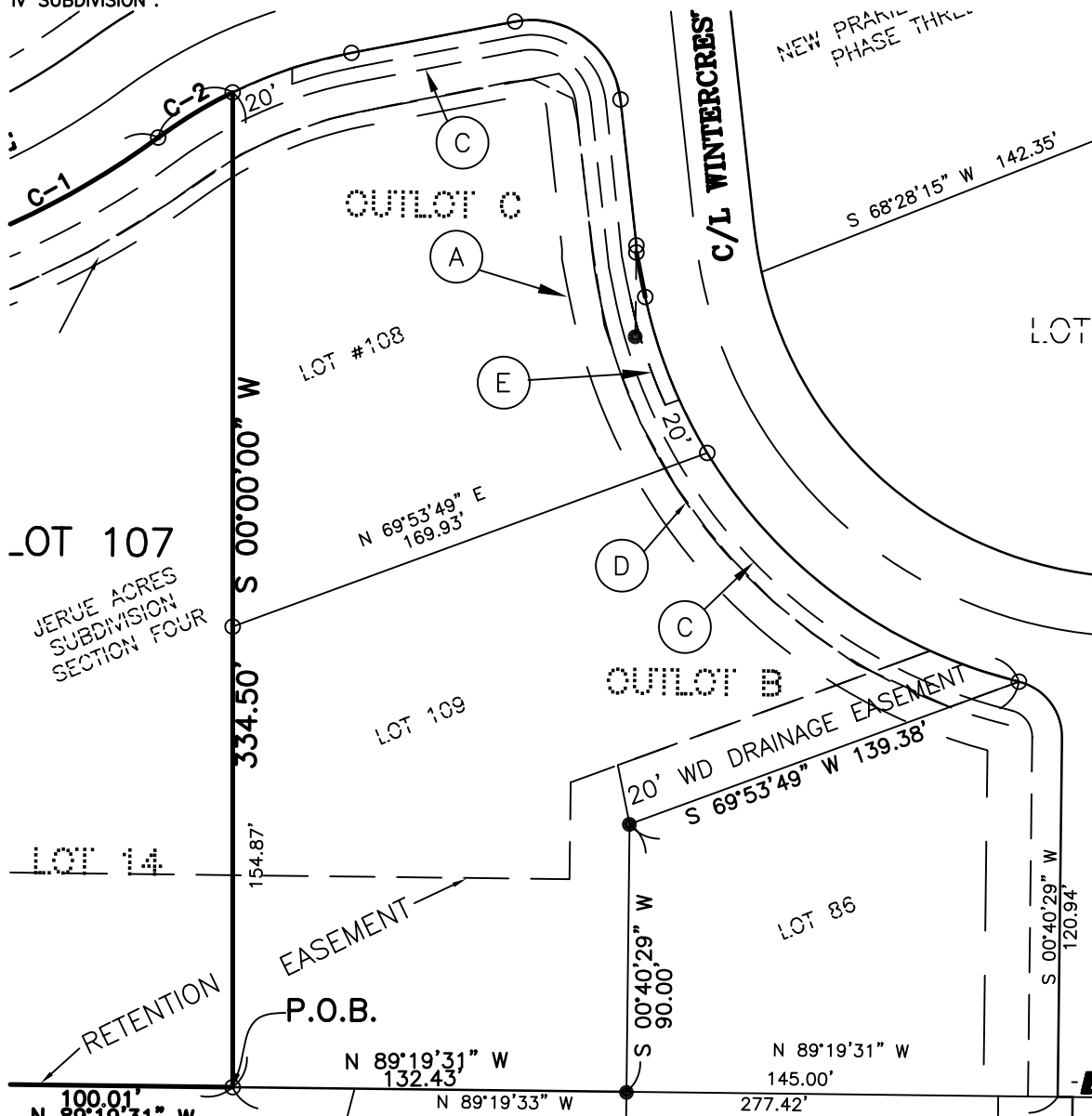


# LOT #109 DIAGRAM

SURVEY ORDERED BY: COOREMAN REAL ESTATE GROUP, INC  
 SURVEY DATED: 1-29-2007  
 PROJECT NO.: 070129

LEGAL DESCRIPTION FOR PROPOSED LOT # 109 "NEW PRAIRIE KNOLLS PHASE FOUR SUBDIVISION"  
 A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 1 WEST, OLIVE TOWNSHIP, ST. JOSEPH COUNTY INDIANA  
 AND BEING DESCRIBED AS: A PART OF LOT # 14 OF THE RECORDED PLAT OF "JERUE ACRES SUBDIVISION SECTION FOUR", A PART OF  
 OUTLOT "B" OF THE RECORDED PLAT OF "NEW PRAIRIE KNOLLS, PHASE TWO" ALL AS RECORDED IN THE OFFICE OF THE RECORDER OF ST.  
 JOSEPH, COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID OUTLOT  
 "B"; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID OUTLOT, SOUTH 69°53'49" WEST 139.38 FEET; THENCE SOUTH 00°40'29" WEST  
 ALONG THE WEST LINE OF LOT # 86 OF THE PLAT OF "NEW PRAIRIE KNOLLS, PHASE TWO", 90.00 FEET TO THE SOUTH LINE OF SAID LOT  
 # 14 OF "JERUE ACRES SUBDIVISION SECTION FOUR"; THENCE ALONG SAID SOUTH LINE, NORTH 89°19'31" WEST 132.43 FEET; THENCE  
 NORTH 00°00'00" EAST ALONG THE EAST LINE OF PROPOSED LOT # 107 OF THE PLAT OF "NEW PRAIRIE KNOLLS, PHASE IV SUBDIVISION",  
 154.87 FEET; THENCE NORTH 69°53'49" EAST ALONG THE SOUTH LINE OF PROPOSED LOT # 108 OF SAID PLAT OF "NEW PRAIRIE KNOLLS,  
 PHASE IV SUBDIVISION", 169.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WINTERCREST DRIVE; THENCE AROUND A 170.00 FOOT  
 RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 133.39 FEET TO THE END OF A CHORD WHICH BEARS SOUTH 53°42'57" EAST AND  
 HAVING A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.73 ACRES MORE OR LESS.  
 SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD AND LATER TO BE KNOWN AS LOT # 109 "NEW PRAIRIE  
 KNOLLS PHASE IV SUBDIVISION".



- (A) 25' BUILDING SETBACK LINE
- (B) 20' AEP EASEMENT
- (C) 10' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT
- (D) 15' AEP EASEMENT
- (E) 5.0' NON ACCESS EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	170.00'	133.39'	130.00'	S 53°42'57" E



plot plan layouts-10-29-07.dwg  
1-29-2008 9:52 A.M. SIMM

## Danch, Harner & Associates, Inc.



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