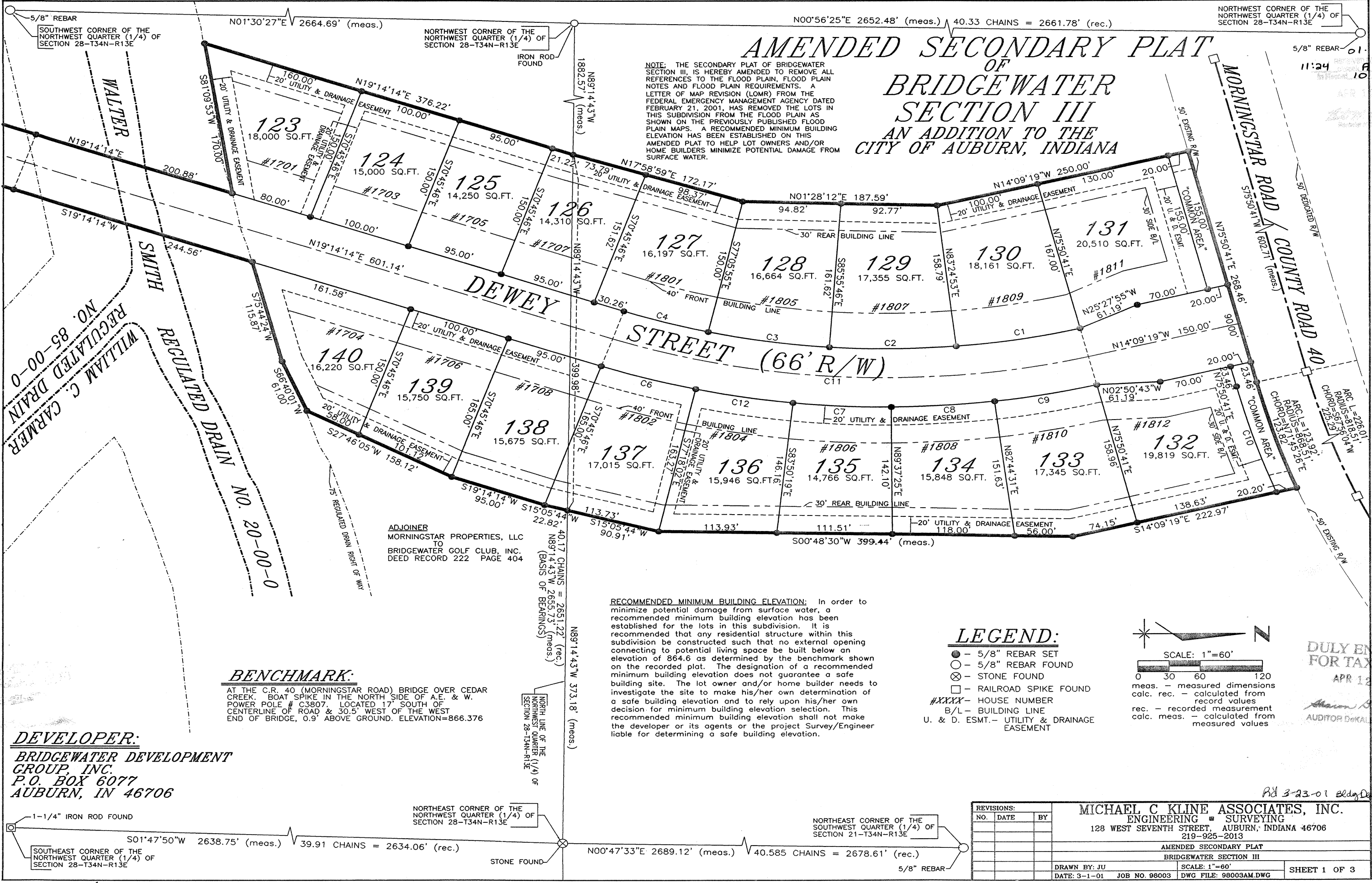


NORTHWEST CORNER OF THE NORTHWEST QUARTER (1/4) OF SECTION 28-T34N-R13E

# AMENDED SECONDARY PLAT OF BRIDGEWATER SECTION III AN ADDITION TO THE CITY OF AUBURN, INDIANA

NOTE: THE SECONDARY PLAT OF BRIDGEWATER SECTION III, IS HEREBY AMENDED TO REMOVE ALL REFERENCES TO THE FLOOD PLAIN, FLOOD PLAIN NOTES AND FLOOD PLAIN REQUIREMENTS. A LETTER OF MAP REVISION (LOMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED FEBRUARY 21, 2001, HAS REMOVED THE LOTS IN THIS SUBDIVISION FROM THE FLOOD PLAIN AS SHOWN ON THE PREVIOUSLY PUBLISHED FLOOD PLAIN MAPS. A RECOMMENDED MINIMUM BUILDING ELEVATION HAS BEEN ESTABLISHED ON THIS AMENDED PLAT TO HELP LOT OWNERS AND/OR HOME BUILDERS MINIMIZE POTENTIAL DAMAGE FROM SURFACE WATER.

5/8" REBAR 01-3076  
11:24 APR 12 2001  
Page 122



5/8" REBAR  
SOUTHWEST CORNER OF THE NORTHWEST QUARTER (1/4) OF SECTION 28-T34N-R13E

NORTHWEST CORNER OF THE NORTHWEST QUARTER (1/4) OF SECTION 28-T34N-R13E  
IRON ROD FOUND

5/8" REBAR  
ARC R=188.01'  
RADIUS=188.01'  
CHORD=252.26'

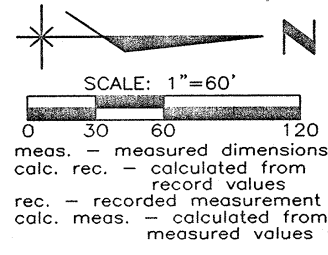
ARC R=188.01'  
RADIUS=188.01'  
CHORD=252.26'

ADJOINER  
MORNINGSTAR PROPERTIES, LLC  
TO  
BRIDGEWATER GOLF CLUB, INC.  
DEED RECORD 222 PAGE 404

**RECOMMENDED MINIMUM BUILDING ELEVATION:** In order to minimize potential damage from surface water, a recommended minimum building elevation has been established for the lots in this subdivision. It is recommended that any residential structure within this subdivision be constructed such that no external opening connecting to potential living space be built below an elevation of 864.6 as determined by the benchmark shown on the recorded plat. The designation of a recommended minimum building elevation does not guarantee a safe building site. The lot owner and/or home builder needs to investigate the site to make his/her own determination of a safe building elevation and to rely upon his/her own decision for minimum building elevation selection. This recommended minimum building elevation shall not make the developer or its agents or the project Survey/Engineer liable for determining a safe building elevation.

### LEGEND:

- - 5/8" REBAR SET
- - 5/8" REBAR FOUND
- ⊗ - STONE FOUND
- - RAILROAD SPIKE FOUND
- #XXXX- HOUSE NUMBER
- B/L- BUILDING LINE
- U. & D. ESMT.- UTILITY & DRAINAGE EASEMENT



DULY ENTERED FOR TAXATION

APR 12 2001  
Auditor DeKalb County

### BENCHMARK:

AT THE C.R. 40 (MORNINGSTAR ROAD) BRIDGE OVER CEDAR CREEK. BOAT SPIKE IN THE NORTH SIDE OF A.E. & W. POWER POLE # C3807, LOCATED 17' SOUTH OF CENTERLINE OF ROAD & 30.5' WEST OF THE WEST END OF BRIDGE, 0.9' ABOVE GROUND. ELEVATION=866.376

### DEVELOPER:

BRIDGEWATER DEVELOPMENT GROUP, INC.  
P.O. BOX 6077  
AUBURN, IN 46706

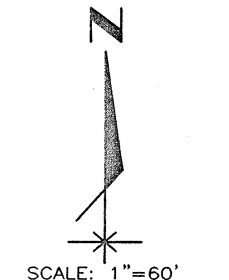
REVISIONS:		
NO.	DATE	BY

MICHAEL C KLINE ASSOCIATES, INC.  
ENGINEERING SURVEYING  
128 WEST SEVENTH STREET, AUBURN, INDIANA 46706  
219-925-2013

AMENDED SECONDARY PLAT  
BRIDGEWATER SECTION III  
DRAWN BY: JU  
DATE: 3-1-01  
JOB NO. 98003  
SCALE: 1"=60'  
DWG FILE: 98003AM.DWG  
SHEET 1 OF 3

01-5106 6-1-01  
Encroachment License Agreement  
Misc Book 11 Page 598

ADJOINER  
MORNINGSTAR PROPERTIES, LLC  
TO  
BRIDGEWATER GOLF CLUB, INC.  
DEED RECORD 222 PAGE 404



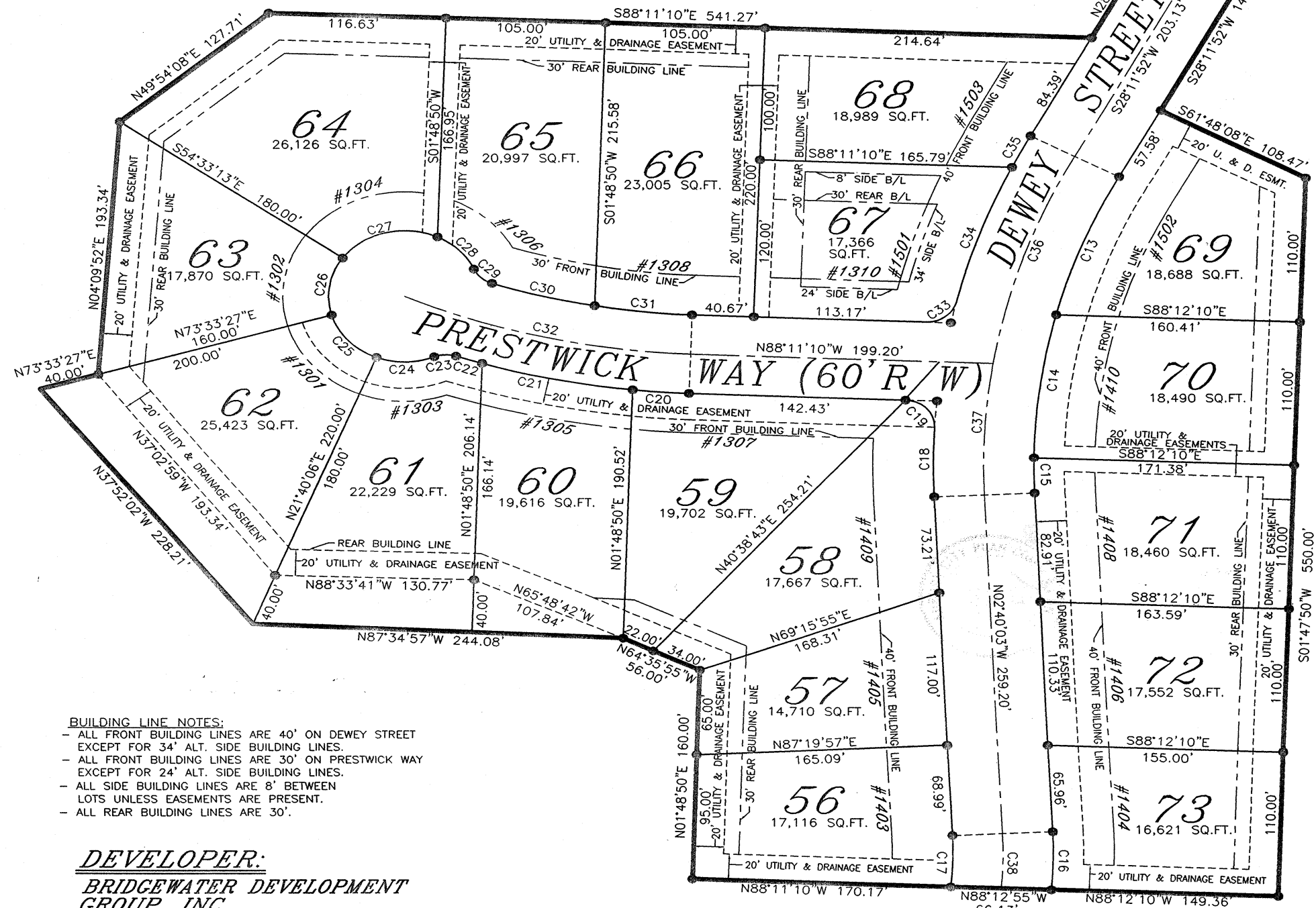
SCALE: 1"=60'  
meas. - measured dimensions  
calc. rec. - calculated from record values  
rec. - recorded measurement  
calc. meas. - calculated from measured values

**LEGEND:**

- - 5/8" REBAR SET
- - 5/8" REBAR FOUND
- ⊗ - STONE FOUND
- - RAILROAD SPIKE FOUND
- #XXXX - HOUSE NUMBER
- B/L - BUILDING LINE
- U. & D. ESMT. - UTILITY & DRAINAGE EASEMENT

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	121.43'	09°04'14"	767.00'	60.84'	S09°37'12"E	121.30'
C2	122.56'	09°09'19"	767.00'	61.41'	S00°30'25"E	122.43'
C3	118.21'	08°49'50"	767.00'	59.22'	S08°29'10"W	118.10'
C4	84.82'	06°20'09"	767.00'	42.45'	S16°04'09"W	84.77'
C5	226.77'	08°57'38"	1450.00'	113.61'	S23°43'03"W	226.53'
C6	95.05'	06°32'16"	833.00'	47.58'	S15°58'06"W	95.00'
C7	95.05'	06°32'16"	833.00'	47.58'	S02°53'33"W	95.00'
C8	100.05'	06°52'53"	833.00'	50.08'	S03°49'02"E	99.99'
C9	100.28'	06°53'50"	833.00'	50.20'	S10°42'24"E	100.22'
C10	123.90'	07°59'24"	888.51'	62.05'	S71°50'59"W	123.80'
C11	466.25'	33°23'33"	800.00'	239.95'	S02°32'27"W	459.68'
C12	95.05'	06°32'16"	833.00'	47.58'	S09°25'49"W	95.00'
C13	113.39'	13°54'40"	467.00'	56.97'	N21°14'31"E	113.11'
C14	110.80'	13°35'40"	467.00'	55.66'	N07°29'21"E	110.55'
C15	27.38'	03°21'34"	467.00'	13.70'	N00°59'16"W	27.38'
C16	44.28'	07°37'08"	333.00'	22.17'	S01°08'30"W	44.25'
C17	39.16'	08°24'10"	267.00'	19.61'	S01°32'01"W	39.12'
C18	53.70'	05°46'21"	533.00'	26.87'	N00°13'07"E	53.68'
C19	31.87'	91°17'27"	20.00'	20.46'	S42°32'27"E	28.60'
C20	37.16'	04°01'02"	530.00'	18.59'	N86°10'39"W	37.15'
C21	101.26'	10°56'49"	530.00'	50.79'	N78°41'44"W	101.11'
C22	18.07'	01°57'11"	530.00'	9.03'	N72°14'44"W	18.07'
C23	14.59'	41°48'07"	20.00'	7.64'	N87°49'49"E	14.27'
C24	39.04'	44°44'21"	50.00'	20.58'	S89°17'56"W	38.06'
C25	45.28'	51°53'20"	50.00'	24.33'	N42°23'14"W	43.75'
C26	45.28'	51°53'20"	50.00'	24.33'	N09°30'07"E	43.75'
C27	69.99'	80°09'36"	50.00'	42.07'	N75°31'35"E	64.39'
C28	34.99'	40°00'45"	50.00'	18.20'	S44°23'15"E	34.21'
C29	16.56'	47°27'12"	20.00'	8.79'	N48°06'37"W	16.09'
C30	69.60'	08°29'06"	470.00'	34.86'	N76°04'37"W	69.54'
C31	64.53'	07°52'00"	470.00'	32.32'	N84°15'10"W	64.48'
C32	194.36'	22°16'18"	500.00'	98.42'	N77°03'01"W	193.14'
C33	27.32'	78°15'59"	20.00'	16.27'	S52°40'50"W	25.25'
C34	109.38'	11°45'28"	533.00'	54.88'	N19°25'34"E	109.19'
C35	26.91'	02°53'33"	533.00'	13.46'	N26°45'05"E	26.91'
C36	167.62'	19°12'28"	500.00'	84.60'	N18°35'37"E	166.84'
C37	101.73'	11°39'27"	500.00'	51.04'	N03°09'40"E	101.55'
C38	41.72'	07°58'03"	300.00'	20.89'	S01°18'58"W	41.68'



**BUILDING LINE NOTES:**  
- ALL FRONT BUILDING LINES ARE 40' ON DEWEY STREET EXCEPT FOR 34' ALT. SIDE BUILDING LINES.  
- ALL FRONT BUILDING LINES ARE 30' ON PRESTWICK WAY EXCEPT FOR 24' ALT. SIDE BUILDING LINES.  
- ALL SIDE BUILDING LINES ARE 8' BETWEEN LOTS UNLESS EASEMENTS ARE PRESENT.  
- ALL REAR BUILDING LINES ARE 30'.

**DEVELOPER:**  
BRIDGEWATER DEVELOPMENT GROUP, INC.  
P.O. BOX 6077  
AUBURN, IN 46706

DULY ENTERED FOR TAXATION  
APR 12 2001

Sharon K. Hayes  
AUDITOR DEKALB COUNTY

Rd 3-23-01 Bldg Dept

<b>REVISIONS:</b> NO. DATE BY			<b>MICHAEL C KLINE ASSOCIATES, INC.</b> ENGINEERING & SURVEYING 128 WEST SEVENTH STREET, AUBURN, INDIANA 46706 219-925-2013
AMENDED SECONDARY PLAT BRIDGEWATER SECTION III			
DRAWN BY: JU		SCALE: 1"=60'	
DATE: 3-1-01		JOB NO. 98003 DWG FILE: 98003AM.dwg	
			SHEET 2 OF 3

