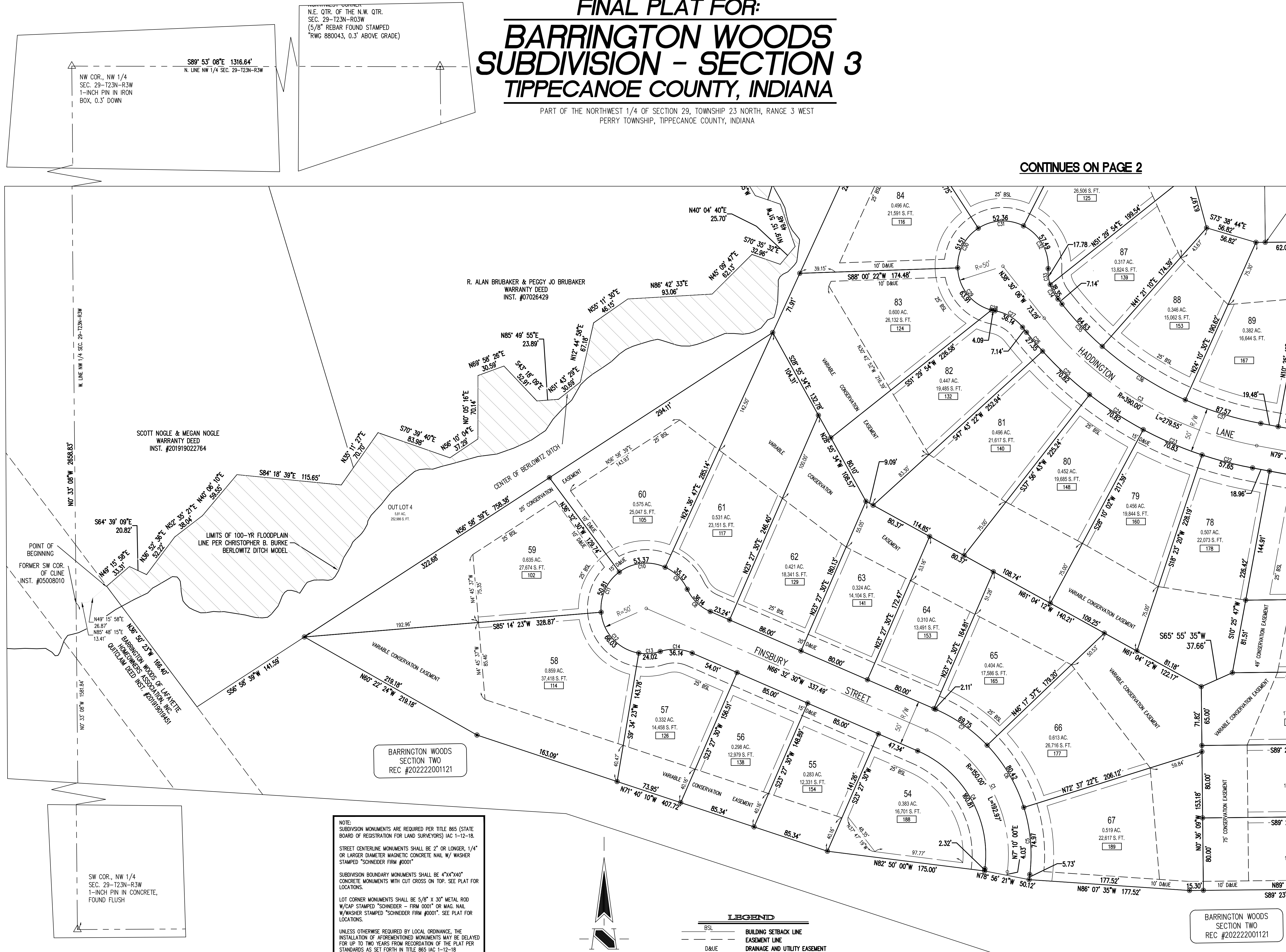


FINAL PLAT FOR:
**BARRINGTON WOODS
SUBDIVISION - SECTION 3**
TIPPECANOE COUNTY, INDIANA

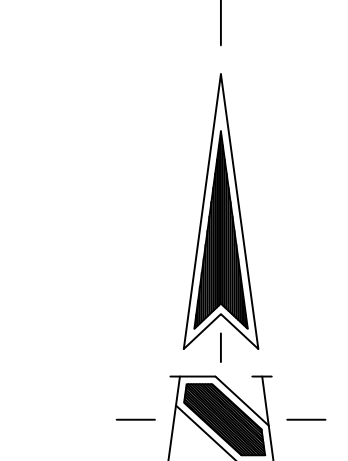
PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 3 WEST
PERRY TOWNSHIP, TIPPECANOE COUNTY, INDIANA

CONTINUES ON PAGE 2



NOTE:
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STREET CENTERLINE MONUMENTS SHALL BE 2" OR LONGER, 1/4" OR LARGER DIAMETER MAGNETIC CONCRETE NAIL W/ WASHER STAMPED "SCHNEIDER FIRM #0001".
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NOTE
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- LEGEND**
- BSL BUILDING SETBACK LINE
 - EASEMENT LINE
 - DRAINAGE AND UTILITY EASEMENT
 - RIGHT OF WAY
 - STREET ADDRESS
 - SQUARE FOOTAGE
 - STREET CENTERLINE MONUMENTATION
 - LOT CORNER MONUMENTATION

CONTINUES ON PAGE 2

REVISIONS:

DATE:

SCHNEIDER GEOMATICS (2021)

**Schneider
GEOMATICS**
a division of
The Schneider Corporation

SCHNEIDER GEOMATICS
West Lafayette Office
1330 Win Hentschel Blvd.
Suite 260
West Lafayette, IN 47906-4156
Telephone: 765.448.6661
www.schneidercorp.com

BARRINGTON WOODS
SECTION 3

LAFAYETTE, TIPPECANOE COUNTY, INDIANA

TIPPECANOE DEVELOPMENT II, LLC
P.O. BOX 811, LAFAYETTE, IN 47903

DATE: 8/15/2024 PROJECT NO: 5098.006

DRAWN BY: NHH SHEET TITLE MSH

CHECKED BY:

SHEET TITLE: FINAL PLAT

DRAWING FILE: L:\5K\5098\006\DWGS\SEC 3 FINAL PLAT\5098006 SEC 3 FP.DWG

XREF(S):

SHEET NO:

TITLE HOLDER:
TIPPECANOE DEVELOPMENT II, LLC
PO BOX 811
LAFAYETTE, IN 47902
765-429-8507
TAX KEY #79-08-29-100-004.000-009

FP-1

FINAL PLAT FOR:
**BARRINGTON WOODS
SUBDIVISION - SECTION 3**
TIPPECANOE COUNTY, INDIANA

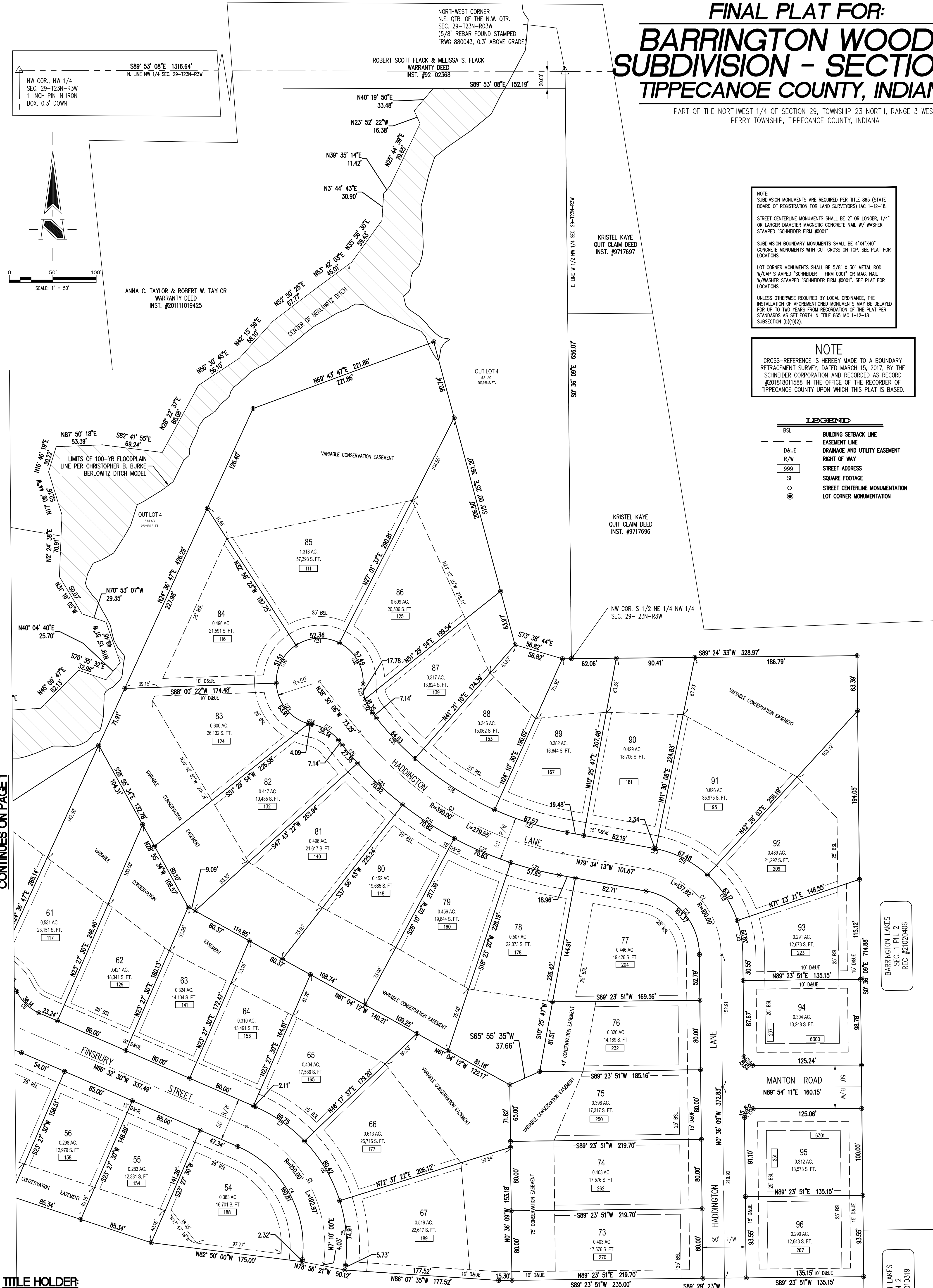
PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 3 WEST
PERRY TOWNSHIP, TIPPECANOE COUNTY, INDIANA

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NOTE
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LEGEND	
BSL	BUILDING SETBACK LINE
D&UE	EASEMENT LINE
R/W	DRAINAGE AND UTILITY EASEMENT
999	RIGHT OF WAY
SF	STREET ADDRESS
○	SQUARE FOOTAGE
●	STREET CENTERLINE MONUMENTATION
○	LOT CORNER MONUMENTATION

CONTINUES ON PAGE 1



TITLE HOLDER:

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PO BOX 811
LAFAYETTE, IN 47902
765-429-8507
TAX KEY #79-08-29-100-004.000-009

BARRINGTON WOODS
SECTION TWO
REC #202222001121

BARRINGTON LAKES
SEC. 1 PH. 2
REC #21020406

BARRINGTON LAKES
SECTION 2
REC #223010319

**BARRINGTON WOODS
SECTION 3**
LAFAYETTE, TIPPECANOE COUNTY, INDIANA

TIPPECANOE DEVELOPMENT II, LLC
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SCHNEIDER GEOMATICS (2022)

DATE:

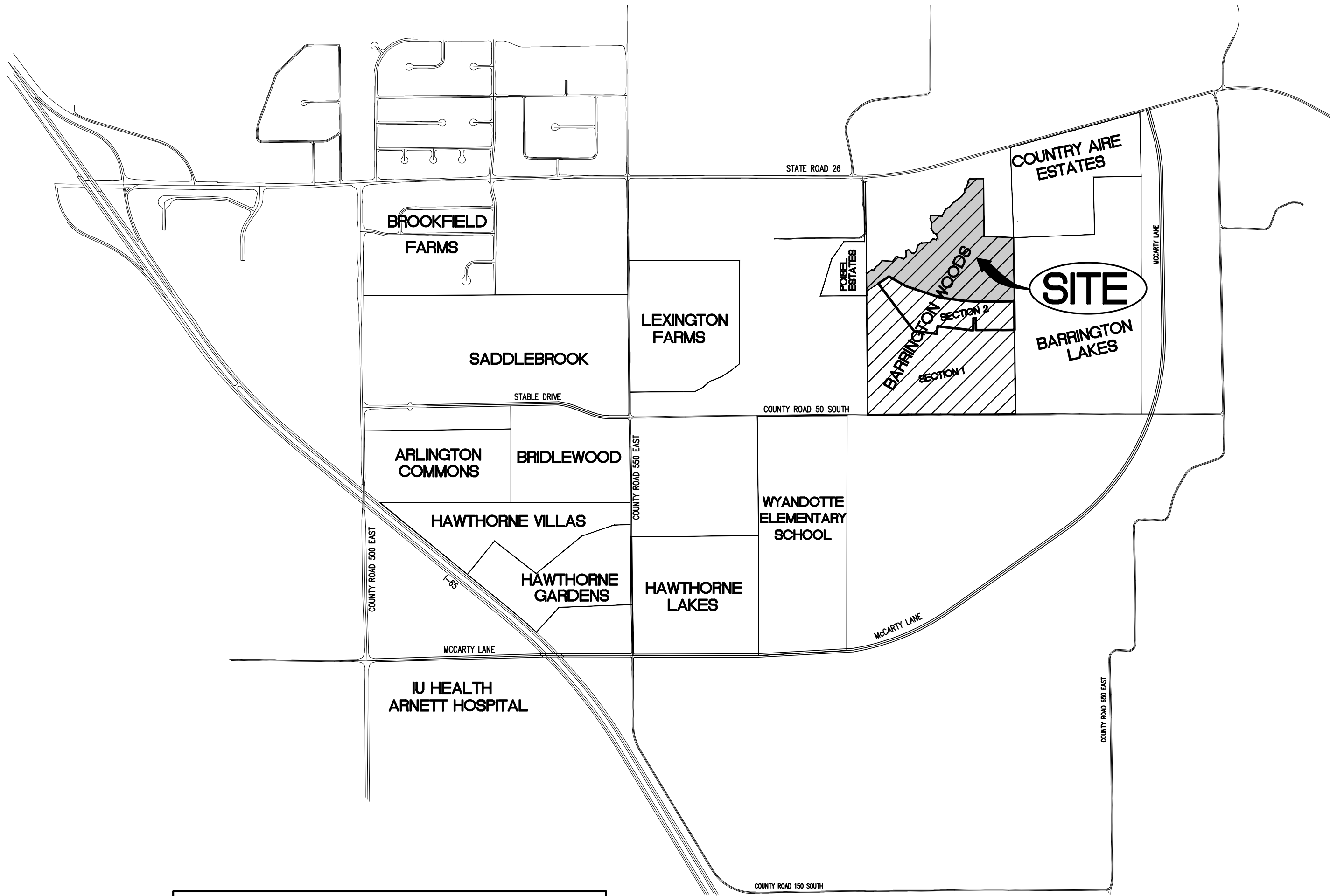
REVISIONS:

IFP-2

DATE	PROJECT NO.
8/15/2024	5098.006
DATE	PROJECT NO.
8/15/2024	5098.006
DATE	PROJECT NO.
8/15/2024	5098.006

FINAL PLAT

Plot Date: Aug 20, 2024 Plot Time: 2:23pm File Name: L:\SK\5098\006\dwgs\Sec 3 Final Plat\5098006 SEC 3 FP.dwg, Layout: FP-3 By: mhiselman



STREET CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	192.97'	150.00'	73°42'30"	S29°41'15"E	179.93'
C2	137.82'	100.00'	78°58'04"	N40°05'11"W	127.17'
C3	279.55'	390.00'	41°04'07"	S59°02'09"E	273.60'
C4	160.81'	125.00'	73°42'30"	N29°41'15"W	149.94'
C5	74.97'	175.00'	24°32'38"	S5°06'19"E	74.39'
C6	80.42'	175.00'	26°19'45"	S30°32'31"E	79.71'
C7	69.75'	175.00'	22°50'07"	S55°07'27"E	69.29'
C8	36.14'	50.00'	41°24'35"	S45°50'13"E	35.36'
C9	35.13'	50.00'	40°15'17"	S45°15'34"E	34.41'
C10	53.37'	50.00'	61°09'18"	N84°02'09"E	50.87'
C11	50.81'	50.00'	58°13'07"	N24°20'56"E	48.65'
C12	66.03'	50.00'	75°39'59"	N42°35'37"W	61.34'
C13	24.02'	50.00'	27°31'28"	S85°48'39"W	23.79'
C14	36.14'	50.00'	41°24'35"	N87°14'47"W	35.36'
C15	15.80'	10.00'	90°30'20"	S44°39'01"W	14.20'
C16	15.62'	10.00'	89°29'40"	S45°20'59"E	14.08'
C17	39.29'	125.00'	18°00'30"	S9°36'24"E	39.13'
C18	63.17'	125.00'	28°57'18"	S33°05'18"E	62.50'
C19	67.48'	125.00'	30°55'55"	S63°01'55"E	66.67'
C20	2.34'	125.00'	1°04'20"	S79°02'03"E	2.34'
C21	103.37'	75.00'	78°58'04"	N40°05'11"W	95.38'
C22	57.65'	415.00'	7°57'33"	N75°35'26"W	57.60'
C23	70.83'	415.00'	9°46'42"	N66°43'19"W	70.74'
C24	70.82'	415.00'	9°46'41"	N56°56'38"W	70.74'
C25	70.82'	415.00'	9°46'39"	N47°09'57"W	70.73'
C26	27.35'	415.00'	3°46'32"	N40°23'22"W	27.34'
C27	36.14'	50.00'	41°24'35"	N59°12'23"W	35.36'
C28	4.09'	50.00'	4°41'14"	N77°34'03"W	4.09'
C29	63.91'	50.00'	73°13'48"	N38°36'32"W	59.64'
C30	51.51'	50.00'	59°01'15"	N27°31'00"E	49.26'
C31	52.36'	50.00'	60°00'00"	N87°01'37"E	50.00'
C32	57.49'	50.00'	65°52'52"	S30°01'57"E	54.38'
C33	17.78'	50.00'	20°22'40"	S7°16'51"E	17.69'
C34	18.35'	50.00'	21°01'55"	S27°59'08"E	18.25'
C35	64.63'	365.00'	10°08'45"	S43°34'28"E	64.55'
C36	109.43'	365.00'	17°10'38"	S57°14'09"E	109.02'
C37	87.57'	365.00'	13°44'45"	S72°41'50"E	87.36'

NOTE:
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NOTE
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SITE:
ACREAGE: 25.77± AC.
TIPPECANOE DEVELOPMENT II, LLC.
ZONING: R1B

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 19th day of April, 2017.

TIPPECANOE COUNTY AREA PLAN COMMISSION

Jackson W. Bogan, President
ATTEST:

David Hittle, Secretary

LAND DESCRIPTION:

A part of the Northwest Quarter of Section 29, Township 23 North, Range 3 West in Perry Township, Tippecanoe County, Indiana, being a part of the surveyed tract on the plat of an ALTA/NSPS Land Title Survey certified by Steven W. Reeves, PS #LS20400005 on March 15, 2017, as The Schneider Corporation Project Number 5098.006, described as follows:

Commencing at a 1-inch pin found in concrete flush with asphalt surface at the Southwest Corner of the Northwest Quarter of said Section 29; thence North 00 degrees 33 minutes 08 seconds West (bearings based on Tippecanoe County Section Corner Perpetuation Project) along the West line of said Quarter Section 1,581.84 feet to the southwest corner of land described in a deed to Cline, recorded as Record No. 05008010; thence North 85 degrees 48 minutes 15 seconds East along a southerly line of said land 13.41 feet; thence North 49 degrees 15 minutes 58 seconds East along a southerly line of said land 26.87 feet to a northeast line of the land described in a deed to Barrington Woods of Lafayette Homeowners Association, Inc. recorded as Record No. 201919019451 and the Point of Beginning; the following thirty-nine (39) courses being along the southerly lines of the aforesaid Record No. 05008010 and the southerly and easterly lines of land described in a deed to Brubaker, recorded as Record No. 07026429 and the easterly lines of land described in a deed to Taylor, recorded as Record No. 20111019425 in said Recorder's Office; (1) North 49 degrees 15 minutes 58 seconds East 33.31 feet; (2) South 64 degrees 39 minutes 09 seconds East 20.82 feet; (3) North 36 degrees 52 minutes 36 seconds East 52.22 feet; (4) North 52 degrees 35 minutes 21 seconds East 38.04 feet; (5) North 40 degrees 06 minutes 10 seconds East 59.55 feet; (6) South 84 degrees 18 minutes 39 seconds East 115.65 feet; (7) North 35 degrees 11 minutes 27 seconds East 70.70 feet; (8) South 70 degrees 39 minutes 40 seconds East 83.98 feet; (9) North 56 degrees 10 minutes 04 seconds East 37.29 feet; (10) North 00 degrees 05 minutes 16 seconds East 70.14 feet; (11) North 69 degrees 58 minutes 26 seconds East 30.59 feet; (12) South 43 degrees 18 minutes 08 seconds East 52.91 feet; (13) North 85 degrees 49 minutes 55 seconds East 23.89 feet; (14) North 51 degrees 43 minutes 29 seconds East 30.69 feet; (15) North 12 degrees 44 minutes 58 seconds East 67.18 feet; (16) North 55 degrees 11 minutes 30 seconds East 46.15 feet; (17) North 86 degrees 42 minutes 33 seconds East 93.06 feet; (18) North 45 degrees 09 minutes 47 seconds East 62.13 feet; (19) South 70 degrees 35 minutes 32 seconds East 32.96 feet; (20) North 40 degrees 04 minutes 40 seconds East 25.70 feet; (21) North 19 degrees 15 minutes 51 seconds West 49.48 feet; (22) North 70 degrees 53 minutes 07 seconds West 29.35 feet; (23) North 31 degrees 16 minutes 05 seconds West 50.07 feet; (24) North 02 degrees 24 minutes 38 seconds East 70.91 feet; (25) North 17 degrees 06 minutes 44 seconds West 52.16 feet; (26) North 16 degrees 46 minutes 19 seconds East 30.22 feet; (27) North 87 degrees 50 minutes 18 seconds East 53.39 feet; (28) South 82 degrees 41 minutes 55 seconds East 69.24 feet; (29) North 28 degrees 22 minutes 37 seconds East 88.08 feet; (30) North 56 degrees 30 minutes 45 seconds East 56.10 feet; (31) North 42 degrees 15 minutes 59 seconds East 58.10 feet; (32) North 52 degrees 50 seconds East 67.77 feet; (33) North 53 degrees 42 minutes 03 seconds East 45.01 feet; (34) North 35 degrees 56 minutes 30 seconds East 59.43 feet; (35) North 03 degrees 44 minutes 43 seconds East 30.90 feet; (36) North 39 degrees 35 minutes East 11.42 feet; (37) North 25 degrees 44 minutes 39 seconds East 79.65 feet; (38) North 23 degrees 52 minutes 22 seconds West 16.38 feet; (39) North 40 degrees 19 minutes 50 seconds East 33.48 feet to the south line of land described in a deed to Flock, recorded as Record No. 92023688 in said Recorder's Office; thence South 89 degrees 53 minutes 08 seconds East along said south line 152.19 feet to the East line of the West Half of said Quarter Section; thence South 00 degrees 36 minutes 09 seconds East along said East line 656.07 feet to the northwest corner of the South Half of the Northeast Quarter of said Quarter Section; thence North 89 degrees 24 minutes 33 seconds East 328.97 feet to the northwest corner of Barrington Lakes, Section 1, Phase 2 as recorded as Record 21020406; thence along the west line of said Barrington Lakes South 00 degrees 36 minutes 09 seconds East 714.88 feet to a north line of Barrington Woods Subdivision - Section 2, the plat of which is recorded at Record No. 202222001121; thence along the lines of said Section 2 the following nine courses: (1) South 89 degrees 23 minutes 51 seconds West 135.15 feet; (2) South 89 degrees 29 minutes 23 seconds West 50.00 feet; (3) South 89 degrees 23 minutes 51 seconds West 235.00 feet; (4) North 86 degrees 07 minutes 35 seconds West 177.52 feet; (5) North 78 degrees 56 minutes 21 seconds West 50.12 feet; (6) North 82 degrees 50 minutes 00 seconds West 175.00 feet; (7) North 71 degrees 40 minutes 10 seconds West 407.72 feet; (8) North 60 degrees 22 minutes 24 seconds West 219.18 feet; (9) South 56 degrees 58 minutes 39 seconds West 141.59 feet to a northeast line of the land described in the aforesaid Record No. 201919019451; thence North 36 degrees 47 minutes 30 seconds West along said northeast line 166.40 feet to the Point of Beginning. Containing 25.77 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 prepared by Schneider Geomatics, 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.

Cross-reference is hereby made to a Boundary Retracement Survey, dated March 15, 2017, by The Schneider Corporation and recorded as Record #201818011588 in the Office of the Recorder of Tippecanoe County upon which the within plat is based.

Norman H. Hiselman
Registered Land Surveyor #50461

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:

We, TIPPECANOE DEVELOPMENT II, LLC, the undersigned owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as BARRINGTON WOODS SUBDIVISION SECTION 3 located in Perry Township, Tippecanoe County, State of Indiana. All streets and public open spaces shown hereon and not heretofore dedicated are hereby dedicated to the public.

This subdivision consists of thirty-eight (39) Lots numbered 54 through 67, and 73 through 96, and Out Lot 4, along with streets and easements as shown hereon. The size of the Lots and Out Lots and the width of the streets and easements are shown in figures denoting US Survey feet and decimal parts thereof.

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. Outlots 4 is for drainage and utility purposes and shall be deeded to the Barrington Woods of Lafayette Homeowners Association, Inc. for maintenance.

RESTRICTIVE COVENANTS:

All lots are subject to certain restrictive Covenants as recorded in Record No. 201818019764 in the Office of the Recorder for Tippecanoe County, Indiana, and all subsequent amendments thereto.

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 July 26, 2038, 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.

Owner:

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

John B. Scheumann, Jr., Member
Tippecanoe Development II, LLC

State of Indiana)
_____) SS:
County of Tippecanoe)

Before me, the undersigned notary public, in and for said county and state, personally appeared John B. Scheumann, Jr., 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 Tippecanoe County.

My Commission Expires :

Signature _____

Printed _____

OWNER'S RECORD SOURCE OF TITLE:
INSTRUMENT NO. 201414011414

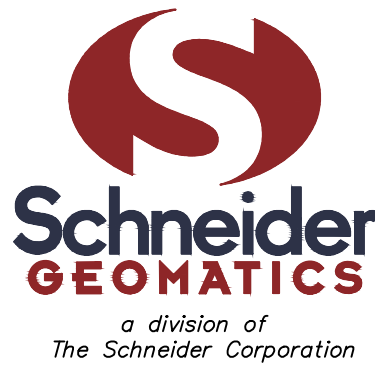
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REVISIONS:

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SCHNEIDER GEOMATICS (2021)



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BARRINGTON WOODS

SECTION 3

LAFAYETTE, TIPPECANOE COUNTY, INDIANA

TIPPECANOE DEVELOPMENT II, LLC

P.O. BOX 811, LAFAYETTE, IN 47903

DATE: 8/15/2024	PROJECT NO.: 5098.006
DRAWN BY: NHH	CHECKED BY: MSH
SHEET TITLE: FINAL PLAT	
DRAWING FILE: L:\SK\5098\006\DWGS\SEC 3 FINAL PLAT\5098006 SEC 3 FP.dwg	
XREF(S):	
SHEET NO.: 3	

IFP-3