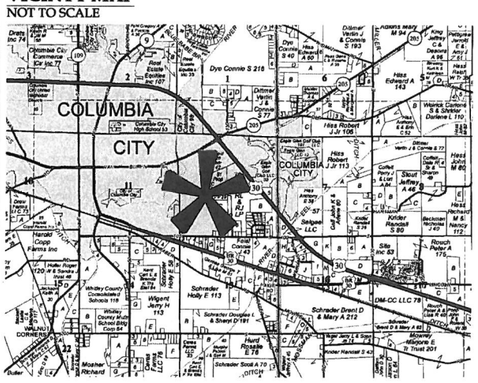
TIMBERS EDGE

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA

VICINITY MAP

NOT TO SCALE



CURVE TABLE					
CURVE	LOT NO.	RADIUS	ARC LENGTH	CH. LENGTH	CH. BEARING
C1	CL	970.00'	73.82'	73.80'	N03°-00'-41"W
C2	CL	970.00'	75.13'	75.11'	N02°-58'-21"W
C3	2	1000.00'	24.49'	24.49'	N01°-31'-58"W
C4	3	1000.00'	51.61'	51.60'	N03°-42'-47"W
C5	8	940.00'	57.51'	57.50'	N03°-26'-19"W
C6	9	940.00'	15.29'	15.29'	N01°-13'-11"W
C7	12	25.00'	39.24'	35.33'	N44°-12'-27"E
C8	15	50.00'	24.75'	24.49'	N76°-39'-08"W
C9	15	75.00'	29.49'	29.30'	N73°-44'-21"W
C10	16	75.00'	42.48'	41.92'	S78°-46'-03"W
C11	17	75.00'	42.48'	41.92'	S46°-18'-45"W
C12	18	75.00'	40.47'	39.98'	S14°-37'-37"W
C13	19	75.00'	37.02'	36.64'	S14°-58'-16"E
C14	19	50.00'	24.75'	24.49'	S14°-55'-57"E
C15	22	1000.00'	15.06'	15.06'	S01°-11'-06"E
C16	23	1000.00'	62.40'	62.39'	S03°-24'-14"E
C17	27	940.00'	36.72'	36.72'	S04°-04'-20"E
C18	28	940.00'	34.82'	34.82'	S01°-53'-32"E

SCALE 1"=50'

0' 25' 50' 100'

LEGEND

C = CALCULATED
P = PLAT
R = RECORDED
⊗ = WALKER MONUMENT
U. & D.E. = UTILITY & DRAINAGE EASEMENT

FIELD WORK COMPLETED ON 2-3-2020

BASIS OF BEARINGS

The basis of bearings for this drawing is a platted bearing of N89°-28'-18"E for a North line of the Plat of Valley River Estates, Section II, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

BENCHMARK

BM1: North bonnet bolt of a fire hydrant located near the Southwest corner of Lot Number 25 in the Plat of Valley River Estates, Section II at elevation 858.15 (NAVD88).
BM2: North rim of a sanitary sewer manhole located near the Northwest corner of Lot Number 8 in the Plat of Valley River Estates, Section II at elevation 857.28 (NAVD88).

LOT CORNERS

A 5/8-inch iron pin capped "Walker" was found or set at each of the lot corners, unless otherwise noted.

NOTE

On July 6, 2021, the Columbia City Board of Zoning Appeals, in 21-C-VAR-6, approved a request for 20' front yard setbacks for all lots and 5' side yard setbacks for Lots Numbered 2-11.

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