LAFAYETTE PLAZA SOUTH, REPLAT OF LOTS 1&2
MINOR SUBDIVISION

LAFAYETTE PLAZA-SOUTH SUBDIVISION
PLAT CABINET A, PAGE A-137
PART OF NE ¼ OF SECTION 6, TWP 22N, RANGE 4W
CITY OF LAFAYETTE
COUNTY OF TIPPECANOE
STATE OF INDIANA

NOTES:

1. THE TERRAIN WITHIN THE SUBJECT AREA IS RELATIVELY FLAT AND NO DRASTIC CHANGES TO THE CURRENT DRAINAGE SYSTEM/FLOW ARE PLANNED.

2. THE SUBJECT AREA IS ZONED AS "GB" – GENERAL BUSINESS WITH SETBACKS AS SHOWN.

3. THE SUBJECT AREA IS LOCATED WITHIN A FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FEMA MAP PANEL 18157C0144D, DATED SEPTEMBER 25, 2009.

4. SEE THE DECLARATION OF RESTRICTIVE COVENANT DATED SEPTEMBER 23, 1980 AND RECORDED MARCH 24, 1981 IN DEED RECORD 81, PAGE 654 FOR FURTHER DETAILS. (ALL PLOTTABLE INFORMATION IS SHOWN HEREON.)

5. SEE THE AMENDED AND RESTATED LAFAYETTE PLAZA–SOUTH SHOPPING CENTER CROSS EASEMENT DECLARATION DATED FEBRUARY 12, 1981 AND RECORDED FEBRUARY 17, 1981 IN DEED RECORD 81, PAGE 356 FOR FURTHER DETAILS. (ALL PLOTTABLE INFORMATION IS SHOWN HEREON.)

LEGEND:

(R) RECORD DISTANCE
(O) OBSERVED DISTANCE
(C) CALCULATED DISTANCE
○ MONUMENT FOUND AS NOTED
◉ MONUMENT SET AS NOTED
EX. SANITARY MANHOLE
EX. CATCH BASIN
EXISTING EASEMENT (TO REMAIN)
EXISTING EASEMENT (TO BE VACATED)
EXISTING EASEMENT (PORTION TO REMAIN)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

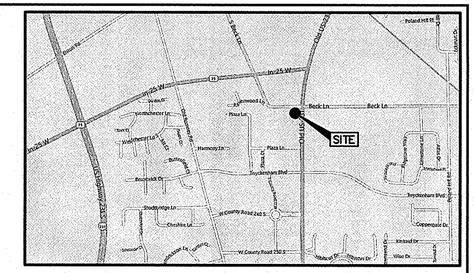
LINE/CURVE DATA:

L1	N89°20'15"E	25.00'(R) 25.04'(O)
L2	S45°39'45"E	26.64'(R)
L3	S00°40'40"E	30.00'(R)
L4	N00°40'40"W	30.00'(R)
L5	N00°40'40"W	58.38'(C)

C1
Total Curve
Δ=3°32'44"(O)
R=3859.72'(R)
Tan=119.46'(O)
L=238.84'(O)
C=238.81'(O)
C.B.=S01°05'46"W(O)

C2
Δ=2°32'35"(R)
R=3859.72'(R)
L=171.31'(R)
C=171.30'(R)
C.B.=S01°35'51"W

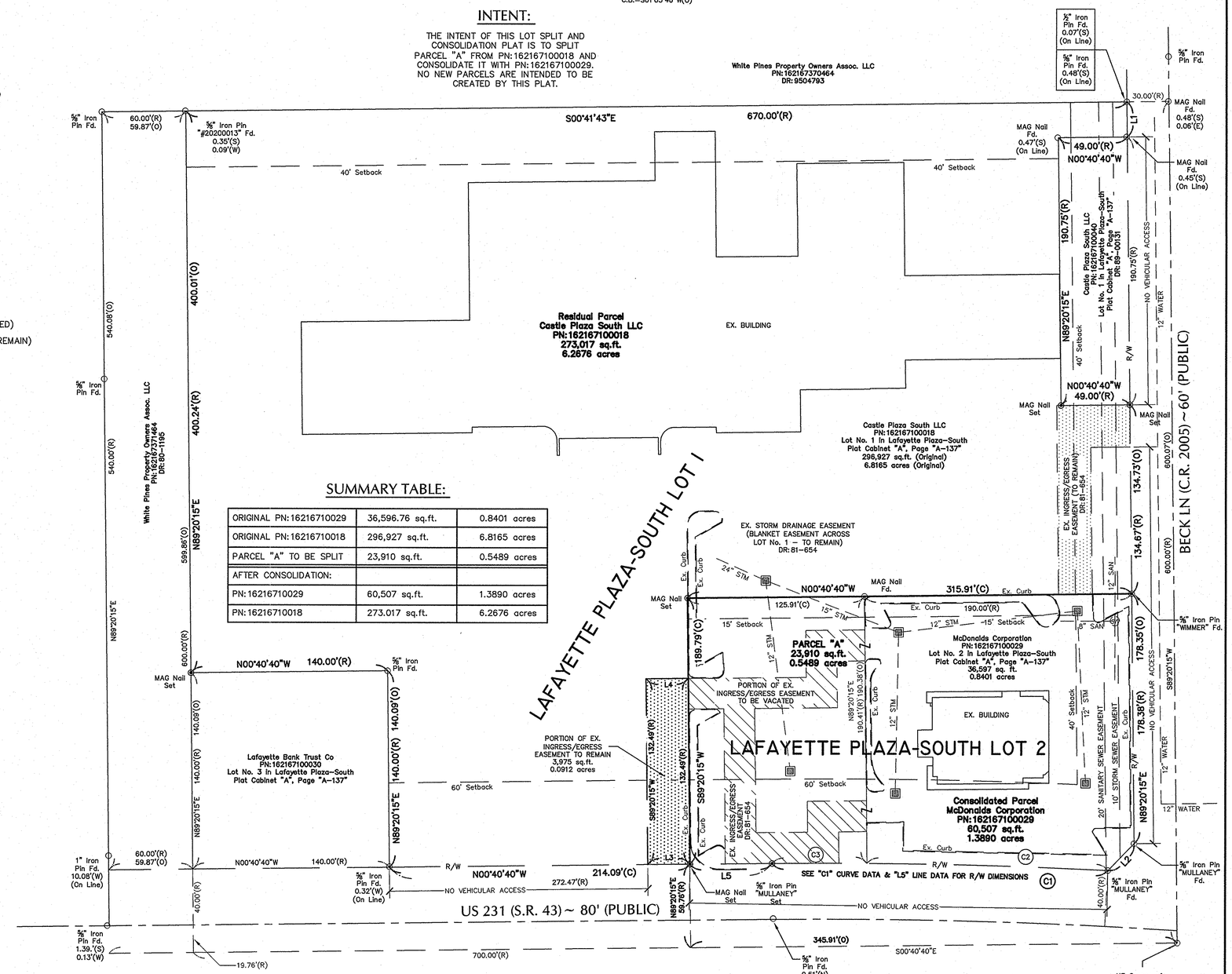
C3
Δ=1°00'09"(R)
R=3859.72'(R)
L=67.53'(R)
C=67.53'(R)
C.B.=S00°10'31"E



VICINITY MAP
N.T.S.

INTENT:

THE INTENT OF THIS LOT SPLIT AND CONSOLIDATION PLAT IS TO SPLIT PARCEL "A" FROM PN:162167100018 AND CONSOLIDATE IT WITH PN:162167100029. NO NEW PARCELS ARE INTENDED TO BE CREATED BY THIS PLAT.



SUMMARY TABLE:

ORIGINAL PN: 16216710029	36,596.76 sq.ft.	0.8401 acres
ORIGINAL PN: 16216710018	296,927 sq.ft.	6.8165 acres
PARCEL "A" TO BE SPLIT	23,910 sq.ft.	0.5489 acres
AFTER CONSOLIDATION:		
PN: 16216710029	60,507 sq.ft.	1.3890 acres
PN: 16216710018	273.017 sq.ft.	6.2676 acres

SURVEYOR'S CERTIFICATE:

I, STEVE MULLANEY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JANUARY 23, 2012, 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.

STEVE MULLANEY, LS 21100013 DATE

GPD GROUP
Engineers . Architects . Planners
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Columbus, Ohio 43215
614-210-0751 , Fax 614-210-0752

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REV.	DATE	DESCRIPTION
1	3/7/2012	REV'D PER SKETCH PLAN MEETING COMMENTS

McDONALD'S STORE No. 5872
13-0231
2812 US 231 SOUTH, LAFAYETTE, IN 47909

LOT SPLIT & CONSOLIDATION PLAT

	DATE
DESIGNED ARP	1/25/2012
DRAWN ARP	1/25/2012
CHECKED SLM	1/31/2012

JOB NO.
2011218.07

1/1