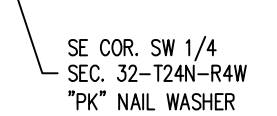


PART OF THE SW 1/4 & PART OF THE SE 1/4 OF
SECTION 32, TOWNSHIP 24 NORTH, RANGE 4 WEST, CITY
OF WEST LAFAYETTE, TIPPECANOE COUNTY, INDIANA

LEGEND

- SEE PAGE 2 FOR CURVE TABLE



FP1

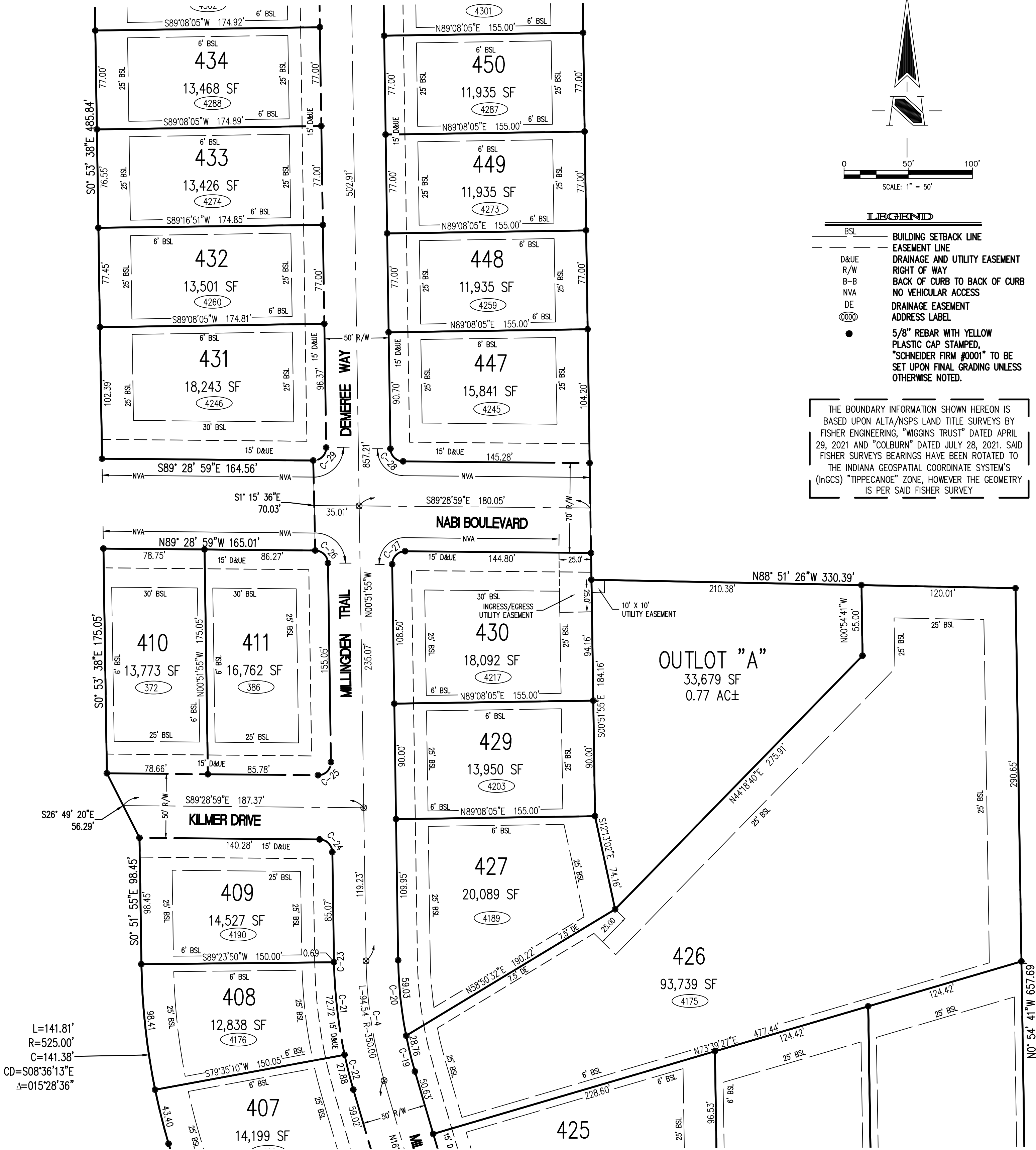
OWNER/SUBDMDER:
TIPPECANOE DEVELOPMENT, LLC
P.O. BOX 811
LAFAYETTE, IN 47902
(765) 742-0300
TAX KEY #79-03-32-300-002.000-039
39.71 ACRES

SURVEYOR/ENGINEER:
SCHNEIDER GEOMATICS
A DIVISION OF SCHNEIDER
ENGINEERING CORPORATION
1330 WIN HENTSCHEL BLVD
SUITE 260
WEST LAFAYETTE, IN 47906
(765) 448-6661

FINAL PLAT FOR:
ARBOR CHASE
SECTION 6 PHASE 2
WEST LAFAYETTE, INDIANA

PART OF THE SW 1/4 & PART OF THE SE 1/4 OF
SECTION 32, TOWNSHIP 24 NORTH, RANGE 4 WEST, CITY
OF WEST LAFAYETTE, TIPPECANOE COUNTY, INDIANA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-1	380.65	510.00	42.76	N5° 02' 24"E	371.87
C-2	212.39	510.00	23.86	N14° 29' 29"E	210.86
C-3	168.26	510.00	18.90	N6° 53' 26"W	167.50
C-4	94.54	350.00	15.48	S8° 36' 13"E	94.25
C-5	105.41	350.00	17.26	N9° 29' 36"W	105.01
C-6	116.09	350.00	19.00	S8° 37' 08"E	115.56
C-7	16.14	535.00	1.73	N25° 33' 28"E	16.14
C-8	88.64	520.20	9.76	N19° 56' 50"E	88.53
C-9	84.56	551.45	8.79	N10° 40' 23"E	84.47
C-10	14.80	10.00	84.82	N48° 33' 20"E	13.49
C-11	15.33	10.00	87.81	N45° 07' 40"W	13.87
C-12	85.33	629.09	7.77	N5° 46' 11"W	85.27
C-13	55.84	435.42	7.35	N13° 23' 14"W	55.81
C-14	9.98	485.00	1.18	S25° 49' 57"W	9.98
C-15	116.11	485.00	13.72	S18° 23' 07"W	115.83
C-16	113.20	485.00	13.37	S4° 50' 27"W	112.94
C-17	110.43	485.00	13.05	S8° 22' 06"E	110.19
C-18	12.28	485.00	1.45	S15° 36' 59"E	12.28
C-19	28.76	325.00	5.07	N13° 48' 25"W	28.75
C-20	59.03	323.47	10.46	N6° 04' 08"W	58.95
C-21	72.72	387.93	10.74	S6° 31' 34"E	72.61
C-22	27.88	337.28	4.74	S14° 12' 43"E	27.88
C-23	0.69	375.00	0.11	S0° 55' 05"E	0.69
C-24	15.47	10.00	88.62	S45° 10' 27"E	13.97
C-25	15.95	10.00	91.38	S44° 49' 33"W	14.31
C-26	15.47	10.00	88.62	S45° 10' 27"E	13.97
C-27	15.95	10.00	91.38	N44° 49' 33"E	14.31
C-28	15.47	10.00	88.62	N45° 10' 27"W	13.97
C-29	15.95	10.00	91.38	S44° 49' 33"W	14.31
C-30	17.76	522.05	1.95	N2° 13' 21"W	17.76
C-31	71.87	350.66	11.74	N9° 04' 07"W	71.74
C-32	23.32	375.00	3.56	N16° 20' 22"W	23.32
C-33	48.94	325.00	8.63	S5° 10' 45"E	48.89
C-34	48.94	325.00	8.63	S13° 48' 26"E	48.89
C-35	52.46	325.00	9.25	N13° 29' 48"W	52.40
C-36	55.34	325.00	9.76	N3° 59' 41"W	55.27
C-37	34.58	375.00	5.28	S15° 28' 45"E	34.57
C-38	77.05	375.00	11.77	S6° 57' 03"E	76.92
C-39	12.74	375.00	1.95	S0° 05' 26"E	12.74
C-40	15.71	10.00	90.00	S44° 07' 01"E	14.14
C-41	15.71	10.00	90.00	N45° 52' 59"E	14.14
C-42	15.90	10.00	91.08	N43° 34' 39"W	14.27
C-43	15.52	10.00	88.92	S46° 25' 21"W	14.01
C-45	18.99	49.98	21.77	S78° 09' 04"E	18.87
C-46	40.93	50.00	46.90	S43° 49' 22"E	39.80
C-47	146.66	60.00	140.05	N89° 37' 44"E	112.78
C-48	63.89	60.00	61.01	N10° 54' 00"W	60.91
C-49	49.88	60.00	47.63	N65° 13' 07"W	48.45



REVISIONS:

DATE:

SCHNEIDER GEOMATICS (2023)

Schneider
GEOMATICS
a division of
Schneider Engineering Corp

WEST LAFAYETTE OFFICE
1281 WIN HENTSCHEL BLVD.
SUITE 1594
WEST LAFAYETTE, IN 47906
TELEPHONE: 765.448.6661
WWW.SCHNEIDERGEOMATICS.COM

ARBOR CHASE
SECTION 6 PHASE 2
CITY OF WEST LAFAYETTE, IN

TIPPECANOE DEVELOPMENT, LLC
P.O. BOX 811, LAFAYETTE, IN 47902

DATE: 10/25/24 PROJECT NO.: 12929
DRAWN BY: NHH CHECKED BY: MSH
SHEET TITLE: FINAL PLAT
MAJOR SUBDIVISION
DRAWING FILE: T:\3K\12929\CAD\12929 PH2 - P.DWG
XREF(S):
SHEET NO.:
FP2
OF 3

OWNER/SUBDMIDER:

TIPPECANOE DEVELOPMENT, LLC
P.O. BOX 811
LAFAYETTE, IN 47902
(765) 742-0300
TAX KEY #79-03-32-300-002.000-039
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FINAL PLAT FOR:
ARBOR CHASE
SECTION 6 PHASE 2
WEST LAFAYETTE, INDIANA

PART OF THE SW 1/4 OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 4 WEST,
CITY OF WEST LAFAYETTE, TIPPECANOE COUNTY, INDIANA

DESCRIPTION

Source of Title: Doc. #21010038 and 21012313

A part of the Southwest Quarter and part of the Southeast Quarter of Section 32, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana, being a part of the surveyed tracts on the plat of an ALTA/ACSM Land Title Survey certified by Roger A. Fine, PS #50424 on April 27, 2021, as Fisher Engineering Commission No. 7829.00, and a part of the surveyed tracts on a Boundary Survey by Fisher Engineering, Job No. 7829.01, dated May 19, 2021, last revised July 28, 2021, described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 32, Township 24 North, Range 4 West, said point being marked by a PK nail on top of a concrete post; thence South 89 degrees 12 minutes 37 seconds East (basis of bearings is the Indiana Geospatial Coordinate System (InGCS) Tippecanoe County) along the south line of said quarter-section 2176.80 feet to the southeast corner of Arbor Chase, Section 6 Phase 1, the plat of which is recorded at Record Number 202222018040 in the Office of the Recorder of Tippecanoe County and the Point of Beginning; thence continuing South 89 degrees 12 minutes 37 seconds East along said south line 471.48 feet to the Southeast Corner of the Southwest Quarter of said Section 32 marked by a PK Nail with washer also being the southwest corner of Outlot 1 in Colburn Minor Subdivision, the plat of which is recorded at Record #202121028177 in the aforesaid Recorder's office, the next four (4) courses are long the south, east, and north lines of said Outlot 1; thence South 89 degrees 13 minutes 38 seconds East 259.37 feet; thence North 03 degrees 11 minutes 17 seconds East 417.13 feet; thence North 20 degrees 42 minutes 51 seconds East 255.15 feet; thence North 89 degrees 15 minutes 32 seconds West 383.80 feet to the northwest corner of said Outlot 1; thence North 89 degrees 02 minutes 02 seconds West 330.89 feet; thence North 00 degrees 54 minutes 41 seconds West 657.69 feet; thence North 88 degrees 51 minutes 26 seconds West 330.39 feet; thence North 00 degrees 51 minutes 55 seconds West 1323.16 feet to the south line of Lauren Lakes Subdivision Section Two, the plat of which is recorded at Record Number 06023409 in the aforesaid Recorder's office; thence North 89 degrees 00 minutes 05 seconds West along said south line 450.24 feet to the southwest corner of said Lauren Lakes; thence continuing North 89 degrees 00 minutes 05 seconds West along the north line of the Southwest Quarter of the aforesaid Section 32 118.72; thence South 00 degrees 53 minutes 36 seconds West 365.00 feet; thence South 89 degrees 00 minutes 05 seconds East 107.36 feet; thence South 00 degrees 00 minutes 37 seconds East 85.41 feet; thence South 18 degrees 07 minutes 16 seconds East 316.31 feet; thence South 00 degrees 53 minutes 38 seconds East 730.91 feet; thence South 26 degrees 49 minutes 20 seconds East 56.29 feet; thence South 00 degrees 51 minutes 55 seconds East 98.45 feet to the point of curvature of a curve concave northeasterly having a radius of 525.00 feet, the radius point of which bears North 89 degrees 08 minutes 05 seconds East from said point; thence southeasterly along said curve 141.81 feet to a point which bears South 73 degrees 39 minutes 29 seconds West from said radius point; thence South 16 degrees 20 minutes 31 seconds East 111.54 feet to the point of curvature of a curve concave westerly having a radius of 330.00 feet, the radius point of which bears South 73 degrees 39 minutes 29 seconds West from said point; thence southerly along said curve 246.30 feet to a point which bears South 63 degrees 34 minutes 42 seconds East from said radius point; thence South 26 degrees 25 minutes 18 seconds West 104.01 feet to the northeast corner of Lot 388 in the aforesaid Arbor Chase; thence South 63 degrees 34 minutes 42 seconds East along a northeast line of said Arbor Chase 643.83 feet to an east corner of Lot 390 in said Arbor Chase; thence South 00 degrees 00 minutes 00 seconds West along an east line of said Arbor Chase 154.28 feet to the southeast corner of said Arbor Chase and the Point of Beginning. Containing 39.71 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, Norman H. Hiselman, hereby certify that I am a registered professional land surveyor of the State of Indiana; that this plat correctly represents a subdivision completed by Schneider Geomatics, a division of Schneider Engineering Corporation, that all the monuments shown thereon have been found or will be set as noted, and their location, size, type, and material are accurately shown; and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet; and that this plat complies with the provisions of the Subdivision Ordinance.

This subdivision consists of sixty-one (61) Lots, numbered 402 through 463, and four (4) Out Lots labeled "A" through "D" together with streets and easements as shown hereon. The size of the Lots and the width of the streets and easements are shown in figures denoting US Survey feet and decimal parts thereof.

Norman H. Hiselman
Norman H. Hiselman
Professional Surveyor #50461
October 25, 2024



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Norman H. Hiselman
And: Prepared by: Norman H. Hiselman

DEDICATION CERTIFICATE:

I, Derrin Sorenson, General Manager, Tippecanoe Development, LLC, the undersigned owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance to the herein plat.

This subdivision shall be known and designated as Arbor Chase Section 6 Phase 2 located in the City of West Lafayette, Tippecanoe Township, Tippecanoe County, State of Indiana.

Front, side and rear yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street or the side or rear lines of the lot 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 be 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 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. Out Lots A through D are for drainage and utility purposes and shall be deeded to the Arbor Chase Homeowners Association, Inc. for maintenance.

RESTRICTIVE COVENANTS:

These lots are subject to certain restrictive Covenants as recorded in Record No. 202222018041 in the Office of the Recorder for Tippecanoe County, Indiana, and all subsequent amendments thereto.

All "No Vehicular Access" restrictions are enforceable by the Are Plan Commission and irrevocable by the lot owners.

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 June 12, 2049, at which time said covenants or restrictions shall be automatically extended for successive periods of 10 years unless, by vote of seventy-five percent (75%) of the then owners of the building sites covered by these covenants, 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 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 in this subdivision and to their heirs and assigns.

Witness my hand and seal this _____ day of _____, 2024.

Derrin Sorenson, General Manager, Tippecanoe Development, LLC

State of Indiana)
) SS:
County of Tippecanoe)

Before me, the undersigned notary public, in and for said county and state, personally appeared Derrin Sorenson, General Manager, Tippecanoe Development, LLC, who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

Witness my hand and seal this _____ day of _____, 2024.

Residing in _____ County.

My Commission Expires :

Signature

Printed

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 17th day of May, 2023.

TIPPECANOE COUNTY AREA PLAN COMMISSION

Gary W. Schroeder, President

ATTEST:

Ryan P. O'Gara, Secretary

REVISIONS:

DATE:

SCHNEIDER GEOMATICS (2023)



WEST LAFAYETTE OFFICE
1281 WIN HENTSCHEL BLVD.
SUITE 1594
WEST LAFAYETTE, IN 47906
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ARBOR CHASE
SECTION 6 PHASE 2
CITY OF WEST LAFAYETTE, IN
TIPPECANOE DEVELOPMENT, LLC
P.O. BOX 811, LAFAYETTE, IN 47902

DATE: 10/25/24 PROJECT NO.: 12929
DRAWN BY: NHH CHECKED BY: MSH

SHEET TITLE: FINAL PLAT
MAJOR SUBDIVISION

DRAWING FILE: T:\32\12929\CAD\12929 PH2 - P.DWG

XREF(S):

SHEET NO.:

FP3

OF 3

By: mhennessy

FP3

Layout: P.DWG

File Name: T:\32\12929\CAD\12929 PH2 - P.DWG

Plot Time: 2:36pm

Plot Date: Oct 29, 2024