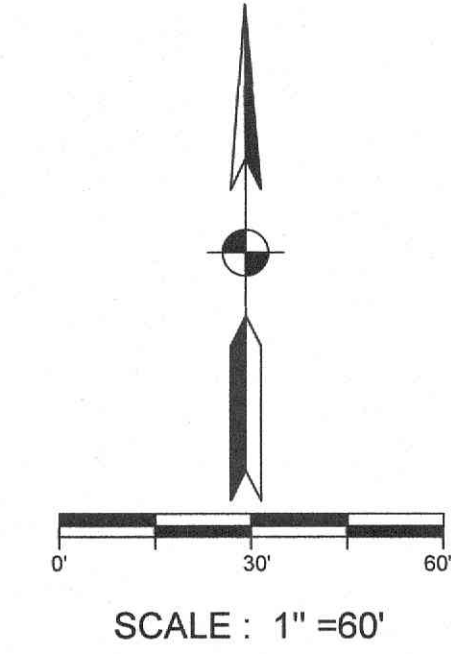


STONEHENGE PLANNED UNIT
DEVELOPMENT PHASE 4, PART 1-
FINAL DETAILED PLANS-
FINAL PLAT PART 1 (Z-2786)

Cross reference:
For Final Detailed Plans - Construction Plans, Stonehenge Planned Development,
Phase 4 (Z-2786), refer to Document No. 20211027903, dated 12/02/2021, in the
Records Office of Tippecanoe County, Indiana

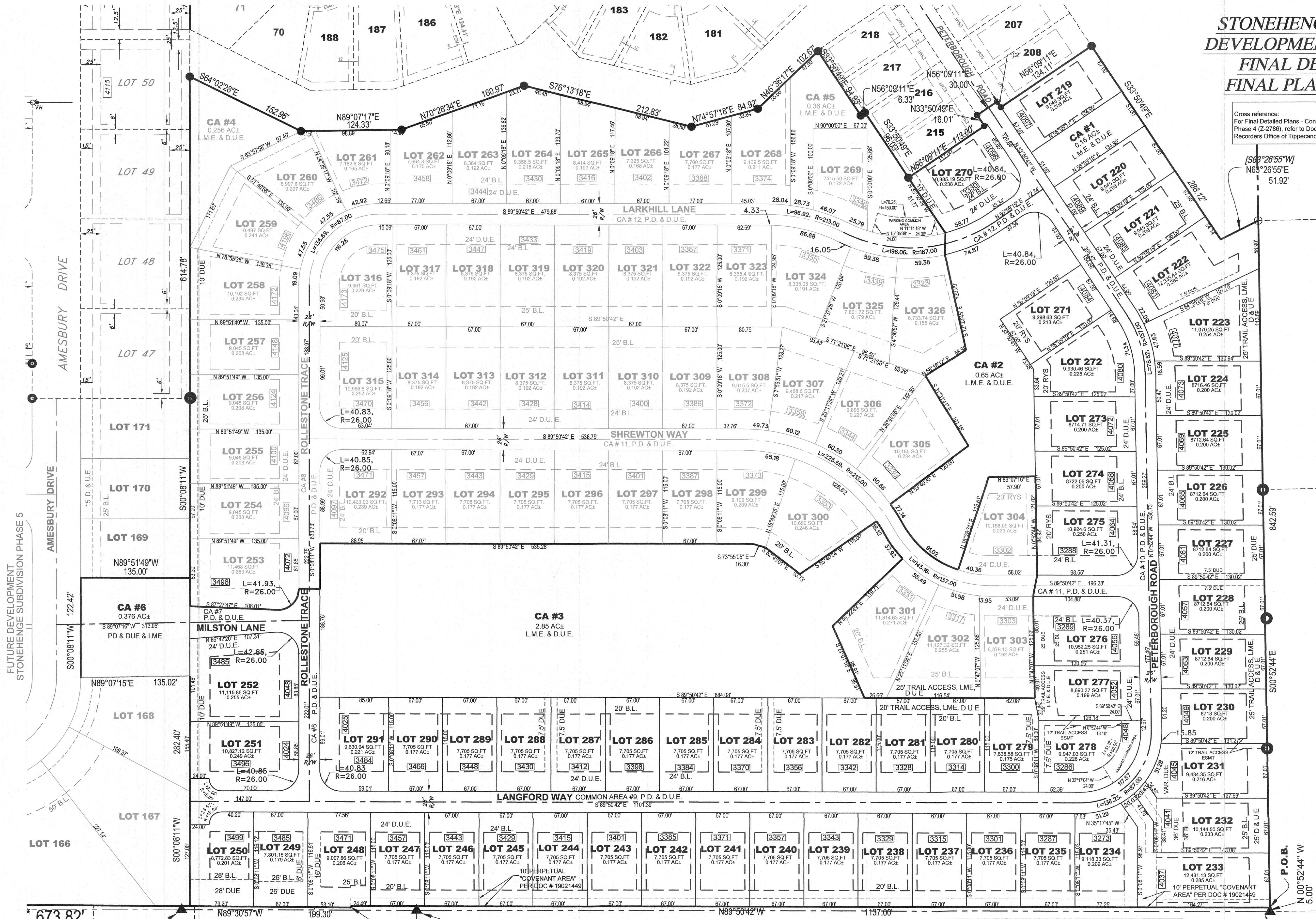


LEGEND

B.L. = BUILDING SETBACK LINE
DUE = DRAINAGE & UTILITY EASEMENT
SSE = SANITARY SEWER EASEMENT
LME = LANDSCAPE MAINTENANCE EASEMENT
PD = PRIVATE DRIVE

● = 3/4" REBAR WITH PUNCHED ALUMINUM CAP
STAMPED "VESTER & ASSOC., INC. LS FIRM
0004" SET AT GRADE, UNLESS OTHERWISE
NOTED

⊗ = "X" CUT SET
○ = VESTER CAPPED REBAR FOUND
○ = IRON PIPE FOUND
⊙ = REBAR FOUND
00000 = LOT ADDRESS



The existing Sewer Easement, defined in Instrument No. 9601037 and re-defined in
Instrument No. 201313026690 is hereby amended to the easement configuration
shown on the face of this plat.

- NOTES:**
- SETBACKS ARE 24' FROM THE FRONT AND 25' REAR LOT LINES, AND 6' FROM THE SIDE YARD LOT LINES, UNLESS OTHERWISE NOTED.
 - ALL DRAINAGE, C.A.T.V., AND UTILITY EASEMENTS ARE 24' OFF THE PROPOSED STREETS, UNLESS OTHERWISE NOTED.
 - WHERE AN EASEMENT BOUNDARY IS THE ONLY LINE ADJACENT TO A LOT LINE, THAT EASEMENT BOUNDARY IS ALSO THE BUILDING SETBACK LINE.
 - UTILITY AND DRAINAGE EASEMENTS ALONG THE REAR YARDS ARE 10 FEET UNLESS SHOWN OTHERWISE.
 - THE PROPOSED PRIVATE STREETS SHALL HAVE A TYPICAL WIDTH OF 26 FEET FROM BACK-OF-CURB TO BACK-OF-CURB.
 - NO DRIVEWAYS SHALL BE CONSTRUCTED WITHIN SIDE YARD SETBACKS.
 - USE OF THIS DEVELOPMENT IS SINGLE FAMILY RESIDENTIAL.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
JUN 20 2024
Auditor of Tippecanoe Co.

202424008030
FILED FOR RECORD IN
TIPPECANOE COUNTY, IN
KRISTY MARTIN, RECORDER
06/20/2024 10:26 AM
RECORDING FEE 25.00
BOOK/PAGE: 11-534

DATE:	
REVISION:	
NO.	1
	2
	3
	4
	5
	6
	7

PART OF THE W 1/2, SE 1/4, SEC. 34
TOWNSHIP 24 NORTH, RANGE 5 WEST,
WABASH TWP, TIPPECANOE COUNTY
INDIANA

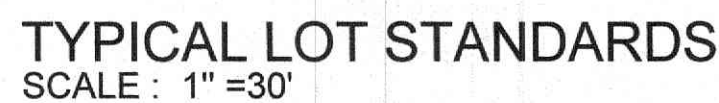
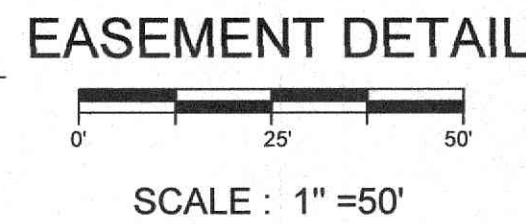
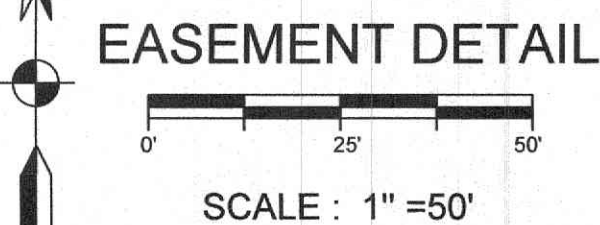
HERON BAY DEVELOPMENT LLC
3700 PROMENADE PKWY
LAFAYETTE, IN 47909

OFFICE LOCATION:
308 COLUMBIA STREET, SUITE 101
LAFAYETTE, IN 47901
PHONE: (765) 745-4291
FAX: (765) 742-5271
http://www.vester.com

Vester and Associates Inc.
LAND SURVEYING AND ENGINEERING

JOB NO. SHEET: 19313-1
PROJECT: 19313-1
DRAWING DATE: JUN 06, 2024
DESIGN BY: JWH
DRAWN BY: JWH
CHECKED BY: JWH
FIELD BOOK: 58 59

C002
19313



SYS = SIDE YARD SETBACK
RYS = REAR YARD SETBACK
FBS = FRONT BUILDING SETBACK
U.O.N. = UNLESS OTHERWISE NOTED
LOT COVERAGE = 60% (MAX)
HEIGHT = 2 STORY (MAX)
DRIVES NOT ALLOWED IN SIDE YARD SETBACKS

Part of the west half of the southeast quarter of section Thirty-four (34), Township Twenty-four (24) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being depicted on a survey by Vester and Associates, Inc., Job No. E-9310, being more completely described as follows, to wit:

Commencing at the southeast corner of a property owned by Sterling T7 LLC, Document 13028190, Dated December 27, 2013 and also being the southeast corner of the west half of the southeast quarter of section 34-24-5; thence along the east line of Sterling T7 LLC property and also being the east line of the west half of said quarter section, North 07°52'44" West, a distance of 5.00 feet to a 3/4" rebar with punched aluminum cap stamped "Vester & Assoc. Inc. LS Form 0004, found at grade, hereinafter referred to as a Vester capped rebar and being the southeast corner of the west half of the southeast quarter of section 34-24-5; thence, a distance of 1137.00 feet to a Vester capped rebar; thence South 07°52'45" East, a distance of 1.81 feet to a Vester capped rebar located on the north line of the Caplano Highlands Subdivision; thence along said north line of said subdivision, North 89°30'57" West, a distance of 199.30 feet; thence North 00°08'11" East, 282.40 feet; thence South 89°07'15" West, 135.02 feet; thence North 00°08'11" East, 122.42 feet; thence South 89°51'49" East, 135.00 feet; thence along the East line of said Stonehenge Subdivision, Phase 1 and the southerly prolongation thereof, North 00°08'11" East, a distance of 614.78 to a point lying on the South line of a 50 foot Common Area per Stonehenge Planned Development, Phase Two (2), as per the plat thereof dated June 22, 2005, recorded July 27, 2005, in Plat Cabinet "A", Sheet 295 as Document Number 05017486 for the following Six (6) corners of the Southeast 1/4 of Section 34-24-5: 1) South 44°02'28" East, a distance of 124.33 feet; 2) North 70°28'34" East, a distance of 160.97 feet; 3) North 07°07'17" East, a distance of 121.83 feet; 4) North 74°57'18" East, a distance of 64.92 feet; 5) North 46°36'17" East, a distance of 102.67 feet; thence South 33°50'49" East, a distance of 94.93 feet; thence North 56°09'11" East, a distance of 6.33 feet to the Northwest corner of Lot 216 as per said Stonehenge Planned Development, Phase Two; thence along the West line of said Lot 216 South 33°50'49" East, a distance of 96.03 feet; thence North 56°09'11" East, a distance of 113.00 feet; thence North 33°50'49" West, a distance of 16.01 feet; thence North 56°09'11" East, a distance of 30.00 feet; thence along a non-tangent curve to the left (said curve having a radius of 40.00 feet and a chord bearing South 39°51'48" East, 8.36 feet) an arc distance of 10.00 feet to the Southeast corner of the Southeast 1/4 of Section 34-24-5; thence, a distance of 286.12 feet; thence North 63°26'55" East, 51.92 feet to a point on the East line of aforesaid Tract 3 and the East line of the West half of said Southeast quarter; thence along said East line, South 00°52'44" East, 842.59 feet to a Point of Beginning. Containing 28,870 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD

I (We), HERON BAY DEVELOPMENT, LLC, the undersigned owner(s) of the real estate shown and described herein, do hereby lay off, plat and divide said real estate in accordance with the herein plat.

This Planned Development shall be known and designated as STONEHENGE PLANNED UNIT DEVELOPMENT, PHASE 4, PART 1- FINAL DETAINED PLANS - FINAL PLAT PART 1, an addition to WABASH TOWNSHIP, County of Tippecanoe, State of Indiana.

EASEMENTS – Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Unless otherwise negotiated as part of the PD process, within these easements, no buildings, structures, signs, parking lots, planting, or other material shall be placed or be permitted to remain. The easement area of each lot or outlot 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 is responsible.

All lots are subject to certain covenants and restrictions recorded in Document 05017487 on the 27th day of July, 2005, in the Office of the Recorder for County of Tippecanoe, State of Indiana. Invalidation of any one of the foregoing covenants or restrictions by judgment of court order shall in no wise affect any of the other covenants or restrictions which shall remain in full force and effect.

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, 2049, at which time said covenants or restrictions shall be automatically extended for successive periods of 10 years unless, by vote of a majority of property owners within the entire planned development, it is agreed to change such covenants or restrictions in whole or in part. (Multiple owners of a single property shall be considered a single owner. The developer shall be considered a single owner until all property is sold.)

Invalidation of any one of the foregoing covenants or restrictions by judgment of court order shall in no wise 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 of this Planned Development to their heirs and assigns.

WITNESS MY HAND AND SEAL THIS 29 DAY OF May, 2024

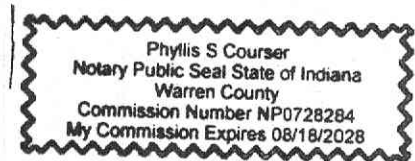
By: Greg Milak, Member
Heron Bay Development, LLC

STATE OF INDIANA)
COUNTY OF TIPPECANOE) SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Greg Milakis, Member, of Heron Bay Development, LLC, and acknowledged the execution of this instrument this 29 day of May, 2024.


Notary Public

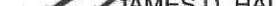
County of Residence Warren
My Commission expires 08/18/2028



By: MLC Wolf
Administrative Officer of Tippecanoe County, Indiana

Cross reference:
For Final Detailed Plans - Construction Plans, Stonehenge Planned Development,
Phase 4 (Z-2786), refer to Document No. 202121027903, dated 12/02/2021, in the
Recorders Office of Tippecanoe County, Indiana

I hereby certify that I am a Registered Land Surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on 3/29/2023; that all the monuments shown thereon actually exist, and their location, size, type and material are accurately shown; that the computed error of closure of the boundary survey is not more than 1" in 10,000; and that this plat complies with the planned development provisions of the Unified Zoning Ordinance.

CERTIFIED BY:  DATE: 05/17/2024
JAMES D. HALL, PS 20500017

PREPARED FOR: Heron Bay Development LLC
3700 Promenade Parkway
Lafayette, Indiana 47909

AUDITOR'S KEY NUMBER: State I.D. 79-02-34-400-032.000-022
& 79-02-34-400.003.000-022

This plat has been prepared pursuant to Section 2-28 (Planned Development Zones) and Section 5-2-2 (Planned Developments), of the Unified Zoning Ordinance of Tippecanoe County as amended November, 1988 and is based on previous survey work by Vester and Associates, Inc. Job No.E-95130, Document No. 98-05255, recorded March 6, 1998, in the office of the Tippecanoe Co



JOB NO: 19313	SHEET: C003	OFFICE INFORMATION:			OFFICE LOCATION:		HERON BAY DEVELOPMENT LLC 3700 PROMENADE PKWY LAFAYETTE, IN 47903 308 COLUMBIA STREET, SUITE 101 LAFAYETTE, IN 47901 PHONE (765) 742-5271 FAX: (765) 742-5271 http://www.vester.com
		DRAWN BY: JWH			PART OF THE W ₁ SE ₁ SEC. 34 TOWNSHIP 24 NORTH, RANGE 3 WEST, WABASH TWP, TIPPECANOE COUNTY INDIANA		
		CHECKED BY: JHPPH					
		DATE: MAY 23, 2024					
		REVISION:					
		NO.					
		DATE:					