CALM ACRES

SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA

NW CORNER, NW ¼
SECTION 35-30-10
RR SPIKE FOUND (-0.1')
"COUNTY REFERENCED"

S01°-53'-55"W
800.00' (C&R)

HARMAN, JOEL M. & LESLIE A.
18.46 AC.± TRACT
DOC. # 2015120308

POINT OF BEGINNING
⁂ PIN FOUND (#5,+0.0')
MAG NAIL FOUND (+0.0') 29.07' E. ON LINE
⁂ PIN FOUND (#5,+0.0') 49.07' E. ON LINE

S89°-52'-51"W
769.07' (C)

℄ GAS MAIN EASEMENT
DEED RECORD 112, PAGE 130

33'
33'

59.07'

10' UTILITY & DRAINAGE EASEMENT
10' SIDE YARD SETBACK FOR ACCESSORY STRUCTURES
25' SIDE YARD SETBACK FOR PRIMARY STRUCTURE

710.00'

PIN SET
(#5,+0.0')

10' UTILITY & DRAINAGE EASEMENT

N00°-11'-04"W
225.00'

40' FRONT YARD SETBACK

LOT # 1
3.67 AC.±

30' REAR YARD SETBACK FOR PRIMARY STRUCTURE

10' REAR YARD SETBACK FOR ACCESSORY STRUCTURES

225.00'

10' UTILITY & DRAINAGE EASEMENT

S01°-53'-55"W
450.28' (C)

WEST LINE, NW ¼, SECTION 35-30-10

℄ COUNTY ROAD 600 EAST

DEDICATED RIGHT-OF-WAY
0.69 AC.±

25' SIDE YARD SETBACK FOR PRIMARY STRUCTURE

PIN SET
(#5,+0.0')

10' SIDE YARD SETBACK FOR ACCESSORY STRUCTURES

PIN SET (#5,+0.0')

N89°-52'-51"E

10' UTILITY & DRAINAGE EASEMENT

N00°-11'-04"W
412.00' (C)

RICHTER, JAMES A. & JANET S.
DOC. # 2013120446

10' UTILITY & DRAINAGE EASEMENT

710.00'

10' SIDE YARD SETBACK FOR ACCESSORY STRUCTURES

25' SIDE YARD SETBACK FOR PRIMARY STRUCTURE

N00°-11'-04"W
225.00'

40' FRONT YARD SETBACK

LOT # 2
3.64 AC.±

30' REAR YARD SETBACK FOR PRIMARY STRUCTURE

10' REAR YARD SETBACK FOR ACCESSORY STRUCTURES

187.00'

10' UTILITY & DRAINAGE EASEMENT

30'

25' SIDE YARD SETBACK FOR PRIMARY STRUCTURE

PIN SET
(#5,+0.0')

10' SIDE YARD SETBACK LINE FOR ACCESSORY STRUCTURES

75.44'

10' UTILITY & DRAINAGE EASEMENT

642.00'

N60°-40'-04"E
77.86' (C)

PIN SET (#5,+0.0')
75.44' E. ON LINE

N89°-52'-51"E
717.44' (C)

PIN SET
(#5,+0.0')

N01°-53'-55"E
104.32' (C)

SW CORNER, NW ¼, NW ¼,
SECTION 35-30-10
PIN FOUND (#5,+0.0')
P.K. NAIL FOUND (-0.2')
49.23' E. ON LINE
⁂ PIN FOUND (#5,+0.0')
69.23' E. ON LINE

N01°-53'-55"E
1354.60' (C)

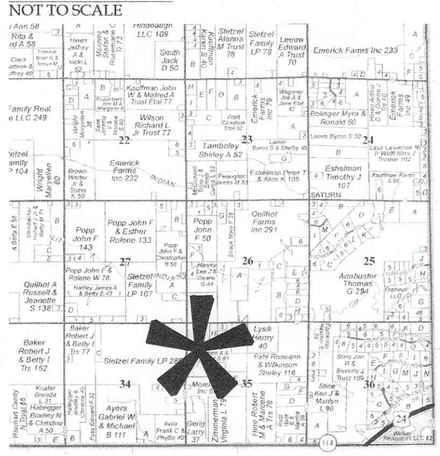
SW CORNER, NW ¼,
SECTION 35-30-10
RR SPIKE FOUND (+0.0')
"COUNTY REFERENCED"

RICHTER, JAMES A. & JANET S.
10.775 AC.± TRACT
DOC. # 91-2-106

SCALE 1"=50'
0' 25' 50' 100'

VICINITY MAP

NOT TO SCALE



LEGEND

M = MEASURED C = CALCULATED
P = PLAT R = RECORDED
⁂ = WALKER MONUMENT

FIELD WORK COMPLETED ON 11-21-2022

BASIS OF BEARINGS

The basis of bearings for this drawing is a deed bearing of S01°-53'-55"W for the West line of the Northwest Quarter of Section 35, Township 30 North, Range 10 East, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

AREA NOTES

The Plat of Calm Acres contains 8.00 acres.
Lot Number 1 contains 3.67 acres.
Lot Number 2 contains 3.64 acres.
There are 0.69 acres of Dedicated Right-of-Way.

WALKER & ASSOCIATES
EST. 1984
112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
Phone: (260) 244-3640 www.walkersurveying.net
Fax: (260) 244-4640 E-mail: mail@walkersurveying.net
LAND SURVEYING, CIVIL ENGINEERING, & LAND PLANNING