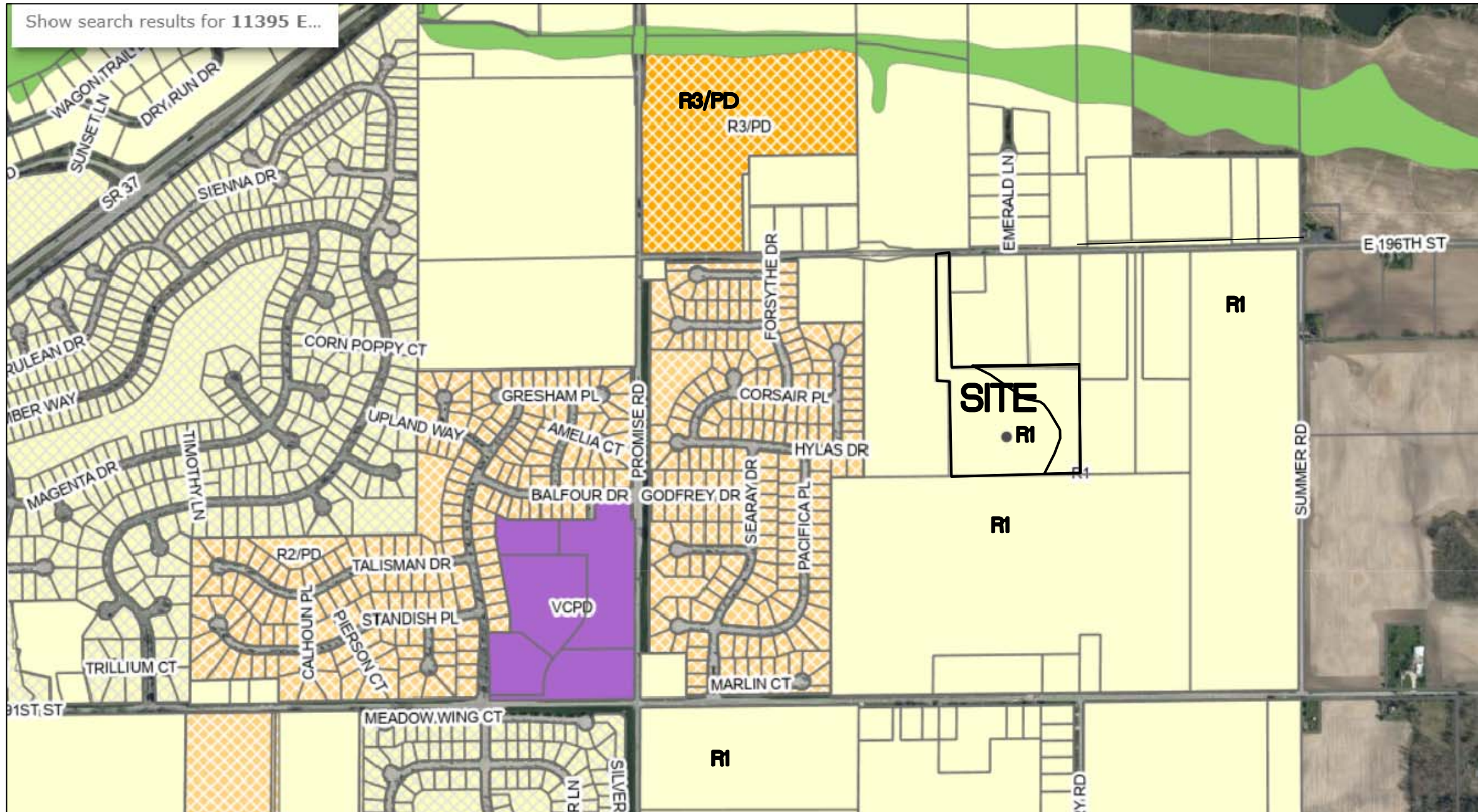


PRIMARY PLAT

RIDGEBACK WOODS

N.E. QUARTER, SECTION 28, TOWNSHIP 19 NORTH, RANGE 5 EAST
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA

ZONING MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF 2 LOTS NUMBERED LOT 1, AND 2.

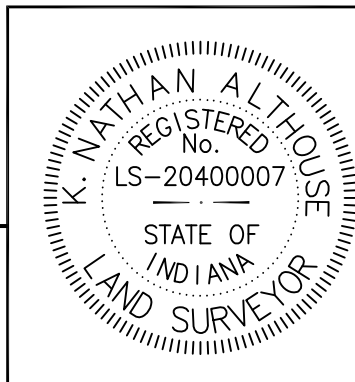
THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, K. NATHAN ALTHOUSE, THE UNDERSIGNED CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE THIS 24TH DAY OF JANUARY 2024.

K. Nathan Althouse

K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA



OWNER / SUBDIVIDER /
DEVELOPER

MICHAEL D & CYNTHIA R LATTY,
11395 196TH ST E
NOBLESVILLE, IN 46060

SOURCE OF TITLE

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
PH. 317-773-2644
DATE: DECEMBER 18, 2023
Job No. B41173

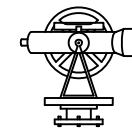
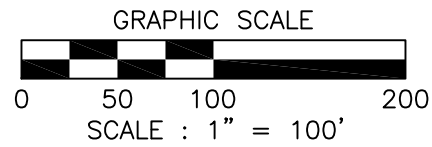
ZONING

R1

SURVEYOR

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
PH. 317-773-2644
DATE: DECEMBER 18, 2023
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REV. DATE			BY	DESCRIPTION
1-18-24			kna	added centerline note to 196th st and added topo per gis



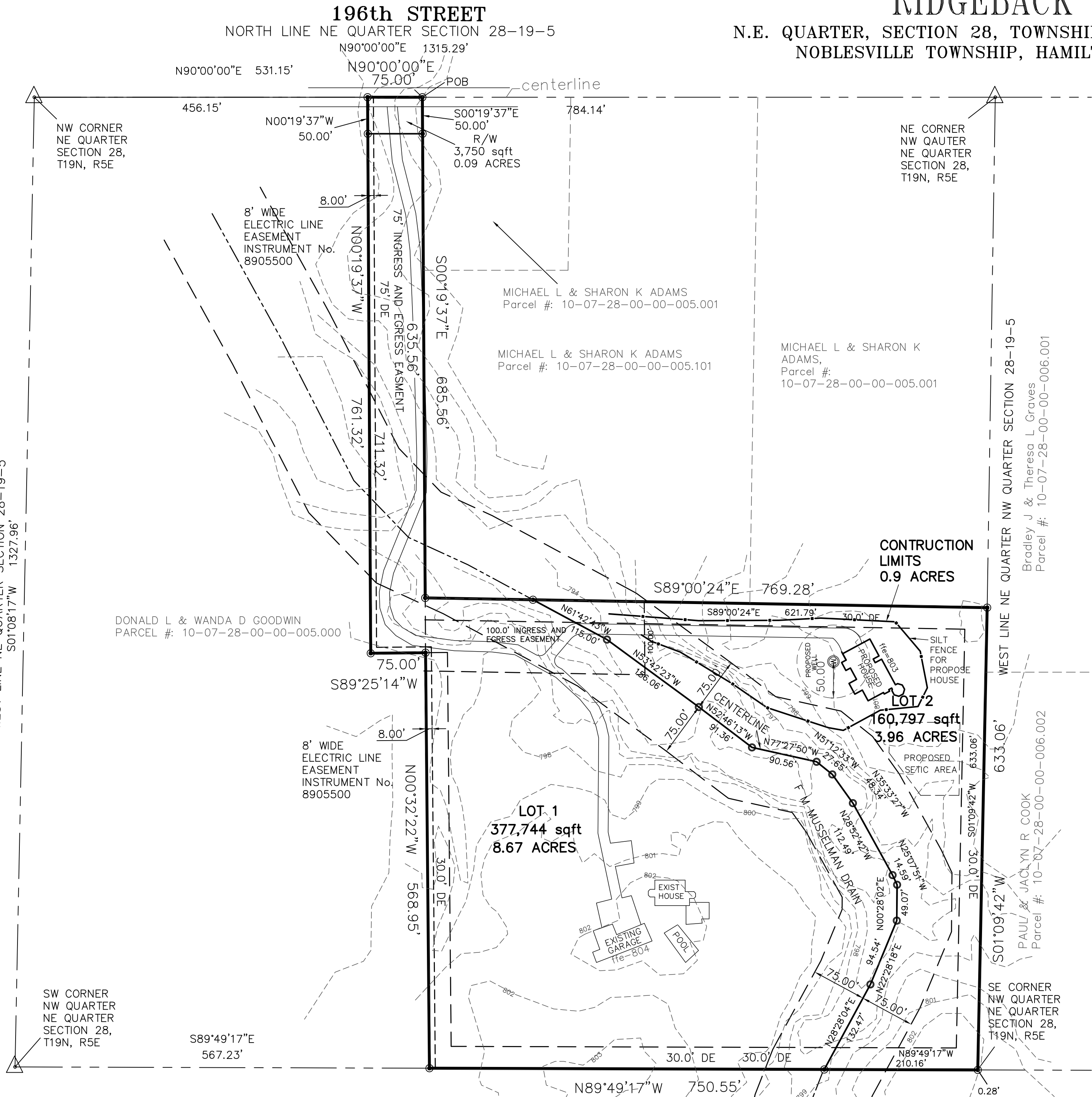
MILLER SURVEYING INC.

948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: PART OF THE NORTHEAST QUARTER,
SECTION 28 T19N, R5E
NOBLESVILLE TWP., HAMILTON COUNTY, INDIANA
FIELD WORK COMPLETED: 12-1-23
CLIENT: MICHAEL D & CYNTHIA R LATTY,
DESCRIPTION: PRIMARY PLAT

DRAWN BY: KNA
SCALE: 1" = 100'
DATE: 12-17-2023
JOB NUMBER
SURVEY 4 FILE:
B41173

CHK'D BY: KNA
FIELD BOOK: DC
PAGE:
SURVEY 4 FILE:



UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE DEFINITION

ZONE EXPLANATION

"X" AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0154G. AREA IN ZONE "X" MAP DATED 11-1-2014.

LEGEND

- R/W RIGHT-OF-WAY
- 5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET
- DE DRAINAGE EASEMENT
- R.D.E. REGULATED DRAIN EASEMENT: 75' EASEMENT EACH SIDE OF THE CENTERLINE OF A TILE DRAIN, 75' EASEMENT FROM THE TOP OF BANK OF EACH SIDE OF AN OPEN DRAIN
- sqft SQUARE FEET (MORE OR LESS)
- AC± ACRES (MORE OR LESS)

BENCHMARK INFORMATION

HORIZONTAL AND VERTICAL CONTROL:

COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM
NAVD 88

ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID12A (CONUS)

COORDINATE UNITS US SURVEY FEET
DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

BENCHMARK INFORMATION

HORIZONTAL AND VERTICAL CONTROL:

COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM
NAVD 88

ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID03 (CONUS)

COORDINATE UNITS US SURVEY FEET
DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 88222941

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, SECTION 28, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ASSUMED BEARING) 531.15 ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT OF BEING 784.14 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 19 MINUTES 37 SECONDS EAST 685.56 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 24 SECONDS EAST 769.28 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS WEST 633.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING EAST 0.28 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 49 MINUTES 17 SECONDS WEST 750.55 FEET ON AND ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, SAID POINT BEING 567.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS WEST 568.95 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 14 SECONDS WEST 75.00 FEET; THENCE NORTH 00 19 MINUTES 37 SECONDS WEST 761.32 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 75.00 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING. CONTAINING 12.449, MORE OR LESS, ACRES.

THE BOARD OF ZONING APPEALS APPROVED VARIANCES FROM DEVELOPMENT STANDARDS AS PER THE ACKNOWLEDGMENT OF VARIANCES BZA MEETING HELD ON NOVEMBER 6, 2023, BZANA-0132-2023; BZANA-0133-2023, AND BZANA-0135-2023. APPLICANT GAINED APPROVAL.