

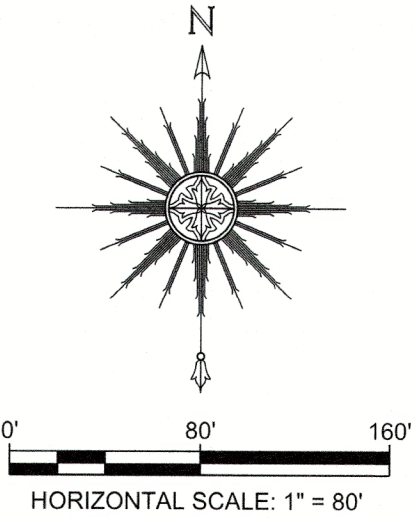
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	5.92'	100.00'	3°23'28"	S1°18'02"W 5.92'
C2	2.96'	100.00'	1°41'41"	S2°08'55"W 2.96'
C3	2.96'	100.00'	1°41'41"	S0°27'11"W 2.96'
C4	157.08'	100.00'	90°00'00"	S44°36'17"W 141.42'
C5	4.44'	75.00'	3°23'28"	S1°18'02"W 4.44'
C6	23.56'	15.00'	90°00'00"	N45°23'43"W 21.21'
C7	23.56'	15.00'	90°00'00"	S44°36'17"W 21.21'
C8	23.56'	15.00'	90°00'00"	S45°23'43"E 21.21'
C9	23.56'	15.00'	90°00'00"	N44°36'17"E 21.21'
C10	23.56'	15.00'	90°00'00"	N45°23'43"W 21.21'
C11	117.81'	75.00'	90°00'00"	S44°36'17"W 106.07'
C12	22.67'	15.00'	86°36'32"	N46°18'02"E 20.58'
C13	68.16'	125.00'	31°14'38"	N73°58'58"E 67.32'
C14	76.17'	125.00'	34°54'55"	N40°54'12"E 75.00'
C15	52.01'	125.00'	23°50'22"	N11°31'31"E 51.64'

LEGEND	
---	= EASEMENT
---	= BUILDING SETBACK
NVA	= NO VEHICULAR ACCESS
R/W	= RIGHT-OF-WAY
U&D	= UTILITY & DRAINAGE EASEMENT
MBL	= MINIMUM BUILDING SETBACK LINE
[4311]	= STREET ADDRESS
●	= MONUMENT SET (SEE NOTE 3)

- NOTES:
- ALL FRONT SETBACKS ARE 25' UNLESS OTHERWISE INDICATED. ALL SIDE SETBACKS ARE 6' UNLESS OTHERWISE INDICATED. ALL REAR SETBACKS ARE 25' UNLESS OTHERWISE INDICATED.
 - WHERE NO SETBACK IS INDICATED, THE MINIMUM BUILDING SETBACK IS THE SAME AS THE ADJACENT EASEMENT.
 - ALL MONUMENT SET FOR THIS PLAT ARE 5/8" Ø REBAR WITH PLASTIC YELLOW CAP STAMPED "TBIRD FIRM #0052" UNLESS THEY FALL IN PAVED AREAS. MONUMENTS FALLING IN ASPHALT PAVED AREAS ARE 2" LONG MAG NAILS WITH METAL WASHER STAMPED "TBIRD FIRM #0052" OR CUT CROSSES IN CONCRETE AREAS.
 - OUTLOT A WILL BE RESERVED AS UTILITY AND DRAINAGE EASEMENT, AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LAND SURVEYOR CERTIFICATE
The undersigned, hereby certifies that he is a Registered Professional Land Surveyor of the State of Indiana; that this plat correctly represents a survey completed by him; that all the monuments shown thereon actually exist, 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.

CERTIFIED BY: *John C. Nagy* 10-10-2024
John C. Nagy, P.S. Date



FINAL PLAT

CHESAPEAKE POINTE SUBDIVISION - PHASE 1

A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 4 WEST, WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGAL DESCRIPTION
LEGAL DESCRIPTION - CHESAPEAKE POINTE SUBDIVISION - PHASE 1

A part of the Northwest Quarter of Section 18, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana and being a part of The Woodfill Living Trust real estate as described in Instrument Number 201717008693 in the Office of the Recorder of Tippecanoe County, Indiana and also depicted on an ALTA/NSPS Land Title Survey prepared by TBIRD Design Service Corporation, Project Number 23076, and more completely described as follows:

Commencing at a Berntsen A1NB monument marking the Northwest Corner of said Northwest Quarter, thence North 89°22'55" East, along the north line of said Northwest Quarter, 321.69 feet to a 2-inch long Mag Nail with washer stamped "TBIRD FIRM #0052", hereinafter referred to as TBIRD Mag Nail marking the Northeast Corner of the Hader Minor Subdivision as per the plat thereof recorded in Instrument Number 201919004381; thence continuing along said North line, North 89°22'55" East, 882.63 feet to a TBIRD Mag Nail, thence South 00°37'05" East, 30.54 feet to a 5/8 inch rebar with yellow plastic cap stamped "TBIRD FIRM #0052", hereinafter referred to as TBIRD rebar, thence traversing the State of Indiana real estate being the westerly right-of-way line of US Highway 231 as described in Instrument Number 198408424388 the following four (4) courses: 1) South 79°18'18" East, 101.98 feet to a TBIRD rebar; 2) South 87°20'40" East, 350.57 feet to a TBIRD rebar; 3) South 54°50'01" East, 133.64 feet to a TBIRD rebar; 4) South 28°27'43" East, 208.48 feet to the east line of said Northwest Quarter, thence South 00°32'44" East, along said east line, 20.75 feet; thence along the northerly lines of Raineybrook Subdivision Revised, Phase 5 as per the plat thereof recorded in Instrument Number 200000027840, The Reserve at Raineybrook Homeowners Association, Inc. real estate as recorded in Instrument Number 20131022369 and The Reserve at Raineybrook Subdivision, Part Two, Section One as per the plat thereof recorded in Instrument Number 200303017478 in said Office of the Recorder, 1422.16 feet; thence North 00°23'47" West, along the west line of said Northwest Quarter, 805.44 feet; thence North 89°36'13" East, 197.28 feet; thence South 00°23'43" East, 77.09 feet; thence North 89°36'17" East, 1030.00 feet; thence North 00°23'43" West, 40.00 feet; thence North 89°36'17" East, 159.52 feet; thence South 00°02'51" East, 104.11 feet to the POINT OF BEGINNING, containing 24.279 acres, more or less.

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

DEDICATION CERTIFICATE

We the undersigned, 400 Development, LLC, 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.

This subdivision shall be known and designated as CHESAPEAKE POINTE SUBDIVISION - PHASE ONE, an addition to Wea Township, Tippecanoe County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

SETBACKS - 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 the 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 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.

OUTLOT(S) - Outlot A shall be used for drainage, utility, signage, and landscaping easement. Ownership of Outlot A shall be by the Homeowner's Association. Nothing herein shall permit the installation of sewers, electric lines, water lines, or other utilities within these areas except as initially designed and approved by the Owner on the construction plans or as hereafter may be approved by the Homeowner's Association or except as may be otherwise permitted in the covenants or restrictions affecting the property. When used for utility or drainage purposes, the Owner, its successors and assigns, shall be permitted to utilize these areas for development of adjacent properties under their control.

DRIVEWAYS - Driveway tapers or radii, that connect to a roadway located in a public right-of-way, common area, or outlot, are permitted to cross an adjoiner's extended property line when the adjoiner's property is located within the subdivision boundary.

DRAINAGE - In the event storm water drainage from any lot or lots flows across another lot, provision shall be made to permit such drainage to continue, without restrictions or reduction, across downstream lot or lots and into existing or proposed culverts, storm sewer, or natural or man-made drainage channels or courses, even though no specific drainage easement for such flow of water is provided on the final plat for the subdivision.

For additional covenants, see the document recorded in Document No. 202424014660 in the Office of the Recorder of Tippecanoe County, Indiana.

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 10 years, at which time said covenants (or restrictions) shall be automatically extended for successive periods of 5 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 judgments 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 10th DAY OF October 2024

Ronald H. Whistler
400 Development, LLC
By: Ronald H. Whistler

STATE OF INDIANA)
COUNTY OF TIPPECANOE) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared 400 Development, LLC by Ron Whistler, Member, and acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th day of October 2024

Residing in Tippecanoe County
My Commission expires 08/30/2031

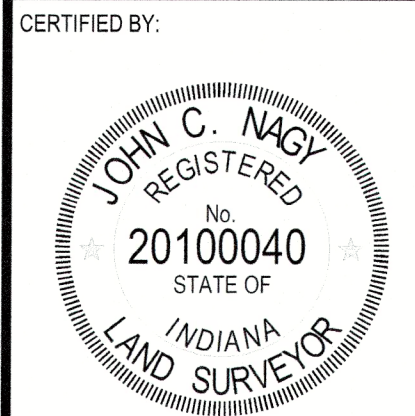
REBECCA L. WALKER
Notary Public, State of Indiana
Tippecanoe County
Commission Number: 161692331
My Commission Expires August 30, 2031

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 Journal and Courier more than twenty-one (21) 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 April, 2024.

TIPPECANOE COUNTY AREA PLAN COMMISSION
By: *Gary W. Schroeder*
Gary W. Schroeder, President
Attest: *Amanda M. Esposito*
Amanda M. Esposito, Secretary Pro Tem

202424014660
FILED FOR RECORD IN
TIPPECANOE COUNTY, IN
KRISTY MARTIN, RECORDER
10/18/2024 10:52 AM
RECORDING FEE 25.00
BOOK/PAGE: 11-48

CURRENT TITLE
Title Holder: 400 Development, LLC
Instrument Number: 20242404501
State Parcel Identification Number: 79-11-18-100-003.000-030
I, John C. Nagy, 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.
Prepared By: John C. Nagy



Chesapeake Pointe
PHASE 1
400 DEVELOPMENT LLC

PROJECT NO.	FILE:	DRAWN BY:	CHECKED BY:	LOCATION:	TITLE:
23076	23076-SURVEY FP-PH1.DWG	DLPM/MS	PSJ	A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 4 WEST, WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA	FINAL PLAT

MARK	DATE	DESCRIPTION
1		