

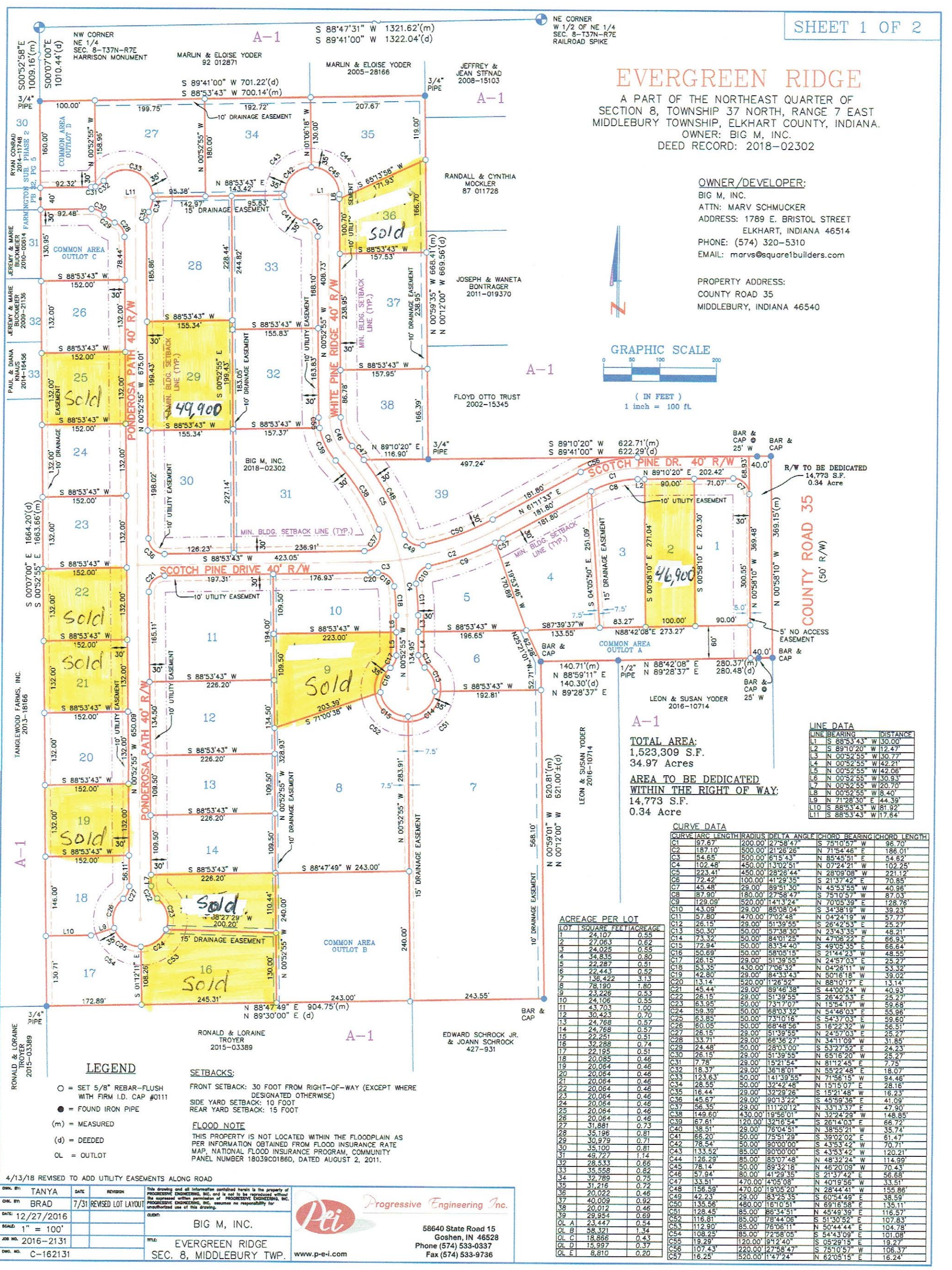
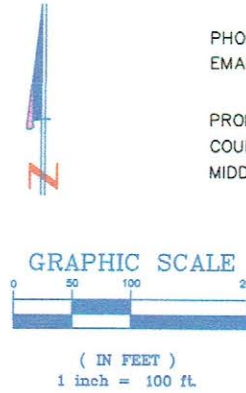
# EVERGREEN RIDGE

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA.  
OWNER: BIG M, INC.  
DEED RECORD: 2018-02302

**OWNER/DEVELOPER:**

BIG M, INC.  
ATTN: MARV SCHMUCKER  
ADDRESS: 1789 E. BRISTOL STREET  
ELKHART, INDIANA 46514  
PHONE: (574) 320-5310  
EMAIL: marvs@square1builders.com

**PROPERTY ADDRESS:**  
COUNTY ROAD 35  
MIDDLEBURY, INDIANA 46540



**A-1**  
**TOTAL AREA:**  
1,523,309 S.F.  
34.97 Acres  
**AREA TO BE DEDICATED WITHIN THE RIGHT OF WAY:**  
14,773 S.F.  
0.34 Acre

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 88°53'43" W	30.00'
L2	S 89°10'20" W	12.47'
L3	N 00°52'55" W	30.77'
L4	N 00°52'55" W	42.21'
L5	N 00°52'55" W	42.06'
L6	N 00°52'55" W	30.93'
L7	N 00°52'55" W	20.70'
L8	N 00°52'55" W	8.40'
L9	N 71°28'30" E	44.39'
L10	S 88°53'43" W	81.92'
L11	S 88°53'43" W	17.64'

**CURVE DATA**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	97.67'	200.00'	27°58'47"	S 75°10'57" W	96.70'
C2	187.10'	500.00'	21°28'26"	N 71°54'46" E	186.01'
C3	54.65'	500.00'	6°15'43"	N 85°45'51" E	54.62'
C4	102.48'	450.00'	13°02'51"	N 07°24'21" W	102.25'
C5	223.41'	450.00'	28°28'44"	N 28°09'08" W	221.12'
C6	72.42'	100.00'	41°29'35"	S 21°37'42" E	70.85'
C7	45.48'	29.00'	89°51'30"	N 43°53'55" W	40.96'
C8	87.90'	180.00'	27°58'47"	S 75°10'57" W	87.03'
C9	129.09'	520.00'	14°13'24"	N 70°05'39" E	128.76'
C10	43.09'	29.00'	85°08'04"	S 34°38'19" W	39.23'
C11	57.80'	470.00'	7°02'48"	N 04°24'19" W	57.77'
C12	26.15'	29.00'	51°39'55"	S 26°42'53" E	25.27'
C13	50.30'	50.00'	57°38'30"	N 23°43'35" W	48.21'
C14	73.32'	50.00'	84°01'25"	N 47°06'22" E	66.93'
C15	72.94'	50.00'	83°34'40"	S 49°05'35" E	66.64'
C16	50.69'	50.00'	58°05'15"	S 21°44'23" W	48.55'
C17	26.15'	29.00'	51°39'55"	N 24°57'03" E	25.27'
C18	53.35'	430.00'	7°06'32"	N 04°26'11" W	53.32'
C19	42.90'	29.00'	84°33'43"	N 50°18'18" W	39.02'
C20	13.14'	520.00'	1°28'52"	N 88°10'17" E	13.14'
C21	45.44'	29.00'	89°46'38"	S 44°00'24" W	40.93'
C22	26.15'	29.00'	51°39'55"	S 26°42'53" E	25.27'
C23	63.95'	50.00'	73°17'07"	N 15°41'17" W	59.68'
C24	59.39'	50.00'	68°03'32"	N 54°46'03" E	55.96'
C25	63.85'	50.00'	73°10'16"	S 54°37'03" E	59.60'
C26	60.05'	50.00'	68°48'56"	S 16°22'32" W	56.51'
C27	26.15'	29.00'	51°39'55"	N 24°57'03" E	25.27'
C28	33.71'	29.00'	66°36'27"	N 34°11'09" W	31.85'
C29	24.48'	50.00'	28°03'00"	S 53°27'52" E	24.23'
C30	26.15'	29.00'	51°39'55"	N 65°16'20" W	25.27'
C31	7.78'	29.00'	15°21'54"	N 81°12'45" E	7.75'
C32	18.37'	29.00'	36°18'01"	N 55°22'48" E	18.07'
C33	123.63'	50.00'	141°39'55"	N 71°56'15" W	94.46'
C34	28.55'	50.00'	32°42'48"	N 15°15'07" E	28.16'
C35	16.44'	29.00'	32°29'26"	S 15°21'48" W	16.23'
C36	45.67'	29.00'	90°13'22"	S 45°59'36" E	41.09'
C37	56.35'	29.00'	111°20'12"	N 33°13'37" E	47.90'
C38	149.60'	430.00'	19°56'01"	N 32°24'29" W	148.85'
C39	67.61'	120.00'	32°16'54"	S 26°14'03" E	66.72'
C40	38.51'	29.00'	78°04'51"	N 38°53'21" W	35.74'
C41	68.20'	50.00'	75°51'25"	S 39°20'02" E	61.47'
C42	78.54'	50.00'	90°00'00"	S 43°53'42" W	70.71'
C43	133.52'	85.00'	80°00'00"	S 43°53'42" W	120.21'
C44	126.29'	85.00'	85°07'48"	N 48°32'24" W	114.99'
C45	78.14'	50.00'	89°32'18"	N 46°20'09" W	70.43'
C46	57.94'	80.00'	41°29'35"	S 21°37'42" E	56.63'
C47	33.51'	470.00'	4°05'08"	N 40°19'56" W	33.51'
C48	156.59'	470.00'	19°05'20"	N 28°44'41" W	155.86'
C49	42.23'	29.00'	83°25'35"	S 60°54'49" E	38.59'
C50	135.56'	480.00'	16°10'51"	N 69°16'58" E	135.11'
C51	128.45'	85.00'	86°34'51"	N 45°49'39" E	116.57'
C52	116.81'	85.00'	78°44'06"	S 51°30'52" E	107.83'
C53	112.90'	85.00'	76°06'11"	N 50°44'44" E	104.78'
C54	108.25'	85.00'	72°58'05"	S 54°43'09" E	101.08'
C55	19.29'	120.00'	9°12'40"	S 05°29'15" E	19.27'
C56	107.43'	220.00'	27°58'47"	S 75°10'57" W	106.37'
C57	16.25'	520.00'	1°47'24"	N 62°05'15" E	16.24'

**ACREAGE PER LOT**

LOT	SQUARE FEET	ACREAGE
1	24,107	0.55
2	27,063	0.62
3	24,025	0.55
4	34,835	0.80
5	22,287	0.51
6	22,443	0.52
7	136,422	3.13
8	78,190	1.80
9	23,226	0.53
10	24,106	0.55
11	43,703	1.00
12	30,423	0.70
13	24,768	0.57
14	24,768	0.57
15	22,251	0.51
16	32,289	0.74
17	22,189	0.51
18	20,085	0.46
19	20,064	0.46
20	20,064	0.46
21	20,064	0.46
22	20,064	0.46
23	20,064	0.46
24	20,064	0.46
25	20,064	0.46
26	20,064	0.46
27	31,881	0.73
28	35,196	0.81
29	30,979	0.71
30	35,100	0.81
31	49,727	1.14
32	28,533	0.66
33	35,558	0.82
34	32,789	0.75
35	31,216	0.72
36	20,022	0.46
37	40,009	0.92
38	20,012	0.46
39	29,954	0.69
OL A	23,447	0.54
OL B	58,321	1.34
OL C	18,866	0.43
OL D	15,997	0.37
OL E	8,810	0.20

**LEGEND**  
○ = SET 5/8" REBAR-FLUSH WITH FIRM I.D. CAP #0111  
● = FOUND IRON PIPE  
(m) = MEASURED  
(d) = DEEDED  
OL = OUTLOT

**SETBACKS:**  
FRONT SETBACK: 30 FOOT FROM RIGHT-OF-WAY (EXCEPT WHERE DESIGNATED OTHERWISE)  
SIDE YARD SETBACK: 10 FOOT  
REAR YARD SETBACK: 15 FOOT

**FLOOD NOTE**  
THIS PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AS PER INFORMATION OBTAINED FROM FLOOD INSURANCE RATE MAP, NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 18039C01860, DATED AUGUST 2, 2011.

4/13/18 REVISED TO ADD UTILITY EASEMENTS ALONG ROAD

DATE	BY	REVISION
12/27/2016	TANYA	REVISED LOT LAYOUT
2016-2131	BRAD	

CLIENT: BIG M, INC.  
PROJECT: EVERGREEN RIDGE SEC. 8, MIDDLEBURY TWP.

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