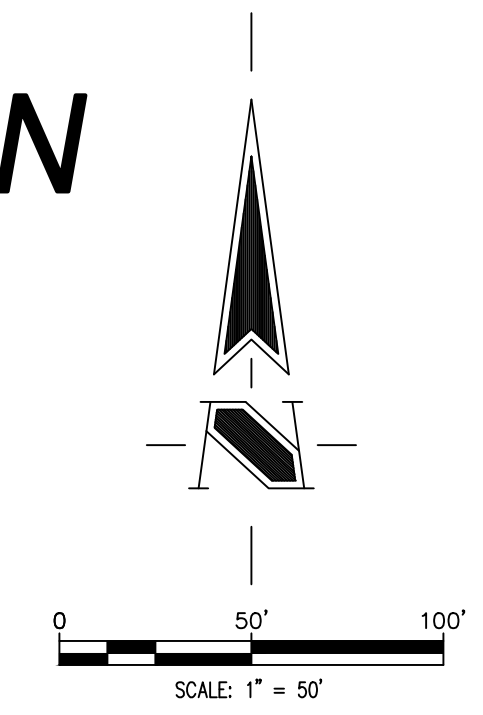


# FINAL PLAT FOR: CONCORD RIDGE SUBDIVISION SECTION ONE TIPPECANOE COUNTY, INDIANA

PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 4 WEST  
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA



- LEGEND**
- BSL BUILDING SETBACK LINE
  - - - EASEMENT LINE
  - STREET ADDRESS
  - PUBLIC RIGHT OF WAY
  - BUILDING SETBACK LINE
  - DRAINAGE EASEMENT
  - DRAINAGE AND UTILITY EASEMENT
  - NO VEHICULAR ACCESS
  - 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0001" TO BE SET UPON FINAL GRADING UNLESS OTHERWISE NOTED.

JAMES J. PILOTTE &  
WILMA J. PILOTTE  
REC. #91-03365

**TITLE HOLDER:**  
LLW LLC  
PO BOX 308  
LAFAYETTE, IN 47902  
TAX KEY #: 79-11-14-451-001.000-030 (70.35 AC±)  
DEED OF RECORD: INSTR. NO. 16023644

**NOTE**

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ALTA/ACSM LAND TITLE SURVEY, DATED MAY 10, 2016, BY THE SCHNEIDER CORPORATION RECORDED AS RECORD #16007782 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.

REVISIONS:

DATE:  
THE SCHNEIDER CORPORATION (2017)

**Schneider**

THE SCHNEIDER CORPORATION  
West Lafayette Office  
1330 Win Hentschel Blvd.  
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Telephone: 765.448.6661  
Fax: 765.448.6665  
www.schneidercorp.com

Civil Engineering  
GIS + LIS  
Land Surveying  
Landscape Architecture

**CONCORD RIDGE  
SUBDIVISION**

TIPPECANOE COUNTY, INDIANA

LAND QUEST  
PO BOX 308, LAFAYETTE, IN 47902

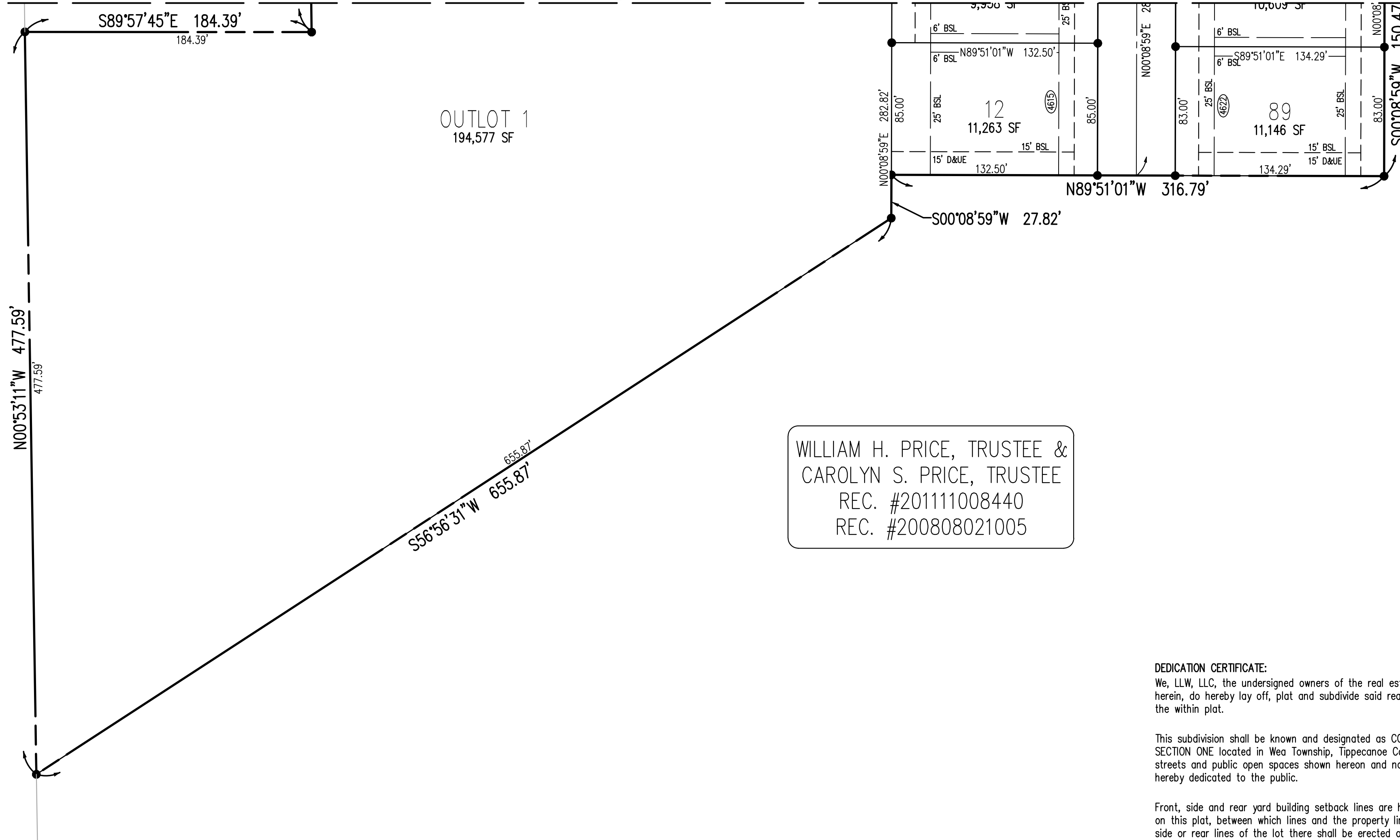
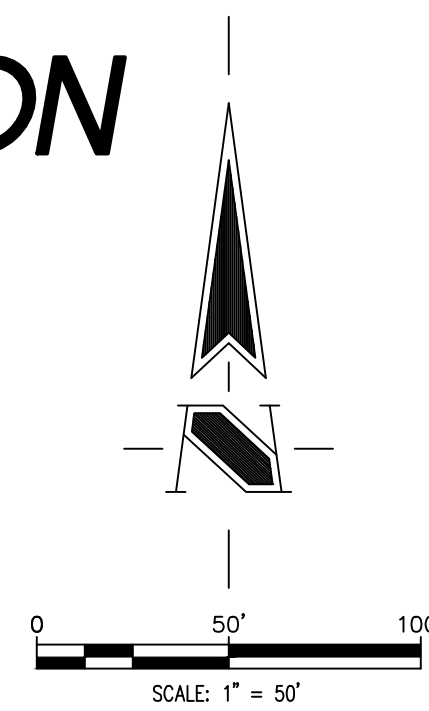
DATE: 6/2/17	PROJECT NO.: 10179.002
DRAWN BY: CAS/JEP	CHECKED BY: DIP
<b>FINAL PLAT</b>	
DRAWING FILE: L:\WORK\10179\002\DWG\10179002-FINAL.DWG	
SHEET(S): 1 OF 1	
SHEET NO.: 1	

Plot Date: Jun 02, 2017 Plot Time: 1:46pm File Name: L:\10K\10179\002\dwgs\10179002-FINAL.dwg Layout: 1 By: corms

MATCH LINE SEE SHEET 1

# FINAL PLAT FOR: CONCORD RIDGE SUBDIVISION SECTION ONE TIPPECANOE COUNTY, INDIANA

PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 4 WEST  
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA



WILLIAM H. PRICE, TRUSTEE &  
CAROLYN S. PRICE, TRUSTEE  
REC. #201111008440  
REC. #200808021005

**LEGEND**

BSL	BUILDING SETBACK LINE
EASEMENT LINE	EASEMENT LINE
STREET ADDRESS	STREET ADDRESS
R/W	PUBLIC RIGHT OF WAY
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
D&UE	DRAINAGE AND UTILITY EASEMENT
NVA	NO VEHICULAR ACCESS
●	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "SCHNEIDER FIRM #0001" TO BE SET UPON FINAL GRADING UNLESS OTHERWISE NOTED.

**STREET CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	78.54'	50.00'	90°00'00"	N44°51'01"W	70.71'
C2	78.54'	50.00'	90°00'00"	S45°08'59"W	70.71'
C3	15.71'	10.00'	90°00'00"	S44°51'01"E	14.14'
C4	15.71'	10.00'	90°00'00"	S45°08'59"W	14.14'
C5	117.81'	75.00'	90°00'00"	S44°51'01"E	106.07'
C6	157.08'	100.00'	90°00'00"	S44°51'01"E	141.42'
C7	196.35'	125.00'	90°00'00"	S44°51'01"E	176.78'
C8	15.71'	10.00'	90°00'00"	S45°08'59"W	14.14'
C9	15.71'	10.00'	90°00'00"	S45°08'59"W	14.14'
C10	15.53'	10.00'	88°59'15"	N45°21'24"W	14.02'
C11	15.88'	10.00'	91°00'45"	N44°38'36"E	14.27'
C12	116.48'	75.00'	88°59'15"	N45°21'24"W	105.12'
C13	155.31'	100.00'	88°59'15"	N45°21'24"W	140.17'
C14	194.14'	125.00'	88°59'15"	N45°21'24"W	175.21'

**DEDICATION CERTIFICATE:**  
We, LLW, 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 CONCORD RIDGE SUBDIVISION, SECTION ONE located in Wea Township, Tippecanoe County, State of Indiana. All streets and public open spaces shown hereon and not heretofore dedicated are hereby dedicated to the public.

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. Outlot 1 is for drainage and utility purposes and shall be deeded to the Concord Ridge Homeowners Association, Inc. for maintenance.

**RESTRICTIVE COVENANTS:**  
All lots are subject to certain restrictive Covenants as recorded in Record No. 16007782 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 June 9, 2021, 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 \_\_\_\_\_, 2017.

Robert Lahrman  
LLW, LLC

State of Indiana )  
) SS:  
County of Tippecanoe)

Before me, the undersigned notary public, in and for said county and state, personally appeared Robert Lahrman, 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 \_\_\_\_\_, 2017.

Residing in Tippecanoe County.

My Commission Expires :

Signature

Printed

**LAND SURVEYOR'S CERTIFICATE:**  
I, David I. Peck, hereby certify that I am a registered professional land surveyor of the State of Indiana; that this plat correctly represents a subdivision completed by The Schneider Corporation, that all the monuments shown thereon have been found or will be set as noted upon final grading, 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 forty-four (44) Lots numbered 1 through 12, 66 through 89, 163 through 170, and one Outlot numbered 1, streets and easements as shown hereon. The size of the Lots and Outlot and the width of the streets and easements are shown in figures denoting US Survey feet and decimal parts thereof.

David I. Peck  
Registered Land Surveyor #LS20200014  
May 12, 2017

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. Hiseleman.  
AND  
Prepared by: David I. Peck, PLS

**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 9th day of June, 2016.

TIPPECANOE COUNTY AREA PLAN COMMISSION

Gerry Keen, President

ATTEST:

Sallie Dell Fahey, Secretary

**LAND DESCRIPTION:**

Part of the Southeast Quarter of Section 14, Township 22 North, Range 4 West, Tippecanoe County, Indiana, and being the portion of that land described in Warranty Deed to Thomas M. Price and Carolyn S. Price as recorded in Deed Record 84, page 970 in the Office of the Recorder of Tippecanoe County which lies within said Southeast Quarter, more particularly described as follows:

COMMENCING at the northeast corner of said Southeast Quarter as marked by a Bernsten RT-1 monument set by the Tippecanoe County Surveyor's Office, thence North 89 degrees 51 minutes 01 seconds West along the north line of said Southeast Quarter a distance of 1159.76 feet to the northeast corner of said Price Tract and the Point of Beginning, said point being marked by a MAG NAIL near the center of East County Road 450 South and being on the northerly extension of the west line of a 16.5 foot wide tract of land containing 1.01 acres as described in Administrator's Deed to James J. Pilotte and Wilma J. Pilotte as recorded in Deed Record 91-03365 in said county records (same being Tract B-2 as shown on a survey by John M. Iir, revised dated June 21, 1990 and recorded in Document Number 90-14557 in said county records); thence South 00 degrees 50 minutes 59 seconds East along said extended west line and generally along an existing fence line a distance of 657.88 feet; thence South 89 degrees 08 minutes 13 seconds West a distance of 139.85 feet; thence South 82 degrees 17 minutes 58 seconds West a distance of 50.36 feet; thence South 89 degrees 08 minutes 13 seconds West a distance of 135.94 feet; thence South 00 degrees 08 minutes 59 seconds West a distance of 150.47 feet; thence North 89 degrees 51 minutes 01 seconds West a distance of 316.79 feet; thence South 00 degrees 08 minutes 59 seconds West a distance of 27.82 feet; thence South 56 degrees 56 minutes 31 seconds West a distance of 655.87 feet to a point on the west line of said Price Tract; thence North 00 degrees 53 minutes 11 seconds West along the west line of said Price Tract and generally along an existing fence line a distance of 477.59 feet to the south line of that land described in Warranty Deed to Thomas J. Wilchey and Carol M. Wilchey as recorded in Document Number 9703913 in said county records, said point distant 0.22 feet east of a 5/8-inch uncapped rebar; thence South 89 degrees 57 minutes 45 seconds East along said south line a distance of 184.39 feet to a 5/8-inch uncapped rebar at the southeast corner of said Wilchey tract; thence North 00 degrees 53 minutes 11 seconds West along the extended east line thereof a distance of 729.26 feet to a MAG NAIL on the foresaid north line of said Southeast Quarter; thence South 89 degrees 51 minutes 01 seconds East along said north line and approximate center of East County Road 450 South a distance of 1017.14 feet to the point of beginning. Containing 21.00 acres, more or less.

Plot Date: Jun 02, 2017 Plot Time: 1:46pm File Name: L:\10K\10179\002\dwgs\10179002-FINAL.dwg Layout: 2 By: corm

REVISIONS:

DATE:  
THE SCHNEIDER CORPORATION (2017)



**Schneider**  
THE SCHNEIDER CORPORATION  
West Lafayette Office  
1330 Win Hentschel Blvd.  
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West Lafayette, IN 47906-4156  
Telephone: 765.448.6661  
Fax: 765.448.6665  
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Civil Engineering  
GIS + LIS  
Land Surveying  
Landscape Architecture

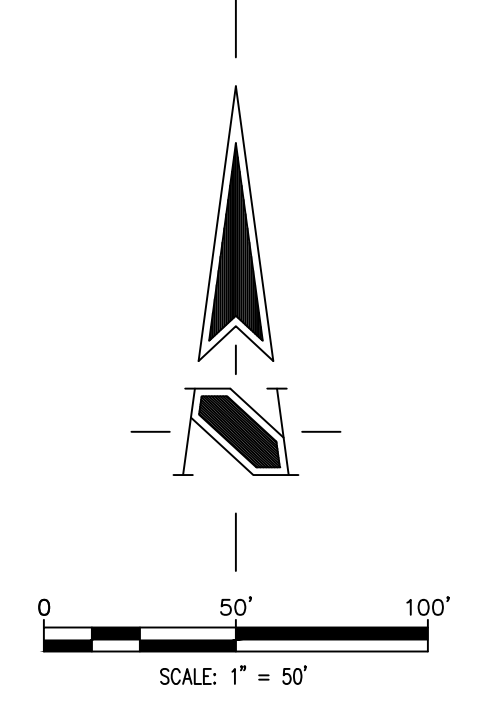
CONCORD RIDGE  
SUBDIVISION  
TIPPECANOE COUNTY, INDIANA  
LAND QUEST  
PO BOX 308, LAFAYETTE, IN 47902

DATE: 6/2/17	PROJECT NO.:
DRAWN BY: CAS/JEP	CHECKED BY: DIP
SHEET TITLE: FINAL PLAT	
DRAWING FILE: L:\10K\10179\002\DWGS\10179002-FINAL.DWG	
SHEET(S): L:\10K\10179\002\DWGS\10179002-85 L:\10K\10179\001\DWGS\10179002-5	
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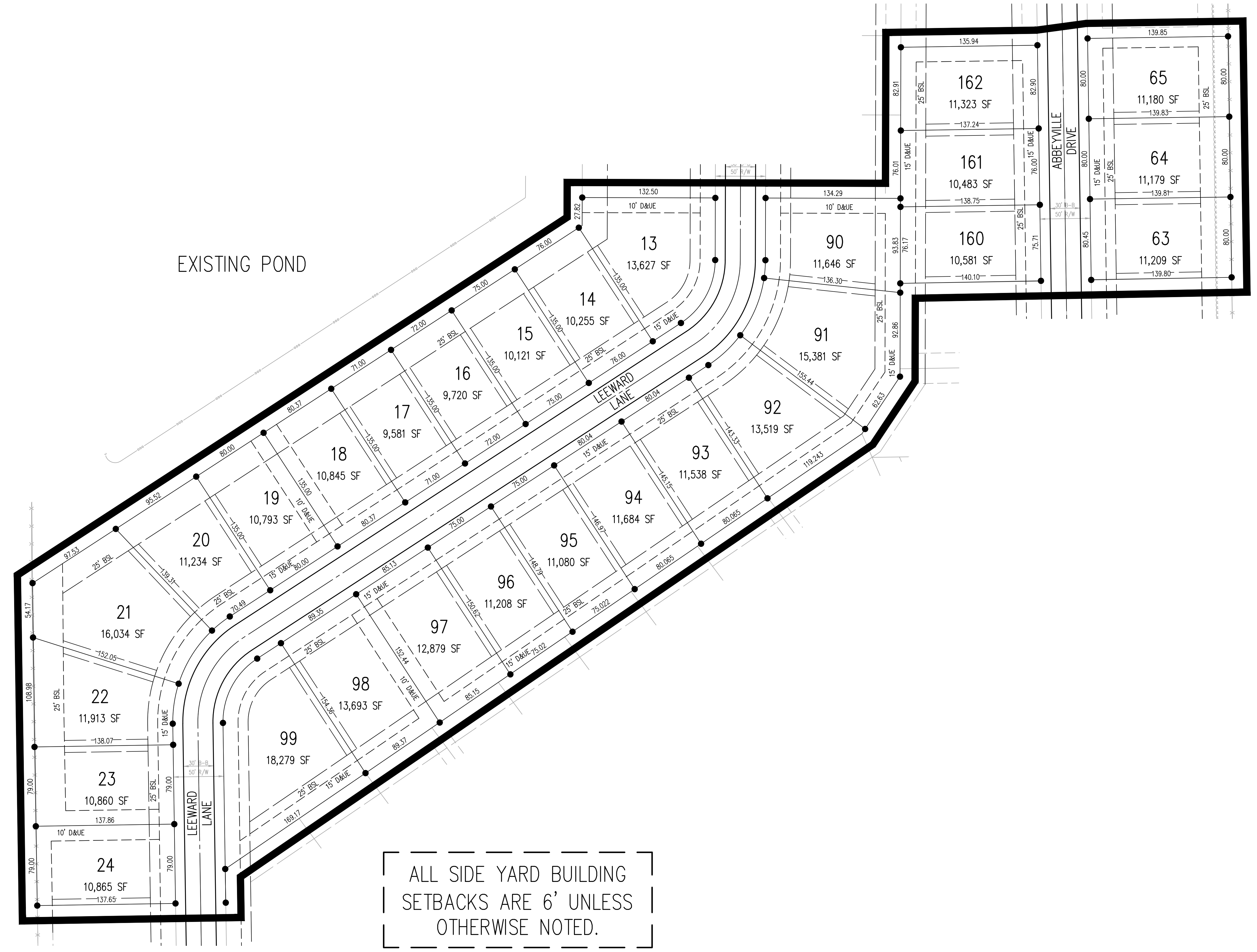
**TITLE HOLDER:**  
LLW LLC  
PO BOX 308  
LAFAYETTE, IN 47902  
TAX KEY #: 79-11-14-451-001.000-030 (70.35 AC±)  
DEED OF RECORD: INSTR. NO. 16023644

**NOTE**  
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Plot Date: Feb 01, 2019 Plot Time: 4:41pm File Name: \\lsc-ofy-data\jobs\10K\10179\002\scans\internal\2018-1114\_Phase 2 Exhibit\10179002-C101-C103.dwg Layout: EX-1 By: iramsey



# EXISTING SECTION 1



ALL SIDE YARD BUILDING SETBACKS ARE 6' UNLESS OTHERWISE NOTED.

REVISIONS:

DATE:  
THE SCHNEIDER CORPORATION (2018)



THE SCHNEIDER CORPORATION  
West Lafayette Office  
1330 Win Hentschel Blvd.  
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Telephone: 765.448.6661  
Fax: 765.448.6665  
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Civil Engineering  
GIS \* LIS  
Land Surveying  
Landscape Architecture

CONCORD RIDGE  
SUBDIVISION  
TIPECAANNE COUNTY, INDIANA  
ROBERT J. LAHRMAN  
2201 ABBEVILLE WAY, LAFAYETTE, IN 47909

DATE: 2/1/2019	PROJECT NO.:
DRAWN BY: ITR	CHECKED BY: JAN
SHEET TITLE: SECTION 2 EXHIBIT	
DRAWING FILE: \\lsc-ofy-data\jobs\10K\10179\002\scans\internal\2018-1114_Phase 2 Exhibit\10179002-C101-C103.dwg	
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SHEET NO.:  
**EX-1**

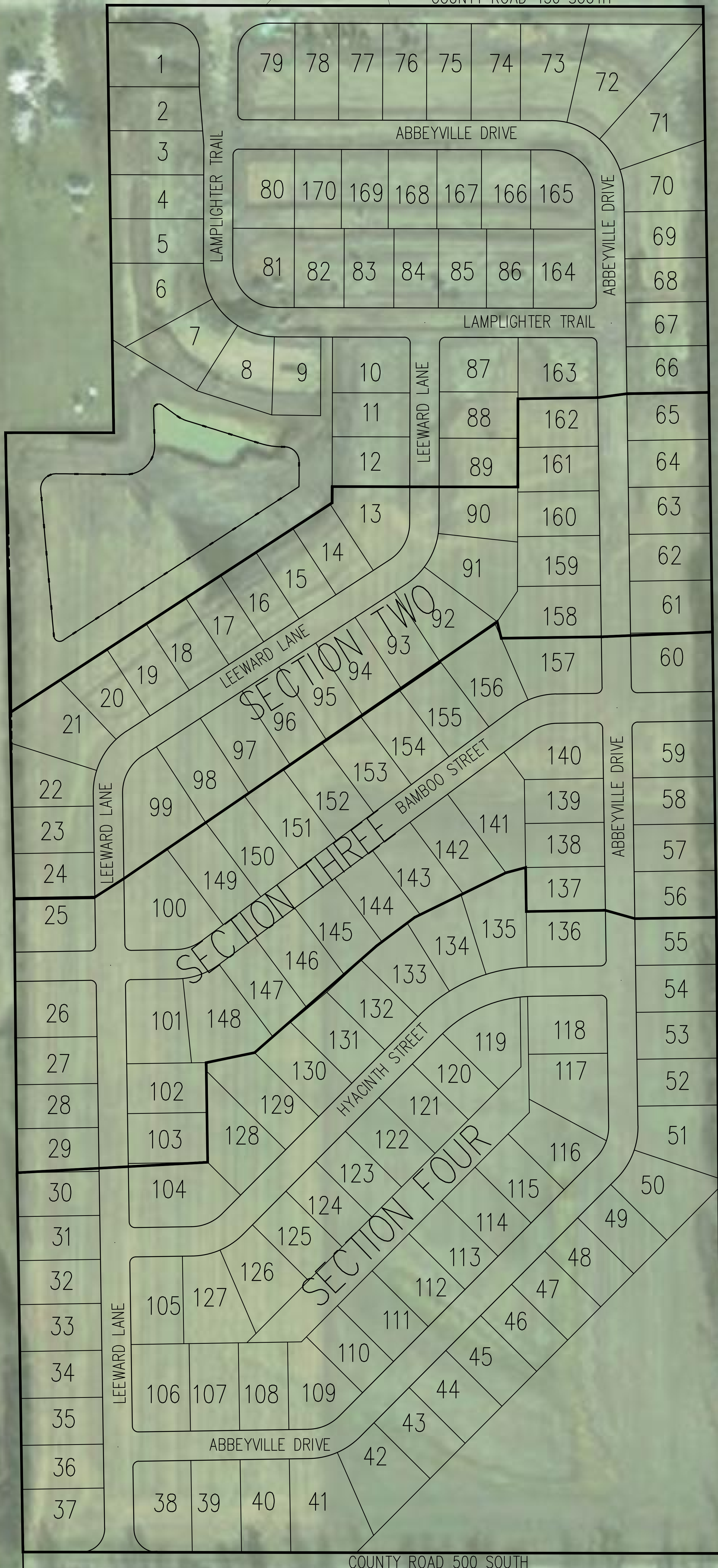




SECTION ONE

BELLA VISTA DRIVE

COUNTY ROAD 450 SOUTH



COUNTY ROAD 500 SOUTH