

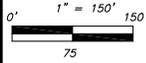
BRS9170 MINOR SUBDIVISION

BASIS OF BEARINGS WAS OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE.

PERRY PATRICIA
A.T. 1 (S/58C)
03-95-19-000-000.602-011

N 89°16'53" E 1389.25'

NE COR W/2 SW/4
SEC. 19 T9N R5E
CAPPED REBAR FOUND (C&D)



JERRY A. LANE
INST. 2011-02233
03-94-24-000-000.900-011

DANIEL L. WASSON & LOGAN B. PURVIS
INST. 2009-0907474-80
03-94-24-000-000.900-011

ALLEN C. DEATLEY
INST. 2004-98977
03-95-19-000-001.000-011

SW COR SW/4
SEC. 19 T9N R5E
STONE FOUND

"D"
NW COR SW/4
SEC. 19 T9N R5E
MAG NAIL/WASHER

NE COR SE/4
SEC. 24 T9N R4E
5/8" REBAR

"C"

A VARIANCE WAS GRANTED TO ALLOW THE SUBDIVISION OF A PARENT TRACT TO CREATE 3 NEW LOTS & LEAVE A BUILDABLE PARENT TRACT FOR A TOTAL OF 4 LOTS AND FOR THE REMAINDER TO NOT MEET THE 30 ACRE MINIMUM BY THE CITY OF COLUMBUS BOARD OF ZONING APPEALS PER CASE NO. CDS-2024-032.

P.T. 1B
26.547 AC

WOLF CREEK

FLOODZONE A
(100 YR)

JEFFREY LEE HARRIS
ADM. LOT 1 (S/117B)
LINDA J. ADAMS ADM. SUB.
03-95-19-000-000.801-011

SCOTT L. SMITH 4
BRANDEN T. SMITH
INST. 2017-10076
03-95-19-000-000.401-011

FRED B. & TAMARA G. SAGESSTER
INST. 2020-7286
03-95-19-000-002.700-011

"B"
NW COR SW/4, SW/4
SEC. 19 T9N R5E
STONE FOUND

NE COR SE/4, SE/4
SEC. 24 T9N R4E
NO MONUMENT FOUND

"A"
SW COR SW/4
SEC. 19 T9N R5E
STONE FOUND

FENCE REMNANTS

S 89°41'26" E 374.72'

N 87°43'34" E 251.05'

N 11°53'43" W 183.78'

N 11°53'43" W 177.70'

LOT 2
1.045 AC

LOT 1
1.813 AC

S 02°16'28" E 176.43'

N 16°06'22" W 273.88'

S 88°55'43" W 560.92'

S 88°56'33" W 435.96'

S 01°02'16" E 499.82'

S 01°03'09" E 1296.80'

124.83'

408.59'

184.96'

183.80'

243.10'

263.89'

221.14'

221.14'

221.14'

221.14'

221.14'

221.14'

221.14'

221.14'

221.14'

221.14'

221.14'

221.14'

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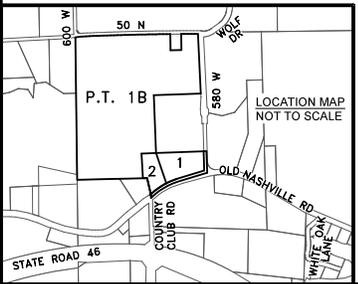
ACREAGE TABLE

LOT 1:	1.813 AC
LOT 2:	1.045 AC
P.T. 1B:	26.547 AC
DE. RW:	0.440 AC
TOTAL:	29.845 AC

- LEGEND**
- ▲ = SECTION CORNER AS LABELED
 - = 5/8"X30" REBAR AND CAP MARKED 0136 SET THIS SURVEY
 - = 5/8" REBAR FOUND
 - ◐ = 5/8" REBAR W/CAP FOUND (SEE REPORT)
 - ◆ = MAGSPIKE FOUND
 - = MAG NAIL FOUND
 - (100.00) = RECORD
 - 100.00 = MEASURED
 - P.O.B. = POINT OF BEGINNING
 - BCS = BARTHOLOMEW CO SURVEYOR
 - ① = REFERENCE SURVEY (SEE REPORT)
 - "A" = MONUMENT IDENTIFIER (SEE REPORT)
 - P.T. = PARENT TRACT
 - X-X-X- = FENCE

LINE	BEARING	DIST
L1	N 88°55'43" E	27.50'
L2	S 87°43'34" W	29.91'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	637.90'	164.49'	164.04'	N 56°13'29" E	14°46'28"	82.70'
C2	637.90'	100.02'	99.91'	S 68°06'13" W	8°59'00"	50.11'
C3	610.40'	273.35'	273.02'	N 59°38'23" E	25°50'44"	140.06'



OWNER:
BRS9170 LLC
INST. 2024-8315

PARCEL#:
03-95-19-000-000.800-011

1 4/25/25 MISC. EDITS PER PLAT COMM. TPD

REV. NO.	DATE	DESCRIPTION	BY:

Milestone design group
1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

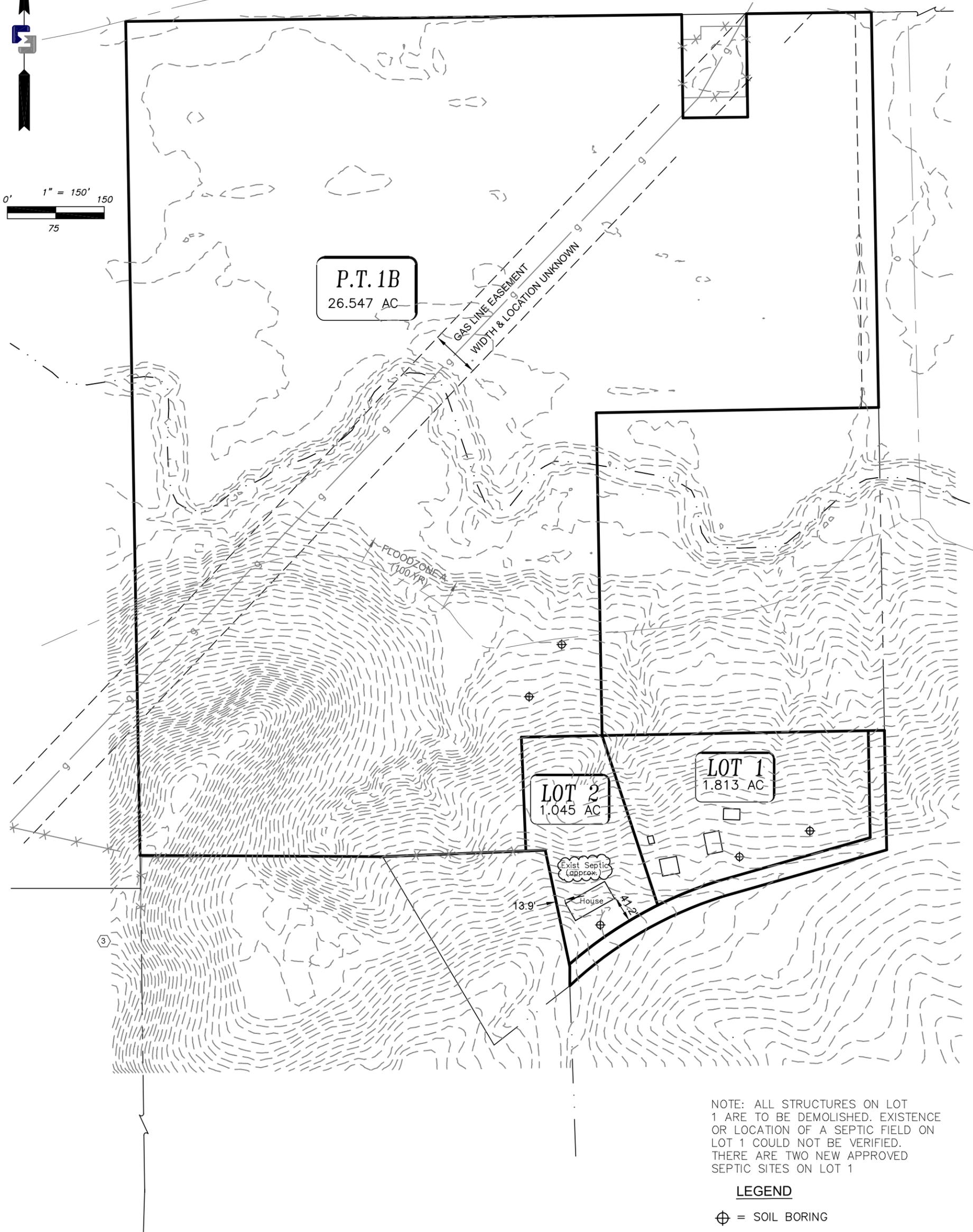
BRS9170 MINOR SUBDIVISION
PART SW/4 OF SEC. 19 T9N R5E BARTHOLOMEW CO. IN
JOB NO: 24647 SHEET: 1 OF 3 DATE: 04-01-2025
FILE NAME: E:\PROJECTS\24000\24647\24647SUB.DWG

BASIS OF BEARINGS WAS OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE.

BRS9170 MINOR SUBDIVISION EXISTING FEATURES



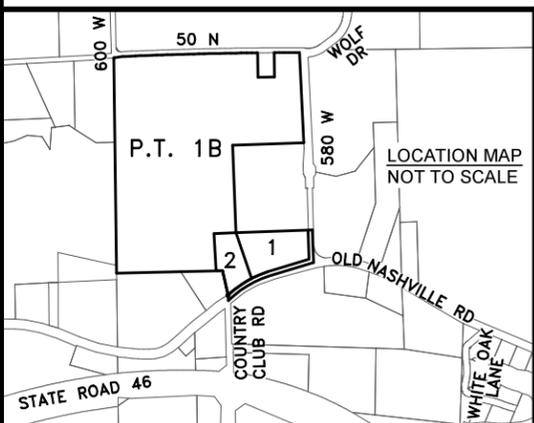
0' 1" = 150' 150
75



NOTE: ALL STRUCTURES ON LOT 1 ARE TO BE DEMOLISHED. EXISTENCE OR LOCATION OF A SEPTIC FIELD ON LOT 1 COULD NOT BE VERIFIED. THERE ARE TWO NEW APPROVED SEPTIC SITES ON LOT 1

LEGEND

⊕ = SOIL BORING



OWNER:
BRS9170 LLC

INST. 2024-8315

PARCEL#:
03-95-19-000-000.800-011

1	4/25/25	MISC. EDITS PER PLAT COMM.	TPD
REV.NO.	DATE	DESCRIPTION	BY:
 1428 Lafayette Avenue, Columbus, IN 47201 812.372.7398 www.milestonedesign.org			
BRS9170 MINOR SUBDIVISION			
EXISTING FEATURES			
JOB NO: 24647	SHEET: 1 OF 1	DATE: 04-01-2025	
FILE NAME: E:\PROJECTS\24000\24647\24647SUB.DWG			