SARATOGA VILLAGE, SECTION 1, PHASE 1 - FINAL PLAT

PART OF THE NW 1/4, SEC. 34 & PART OF THE NE 1/4, SEC. 33-T15N-R1E
PLAINFIELD, HENDRICKS COUNTY, INDIANA

202316212 PLAT $35.00
09/13/2023 09:19:09A 3 PGS
LAURA HERZOG
Hendricks County Recorder IN
Recorded as Presented

PC9/37/4ABC

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
E.	-	EASEMENT
L.	-	LANDSCAPE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
G.S.L.	-	GARAGE SETBACK LINE
sq. ft.	-	SQUARE FEET
○	-	5/8" REBAR WITH CAP STAMPED "BANNING ENG FIRM #0060" SET
◉	-	5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060" SET
C.A.	-	COMMON AREA

See Table on Pg 3 for Addresses

NE COR., NE 1/4 SEC. 33-T15N-R1E 5/8" REBAR IN CONCRETE FOUND FLUSH

E. LINE, NE 1/4, SEC. 33-T15N-R1E N0° 41' 18"W 2673.21'
W. LINE, NW 1/4, SEC. 34-T15N-R1E

N

0 50' 100'

SEE SHEET 3 FOR NOTE REGARDING MONUMENTS

N6° 25' 33"W 51.50'
N83° 34' 27"E 92.33'
N12° 45' 45"E 16.85'
N0° 30' 33"W 92.33'
SEE CONTINUATION ON SHEET 2

N83° 12' 35"E 4.51'
R = 54.00'
L = 7.71'
Δ = 8° 10' 50"
S43° 22' 40"E 35.48'
S88° 22' 40"E 11.31'
N55° 49' 31"E 42.00'
S43° 22' 40"E 58.93'
N46° 37' 20"E 81.38'
N46° 37' 21"E 18.56'
N6° 23' 27"E 18.58'
N46° 37' 20"E 156.78'
N86° 51' 13"E 18.58'
N46° 37' 20"E 16.61'
S43° 22' 41"E 120.17'
N0° 30' 33"W 20.21'
N89° 29' 27"E 133.00'
N89° 29' 27"E 121.13'
S43° 22' 40"E 140.00'
267.69'
178.10'
90.10'
74.31'
N89° 29' 27"E 70.85'
N43° 25' 59"W 293.61'
189.61'
R = 880.00'
L = 48.48'
Δ = 3° 09' 23"
N52° 44' 15"W 94.91'
N42° 14' 44"W 82.81'
N25° 51' 08"W 31.61'
S80° 54' 42"W 73.60'
R = 140.00'
L = 145.56'
Δ = 59° 34' 16"
S65° 50' 49"W 68.48'
N90° 00' 00"W 43.61'
1322.77'

LOT 18B 3,951 sq. ft.
LOT 18A 4,293 sq. ft.
LOT 17B 4,293 sq. ft.
LOT 17A 4,182 sq. ft.
LOT 23A 4,293 sq. ft.
LOT 23B 4,293 sq. ft.
LOT 24B 4,986 sq. ft.
LOT 24A 4,986 sq. ft.
LOT 1B 3,901 sq. ft.
LOT 1A 3,924 sq. ft.
LOT 2B 4,293 sq. ft.
LOT 2A 4,328 sq. ft.
LOT 31 4,755 sq. ft.
LOT 32A 3,924 sq. ft.
LOT 32B 3,924 sq. ft.

C.A. C 51,019 sq. ft. 1.17 Ac. ± VARIABLE D.&U.E.
C.A. D 1,582 sq. ft. 0.04 Ac. ± SEE DETAIL
C.A. A 66,067 sq. ft. 1.52 Ac. ± VARIABLE D.&U.E.
C.A. B 160,395 sq. ft. 3.68 Ac. +/-

RANCHO DRIVE 42' PUBLIC R/W
ARLINGTON DRIVE 80' PUBLIC R/W
SARATOGA PARKWAY PUBLIC R/W
CUPERTINO AVENUE 25' PRIVATE STREET ESMT. & D&U.E.
LOMITA AVENUE 25' PRIVATE STREET ESMT. & D&U.E.
HUME AVENUE 25' PRIVATE STREET ESMT. & D&U.E.
PESCADERO DRIVE 42' PUBLIC R/W

30' INDIANA GAS PIPELINE EASEMENT D.R. 246, PG. 573

SEE CONTINUATION ON SHEET 2

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C5	11.02'	175.00'	003°36'27"	5.51'	S47°26'04"E	11.02'
C6	10.07'	160.00'	003°36'27"	5.04'	N47°26'04"W	10.07'
C7	9.44'	165.21'	003°16'31"	4.72'	S47°26'04"E	9.44'
C8	40.11'	52.98'	043°22'40"	21.07'	N71°14'51"W	39.16'
C9	26.65'	37.00'	041°16'16"	13.93'	N69°52'25"W	26.08'
C10	22.25'	27.79'	045°52'45"	11.76'	S72°28'27"E	21.66'
C11	15.47'	22.59'	039°13'55"	8.05'	S72°12'08"W	15.17'
C12	18.55'	20.00'	053°07'48"	10.00'	N63°56'39"W	17.89'
C13	27.08'	54.00'	028°44'11"	13.83'	N13°51'33"E	26.80'
C14	37.62'	75.00'	028°44'11"	19.21'	N13°51'33"E	37.22'
C15	48.15'	96.00'	028°44'11"	24.59'	S13°51'33"W	47.65'
C16	18.61'	15.00'	071°04'31"	10.71'	N63°45'54"E	17.44'
C17	22.05'	15.00'	084°13'33"	13.56'	S13°53'09"E	20.12'
C18	78.97'	96.00'	047°07'53"	41.87'	S66°56'36"E	76.76'
C19	61.69'	75.00'	047°07'53"	32.71'	S66°56'36"E	59.97'
C20	44.42'	54.00'	047°07'53"	23.55'	N66°56'36"W	43.18'
C21	32.53'	54.00'	034°30'38"	16.77'	S73°15'14"E	32.04'
C22	45.17'	75.00'	034°30'38"	23.30'	S73°15'14"E	44.49'
C23	57.82'	96.00'	034°30'38"	29.82'	N73°15'14"W	56.95'
C24	20.70'	37.00'	032°03'34"	10.63'	N15°31'14"E	20.43'
C25	56.07'	95.99'	033°28'11"	28.86'	S82°34'08"W	55.28'
C26	76.14'	75.00'	058°09'57"	41.72'	S85°04'54"E	72.91'
C27	54.82'	54.00'	058°09'57"	30.03'	N85°04'54"W	52.50'
C28	128.66'	96.00'	076°47'23"	76.07'	N27°26'27"E	119.25'
C29	100.52'	75.00'	076°47'23"	59.43'	N27°26'27"E	93.16'
C30	72.37'	54.00'	076°47'23"	42.79'	N27°26'27"E	67.08'
C31	35.99'	65.00'	031°43'28"	18.47'	N26°48'59"W	35.53'
C32	47.62'	86.00'	031°43'28"	24.44'	N26°48'59"W	47.01'
C33	59.25'	107.00'	031°43'28"	30.40'	N26°48'59"W	58.49'
C34	35.92'	54.00'	038°06'55"	18.65'	N61°44'10"W	35.26'
C35	49.89'	75.00'	038°06'55"	25.91'	N61°44'10"W	48.98'
C36	63.86'	96.00'	038°06'55"	33.16'	N61°44'10"W	62.69'
C37	2.89'	4.00'	041°24'35"	1.51'	N25°55'03"E	2.83'
C38	9.68'	4.00'	138°35'25"	10.58'	N64°04'57"W	7.48'
C39	2.89'	4.00'	041°24'35"	1.51'	S25°55'03"W	2.83'
C40	9.68'	4.00'	138°35'25"	10.58'	S64°04'57"E	7.48'
C41	11.08'	75.00'	008°28'01"	5.55'	S39°08'40"E	11.07'

Line Table		
Line #	Length	Direction
L1	16.51'	N46° 37' 20"E
L2	18.58'	N06° 23' 27"E
L3	18.58'	N86° 51' 13"E
L4	17.47'	N46° 37' 20"E
L5	5.56'	S53° 36' 54"E
L6	8.45'	N35° 53' 57"W
L7	20.56'	S33° 39' 24"W
L8	16.22'	S63° 43' 22"W
L10	16.04'	N25° 30' 37"W
L11	16.73'	N09° 01' 04"W
L12	21.99'	S09° 51' 20"E
L13	7.93'	S46° 41' 33"E

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Plainfield utility easement (T.P.U.E) for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utilty companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within said five (5) feet of said utility easement without the written approval of the Town Engineer.

5' T.P.U.E. — R/W
XX' D. & U.E.

KEVIN W. ROWLAND REGISTERED No. 29600015 STATE OF INDIANA LAND SURVEYOR

Witness my signature this 7th day of August, 2023.

Signature _____

Kevin W. Rowland - Professional Surveyor - Indiana - # LS29600015

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

	PRELIMINARY PLAT		FINAL PLAT		RECORDING		
Revisions	Checked:	Date:	Checked:	Date:	Checked:	Date:	Drawn: CH
							Scale: 1"=50'
							Date: 04/25/23
							Project: 21013-S1
							Sheet 1 of 3

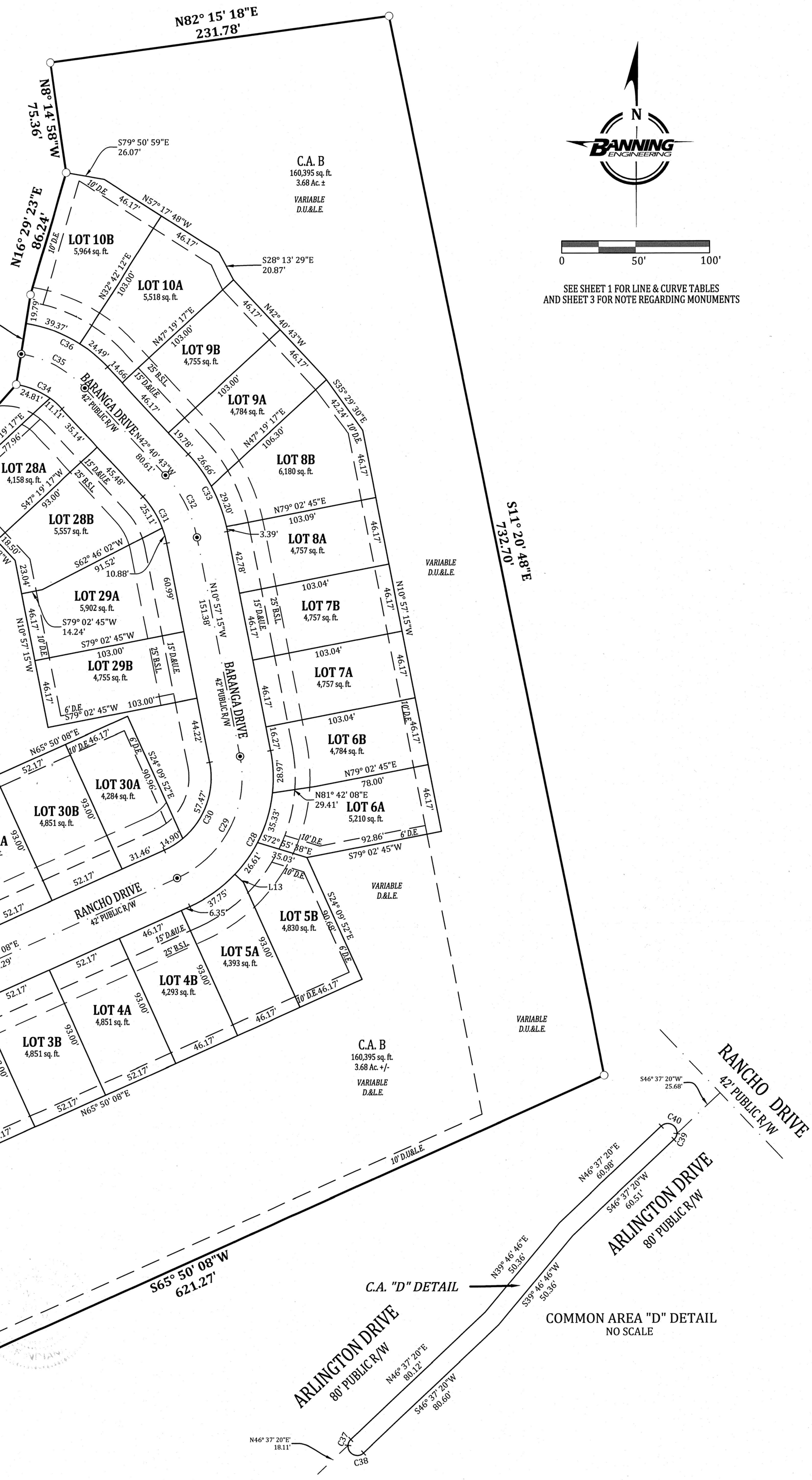
SARATOGA VILLAGE, SECTION 1, PHASE 1 - FINAL PLAT

PART OF THE NW 1/4, SEC. 34 & PART OF THE NE 1/4, SEC. 33-T15N-R1E
PLAINFIELD, HENDRICKS COUNTY, INDIANA

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
E.	-	EASEMENT
L.	-	LANDSCAPE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
G.S.L.	-	GARAGE SETBACK LINE
sq. ft.	-	SQUARE FEET
○	-	5/8" REBAR WITH CAP STAMPED "BANNING ENG FIRM #0060" SET
⊙	-	5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060" SET
C.A.	-	COMMON AREA

See Table on Pg 3 for Addresses



SEE SHEET 1 FOR LINE & CURVE TABLES
AND SHEET 3 FOR NOTE REGARDING MONUMENTS

COMMON AREA "D" DETAIL
NO SCALE

KEVIN W. ROWLAND
REGISTERED
No. 29600015
STATE OF INDIANA
LAND SURVEYOR

Witness my signature this 7th day of August, 2023.

Signature _____

Kevin W. Rowland - Professional Surveyor - Indiana - # LS29600015

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

	PRELIMINARY PLAT		FINAL PLAT		RECORDING		
	Checked:	Date:	Checked:	Date:	Checked:	Date:	Drawn: CH
							Scale: 1"=50'
Revisions							Date: 04/25/23
							Project: 21013-S1
							Sheet 2 of 3

SARATOGA VILLAGE, SECTION 1, PHASE 1 - FINAL PLAT

PART OF THE NW 1/4, SEC. 34 & PART OF THE NE 1/4, SEC. 33-T15N-R1E
PLAINFIELD, HENDRICKS COUNTY, INDIANA

DEDICATION STATEMENT
We, the undersigned Ryan Homes, do hereby certify that We are the Owner(s) of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to deed recorded in Instrument Number 2022216934 in the Office of the Recorder of Hendricks County, Indiana, and further described as follows:

Land Description
Saratoga Village, Section 1, Phase 1

Part of the Northeast quarter of Section 33 and the Northwest quarter of Section 34, all being in Township 15 North, Range 1 East, Hendricks County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter of said Section 33; thence North 00 degrees 41 minutes 18 seconds West along the East line of said Northeast quarter of a distance of 1322.77 feet; thence North 90 degrees 00 minutes 00 seconds West 43.61 feet to the POINT OF BEGINNING; thence North 25 degrees 51 minutes 08 seconds West 31.61 feet; thence North 42 degrees 14 minutes 44 seconds West 82.81 feet; thence North 52 degrees 44 minutes 15 seconds West 94.91 feet to the beginning of a non-tangent curve to the left having a radius of 880.00 feet and a central angle of 03 degrees 09 minutes 23 seconds; the radius point of which bears South 49 degrees 43 minutes 24 seconds West; thence along the arc of said curve 48.48 feet; thence North 43 degrees 25 minutes 59 seconds West 293.61 feet; thence North 46 degrees 37 minutes 20 seconds East 16.61 feet; thence North 86 degrees 51 minutes 13 seconds East 18.58 feet; thence North 46 degrees 37 minutes 20 seconds East 156.78 feet; thence North 06 degrees 23 minutes 27 seconds East 18.58 feet; thence North 46 degrees 37 minutes 21 seconds East 18.56 feet; thence North 55 degrees 49 minutes 31 seconds East 42.00 feet to the beginning of a non-tangent curve to the left having a radius of 54.00 feet and a central angle of 08 degrees 10 minutes 50 seconds; the radius point of which bears North 54 degrees 48 minutes 10 seconds East; thence along the arc of said curve 7.71 feet; thence South 43 degrees 22 minutes 40 seconds East 58.93 feet; thence North 46 degrees 37 minutes 20 seconds East 81.38 feet; thence North 83 degrees 12 minutes 35 seconds East 4.51 feet; thence South 43 degrees 22 minutes 40 seconds East 35.48 feet; thence South 88 degrees 22 minutes 40 seconds East 11.31 feet; thence South 43 degrees 22 minutes 41 seconds East 120.17 feet; thence North 89 degrees 29 minutes 27 seconds East 121.13 feet; thence North 00 degrees 30 minutes 33 seconds West 20.21 feet; thence North 89 degrees 29 minutes 27 seconds East 133.00 feet; thence North 00 degrees 30 minutes 33 seconds West 92.33 feet; thence North 12 degrees 45 minutes 45 seconds East 16.85 feet; thence North 83 degrees 34 minutes 27 seconds East 92.33 feet; thence North 06 degrees 25 minutes 33 seconds West 51.50 feet; thence North 41 degrees 32 minutes 22 seconds East 73.93 feet; thence North 09 degrees 12 minutes 22 seconds East 61.79 feet; thence North 16 degrees 29 minutes 23 seconds East 86.24 feet; thence North 08 degrees 14 minutes 58 seconds West 75.36 feet; thence North 82 degrees 15 minutes 18 seconds East 231.78 feet; thence South 11 degrees 20 minutes 48 seconds East 732.70 feet; thence South 65 degrees 50 minutes 08 seconds West 621.27 feet to the beginning of a non-tangent curve to the left having a radius of 140.00 feet and a central angle of 59 degrees 34 minutes 16 seconds; the radius point of which bears South 50 degrees 28 minutes 58 seconds West; thence along the arc of said curve 145.56 feet; thence South 80 degrees 54 minutes 42 seconds West 73.60 feet; thence South 65 degrees 50 minutes 49 seconds West 68.48 feet to the POINT OF BEGINNING, containing 13.672 acres, more or less

Now therefore know all persons by these presence that We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.

This Subdivision shall be known as Saratoga Village, Section 1, Phase 1, an addition to the Town of Plainfield, Hendricks County, Indiana.

All streets shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Plainfield for public use and maintenance.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways, and interior access drives) shall be erected or maintained.

All storm water, drainage, water, and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Plainfield. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easements are of each Lot shall be continuously maintained as a yard area by the Owner of the lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. the drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Plainfield utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

Grant of Easement - For valuable consideration, the undersigned landowners (**"Grantor"**) do hereby permanently grant to Duke Energy Indiana, Inc. and any other provider of utility services, and their respective successors and assigns (**"Grantee"**), forever, a non-exclusive easement, upon, under and across areas shown on the within plat and designated as ***"Utility Easements"*** for the construction, operation, maintenance, repair, relocation, addition to, modification, reconstruction, removal and replacement of any fixture necessary or convenient for the overhead and/or underground transmission and/or distribution of gas, electric, telephone, telecommunications and other utility service to the land of Grantor and to the public (**"Facilities"**). Grantee shall have the right of ingress and egress over the Utility Easements, and to and from the Utility Easements and public road right of way over the adjoining land of Grantor (using established drives and paved areas when practicable), and also the right to cut down, clear, trim and remove any trees, undergrowth or overhanging branches within the Utility Easements and immediately adjacent thereto. No buildings or other structures shall be built or permitted by Grantor within the Utility Easements, no trees or other woody vegetation shall be planted or permitted by Grantor within the Utility Easements, no obstruction to Grantee's access shall be placed or permitted by Grantor within the Utility Easements, and no change in the elevation of the surface of the Utility Easements shall be made or permitted by Grantor. To have and to hold said easement forever, which shall run with the land and be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. Grantor acknowledges having the full power to grant this easement and will defend the same against all claims.

In addition to the covenants and restrictions herein set forth and contained in this plat the lots will also be subject to certain additional covenants and restrictions contained in "Declaration of Covenants, Conditions and Restrictions of Saratoga Village Subdivision" that will be filed in the Office of the Recorder of Hendricks County and any amendments thereof.

Invalidation of any one of the foregoing plat covenants by judgment or court order shall in no way affect any of the other plat covenants, which shall remain in full force and effect.

The right to enforce these covenants by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the Saratoga Village Homeowners Association, Inc and to the several owners of the lots in the Subdivision and to their heirs and assigns.

In witness whereof, Owner has executed this instrument this 8th day of August, 2023.

Owner: BPD Saratoga Village, LLC
1155 Parkway Drive Suite 300
Zionsville, Indiana 46077

Signature _____

Printed Adam Braun

Title President (BPD Saratoga Village, LLC)

State of Indiana)
)
County of Hendricks)

Before me, a notary public in and for said County and State, personally appeared Adam Braun, President of BPD Saratoga Village LLC who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 8th day of August, 2023.

Signature Jill Clearwaters

Printed Jill Clearwaters

County of Residence Putnam

My Commission Expires 8-23-2030

JILL CLEARWATERS
COMMISSION NUMBER NP0743219
NOTARY SEAL PUBLIC
MY COMMISSION EXPIRES: 08/23/2030
STATE OF INDIANA

DULY ENTERED
FOR TAXATION
SEP 12 2023
Nancy L. Marsh
AUDITOR HENDRICKS COUNTY

REGULATED DRAIN TABLE	
LFT OF OPEN DITCHES	0
LFT OF SUBSURFACE DRAINS	0

THIS PLAT HAS BEEN REVIEWED AND
IS HEREBY RELEASED FOR RECORDING
DATE: 8/11/23
HENDRICKS COUNTY ENGINEER

SURVEYOR CERTIFICATION
I, Kevin W. Rowland, hereby certify that:

The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

See legal description to the left;

This Subdivision consists of 66 Lots, numbered 1A&B through 10A&B, 17A&B through 18A&B, 23A&B through 24A&B, 28A&B through 32A&B, 33A-C, 34A-C, 35A-E, 36A-E, 37A-F,and 38A-F and 4 Common Areas, labeled A through D, together with Streets, Easements, and Public Ways as shown on the within Plat;

The size of the Lots and the Widths of Streets and Easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within Plat actually exist and their location, size, type, and material are accurately shown;

The boundary survey of this plat is in conformity with 865 IAC 1-12, said survey being recorded as Instrument Number 202222299 in the Office of the Recorder of Hendricks County, Indiana;

The within Plat complies with the provisions of the Plainfield Subdivision Control Ordinance;

There has been no change from the matters of survey revealed by the cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision.

Witness by signature this 7th day of August, 2023.

Kevin W. Rowland

Prepared By: Kevin W. Rowland
Professional Surveyor - Indiana - #LS29600015

KEVIN W. ROWLAND
REGISTERED
No. 29600015
STATE OF INDIANA
LAND SURVEYOR

This instrument was prepared by Kevin W. Rowland, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law. Kevin W. Rowland

PLAN COMMISSION APPROVAL
The Director of the Department of Planning and Zoning has reviewed this Plat for technical conformity with the standards fixed in the Plainfield Zoning Ordinance and the Plainfield Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Plainfield, Hendricks County, Indiana.

Kevin Whaley
Director of Planning and Zoning
Date: 9/5/23

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Plainfield Plan Commission at a meeting held on the 6th, day of DECEMBER, 2021.

Witness by signature this 6th day of September, 2023.

TOWN OF PLAINFIELD PLAN COMMISSION

Signature _____
Steve Bahr, President

Signature _____
Andrew J. Klinger, Secretary

Plainfield Plan Commission SEAL Plainfield, Indiana

Lot	Number	Street
1A	4227	Pescadero Drive
1B	4219	Pescadero Drive
2A	6047	Rancho Drive
2B	6059	Rancho Drive
3A	6071	Rancho Drive
3B	6083	Rancho Drive
4A	6095	Rancho Drive
4B	6107	Rancho Drive
5A	6119	Rancho Drive
5B	6131	Rancho Drive
6A	4181	Baranga Drive
6B	4173	Baranga Drive
7A	4165	Baranga Drive
7B	4157	Baranga Drive
8A	4149	Baranga Drive
8B	4145	Baranga Drive
9A	4141	Baranga Drive
9B	4135	Baranga Drive
10A	4131	Baranga Drive
10B	4123	Baranga Drive
17A	5964	Rancho Drive
17B	5956	Rancho Drive
18A	5950	Rancho Drive
18B	5944	Rancho Drive
23A	4174	Hume Avenue
23B	4182	Hume Avenue
24A	4179	Hume Avenue
24B	4171	Hume Avenue
28A	4134	Baranga Drive
28B	4142	Baranga Drive
29A	4152	Baranga Drive
29B	4160	Baranga Drive
30A	6110	Rancho Drive
30B	6098	Rancho Drive
31A	6086	Rancho Drive
31B	6074	Rancho Drive
32A	6062	Rancho Drive
32B	6050	Rancho Drive
33A	6004	Lomita Avenue
33B	6008	Lomita Avenue
33C	6012	Lomita Avenue
34A	6013	Lomita Avenue
34B	6009	Lomita Avenue
34C	6005	Lomita Avenue
35A	5996	Lomita Avenue
35B	5992	Lomita Avenue
35C	5988	Lomita Avenue
35D	5984	Lomita Avenue
35E	5980	Lomita Avenue
36A	5976	Lomita Avenue
36B	5972	Lomita Avenue
36C	5968	Lomita Avenue
36D	5964	Lomita Avenue
36E	5960	Lomita Avenue
37A	5958	Lomita Avenue
37B	5962	Lomita Avenue
37C	5966	Lomita Avenue
37D	5970	Lomita Avenue
37E	5974	Lomita Avenue
37F	5978	Lomita Avenue
38A	4165	Cupertino Avenue
38B	4161	Cupertino Avenue
38C	4157	Cupertino Avenue
38D	4153	Cupertino Avenue
38E	4149	Cupertino Avenue
38F	4145	Cupertino Avenue

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

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	PRELIMINARY PLAT		FINAL PLAT		RECORDING	
	Checked:	Date:	Checked:	Date:	Checked:	Date:
Revisions						

Drawn: CH
Scale: N/A
Date: 04/25/23
Project: 21013-S1
Sheet 3 of 3