT FOR STONES CROSSING  
 PHASE ONE OF SECTION ONE

G&L DEVELOPMENT  
 STONE'S CROSSING, PHASE ONE OF SECTION ONE  
 (FORMERLY KNOWN AS MARQUIS PARK)  
 CONCORD ROAD AND C.R. 350 SOUTH  
 TIPPECANOE COUNTY, INDIANA

SHEET  
**FP101**  
 2<sup>nd</sup>  
 JOB#: GLD.001

**ROGER WARD ENGINEERING INCORPORATED**  
 CIVIL ENGINEERS - SITE DESIGNERS - DEVELOPMENT CONSULTANTS  
 6905 NORTH COLLEGE AVENUE, SUITE 2  
 INDIANAPOLIS, INDIANA 46220  
 (317) 581-1798 (FAX) 581-1893  
 www.rw-engineering.com

DRAWN BY: EAG  
 DATE: 04/02/02  
 FILE NO: C01001/MS/FP101  
 REV: 000000

REVISIONS:  
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 3-

KEY# 146-04800-0373

# FINAL PLAT FOR STONES CROSSING SUBDIVISION TIPPECANOE COUNTY, INDIANA

## PHASE ONE OF SECTION ONE

### PART OF THE SW 1/4 OF SEC. 10 & THE NW 1/4 OF SEC. 15, T22N, R4W IN WEA TOWNSHIP

#### LAND DESCRIPTION

Part of the Southwest Quarter of Section 10, together with a part of the Northwest Quarter of Section 15, all lying and being in Township 22 North, Range 4 West, in Wea Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at a Bernsten monument marking the Northeast corner of the Southwest Quarter of said section 10; THENCE South 00 degrees 46 minutes 23 seconds East (Assumed Bearing) along the East line of said Southwest Quarter 2171.39 feet to the POINT OF BEGINNING of this description; THENCE South 88 degrees 56 minutes 13 seconds West 298.28 feet; THENCE South 05 degrees 03 minutes 47 seconds East 41.44 feet to the point of curvature of a tangent curve to the right, having a central angle of 00 degrees 36 minutes 26 seconds and a radius of 575.00 feet; THENCE southerly along said curve on arc length of 6.09 feet to a point which bears North 85 degrees 32 minutes 38 seconds East from the radius point; THENCE South 88 degrees 56 minutes 13 seconds West 248.99 feet; THENCE North 89 degrees 26 minutes 00 seconds West 50.02 feet; THENCE South 88 degrees 56 minutes 13 seconds West 125.00 feet; THENCE South 01 degrees 03 minutes 47 seconds East 1135.00 feet; THENCE North 88 degrees 56 minutes 13 seconds East 425.00 feet; THENCE South 01 degrees 03 minutes 47 seconds East 12.38 feet; THENCE North 88 degrees 56 minutes 13 seconds East 290.14 feet to the East line of the Northwest quarter of aforesaid section 15; THENCE North 00 degrees 57 minutes 17 seconds West along said East line 692.03 feet to a Bernsten monument marking the Southeast corner of the Southwest quarter of aforesaid section 10; THENCE North 00 degrees 46 minutes 23 seconds West along the East line of said Southwest quarter 501.36 feet to the POINT OF BEGINNING. Containing 19.06 acres, more or less.

#### DEDICATION CERTIFICATE

The undersigned, Concord Road LLC, represented by Bruce A. Gunstra, President, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

The subdivision shall be known and designated as Stones Crossing - Phase One of Section One, an addition to Wea Township, Tippecanoe County, State of Indiana. All streets, alleys, and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

EASEMENTS - Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Restrictive covenants are recorded in Document Number 03-009695. The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2027, at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), it is agreed to change such covenants (or restrictions) in whole or in part.

Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other covenants (or restrictions) which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS MY HAND AND SEAL THIS 27<sup>th</sup> DAY OF Nov 2002.

CONCORD ROAD LLC  
2150 MARKET SQUARE  
LAFAYETTE, IN 47904

BY: Bruce A. Gunstra  
BRUCE A. GUNSTRA, PRESIDENT

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF TIPPECANOE )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRUCE A. GUNSTRA, PRESIDENT, ON BEHALF OF CONCORD ROAD LLC, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27<sup>th</sup> DAY OF Nov 2002.

Kimberly A. Dye Kimberly A. Dye  
NOTARY PUBLIC PRINTED Resident of Tippecanoe County  
Commission Expires July 17, 2008

MY COMMISSION EXPIRES: July 17, 2008  
COUNTY OF RESIDENCE: Tippecanoe

#### CERTIFICATE OF APPROVAL

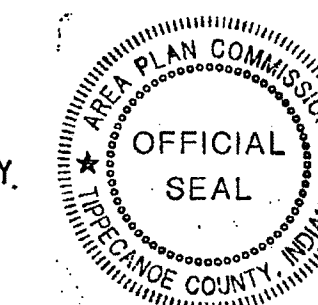
After having given public notice of the time, place and nature of hearing on the application for primary approval of this subdivision by publication in the Lafayette Leader and the Lafayette Journal and Courier more than ten (10) days before the date set for hearing thereon, under authority provided by Chapter 138, Acts 1957, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereof, this plat was given primary approval by a majority of the members of the Tippecanoe County Area Plan Commission, or its Executive Committee, at a meeting held on the 14th day of September, 2001.

TIPPECANOE COUNTY AREA PLAN COMMISSION

BY: Jack D. Rhoda  
JACK D. RHODA PRESIDENT

ATTEST

BY: James D. Hawley  
JAMES D. HAWLEY SECRETARY



**DEVELOPER/OWNER:**  
CONCORD ROAD LLC  
(A DIVISION OF G&L DEVELOPMENT)  
2150 MARKET SQUARE  
LAFAYETTE, INDIANA 47904  
(765) 448-1169

**ENGINEER:**  
ROGER WARD ENGINEERING, INC.  
6285 NORTH COLLEGE AVENUE, SUITE 3  
INDIANAPOLIS, INDIANA 46220  
(317) 251-1738

**SURVEYOR:**  
ACCU-LINE  
SURVEYING & MAPPING, INC.  
3720 EAST STATE ROAD 32  
LEBANON, INDIANA 46052  
(317) 733-8806

#### LAND SURVEYOR'S CERTIFICATE

PHASE ONE OF SECTION ONE OF STONES CROSSING SUBDIVISION CONSISTS OF 69 LOTS TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON.

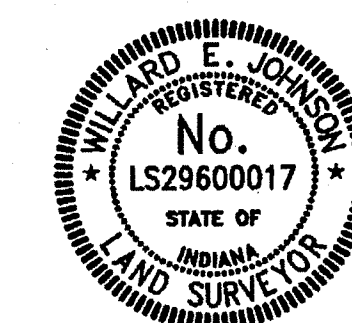
THE SIZE OF LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO A LAND TITLE SURVEY RECORDED AS INSTRUMENT NUMBER 9833166 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

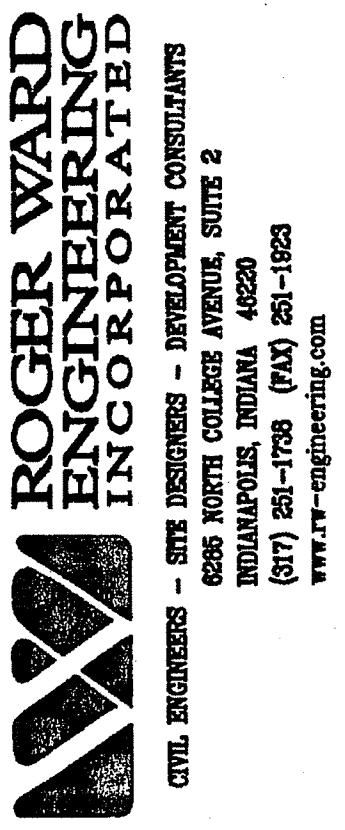
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A PORTION OF THE ABOVE REFERENCED SURVEY CERTIFIED BY JAMES A. BUTCHER ON MAY 26, 1998; THAT ALL THE MONUMENTS SHOWN HEREON, WITH THEIR LOCATION, SIZE, TYPE, AND MATERIAL AS STATED, WILL BE SET UPON FINAL GRADING; AND THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN (3) FOOT IN (40,000) FEET; AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.

WITNESS MY SIGNATURE THIS 21<sup>st</sup> DAY OF November 2002.

Willard E. Johnson  
Willard E. Johnson  
Professional Land Surveyor  
Indiana No. LS2960017



**ACCU-LINE**  
SURVEYING & MAPPING, INC.  
3720 East State Road 32 - Lebanon, Indiana 46052  
Phone (317) 733-8806 Fax (765) 482-2471



FINAL PLAT FOR STONES CROSSING  
PHASE ONE OF SECTION ONE

DRAWN BY: EAC  
DATE: 07/05/02  
JOB NO: 001/001/001/001

REVISIONS:  
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G&L DEVELOPMENT  
STONE'S CROSSING, PHASE ONE OF SECTION ONE  
(FORMERLY KNOWN AS MARQUIS PARK)  
CONCORD ROAD AND C.R. 350 SOUTH  
TIPPECANOE COUNTY, INDIANA

SHEET  
FP102  
OF  
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JOB#: GLD.001