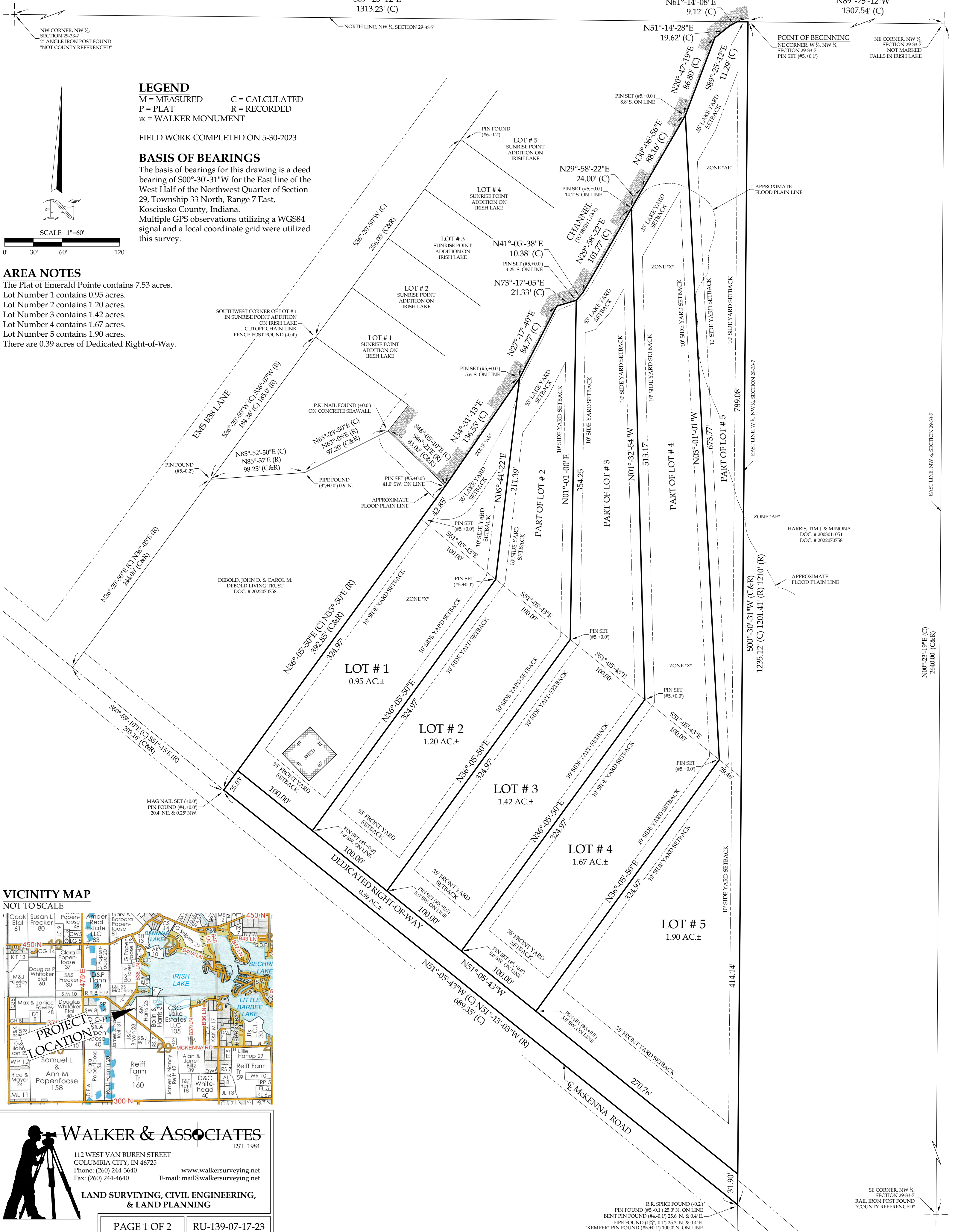


EMERALD POINTE (PRELIMINARY)

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 7 EAST, KOSCIUSKO COUNTY, INDIANA

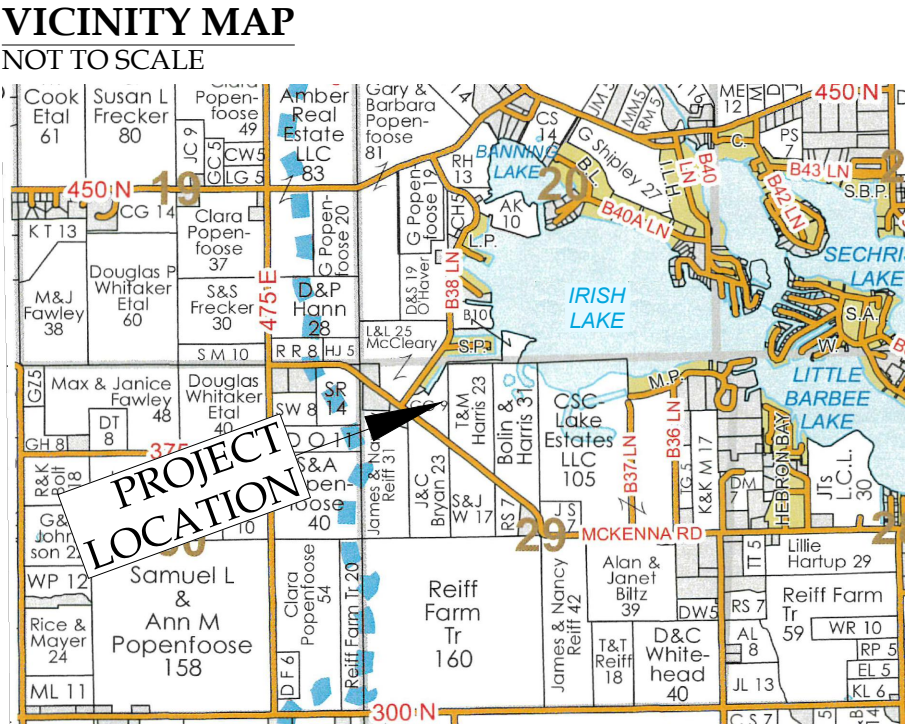


LEGEND
M = MEASURED C = CALCULATED
P = PLAT R = RECORDED
⌘ = WALKER MONUMENT

FIELD WORK COMPLETED ON 5-30-2023

BASIS OF BEARINGS
The basis of bearings for this drawing is a deed bearing of S00°-30'-31"W for the East line of the West Half of the Northwest Quarter of Section 29, Township 33 North, Range 7 East, Kosciusko County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

AREA NOTES
The Plat of Emerald Pointe contains 7.53 acres.
Lot Number 1 contains 0.95 acres.
Lot Number 2 contains 1.20 acres.
Lot Number 3 contains 1.42 acres.
Lot Number 4 contains 1.67 acres.
Lot Number 5 contains 1.90 acres.
There are 0.39 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**

EMERALD POINTE (PRELIMINARY)

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 7 EAST, KOSCIUSKO COUNTY, INDIANA

DESCRIPTION

Part of the West half of the Northwest Quarter of Section 29, Township 33 North, Range 7 East, Kosciusko County, Indiana (This description prepared by Kevin R. Michel, L580870006, as part of retracement survey RU-139 completed by J.K. Walker and Associates, P.C., dated September 14, 2022), being more particularly described as follows, to wit:

Commencing at an angle iron post found at the Northwest corner of said Northwest Quarter; thence S89°-25'-12"E (the basis of bearings for this description is an adjoiner's deed bearing of S00°-30'-31"W for the East line of the West half of said Northwest Quarter), on and along the North line of said Northwest Quarter, a distance of 1313.23 feet to a 5/8-inch iron pin capped "Walker" at the Northeast corner of the West half of said Northwest Quarter, said iron pin also being at the POINT OF BEGINNING; thence S00°-30'-31"W, on and along the East line of the West half of said Northwest Quarter, a distance of 1235.12 feet (recorded 1201.41 feet and recorded 1210 feet), to a railroad spike found at the point of intersection with the centerline of McKenna Road; thence N51°-05'-43"W (recorded N51°-13'-03"W), on and along said centerline, a distance of 689.35 feet to a Mag nail at the Southeast corner of a certain tract of land recorded in Document Number 2022070758 in the records of Kosciusko County, Indiana; thence N36°-05'-50"E (recorded N35°-50'E), on and along the Easterly line of said tract of land in Document Number 2022070758, a distance of 392.85 feet to the Northeast corner of said tract of land in Document Number 2022070758, said corner being situated N36°-05'-50"E, a distance of 41.0 feet from a 5/8-inch iron pin capped "Walker"; thence N34°-31'-13"E, on and along the water's edge of a channel to Irish Lake, a distance of 136.55 feet; thence N27°-17'-40"E, on and along said water's edge, a distance of 84.77 feet; thence N73°-17'-05"E, on and along said water's edge, a distance of 21.33 feet; thence N41°-05'-38"E, on and along said water's edge, a distance of 10.38 feet; thence N29°-58'-22"E, on and along said water's edge, a distance of 125.77 feet; thence N30°-06'-56"E, on and along said water's edge, a distance of 88.16 feet; thence N20°-47'-19"E, on and along said water's edge, a distance of 86.80 feet; thence N51°-14'-28"E, on and along said water's edge, a distance of 19.62 feet; thence N61°-14'-08"E, on and along said water's edge, a distance of 9.12 feet to the point of intersection with the North line of said Northwest Quarter; thence S89°-25'-12"E, on and along said North line, a distance of 11.29 feet to the point of beginning, containing 7.53 acres of land, more or less, subject to legal right-of-way for McKenna Road, subject to all legal drain easements and all other easements of record.

FLOOD HAZARD STATEMENT

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Low-lying areas adjacent to a channel to Irish Lake appear to be situated in Zone "AE", which is in a flood plain. The remainder of the surveyed tract appears to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Map Number 18085C0190D of the Flood Insurance Rate Maps for Kosciusko County, Indiana, dated September 30, 2015.

SURVEY RECORDING NOTE

The retracement boundary survey for this Plat is recorded in Document Number 2022111062 in the records of Kosciusko County, Indiana.

RESTRICTIVE FARM COVENANT

No owner of any Lot or any other parcel within this Plat shall at anytime remonstrate against or attempt to cause the cessation of any farming operation, whether now existing or existing in the near future which interferes with the residential use of the Lot or tract owned by the person or the tract owned by the person or persons remonstrating. Any person accepting title to a Lot or tract within this Plat, acknowledges that general agricultural areas exist adjacent to or near this Plat, and that activities on such agricultural areas may result in normal farm interference such as noise, odor, dust, agricultural implement traffic, unusual hours and other normal agricultural uses.

REGULATED DRAIN EASEMENT

(PER INDIANA CODE 36-9-27-33)

The owners of land over which the right-of-way runs may use the land in any manner consistent with this chapter and the proper operation of the drain. Permanent structures may not be placed on any right-of-way without the written consent of the board. Temporary structures may be placed upon or over the right-of-way without the written consent of the board, but shall be removed immediately by the owner when so ordered by the board or by the county surveyor. Crops grown on a right-of-way are at the risk of the owner, and, if necessary, in the reconstruction or maintenance of the drain, may be damaged without liability on the part of the surveyor, the board, or their representatives. Trees, shrubs, and wood vegetation may not be planted in the right-of-way without the written consent of the board, and trees and shrubs may be removed by the surveyor if necessary, to the proper operation or maintenance of the drain. For more information contact the county surveyor.

NOTES

- All utility and drainage easements as dedicated on the face of this Plat shall be kept free of all permanent structures and the removal of any obstructions by a utility company shall in no way obligate the utility company in damages or to restore the obstruction to its original form.
- No fill will be placed within any storm water detention or retention easement areas and no fill will be placed within any drainage swale.

DEVELOPER

Emerald Pointe Development LLC
3081 W Sycamore Beach Rd
Angola, IN 46703

REDACTION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - Kevin Michel


SURVEYOR CERTIFICATION

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 865-IAC 1-12 AND ALL OTHER AMENDMENTS THERETO.

I, the undersigned Professional Civil Engineer and Professional Surveyor registered under the laws of the State of Indiana, have made a survey of the real estate described above and have established the lots and streets in the foregoing Plat in accordance with true and established boundaries thereof.

I hereby certify that to the best of my knowledge the above Plat and Survey are correct.

Prepared by:



Registered Professional Civil Engineer
and Professional Surveyor



CERTIFICATION OF OWNERSHIP

We (I) _____, do hereby certify that We (I) are the owners of the property described in the above caption and that as such owners, We (I) have caused the above described property to be surveyed and subdivided as shown on the hereon Plat, as our (my) free and voluntary act and deed.

STATE OF INDIANA)
) SS:
COUNTY OF KOSCIUSKO)

I, _____, a Notary Public in said County and State do hereby certify that the above owners personally known to me to be the same people whose names are subscribed to the above Certificate, appeared before me this day in person and acknowledged that they signed the above Certification of their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 20____,
My Commission Expires: _____

PLAN COMMISSION CERTIFICATION OF APPROVAL

Approved by the Kosciusko County Area Plan Commission in accordance with Subdivision regulations.

_____, 20____
President

Secretary

AUDITOR CERTIFICATION OF APPROVAL

Duly entered for taxation this ____ day of _____, 20____.

Auditor

RECORDER CERTIFICATION OF APPROVAL

Received for record this ____ day of _____, 20____, at ____ O'clock ____ and entered as Document No. _____ in Book No. _____ on Page Number _____, in the records of Kosciusko County, Indiana.

Kosciusko County Recorder



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**