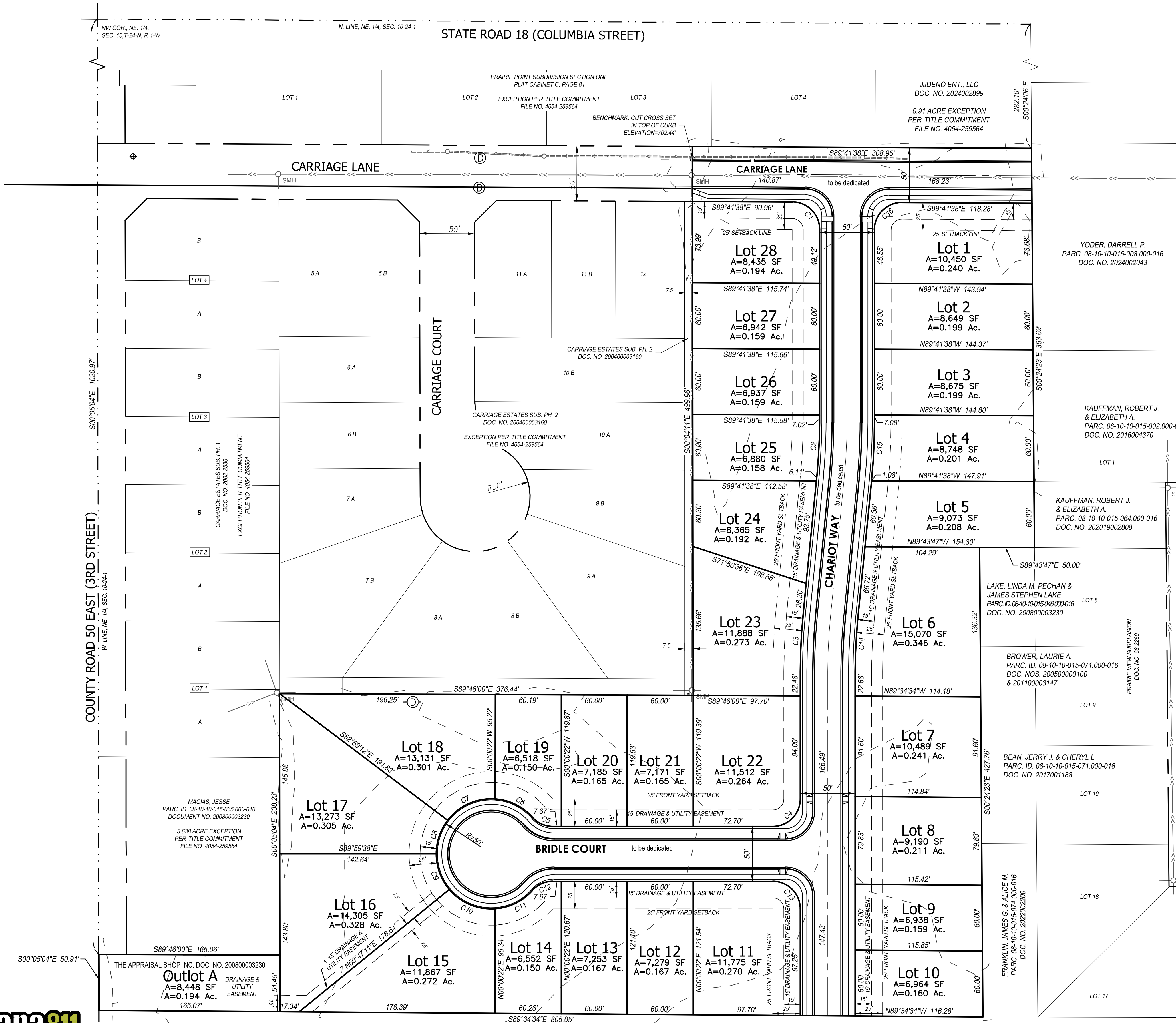


PRIMARY PLAT OF: CARRIAGE ESTATES SUBDIVISION PHASE III

A SUBDIVISION LOCATED IN PART OF THE NE QTR SECTION 10, T-24-N, R-1-W
IN MONROE TOWNSHIP, CARROLL COUNTY, INDIANA



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	39.14'	25.00'	89°42'00"	N44°50'38"W	35.26'
C2	46.96'	475.00'	5°39'54"	N2°50'18"E	46.94'
C3	51.91'	525.00'	5°39'54"	N2°50'18"E	51.89'
C4	39.27'	25.00'	90°00'00"	N45°00'22"E	35.36'
C5	21.03'	25.00'	48°11'23"	S65°53'57"E	20.41'
C6	38.67'	50.00'	44°18'44"	S63°57'37"E	37.71'
C7	49.22'	50.00'	56°24'23"	N65°40'49"E	47.26'
C8	32.70'	50.00'	37°28'16"	N18°44'30"E	32.12'
C9	35.03'	50.00'	40°08'38"	N20°03'57"W	34.32'
C10	46.82'	50.00'	53°38'15"	N68°57'54"W	45.13'
C11	38.74'	50.00'	44°23'30"	S64°00'44"W	37.78'
C12	21.03'	25.00'	48°11'23"	S65°54'40"W	20.41'
C13	39.27'	25.00'	90°00'00"	N44°59'38"W	35.36'
C14	46.96'	475.00'	5°39'54"	S2°50'18"W	46.94'
C15	51.91'	525.00'	5°39'54"	S2°50'19"W	51.89'
C16	38.40'	25.00'	90°18'00"	S45°09'22"W	35.45'

FLOOD INSURANCE RATE MAP

ACCORDING TO FIRM MAP NUMBER 18015C0195C WITH AN EFFECTIVE DATE OF JANUARY 1, 2015: THE PROJECT LIES IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

GENERAL NOTES

- PLAN IS BASED ON AVAILABLE DATA FROM THE ZONING ORDINANCE OF CARROLL COUNTY, INDIANA, 1971:
60' MINIMUM LOT WIDTH AND 6,000 SF MINIMUM LOT AREA SHOWN BASED ON PRESUMED U-1 "URBAN RESIDENTIAL DISTRICT", LOTS WITH SANITARY SEWER; ADDITIONAL ZONING AND PROPOSED LAND USE VERIFICATION SHOULD BE EXPLORED.
- ALL RIGHT-OF-WAY INTERSECTION RADII TO BE 25.0 FEET.
- ALL RIGHT-OF-WAY AREAS TO BE DEDICATED TO CARROLL COUNTY.
- ALL BLOCK AREAS, COMMON AREAS OR PARK AREAS TO HAVE A BLANKET UTILITY AND SURFACE DRAINAGE EASEMENT.
- ALL LOT SETBACKS ARE AS FOLLOWS:
FRONT YARD SETBACK - 35 FEET ALONG MAJOR COLLECTOR HIGHWAYS
REAR YARD SETBACK - 25 FEET ALONG ALL OTHER ROADS
SIDE YARD SETBACK - 7 FEET (EACH SIDE)
- MAXIMUM HEIGHT OF STRUCTURES: SINGLE FAMILY 2-1/2 STORIES OR 35 FEET, WHICHEVER IS LOWER
- ALL LOTS SHALL HAVE A 15 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONTAGE FROM THE STREET RIGHT-OF-WAY.
- BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE
- DISTANCE SHOWN ON PLAT ARE BASED ON THE U.S. SURVEY FOOT
- TOTAL AREA OF RIGHT-OF-WAY TO BE DEDICATED = 72,651 SQ. FT. (1.67 ACRES±)
- BOUNDARY SURVEY PERFORMED BY KRULL/ABONMARCHÉ DATED APRIL 14, 2025

DEVELOPER

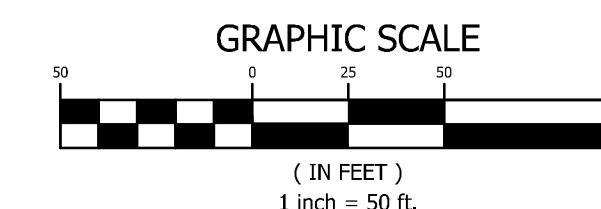
DARRELL YODER
4 E MAIN STREET
FLORA, INDIANA 46929
(574) 967-4844

This Plat Prepared by:

SURVEYOR / ENGINEER
ABONMARCHÉ
#1033
3500 State Road 38 East, Ste 300
Lafayette, IN 47905
T 765.234.0099



Randell S. Peterson
RANDELL S. PETERSON
STATE OF INDIANA
LS 20400012



DEVOS, LARRY & KAY
PARC. ID. 08-10-10-000-036.000-015
DOC. NO. 94-3533

WAGONER, GORDON D. & SHIRLEY M.
PARC. ID. 08-10-10-000-001.000-015
DOC. NO. 200700004831