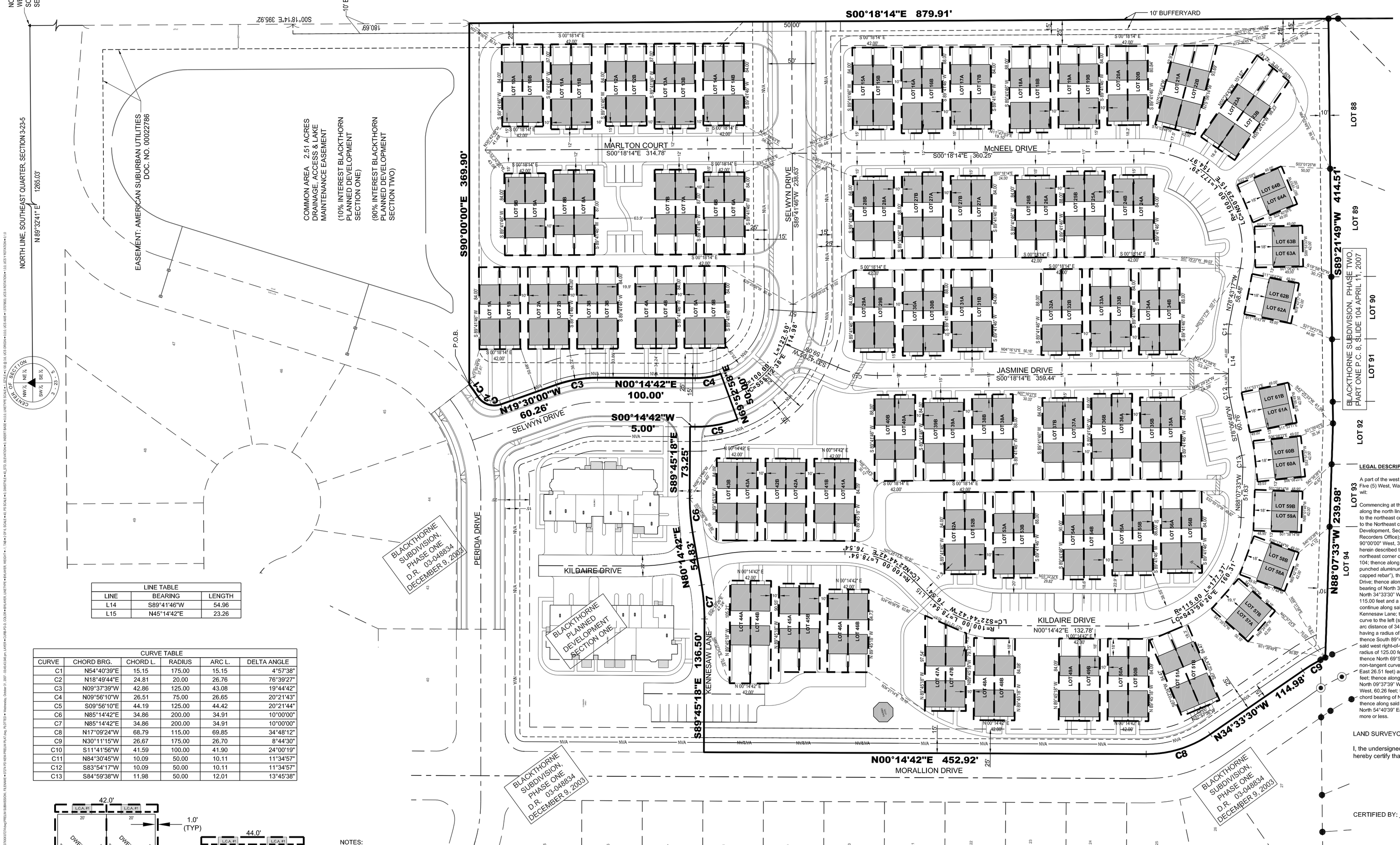
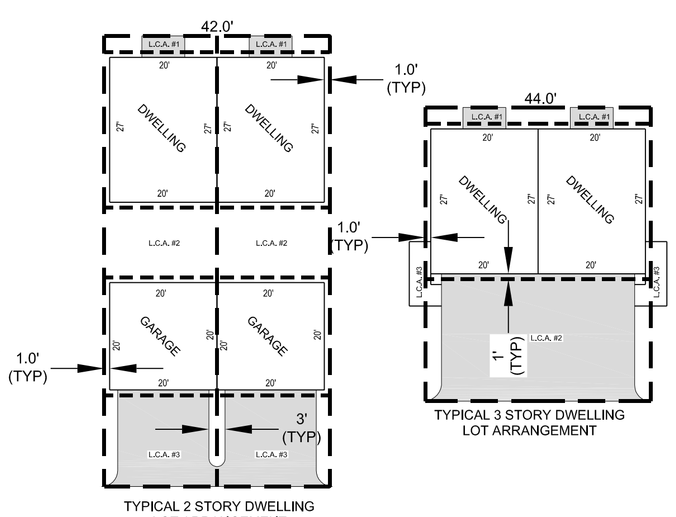
BLACKTHORNE PLANNED DEVELOPMENT
SECTION TWO



LINE TABLE		
LINE	BEARING	LENGTH
L14	S89°41'46"W	54.96
L15	N45°14'42"E	23.26

CURVE TABLE					
CURVE	CHORD BRG.	CHORD L.	RADIUS	ARC L.	DELTA ANGLE
C1	N54°40'39"E	15.15	175.00	15.15	4°57'38"
C2	N18°49'44"E	24.81	20.00	26.76	76°39'27"
C3	N09°37'39"W	42.86	125.00	43.08	19°44'42"
C4	N09°56'10"W	26.51	75.00	26.65	20°21'43"
C5	S09°56'10"E	44.19	125.00	44.42	20°21'44"
C6	N85°14'42"E	34.86	200.00	34.91	10°00'00"
C7	N85°14'42"E	34.86	200.00	34.91	10°00'00"
C8	N17°09'24"W	68.79	115.00	69.85	34°48'12"
C9	N30°11'15"W	26.67	175.00	26.70	8°44'30"
C10	S11°41'56"W	41.59	100.00	41.90	24°00'19"
C11	N84°30'45"W	10.09	50.00	10.11	11°34'57"
C12	S83°54'17"W	10.09	50.00	10.11	11°34'57"
C13	S84°59'38"W	11.98	50.00	12.01	13°45'38"



TYPICAL 2 STORY DWELLING LOT ARRANGEMENT

TYPICAL 3 STORY DWELLING LOT ARRANGEMENT

NOTES:

1. REFERENCE LINES SHOWN ARE THE EXTENT OF INDIVIDUAL LOT OWNERSHIP.

2. THE AREAS OUTSIDE OF THE BUILDINGS AND PUBLIC STREET RIGHT-OF-WAY SHALL BE COMMON AREA WITH OWNERSHIP AS STIPULATED IN THE RESTRICTIVE COVENANTS.

3. SEE DETAILS TO THE LEFT FOR DESIGNATION OF LIMITED COMMON AREAS.

4. LIMITED COMMON AREAS EXTEND TO EDGE OF CONCRETE DRIVES.

5. LIMITED COMMON AREAS FOR EACH LOT TO EXTEND TO ADJACENT PRIVATE STREET EDGE OF PAVEMENT.

6. LOTS MISSING DIMENSIONS ARE PARALLEL TO THE DIMENSIONED LOTS AND ARE SPACED PER THE DETAILS HEREON.

7. LOTS ARE STAGGERED TO CREATE VARIATIONS IN STREET SETBACKS. DETAILED DIMENSIONS WILL BE SHOWN ON FUTURE AMENDED FINAL PLATS.

LEGEND

- = MINIMUM BUILDING SETBACK
- = DRAINAGE & UTILITY EASEMENT
- = LOT LINE
- = NO VEHICULAR ACCESS

● = DENOTES 3/4" REBAR WITH PUNCHED ALUMINUM CAP STAMPED "VESTER & ASSOC. INC. LS FIRM 0004" FOUND AT GRADE

◉ = DENOTES 2" MAG NAIL WITH 1-1/2" DIAMETER STAINLESS STEEL WASHER STAMPED "VESTER & ASSOC LS FIRM 0004" FOUND AT GRADE

LEGAL DESCRIPTION - BLACKTHORNE PLANNED DEVELOPMENT - SECTION TWO

A part of the west half of the southeast quarter of Section Three (3), Township Twenty-three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being more completely described as follows, to wit:

Commencing at the center of Section 3-23-5, said point being marked by a 1" iron pipe in concrete; thence along the north line of the west half of the southeast quarter of said section, North 89°32'41" East, 1265.03 feet to the northeast corner thereof; thence along the east line of said west half, South 00°18'14" East, 434.23 feet to the Northeast corner of a 2.51 acre Common Area as per the Amended final Plat of Blackthorne Planned Development, Section One, Phase 1 (as recorded in Plat Cabinet 11, Slide 338 in the Tippecanoe County Recorders Office); thence continuing along said east line, South 00°18'14" East, 395.92 feet; thence North 90°00'00" West, 369.90 feet to a point referred to as point "A", said point being the point of beginning of the herein described tract; thence North 90°00'00" East 369.90 feet; South 00°18'14" East 879.91 feet to the northeast corner of Blackthorne Subdivision, Phase 2 - Part 1 per plat there of recorded in Plat Cabinet 8, slide 104; thence along the north lines of said subdivision, South 89°21'49" West 414.51 feet to a ¾" rebar with punched aluminum cap stamped "VESTER & ASSOC. INC. LS FIRM 0004" (herein after referred to as "Vester capped rebar"), thence North 88°07'33" West 239.98 feet to a Vester capped rebar on the east line of Morallion Drive; thence along a non-tangent curve to the left (said curve having a radius of 175.00 feet and a chord bearing of North 30°11'15" West, 26.67 feet) an arc distance of 26.70 feet; thence continue along said line, North 34°33'30" West 114.98 feet; thence along a tangent curve to the right (said curve having a radius of 115.00 feet and a chord bearing of North 17°09'24" West 68.79 feet) an arc distance of 69.85 feet; thence continue along said line, North 00°14'42" East 452.92 feet to the westerly extension of the centerline of Kennesaw Lane; thence along said extension and centerline, South 89°45'18" East 136.50 feet; thence along a curve to the left (said curve having a radius of 200 feet and a chord bearing North 85°14'42" East 34.86 feet) an arc distance of 34.91 feet; thence North 80°14'42" East 54.83 feet; thence along a curve to the right (said curve having a radius of 200 feet and a chord bearing North 85°14'42" East 34.86 feet) an arc distance of 34.91 feet; thence South 89°45'18" East, 73.25 feet to a point on the west right-of-way line of Selwyn Drive; thence along said west right-of-way line South 00°14'42" West 5.00 feet; thence along a curve to the left (said curve having a radius of 125.00 feet and a chord bearing South 09°56'10" East 44.19 feet) an arc distance of 44.42 feet; thence North 69°52'58" East 50.00 feet to the east right-of-way line of Selwyn Drive; thence along a non-tangent curve to the right (said curve having a radius of 75.00 feet and a chord bearing of North 09°56'10" East 26.51 feet) an arc distance of 26.65 feet; thence continue along said line, North 00°14'42" East 100.00 feet; thence along a tangent curve to the left (said curve having a radius of 125.00 feet and a chord bearing of North 09°37'39" West 42.86 feet) an arc distance of 43.08 feet; thence continue along said line, North 19°30'00" West, 60.26 feet; thence along a tangent curve to the right (said curve having a radius of 20.00 feet and a chord bearing of North 18°49'44" East 24.81 feet) an arc distance of 26.76 feet to a point of reverse curvature; thence along said reverse curve to the left (said curve having a radius of 175.00 feet and a chord bearing of North 54°40'39" East, 15.15 feet) an arc distance of 15.15 feet to the point of beginning, containing 12.93 acres more or less.

LAND SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor of the State of Indiana do hereby certify that the above preliminary plat was prepared under my direct supervision.

CERTIFIED BY: _____ JAMES D. HALL LS20500017 DATE

JAMES D. HALL REGISTERED No. LS20500017 STATE OF INDIANA LAND SURVEYOR

PREPARED FOR: G & L Development Co., Inc.
2150 Market Square
Lafayette, IN 47904

TITLE HOLDER: G & L Development Co., Inc.

AUDITOR'S KEY NUMBER: 134-06600-0134,
134-06600-0629

NOTE:

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section B-1 (Appendix B: Supplemental Requirements For Planned Development Submissions) of the New Unified Zoning Ordinance of Tippecanoe County as amended and is based on a Plat of Survey prepared by R. W. Gross and Assoclates, Inc. Job No. 161-93-D-LTS.

REVISION:		DATE:
NO.:		
1	REVISE PER DRAFT PLAN MEETING	10/17/07
2		
3		
4		
5		
6		
7		

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 5 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

BLACKTHORNE PLANNED DEVLEOPMENT
U.S. HWY 52 AND KERFOOT DRIVE
WEST LAFAYETTE, INDIANA 47906

PRELIMINARY PLAT

OFFICE LOCATION:
309 COLUMBIA STREET, SUITE 101
LAFAYETTE, INDIANA 47901
PHONE: (765) 742-4479
FAX: (765) 742-5271
http://www.vester.com

Vester and Associates Inc.
LAND SURVEYING AND ENGINEERING

OFFICE INFORMATION:
F:\PROJECTS\07XXX\07274\dwg\PRELIM\SUB
07274 PD NEW-PRELIM PLAT.dwg

DRAWING DATE:	Oct. 31, 2007
DESIGN BY:	JDH
DRAWN BY:	JDH
CHECKED BY:	JDH
FIELD BOOK#	N/A

SHEET: 2 OF 6

JOB NO: 07274