

CURVE DATA TABLE									
CURVE	LENGTH	DELTA	INCHES	TANGENT	DIRECTION	CHORD	DEGREE (ARC)		
C1	12.82	54°15'32"	20.00	62.86	S69°46'E	19.84	28°34'32"		
C2	78.25	4°52'30"	25.00	13.8	N67°02'29"W	74.59	22°25'00"		
C3	107.63	4°52'30"	25.00	19.25	S67°02'29"E	106.88	22°25'00"		
C4	148.59	4°52'30"	25.00	27.8	N67°02'29"W	146.20	28°34'32"		
C5	148.59	12°14'42"	25.00	45.29	N67°02'29"W	146.20	28°34'32"		

SETBACK TABLE

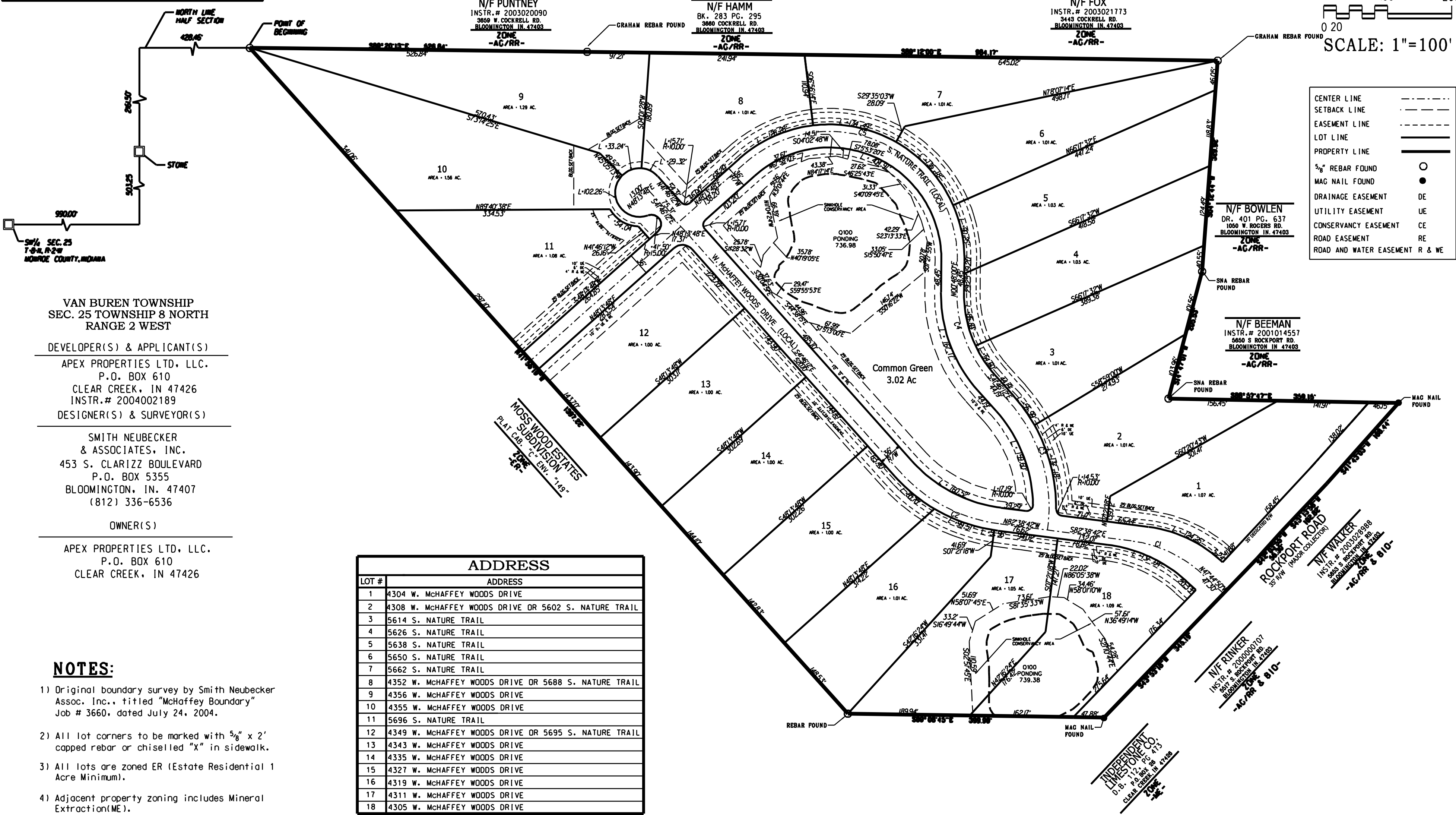
Set backs: Front - 25' Local: 35' Rockport  
Side - 15' Residential  
Rear - 35' Residential

These lots are for "Single Family" use.



SCALE: 1"=100'

CENTER LINE	---
SETBACK LINE	---
EASEMENT LINE	---
LOT LINE	---
PROPERTY LINE	---
1/8" REBAR FOUND	○
MAG NAIL FOUND	●
DRAINAGE EASEMENT	DE
UTILITY EASEMENT	UE
CONSERVANCY EASEMENT	CE
ROAD EASEMENT	RE
ROAD AND WATER EASEMENT R & WE	



ADDRESS	
LOT #	ADDRESS
1	4304 W. MCHAFFEY WOODS DRIVE
2	4308 W. MCHAFFEY WOODS DRIVE OR 5602 S. NATURE TRAIL
3	5614 S. NATURE TRAIL
4	5626 S. NATURE TRAIL
5	5638 S. NATURE TRAIL
6	5650 S. NATURE TRAIL
7	5662 S. NATURE TRAIL
8	4352 W. MCHAFFEY WOODS DRIVE OR 5688 S. NATURE TRAIL
9	4356 W. MCHAFFEY WOODS DRIVE
10	4355 W. MCHAFFEY WOODS DRIVE
11	5696 S. NATURE TRAIL
12	4349 W. MCHAFFEY WOODS DRIVE OR 5695 S. NATURE TRAIL
13	4343 W. MCHAFFEY WOODS DRIVE
14	4335 W. MCHAFFEY WOODS DRIVE
15	4327 W. MCHAFFEY WOODS DRIVE
16	4319 W. MCHAFFEY WOODS DRIVE
17	4311 W. MCHAFFEY WOODS DRIVE
18	4305 W. MCHAFFEY WOODS DRIVE

NOTES:

- 1) Original boundary survey by Smith Neubecker Assoc., Inc., titled "McHaffey Boundary" Job # 3660, dated July 24, 2004.
- 2) All lot corners to be marked with 5/8" x 2' capped rebar or chiselled "X" in sidewalk.
- 3) All lots are zoned ER (Estate Residential 1 Acre Minimum).
- 4) Adjacent property zoning includes Mineral Extraction(ME).
- 5) No Buildings shall be Constructed within the Conservancy Easement Areas or Drainage Easements as Described by and Illustrated on this Plat.

MCHAFFEY WOODS SUBDIVISION, FINAL PLAT  
PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC. 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47407-5355 JOB NO. 3660  
PAGE 1 OF 2



LEGAL DESCRIPTION FOR  
MCHAFFEY WOODS SUBDIVISION  
JOB NUMBER 3660

A part of the South Half of Section 25, Township 8 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at a stone 990.00 feet east and 503.25 feet north of the southwest corner of said Section 25; thence continuing north 2161.50 feet to the north line of said Half Section; thence East along the half section line 428.46 feet to a rebar found marking the Point of Beginning; thence SOUTH 89 degrees 20 minutes 13 seconds East for a distance of 526.84 feet to a rebar found stamped Graham; thence SOUTH 89 degrees 12 minutes 00 seconds East for a distance of 984.17 feet to a rebar stamped Graham; thence SOUTH 04 degrees 12 minutes 44 seconds west for a distance of 329.92 feet to a rebar stamped SNA; thence SOUTH 14 degrees 47 minutes 01 seconds West for a distance of 205.53 feet to a rebar stamped SNA; thence SOUTH 88 degrees 57 minutes 47 second East for a distance of 359.15 feet to a mag nail in the center of Rockport Road; thence the following 4 courses along said road 1) SOUTH 41 degrees 43 minutes 03 seconds West for a distance of 168.44 feet; thence 2) SOUTH 43 degrees 13 minutes 58 seconds West for a distance of 102.82 feet; thence 3) SOUTH 42 degrees 03 minutes 55 seconds West for a distance of 56.30 feet; thence 4) SOUTH 43 degrees 53 minutes 18 seconds West for a distance of 345.19 feet to a mag nail; thence along the easterly line of Moss Wood Estates Subdivision the following 2 courses 1) NORTH 89 degrees 08 minutes 45 seconds West for a distance of 399.99 feet to a rebar found; thence 2) NORTH 41 degrees 56 minutes 19 seconds West for a distance of 1397.22 feet to the Point of Beginning, containing 24.96 acres more or less.

Subject to a 35' right-of-way from the centerline of Rockport Road.

Subject to the above reservation, the survey work shown herein was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Stephen L. Smith  
Registered Land Surveyor No. 50427  
State of Indiana

The real estate described above on this plat shall be and is hereby subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for McHaffey Woods, and recorded \_\_\_\_\_, at Misc. \_\_\_\_\_, all in the office of the Recorder of Monroe County, Indiana.

The undersigned, Barry J. Larson, representative for Apex Properties LTD, LLC, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. The streets and right-of-way shown herein are hereby dedicated to the public. The within plat shall be known and designated as McHaffey Woods Subdivision Final Plat.

IN WITNESS WHEREOF, \_\_\_\_\_, by \_\_\_\_\_, has hereunto executed this \_\_\_\_\_ day of \_\_\_\_\_, 2005

Barry J. Larson  
Representative for Apex Properties LTD, LLC

STATE OF INDIANA)  
COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Barry J. Larson, representative for Apex Properties LTD, LLC, personally known to me to be the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as McHaffey Woods Subdivision as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
My Commission Expires: 07/11/08

Ronda R. Brown, NOTARY PUBLIC  
a resident of Monroe County

Under the authority of Chapter 114, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held:

MONROE COUNTY PLAN COMMISSION

Iris Kiesling, President

Robert S Cowell, Secretary

