

CAB C. ENV 303

SALT CREEK TWP.
TOWNSHIP 8N
RANGE 1E

OWNER(S) & DEVELOPER(S)
OVERLOOK PARTNERS LLC
DEED BOOK 443, PAGE 252
201 W ILLINOIS SUITE 200
INDIANAPOLIS, INDIANA 46204
317-237-2299

SURVEYOR(S)

STEPHEN L. SMITH LS # 50427
SMITH NEUBECKER & ASSOCIATES, INC.
453 S. CLARIZZ BLVD.
BLOOMINGTON, IN 47407-5355
(812) 336-6536

THE OVERLOOK
SUBDIVISION
PHASE I
PLAT NO. 238

SCALE: 1"=150'

Jin Fielder
Monroe County Recorder IN
IN 2002201608 SPL
01/18/2002 13:42:07 2 PGS
Filing Fee: \$23.00

GENERAL NOTES:

1. The boundary information is based on a survey titled "OVERLOOK ALTA/ACSM LITS" [job number 2378, dated October 31, 1995, by Smith Neubecker & Associates, Inc., recorded in Survey Book 3, Page 471.
2. This plat is subject to the "Declaration Standards, Use Restrictions and Covenants for the plat of the Overlook" and the "Declarations of Covenants, Conditions and Restrictions of the Overlook of Monroe Homeowners' Association, Inc." recorded at Miscellaneous Record 250, Page 438-453, and Miscellaneous Record 250, Page 477-499 respectively, in the office of the Recorder of Monroe County, Indiana.
3. Right-of-way acreage is 3.55 acres.
4. All lot corners to be marked with "4" X 2" capped rebar.
5. The 20' drainage easements shown hereon are approximate and are intended to follow the existing flow lines.
6. This area does not lay within any flood zone according to first flood map community panel # 180444 0006A

MINIMUM REQUIRED SETBACKS

FOREST RESERVE/ENVIRONMENTAL CONSTRAINTS OVERLAY (AREA 1 & 2):
FRONT YARD: 25'
SIDE YARD: 15' (RESIDENTIAL STRUCTURES)
REAR YARD: 35' (RESIDENTIAL STRUCTURES)
50' (NON-RESIDENTIAL STRUCTURES)

25' SETBACK FROM ACCESS EASEMENTS

125' SETBACK FROM NORMAL POOL ELEVATION (538' MSL)

LEGEND

STONE MONUMENT FOUND
CONCRETE MONUMENT FOUND
REBAR FOUND
PIPE MONUMENT FOUND
1/2" DIA X 20" LONG IRON REBAR
W/PLASTIC CAP SET
SEPTIC FIELD
RIGHT OF WAY CENTERLINE
RIGHT OF WAY
DRAINAGE & UTILITY EASEMENT

CURVE DATA TABLE

CURVE	LENGTH	DELTA	POINTS	TANGENT	DIRECTION	CHORD
C1	199.49	45°43'19"	350.00	105.40	S03°30'20"E	194.24
C2	457.59	74°54'30"	350.00	268.02	N07°45'09"E	425.69
C3	150.0	18°44'08"	350.00	76.74	S35°50'10"W	149.31
C4	100.0	6°27'02"	300.00	54.62	N33°20'02"E	101.36
C5	507.49	36°27'05"	1000.00	260.61	S54°39'22"W	499.02

THE OVERLOOK SUBDIVISION, PHASE 3; FINAL PLAT

PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC.
4625 CLARIZZ BLVD., BLOOMINGTON, INDIANA 47407-5355

JOB NO. 2378
PAGE 1 OF 2



LOT #	ADDRESS	STREET
13	4852 S NATURE WAY	
14	4874 S NATURE WAY	
15	4860 S NATURE WAY	
16	4846 S NATURE WAY	
17	4839 S NATURE WAY	
18	4853 S NATURE WAY	
19	4867 S NATURE WAY	
20	4880 S NATURE WAY	
21	4913 EAST MOLLY COURT	
22	4881 EAST MOLLY COURT	
23	4867 EAST MOLLY COURT	
24	4853 EAST MOLLY COURT	
25	4840 EAST MOLLY COURT	

L - 179.55'
R - 225.00'
CD - N03°50'20"W
LC - 174.82'

2004021415
Lts 22, 23, 24, 25
Address Correction
11-10-04
Pat Haley Rec