WESTFIELD SPRINGS SUBDIVISION SECTION ONE PLAT #1485 PAGE 1 OF 2

201921207
ELKHART CO. IN RECORDER
TRUMAN M. HAMMELL
12/18/2019 09:30 AM
PAGES: 2

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DONATES ITS PUBLIC USE THE RIGHT OF WAY AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF RECORDED APPROVED SUBDIVISION, KNOWN AS WESTFIELD SPRINGS, LLC

Donald N. Zimmerman
DONALD ZIMMERMAN, MANAGER
WESTFIELD SPRINGS, LLC

CERTIFICATE OF NOTARY PUBLIC

STATE OF INDIANA
COUNTY OF ELKHART

BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED DONALD ZIMMERMAN AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 18th DAY OF Dec, 2018

MY COMMISSION EXPIRES April 13, 2024

SIGNATURE OF NOTARY Mathemie D. Price

COMMISSION Number: 681421

PLAN COMMISSION CERTIFICATE

APPROVED BY THE ELKHART COUNTY PLAN COMMISSION

THIS 11th DAY OF December 2019

PRESIDENT

SECRETARY

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY ELKHART COUNTY COMMISSIONERS

DATED _____ DAY OF _____, 20__

COMMISSIONER

COMMISSIONER

ATTEST: Jacqueline Manning
AUDITOR, ELKHART COUNTY, INDIANA

FILED AND RECORDED

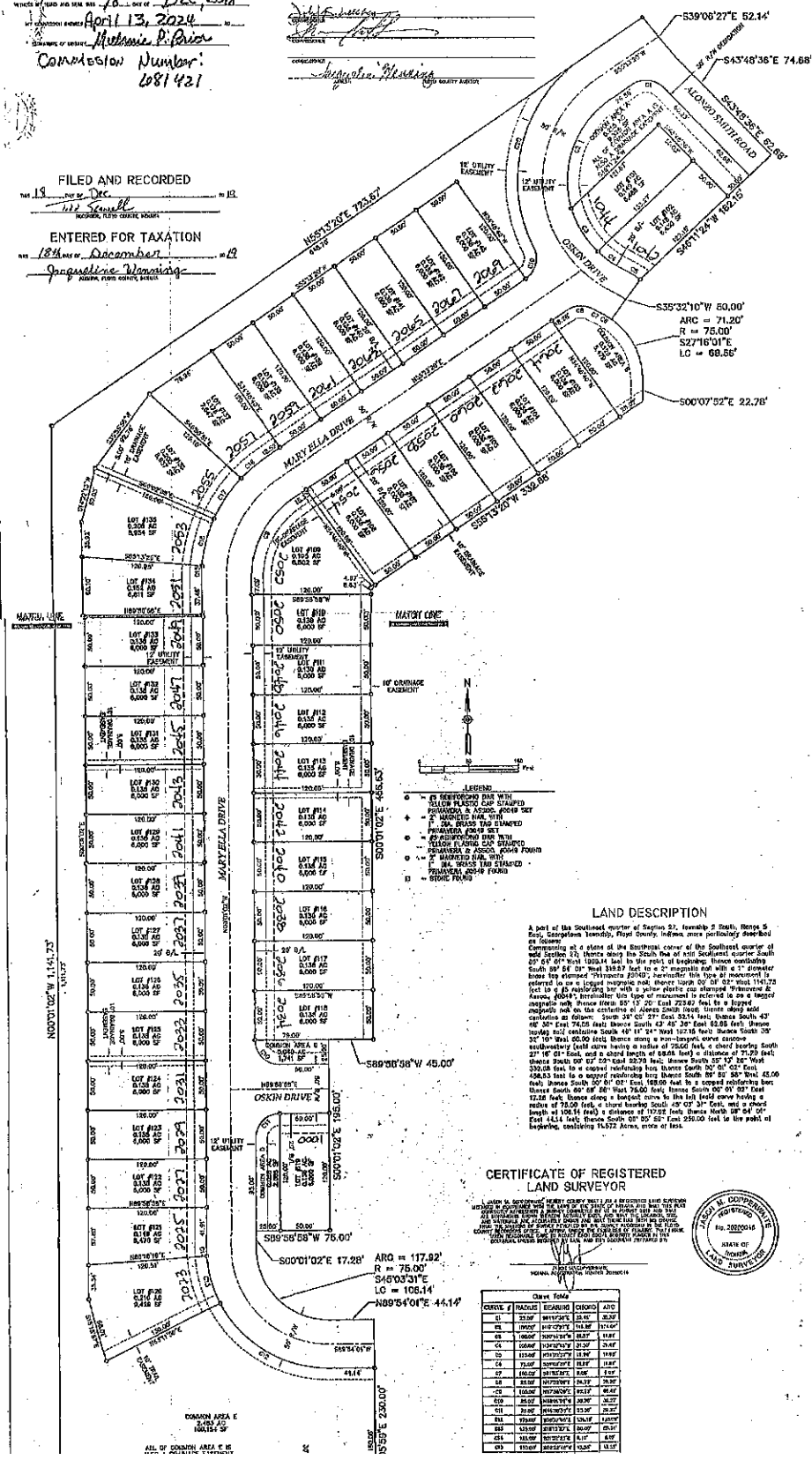
THIS 18 DAY OF Dec. 20 19

RECORDER, ELKHART COUNTY, INDIANA

ENTERED FOR TAXATION

THIS 18th DAY OF December 20 19

AUDITOR, ELKHART COUNTY, INDIANA



LAND DESCRIPTION

A part of the Southeast quarter of Section 27, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, more particularly described as follows:

Commencing at a stone at the Southeast corner of the Southeast quarter of said Section 27; thence along the South line of said Southeast quarter South 89° 54' 01" West 1809.14 feet to the point of beginning; thence continuing South 89° 54' 01" West 319.57 feet to a 2" magnetic nail with a 1" diameter brass tag stamped "Primavera #0040"; hereinafter this type of monument is referred to as a tagged magnetic nail; thence North 00° 01' 02" West 1141.73 feet to a #5 reinforcing bar with a yellow plastic cap stamped "Primavera A Assoc. #0049"; hereinafter this type of monument is referred to as a #5 rebar; thence North 89° 13' 20" East 723.67 feet to a tagged magnetic nail; thence South 39° 06' 27" East 52.14 feet to a tagged magnetic nail on the centerline of Augusta South Road; thence along said centerline as follows: South 39° 05' 27" East 33.14 feet; thence South 43° 38' 36" East 74.68 feet; thence South 43° 45' 36" East 62.68 feet; thence leaving said centerline South 46° 11' 24" West 162.10 feet; thence South 35° 32' 10" West 50.00 feet; thence along a non-tangent curve concave southeasterly (said curve having a radius of 75.00 feet, a chord bearing South 27° 16' 01" East, and a chord length of 68.56 feet) a distance of 71.20 feet; thence South 00° 07' 52" East 22.78 feet; thence South 05° 13' 20" West 332.88 feet to a capped rebarfinding iron; thence South 00° 01' 02" East 456.63 feet to a capped rebarfinding iron; thence South 89° 58' 58" West 45.00 feet; thence South 00° 01' 02" East 169.00 feet to a capped rebarfinding iron; thence South 89° 58' 58" West 75.00 feet; thence South 00° 01' 02" East 17.28 feet; thence along a tangent curve to the left (said curve having a radius of 75.00 feet, a chord bearing South 45° 03' 31" East, and a chord length of 106.14 feet) a distance of 117.82 feet; thence North 89° 54' 01" East 44.14 feet; thence South 00° 05' 59" East 230.00 feet to the point of beginning, containing 14.672 Acres, more or less.

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JASON M. COPPERNOLL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR DULY LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT ACCURATELY REPRESENTS A SURVEY COMPLETED BY ME IN AUGUST 2018 AND THAT ALL MONUMENTS SHOWN HEREON EXIST AS LOCATED AND ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT I HEREBY AFFIX MY SEAL AND SIGNATURE THIS 18th DAY OF DECEMBER, 2019.

JASON M. COPPERNOLL, REGISTERED LAND SURVEYOR NO. 20200016

JASON M. COPPERNOLL
REGISTERED
No. 20200016
STATE OF INDIANA
LAND SURVEYOR

Chord Table

CURVE #	RADIUS	BEARING	CHORD	ARC
C1	23.00'	N81°57'39"E	33.45'	37.39'
C2	1900.0'	N15°47'27"E	114.38'	114.40'
C3	1900.0'	N20°16'16"E	68.37'	68.37'
C4	1900.0'	N24°25'53"E	31.50'	31.50'
C5	125.00'	N15°20'27"E	15.94'	15.95'
C6	75.00'	S09°56'57"E	13.28'	13.30'
C7	150.0'	S81°55'51"E	8.05'	8.05'
C8	25.00'	N61°55'09"E	34.23'	38.26'
C9	150.00'	N27°36'05"E	90.17'	91.42'
C10	25.00'	N88°05'16"E	39.58'	39.27'
C11	25.00'	N44°35'27"E	33.26'	36.21'
C12	175.00'	S05°10'16"E	126.19'	129.01'
C13	125.00'	S01°01'33"E	84.09'	85.31'
C14	125.00'	S01°01'33"E	8.11'	8.11'
C15	150.00'	S02°52'41"E	10.56'	10.57'