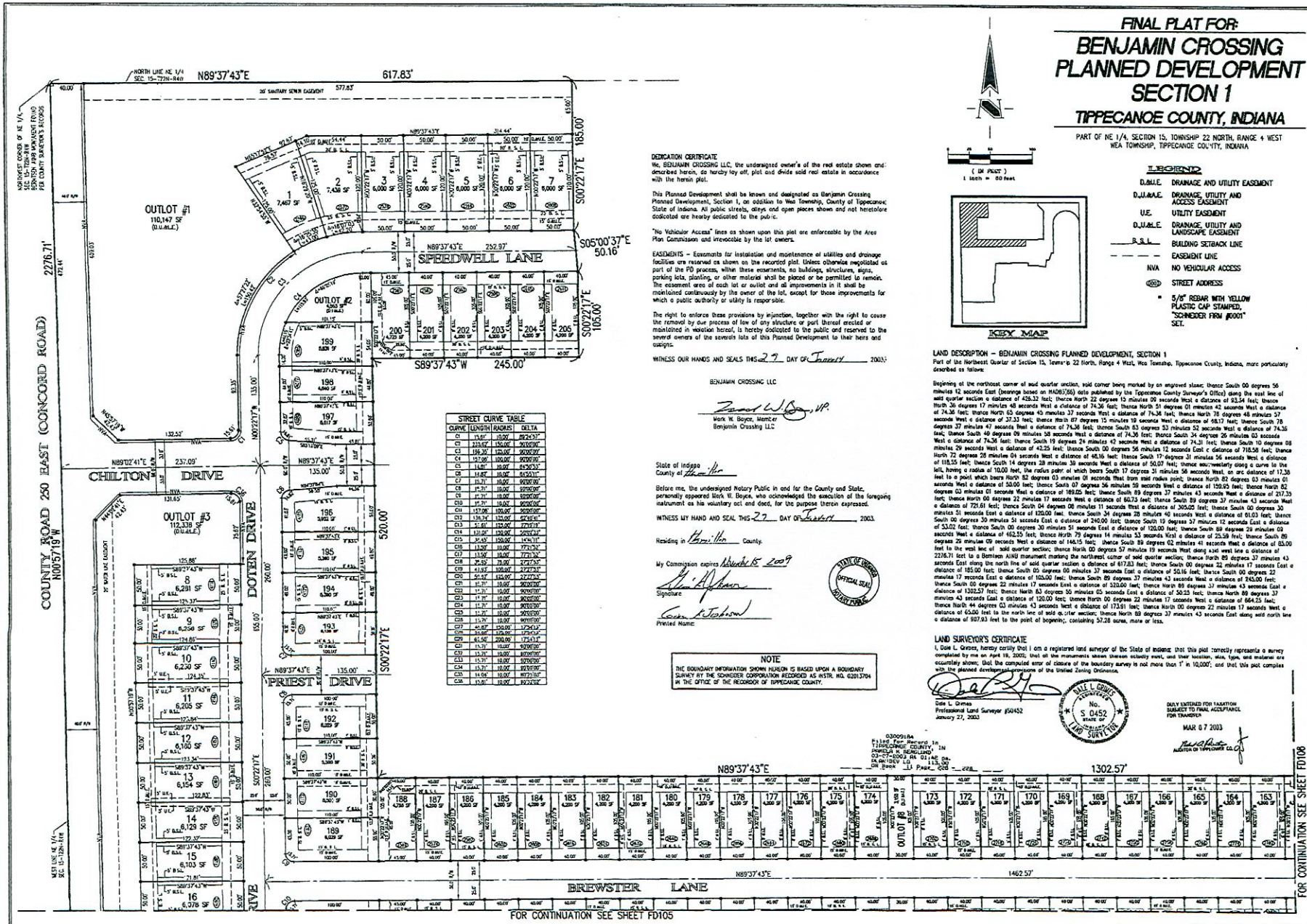
FINAL PLAT FOR:
BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 1
TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4, SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA



KEY MAP

LEGEND

D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.,U.,&A.E.	DRAINAGE, UTILITY AND ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.,U.,&L.E.	DRAINAGE, UTILITY AND LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
— — —	EASEMENT LINE
NVA	NO VEHICULAR ACCESS
(0000)	STREET ADDRESS
●	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0001" SET.

DEDICATION CERTIFICATE

We, BENJAMIN CROSSING LLC, the undersigned owner's of the real estate shown and described herein, do hereby lay off, plat and divide said real estate in accordance with the herein plat.

This Planned Development shall be known and designated as Benjamin Crossing Planned Development, Section 1, an addition to Wea Township, County of Tippecanoe, State of Indiana. All public streets, alleys and open places shown and not heretofore dedicated are hereby dedicated to the public.

"No Vehicular Access" lines as shown upon this plat are enforceable by the Area Plan Commission and irrevocable by the lot owners.

EASEMENTS – Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Unless otherwise negotiated as part of the PD process, within these easements, no buildings, structures, signs, parking lots, planting, or other material shall be placed or be permitted to remain. The easement area of each lot or outlot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility is responsible.

The right to enforce these provisions 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 several owners of the several lots of this Planned Development to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 27 DAY OF January 2003.

BENJAMIN CROSSING LLC

Mark W. Boyce, Member
Benjamin Crossing LLC

State of Indiana
County of Hamilton

Before me, the undersigned Notary Public in and for the County and State, personally appeared Mark W. Boyce, who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

WITNESS MY HAND AND SEAL THIS 27 DAY OF January 2003.

Residing in Hamilton County.

My Commission expires November 15 2009

Signature

Gene R. Johnson
Printed Name

STATE OF INDIANA OFFICIAL SEAL NOTARY PUBLIC

STREET CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	15.61'	10.00'	89°24'57"
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C12	138.34'	125.00'	63°40'44"
C13	51.81'	125.00'	23°43'16"
C14	131.01'	150.00'	50°02'33"
C15	37.45'	150.00'	14°18'11"
C16	13.50'	10.00'	77°21'30"
C17	13.50'	10.00'	77°21'30"
C18	25.55'	75.00'	27°27'57"
C19	41.57'	100.00'	23°27'57"
C20	55.57'	125.00'	25°27'57"
C21	15.71'	10.00'	90°00'00"
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C23	15.71'	10.00'	90°00'00"
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C27	49.87'	150.00'	19°04'12"
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C29	61.54'	200.00'	17°37'17"
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C36	15.81'	10.00'	90°57'26"

NOTE

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS INSTR. NO. 02013704 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.

LAND DESCRIPTION – BENJAMIN CROSSING PLANNED DEVELOPMENT, SECTION 1

Part of the Northeast Quarter of Section 15, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, more particularly described as follows:

Beginning at the northeast corner of said quarter section, said corner being marked by an engraved stone; thence South 00 degrees 56 minutes 12 seconds East (bearings based on NAD83(86) data published by the Tippecanoe County Surveyor's Office) along the east line of said quarter section a distance of 426.32 feet; thence North 22 degrees 15 minutes 00 seconds West a distance of 93.54 feet; thence North 36 degrees 17 minutes 48 seconds West a distance of 74.36 feet; thence North 51 degrees 01 minutes 42 seconds West a distance of 74.36 feet; thence North 65 degrees 45 minutes 37 seconds West a distance of 74.36 feet; thence North 78 degrees 48 minutes 57 seconds West a distance of 37.33 feet; thence North 87 degrees 15 minutes 19 seconds West a distance of 98.17 feet; thence South 78 degrees 37 minutes 47 seconds West a distance of 74.36 feet; thence South 63 degrees 52 minutes 52 seconds West a distance of 74.36 feet; thence South 49 degrees 09 minutes 58 seconds West a distance of 74.36 feet; thence South 34 degrees 26 minutes 03 seconds West a distance of 74.36 feet; thence South 19 degrees 24 minutes 42 seconds West a distance of 74.31 feet; thence South 10 degrees 08 minutes 29 seconds West a distance of 42.25 feet; thence South 00 degrees 56 minutes 12 seconds East c distance of 718.58 feet; thence North 72 degrees 28 minutes 04 seconds West a distance of 48.16 feet; thence South 17 degrees 31 minutes 56 seconds West a distance of 118.55 feet; thence South 14 degrees 28 minutes 36 seconds West a distance of 50.07 feet; thence southwesterly along a curve to the left, having a radius of 10.00 feet, the radius point of which bears South 17 degrees 31 minutes 56 seconds West, an arc distance of 17.38 feet to a point which bears North 82 degrees 03 minutes 01 seconds West from said radius point; thence North 82 degrees 03 minutes 01 seconds West a distance of 50.00 feet; thence South 07 degrees 56 minutes 59 seconds West a distance of 159.95 feet; thence North 82 degrees 03 minutes 01 seconds West a distance of 169.05 feet; thence South 89 degrees 37 minutes 43 seconds West a distance of 217.35 feet; thence North 00 degrees 22 minutes 17 seconds West a distance of 60.73 feet; thence South 89 degrees 37 minutes 43 seconds West a distance of 726.61 feet; thence South 04 degrees 08 minutes 11 seconds West a distance of 305.05 feet; thence South 00 degrees 30 minutes 51 seconds East a distance of 120.00 feet; thence South 34 degrees 28 minutes 46 seconds West a distance of 61.03 feet; thence South 00 degrees 30 minutes 51 seconds East a distance of 240.00 feet; thence South 19 degrees 57 minutes 12 seconds East a distance of 53.02 feet; thence South 00 degrees 30 minutes 51 seconds East a distance of 120.00 feet; thence South 89 degrees 29 minutes 09 seconds West a distance of 462.55 feet; thence North 79 degrees 14 minutes 53 seconds West a distance of 25.58 feet; thence South 89 degrees 29 minutes 09 seconds West a distance of 146.15 feet; thence South 89 degrees 02 minutes 41 seconds West a distance of 65.00 feet to the west line of said quarter section; thence North 00 degrees 57 minutes 19 seconds West along said west line a distance of 2276.71 feet to a Bernken AIRG monument marking the northwest corner of said quarter section; thence North 89 degrees 37 minutes 43 seconds East along the north line of said quarter section a distance of 617.83 feet; thence South 00 degrees 22 minutes 17 seconds East a distance of 185.00 feet; thence South 05 degrees 00 minutes 37 seconds East a distance of 50.16 feet; thence South 00 degrees 22 minutes 17 seconds East a distance of 105.00 feet; thence South 89 degrees 37 minutes 43 seconds West a distance of 245.00 feet; thence South 00 degrees 22 minutes 17 seconds East a distance of 520.00 feet; thence North 89 degrees 37 minutes 43 seconds East a distance of 1302.57 feet; thence North 83 degrees 56 minutes 05 seconds East a distance of 50.25 feet; thence North 89 degrees 37 minutes 43 seconds East a distance of 120.00 feet; thence North 00 degrees 22 minutes 17 seconds West a distance of 664.25 feet; thence North 44 degrees 02 minutes 43 seconds West a distance of 173.51 feet; thence North 00 degrees 22 minutes 17 seconds West a distance of 65.00 feet to the north line of said quarter section; thence North 89 degrees 37 minutes 43 seconds East along said north line a distance of 907.93 feet to the point of beginning; containing 57.28 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, Dale L. Grimes, hereby certify that I am a registered land surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on April 19, 2002; that all the monuments shown thereon actually exist, and their location, size, type, and material are accurately shown; that the computed error of closure of the boundary survey is not more than 1' in 10,000'; and that this plat complies with the planned development provisions of the Unified Zoning Ordinance.

Dale L. Grimes
Professional Land Surveyor #50452
January 27, 2003

STATE OF INDIANA No. S 0452 LAND SURVEYOR

03009184
Filed For Record in
TIPPECANOE COUNTY, IN
DAVID L. BERGLUND
03-07-2003 AT 03:46 PM.
DEDICATION LD 113.00
ON Book 11 Page 208 - 208

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 07 2003

AUDITOR OF TIPPECANOE CO.

TAX KEY NO. 146-05300-0038
146-05300-0049

REVISIONS

DATE:

2003, THE SCHNEIDER CORPORATION

Schneider

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Lafayette, IN 47905-4450
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Fax: 765.448.6665
www.schneidercorp.com

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BENJAMIN CROSSING PD
SECTION ONE
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
301 E. CARMEL DRIVE, SUITE B-500, CARMEL, IN 46032

DATE: 01-17-03	PROJECT NO: 4165.001
DRAWN BY: JEP	CHECKED BY: DLG
SHEET TITLE: FINAL PLAT	

DRAWING FILES: L:\4165\4165.001\PLAT\4165.001-FD101-FD107.DWG
WELL: 4165.001-WELL.DWG

SHEET NO.: FD104

FINAL PLAT FOR:
BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 1
TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4, SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGEND

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	EASEMENT LINE
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9000	STREET ADDRESS
•	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0001" SET.

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(IN FEET)
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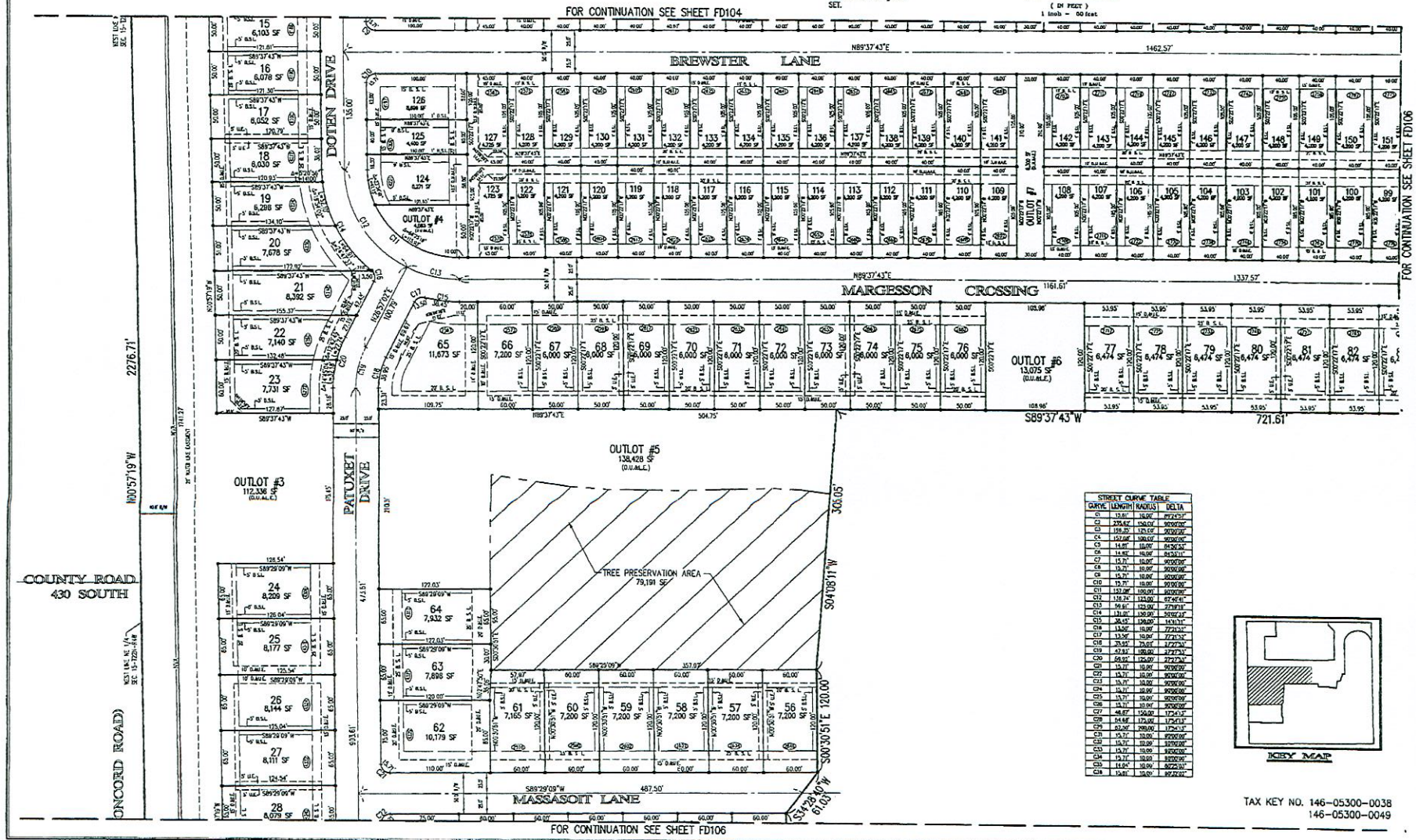

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C27	46.87'	150.00'	17°54'13"
C28	54.88'	175.00'	17°54'13"
C29	62.06'	200.00'	17°54'13"
C30	15.71'	10.00'	90°00'00"
C31	15.71'	10.00'	90°00'00"
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TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
501 E. CARMEL DRIVE, SUITE E-300, CARMEL, IN 46032

DATE: 01-17-03	PROJECT NO.: 4165.001
DRAWN BY: JEP	CHECKED BY: DLG
SHEET TITLE: FINAL PLAT	

SHEET NO.: FD105

FINAL PLAT FOR:

BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 1

TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4, SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

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CURVE	LENGTH	RADIUS	DELTA
C1	15.68'	10.00'	89°54'37"
C2	235.62'	150.00'	90°00'00"
C3	196.35'	125.00'	90°00'00"
C4	157.08'	100.00'	90°00'00"
C5	14.89'	10.00'	84°54'53"
C6	14.89'	10.00'	84°54'53"
C7	15.71'	10.00'	90°00'00"
C8	15.71'	10.00'	90°00'00"
C9	15.71'	10.00'	90°00'00"
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C13	94.61'	125.00'	43°21'19"
C14	131.01'	150.00'	50°02'33"
C15	38.45'	150.00'	14°41'11"
C16	13.00'	10.00'	77°21'33"
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(IN FEET)
1 inch = 50 feet

KEY MAP

LEGEND

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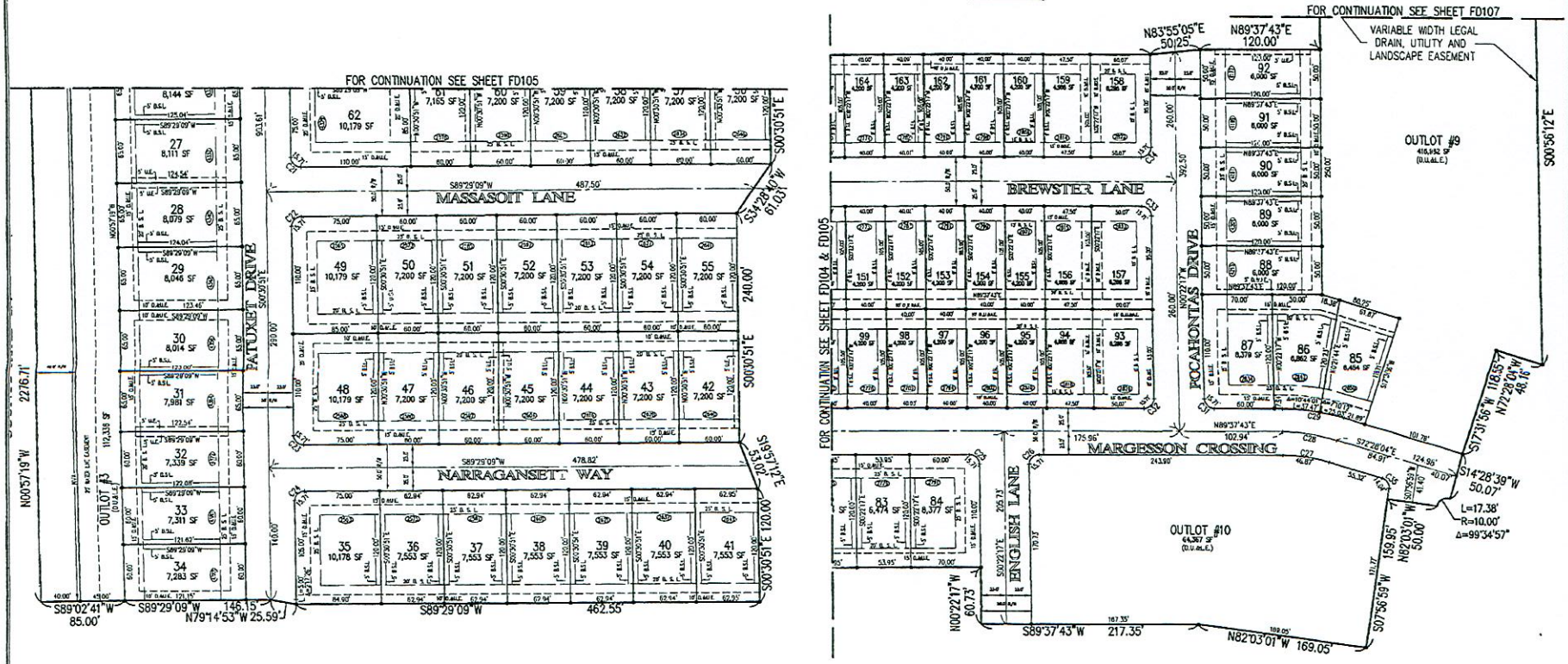

TAX KEY NO. 146-05300-0038
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REVISIONS

DATE

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DRAWN BY: JEP	CHECKED BY: DLG
SHEET TITLE: FINAL PLAT	
DRAWING FILE: L:\4165\FD\FD107.DWG	

SHEET NO.: FD106

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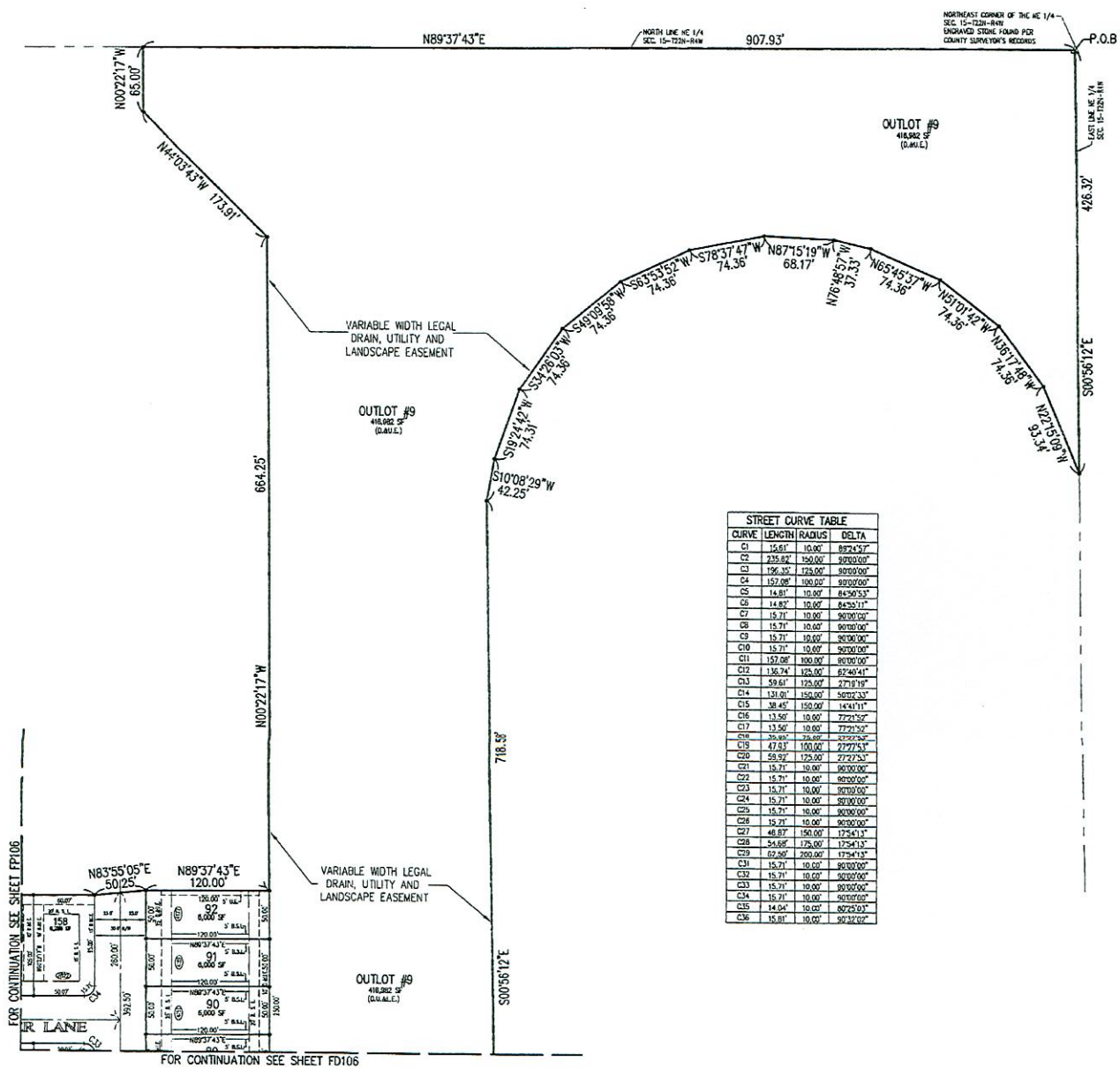

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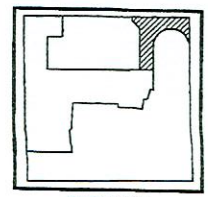

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SHEET NO. FD107	

2004/09/27

RESOLUTION PD 04-08

WHEREAS Preliminary Plans for Benjamin Crossing Planned Development, Section 2, are approved as per Section 2-2.07(b), with 3 deviations;

WHEREAS all conditions or requirements applicable to this final plat have been met;

WHEREAS UDO 2-07.10-2 states that minor modifications appropriate to the purpose of the Planned Development District may be approved by the Area Plan Commission, provided, any deviation from the approved Preliminary Plan, which does not alter the basic relationship of the proposed development to adjacent property, shall not increase the density of building units or gross floor area of buildings, shall not reduce the area devoted to open space, shall not change the location or amount of the land devoted to specific land uses, and shall not change the boundaries of the Planned Development District as specified in the ordinance approving the District Plan;

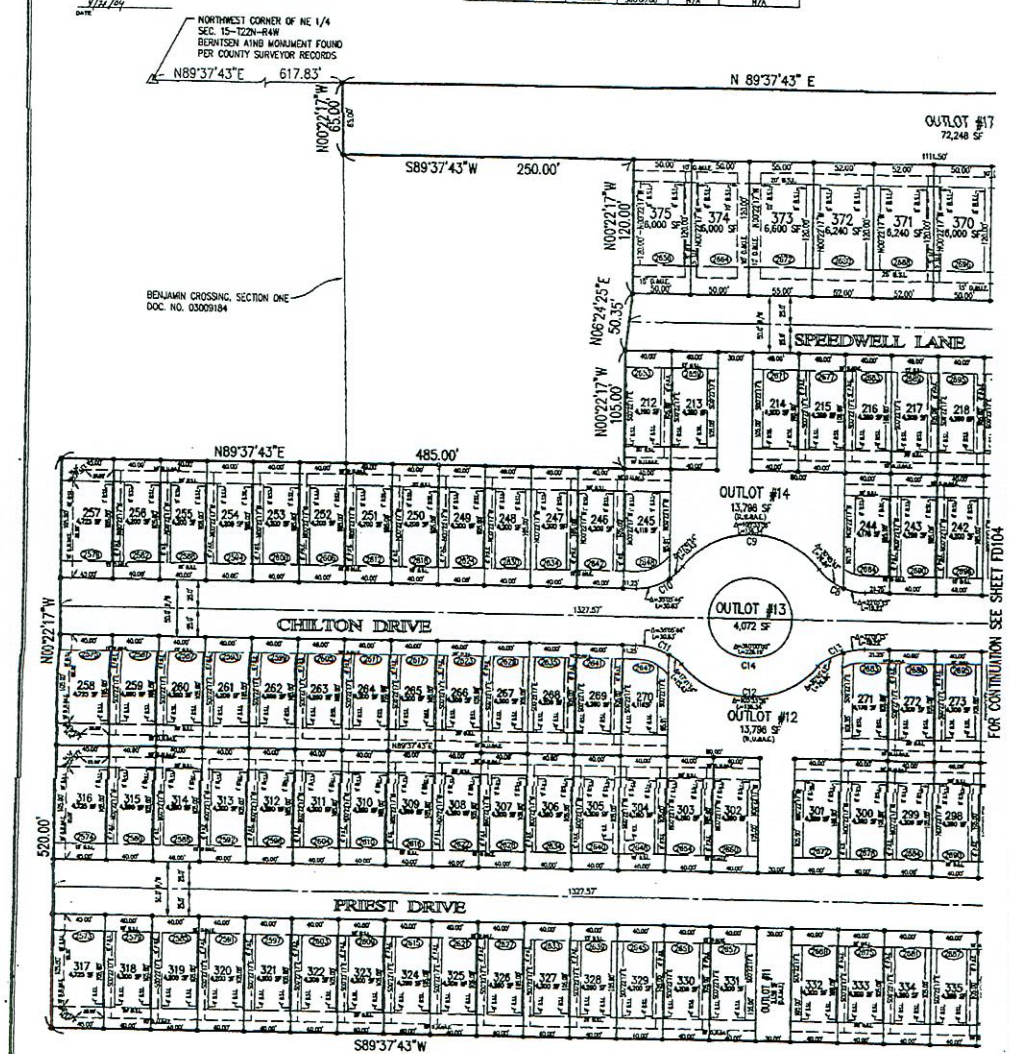
WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to be substantially consistent with the Approved Preliminary Planned Development and approved by the Board of County Commissioners on August, 9 2004;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff confirmation of the Final Detailed Plans (that pair only) that are substantially consistent with the Approved Preliminary Planned Development District in question as the Tippecanoe County Preliminary Planned Development Z-2074 as adopted and amended by the Board of County Commissioners on August, 9 2004.

Mark Hartenstein, PRESIDENT — Kathy Lind Kelley, SECRETARY

9/21/04
DATE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	15.71	10.00	90°00'00"	14.14	N45°22'17"W
C2	15.71	10.00	90°00'00"	14.14	N44°37'43"E
C3	15.71	10.00	90°00'00"	14.14	N45°22'17"W
C4	15.71	10.00	90°00'00"	14.14	N44°37'43"E
C5	157.08	100.00	90°00'00"	141.42	N45°22'17"W
C6	196.35	125.00	90°00'00"	176.78	N45°22'17"W
C7	235.62	150.00	90°00'00"	212.13	N45°22'17"W
C8	46.06	30.00	52°46'38"	44.45	S83°58'48"E
C9	136.34	74.00	105°33'56"	117.86	S89°37'43"W
C10	46.06	30.00	52°46'38"	44.45	N53°14'14"E
C11	46.06	30.00	52°46'38"	44.45	N83°58'48"W
C12	136.34	74.00	105°33'56"	117.86	N89°37'43"E
C13	46.06	30.00	52°46'38"	44.45	S83°14'14"W
C14	226.19	36.00	360°00'00"	N/A	N/A



CROSS REFERENCE NOTE:

CROSS REFERENCE FINAL DETAIL PLANS (CONSTRUCTION DOCUMENTS) FOR BENJAMIN CROSSING PLANNED DEVELOPMENT, SECTION TWO, RECORDED OCTOBER 3, 2003 AS DOCUMENT NO. 03041207 OR BOOK 11, PAGE 234 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE NOTE:

CROSS REFERENCE FINAL PLAT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENJAMIN CROSSING RECORDED MARCH 7, 2003 AS DOCUMENT NO. 03009184 OR BOOK 11, PAGE 228 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE AMENDED FINAL PLAT, FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 03050157 OR BOOK 11, PAGE 230 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE CORRECTIVE AMENDED FINAL PLAT RECORDED FEBRUARY 23, 2004 AS DOCUMENT NO. 04004250 OR BOOK 11 PAGE 244 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 07 2004

AUDITOR

"P.U.E." PERPETUAL NON-BUILDABLE EASEMENT

There are strips of land measuring six (6) feet in width, as depicted on the plat, which are identified as Perpetual Non-Buildable Easements (P.U.E.), which P.U.E. may be located either separately or in combination with other easements, provided to remain open such strips of land, and the Owners of Lots subject to a P.U.E. shall take and hold title subject to the reservation of such easement. The following uses and improvements are strictly prohibited within a P.U.E.: Fences (other than Permitted Fences), decks, storage or soil mounted or conditioning units, bay windows, eaves and overhangs, balconies and storage decks. The following uses and improvements are permitted within the P.U.E. (as long as such are approved by the Association or originally installed by Developer and otherwise permitted by local ordinances or regulations), and shall not constitute permanent structures for purposes of a P.U.E.: Permitted Fences (as defined below), grade level patios or stoops, HVAC equipment (including compressor units and related equipment), utility service meters and service stubs (including but not limited to gas, electric, telephone, cable, satellite and conduit). "Permitted Fences" shall mean a fence which otherwise complies with the restrictions set forth in the Declaration and is approved by the Association, and which: (a) is perpendicular to the side and of the subject residence; and (b) permanent at a point not less than ninety (90) feet from the front lot line of the subject Lot, and at least three feet (3') between such point and the property line of the subject Lot.

DEDICATION CERTIFICATE

We, BENJAMIN CROSSING LLC, the undersigned owner's of the real estate shown and described herein, do hereby lay off, plat and divide said real estate in accordance with the herein plat.

This Planned Development shall be known and designated as Benjamin Crossing Planned Development, Section 2, an addition to the Tippecanoe County, State of Indiana. All public streets, alleys and open places shown and not heretofore dedicated are hereby dedicated to the public.

EASEMENTS — Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Unless otherwise negotiated as part of the PD process, within these easements, no buildings, structures, signs, parking lots, plantings, or other material shall be placed or be permitted to remain. The easement area of each lot or outlot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility is responsible.

The right to enforce these provisions 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 several owners of the several lots of this Planned Development to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 7th DAY OF March 2004.

Benjamin Crossing, LLC
By: C.P. Morgan Communities, L.P., Member
By: C.P. Morgan Investment Co., Inc., General Partner
By:
Mark W. Boyce, Vice President

State of Indiana)
) SS:
County of Hamilton)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Mark W. Boyce, the Vice President of C. P. Morgan Investment Co., Inc., who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Seal this 7th day of March 2004.

Residing in Hamilton County.
My Commission Expires: July 14, 2011
Signature:
Jessica Mill
Printed:

LAND DESCRIPTION:

Part of the Northwest Quarter of Section 15, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows:

Commencing at the northwest corner of said quarter section, said corner being marked by an engraved stone; thence South 89 degrees 37 minutes 43 seconds West (bearings based on NAD83(86) data published by the Tippecanoe County Surveyor's Office) along the north line of said quarter section and along the north line of Benjamin Crossing Planned Development, Section 1, the plat of which is recorded as Record #03009184 (on Book 11, Page 228) a distance of 807.83 feet to the Point of Beginning; thence along the lines of said Development the following 7 courses:

1) South 00 degrees 22 minutes 17 seconds East a distance of 65.00 feet;
2) South 44 degrees 03 minutes 43 seconds East a distance of 173.91 feet;
3) South 00 degrees 22 minutes 17 seconds East a distance of 694.25 feet;
4) South 89 degrees 37 minutes 43 seconds West a distance of 120.00 feet;
5) South 83 degrees 55 minutes 05 seconds West a distance of 50.25 feet;
6) South 89 degrees 37 minutes 43 seconds West a distance of 1302.57 feet;
7) North 00 degrees 22 minutes 17 seconds West a distance of 520.00 feet;

thence North 89 degrees 37 minutes 43 seconds East along a south line of said Development and its easterly extension a distance of 485.00 feet; thence North 00 degrees 22 minutes 17 seconds West a distance of 105.00 feet; thence North 06 degrees 24 minutes 25 seconds East a distance of 50.35 feet; thence North 00 degrees 22 minutes 17 seconds West a distance of 120.00 feet; thence South 89 degrees 37 minutes 43 seconds West a distance of 250.00 feet to an east line of said Development; thence North 00 degrees 22 minutes 17 seconds West along said east line a distance of 65.00 feet to the north line of said quarter section; thence North 89 degrees 37 minutes 43 seconds East along said north line a distance of 1111.50 feet to the Point of Beginning, containing 23.28 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, Dale L. Grimes, hereby certify that I am a registered land surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on April 19, 2002; that all the monuments shown thereon actually exist, and their location, size, type, and material are accurately shown; that the completed error of closure of the boundary survey is not more than 1' in 10,000'; and that this plat complies with the planned development provisions of the Unified Zoning Ordinance.

Dale L. Grimes
Professional Land Surveyor #60462
March 25, 2004

DALE L. GRIMES REGISTERED No. S 0452 STATE OF INDIANA LAND SURVEYOR

Document #:	04013062	
Date: 5-7-04	Time: 2:14PM	
Plat Cabinet: 11	Slide: 236	

Pamela K. Bergland, Tippecanoe County Recorder

TAX KEY NO. 146-05300-0753
146-05300-0731
146-05300-0720

FINAL PLAT FOR:

BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 2

TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4, SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGEND

D.A.U.E.	DRAINAGE AND UTILITY EASEMENT
D.U.A.E.	DRAINAGE, UTILITY AND ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.U.L.E.	DRAINAGE, UTILITY AND LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
	EASEMENT LINE
(000)	STREET ADDRESS
•	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0001" TO BE PLACED UPON COMPLETION OF FINAL GRADING.
P.U.E.	PERPETUAL NON-BUILDABLE EASEMENT

(IN FEET)
1 inch = 60 feet

NOTE

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS INSTR. NO. 02013704 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.

Schneider
THE SCHNEIDER CORPORATION
3725 Home Drive
Lafayette, IN 47905-4450
Telephone: 765.448.6661
Fax: 765.448.6865
www.schneidercorp.com

Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS + LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

BENJAMIN CROSSING PD
SECTION TWO
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
301 E. CARMEL DRIVE, SUITE B-300, CARMEL, IN 46032

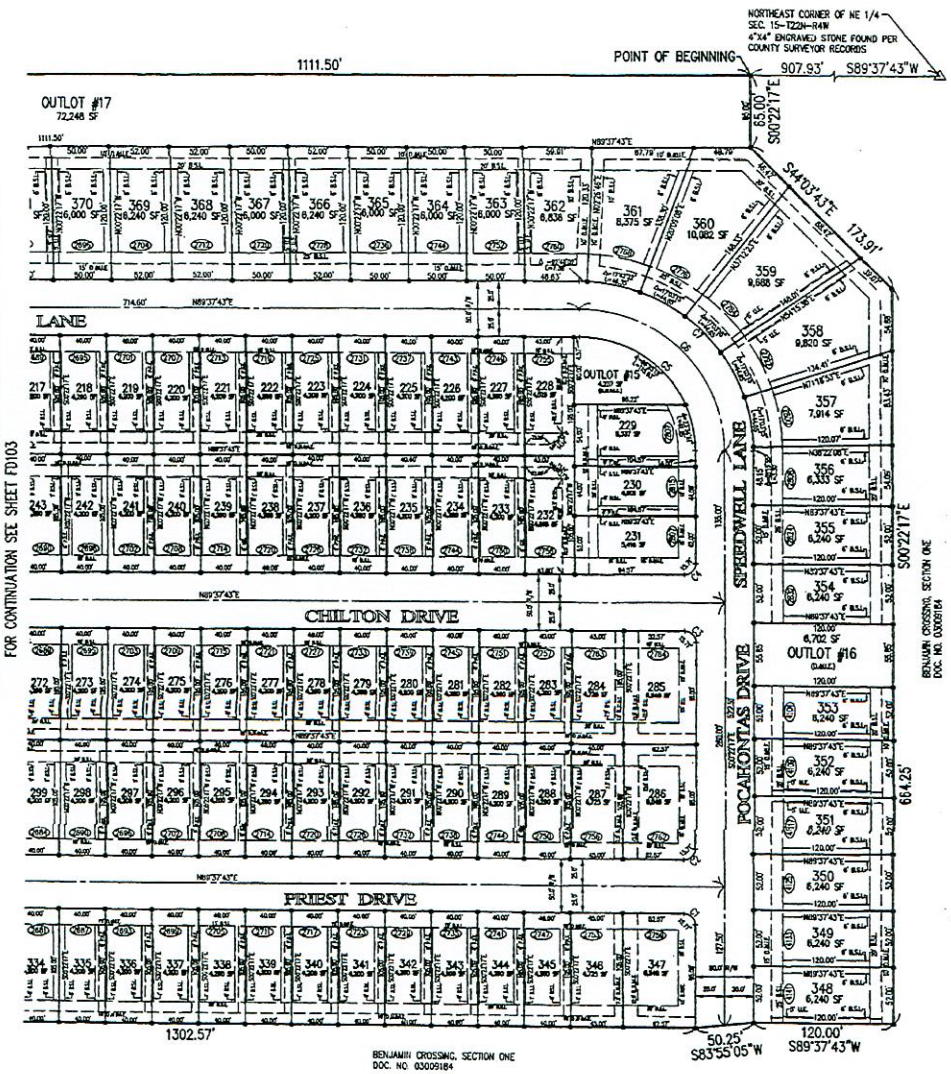
DATE: 12-09-03	PROJECT NO.: 4165.001
DRAWN BY: RLN	CHECKED BY: DLG
SHEET TITLE: FINAL PLAT	
DRAWING FILE: L:\4165\03\CIVIL\4165PD3B-FD104.DWG	
LAYOUT: BES-FINALPLATLINE	
SHEET NO.: 1	

FINAL PLAT FOR:

BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 2

TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4, SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA



(IN FEET)
1 inch = 60 feet

NOTE

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS INSTR. NO. 02013704 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.

LEGEND

D.M.U.E.	DRAINAGE AND UTILITY EASEMENT
D.U.A.E.	DRAINAGE, UTILITY AND ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.U.M.E.	DRAINAGE, UTILITY AND LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
— — — —	EASEMENT LINE
(000)	STREET ADDRESS
•	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0001" TO BE SET UPON COMPLETION OF FINAL GRADING.
P.U.E.	PERPETUAL NON-BUILDABLE EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	15.71	10.00	90°00'00"	14.14	N45°22'17"W
C2	15.71	10.00	90°00'00"	14.14	N44°37'43"E
C3	15.71	10.00	90°00'00"	14.14	N45°22'17"W
C4	15.71	10.00	90°00'00"	14.14	N44°37'43"E
C5	157.08	100.00	90°00'00"	141.42	N45°22'17"W
C6	196.35	125.00	90°00'00"	176.78	N45°22'17"W
C7	235.62	150.00	90°00'00"	212.13	N45°22'17"W
C8	46.06	50.00	52°46'56"	44.45	S63°58'48"E
C9	136.34	74.00	105°33'56"	117.86	S89°37'43"W
C10	46.06	50.00	52°46'56"	44.45	N63°14'14"E
C11	46.06	50.00	52°46'56"	44.45	N63°58'48"W
C12	136.34	74.00	105°33'56"	117.86	N89°37'43"E
C13	46.06	50.00	52°46'56"	44.45	S63°14'14"W
C14	226.19	36.00	360°00'00"	N/A	N/A

TAX KEY NO. 146-05300-0753
146-05300-0731
146-05300-0720

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Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

BENJAMIN CROSSING PD
SECTION TWO
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
301 E. CARMEL DRIVE, SUITE E-300, CARMEL, IN 46032

DATE: 12-09-03	PROJECT NO.: 4165.001
DRAWN BY: RLN	CHECKED BY: DLC

SHEET TITLE: FINAL PLAT

SHEET NO.: 2

2004/04/29

FINAL PLAT FOR:
BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 3
TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4 SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LAND DESCRIPTION:

Part of the East half of the Northeast Quarter of Section 15, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows:

Commencing at the northeast corner of said quarter section, said corner being marked by an engraved stone; thence South 00 degrees 56 minutes 12 seconds East (bearings based on NAD83(98) data published by the Tippecanoe County Surveyor's Office) along the east line of said quarter section a distance of 426.32 feet to the Point of Beginning; thence continuing South 00 degrees 56 minutes 12 seconds East along said east line a distance of 924.13 feet; thence South 89 degrees 03 minutes 48 seconds West a distance of 536.35 feet; thence westerly along a tangent curve to the right, having a radius of 230.00 feet, the radius point of which bears North 00 degrees 56 minutes 12 seconds West, an arc distance of 64.47 feet to a point which bears South 17 degrees 31 minutes 36 seconds West from said radius point; thence North 72 degrees 28 minutes 04 seconds West a distance of 81.01 feet to a southeast corner of Benjamin Crossing Planned Development, the plat of which is recorded as Record #03009184 (OR Book 11, Page 228); thence along east and south lines of said Development the following 16 courses: 1) North 14 degrees 28 minutes 38 seconds East a distance of 50.07 feet; 2) North 17 degrees 31 minutes 56 seconds East a distance of 118.55 feet; 3) South 72 degrees 28 minutes 04 seconds East a distance of 48.16 feet; 4) North 00 degrees 56 minutes 12 seconds West a distance of 718.58 feet; 5) North 10 degrees 08 minutes 29 seconds East a distance of 42.25 feet; 6) North 19 degrees 24 minutes 42 seconds East a distance of 74.31 feet; 7) North 34 degrees 26 minutes 03 seconds East a distance of 74.36 feet; 8) North 49 degrees 00 minutes 56 seconds East a distance of 74.36 feet; 9) North 63 degrees 35 minutes 52 seconds East a distance of 74.36 feet; 10) North 78 degrees 37 minutes 47 seconds East a distance of 74.36 feet; 11) South 87 degrees 15 minutes 19 seconds East a distance of 69.17 feet; 12) South 76 degrees 48 minutes 57 seconds East a distance of 37.33 feet; 13) South 65 degrees 45 minutes 37 seconds East a distance of 74.36 feet; 14) South 51 degrees 01 minutes 42 seconds East a distance of 74.36 feet; 15) South 39 degrees 17 minutes 48 seconds East a distance of 74.36 feet; 16) South 22 degrees 15 minutes 09 seconds East a distance of 93.34 feet to the Point of Beginning, containing 14.93 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, Dale L. Grimes, hereby certify that I am a registered land surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on April 19, 2002; that all the monuments shown thereon actually exist, and their location, size, type, and material are accurately shown; that the computed error of closure of the boundary survey is not more than 1' in 10,000'; and that this plat complies with the planned development provisions of the Unified Zoning Ordinance.

Dale L. Grimes
Professional Land Surveyor #S0452
March 8, 2004

DALE L. GRIMES — REGISTERED — No. S 0452 — STATE OF INDIANA — LAND SURVEYOR

DEDICATION CERTIFICATE

We, BENJAMIN CROSSING LLC, the undersigned owner's of the real estate shown and described herein, do hereby lay off, plat and divide said real estate in accordance with the herein plat.

This Planned Development shall be known and designated as Benjamin Crossing Planned Development, Section 3, an addition to Wea Township, County of Tippecanoe, State of Indiana. All public streets, alleys and open places shown and not heretofore dedicated are hereby dedicated to the public.

"No Vehicular Access" lines as shown upon this plat are enforceable by the Area Plan Commission and irrevocable by the lot owners.

EASEMENTS – Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Unless otherwise negotiated as part of the PD process, within these easements, no buildings, structures, signs, parking lots, plantings, or other material shall be placed or be permitted to remain. The easement area of each lot or outlot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility is responsible.

The right to enforce these provisions 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 several owners of the several lots of this Planned Development to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 9th DAY OF March, 2004.

Benjamin Crossing, LLC
By: C.P. Morgan Communities, L.P., Member
By: C.P. Morgan Investment Co., Inc., General Partner
By:

Mark W. Boyce, Vice President

State of Indiana)
) SS:
County of _____)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Mark W. Boyce, the Vice President of C. P. Morgan Investment Co., Inc., who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Seal this 9th day of March, 2004

Residing in Hamilton County

My Commission Expires: July 14, 2011

Signature

Jessica Neff
Printed

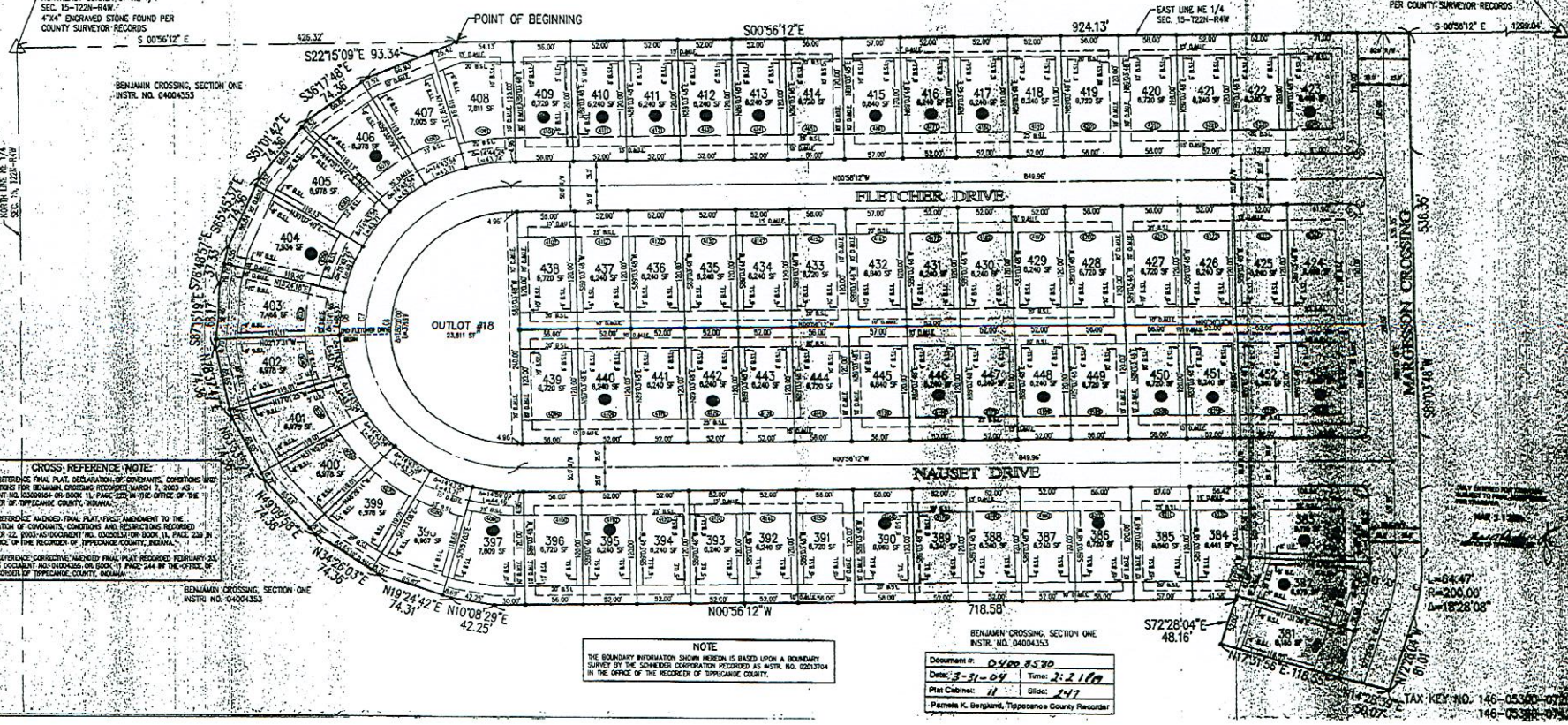
(IN FEET)
1 inch = 60 feet

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	64.47	200.00	18°28'08"	64.19	S81°42'08"E
C2	56.44	175.00	18°28'08"	56.17	S81°42'08"E
C3	48.35	150.00	18°28'08"	48.14	S81°42'08"E
C4	15.71	10.00	90°00'00"	14.14	N44°03'48"E
C5	15.71	10.00	90°00'00"	14.14	S45°56'12"E
C6	534.67	170.00	180°00'00"	340.00	S89°03'48"W
C7	455.53	145.00	180°00'00"	290.00	S89°03'48"W
C8	376.99	120.00	180°00'00"	240.00	S89°03'48"W
C9	15.71	10.00	90°00'00"	14.14	N44°03'48"E
C10	15.71	10.00	90°00'00"	14.14	S45°56'12"E

LEGEND

D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.,U.&A.E.	DRAINAGE, UTILITY AND ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.,U.&L.E.	DRAINAGE, UTILITY AND LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
	EASEMENT LINE
NVA	NO VEHICULAR ACCESS
(XXX)	STREET ADDRESS
•	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0008" SET TO BE SET AFTER FINAL GRADING.



CROSS REFERENCE NOTE:

CROSS REFERENCE FINAL PLAT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENJAMIN CROSSING RECORDED MARCH 7, 2003 AS DOCUMENT NO. 03000184 OR BOOK 11, PAGE 225 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE AMENDED FINAL PLAT/FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 03000337 OR BOOK 11, PAGE 239 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE CORRECTIVE AMENDED FINAL PLAT RECORDED FEBRUARY 24, 2004 AS DOCUMENT NO. 04004355 OR BOOK 11 PAGE 244 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

NOTE

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS INSTR. NO. 02013704 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.

Document #: 05400 8530	
Date: 3-31-04	Time: 2:21 pm
Plat Cabinet: 11	Slide: 247
Pamela K. Benjaard, Tippecanoe County Recorder	

Schneider
W.O. SCHNEIDER CORPORATION
3725 Platte Drive
Lafayette, IN. 47905-4800
Telephone: 765.448.6667
Fax: 765.448.6685
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Architecture
Civil Engineering
Construction Engineering
Geotechnical Services
GIS / LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

BENJAMIN CROSSING LLC
BENJAMIN CROSSING PD
SECTION THREE
TIPPECANOE COUNTY, INDIANA
42 MORGAN POWER HOUSE, LLP
W.O. SCHNEIDER CORPORATION

FINAL PLAT

1

FINAL PLAT FOR:

BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 4

TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4, SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

DEDICATION CERTIFICATE

Mr. BENJAMIN CROSSING LLC and MORRY FARMS INC., the undersigned owner's of the real estate shown and described herein, do hereby lay off, plat and chide said real estate in accordance with this herein plat.

This Planned Development shall be known and designated as Benjamin Crossing Planned Development, Section 4, an addition to Wea Township, County of Tippecanoe, State of Indiana. All public streets, alleys and open places shown and not hereinbefore dedicated are hereby dedicated to the public.

The "Outlotes Acres" lines as shown upon this plat are enforceable by the Area Plan Commission and irrevocable by the lot owners.

EASEMENTS - Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Unless otherwise negotiated as part of the PD process, within these easements, no buildings, structures, signs, parking lots, plantings, or other material shall be placed or be permitted to remain. The easement area of each lot or outlot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility is responsible.

The right to enforce these provisions 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 several owners of the several lots of this Planned Development to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 26 DAY OF July 2004.

Benjamin Crossing, LLC
By: C.P. Morgan Communities, LP, Member
By: C.P. Morgan Investment Co., Inc., General Partner
By: [signature]
Paul C. Cohn, Corporate Director of Engineering and Operations

State of Indiana)
) SS:
County of HAMILTON)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Paul C. Cohn, the Corporate Director of Engineering and Operations of C. P. Morgan Investment Co., Inc., who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Seal this 30th day of August, 2004.

Residing in Marion County
My Commission Expires: July 26, 2012
[signature]
Kacy Lynn Plummer
Printed

STATE OF INDIANA OFFICIAL SEAL NOTARY PUBLIC

WITNESS OUR HANDS AND SEALS THIS 25th DAY OF August 2004.

By: Kacey Farms Inc.
By: [signature]
Stanley K. Kelsey/Secretary/Treasurer

State of Indiana)
) SS:
County of Marion)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Stanley K. Kelsey, Secretary/Treasurer of Kacey Farms Inc. who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

Witness my hand and Seal this 25th day of August 2004.

Residing in Marion County
My Commission Expires: July 26, 2012
[signature]
Kacy Lynn Plummer
Printed

STATE OF INDIANA OFFICIAL SEAL NOTARY PUBLIC

LEGEND

D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.,U.&S.E.	DRAINAGE, UTILITY AND SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.,U.,S.&L.E.	DRAINAGE, UTILITY, SEWER AND LANDSCAPE EASEMENT
B. S. L.	BUILDING SETBACK LINE
	EASEMENT LINE
NVA	NO VEHICULAR ACCESS
(NNN)	STREET ADDRESS
*	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0001" TO BE SET AFTER FINAL GRADING.

(IN FEET)
1 inch = 60 feet

LAND DESCRIPTION:

Part of the Northwest Quarter of Section 15, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, more particularly described as follows:

Beginning at the southwest corner of said quarter section, said corner being marked by a 5/8" rebar, thence North 00 degrees 57 minutes 19 seconds East (Bearings based on INGRID/NAD83 data published by the Tippecanoe County Surveyor's Office) along the west line of said quarter section a distance of 379.36 feet; thence [illegible] south east line of Benjamin Crossing Planned Development, the plat of which is recorded as Document [illegible] (PC 11, Slide 244) the following 13 courses:
1)North 83 degrees 02 minutes 41 seconds East a distance of 40.00 feet, 2)North 89 degrees 22 minutes 55 seconds East a distance of 191.15 feet, 3)South 78 degrees 12 minutes 15 seconds East a distance of 25.00 feet, 4)North 89 degrees 29 minutes 09 seconds East a distance of 462.65 feet, 5)North 00 degrees 30 [illegible] 51 seconds West a distance of 120.00 feet, 6)North 89 degrees 29 minutes 51 seconds East a distance of 120.00 feet, 7)North 00 degrees 30 minutes 51 seconds West a distance of 240.00 feet, 8)North 34 degrees 25 [illegible] 40 seconds East a distance of 81.03 feet, 9)North 20 degrees 20 minutes 21 seconds West a distance of [illegible] 170 feet, 10)North 04 degrees 08 minutes 11 seconds East a distance of 303.05 feet, 11)North 89 degrees 37 [illegible] 43 seconds East a distance of 721.61 feet, 12)South 00 degrees 22 minutes 17 seconds East a distance of [illegible] 173 feet, 13)North 58 degrees 17 minutes 43 seconds East a distance of 217.35 feet; thence South 01 degrees 41 [illegible] utes 38 seconds West a distance of 130.45 feet, thence South 01 degrees 40 minutes 05 seconds East a distance of 233.31 feet, thence South 19 degrees 21 minutes 10 seconds East a distance of 200.68 feet, thence South 04 degrees 22 minutes 24 seconds East a distance of 120.00 feet, thence South 10 degrees 16 minutes 37 seconds East a distance of 97.22 feet; thence South 30 degrees 03 minutes 06 seconds West a distance of 54.57 feet, thence South 89 degrees 29 minutes 09 seconds West a distance of 41.82 feet; thence South 00 degrees 30 minutes 51 seconds East a distance of 379.09 feet to the south line of said quarter section; thence West 89 degrees 29 minutes 09 seconds West along said south line a distance of 1711.43 feet to the point of beg[illegible]ing. Containing 34.26 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, Dale L. Grimes, hereby certify that I am a registered land surveyor of the State of Indiana, that the plat correctly represents a survey completed by me on April 19, 2002; that all the monuments shown hereon actually exist, and their location, size, type, and material are accurately shown; that the corporate error of closure of the boundary survey is not more than 1' in 10,000'; and that this plat complies with the platted development standards in the Unified Zoning Ordinance.

Dale L. Grimes
Professional Land Surveyor #S0452
August 18, 2004

DALE L. GRIMES REGISTERED No. S 0452 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

OCT - 8 2004

[signature]
AUDITOR

Document #	04028290
Date:	10-8-04 Time: 11:05 AM
Plat Cabinet:	11 Slide 270
Pamela K. Berglund, Tippecanoe County Recorder	

CROSS REFERENCE NOTE:

CROSS REFERENCE FINAL PLAT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENJAMIN CROSSING RECORDED MARCH 7, 2003 AS DOCUMENT NO. 03039184 OR BOOK 11, PAGE 228 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE AMENDED FINAL PLAT, FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 03050137 OR BOOK 11, PAGE 239 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

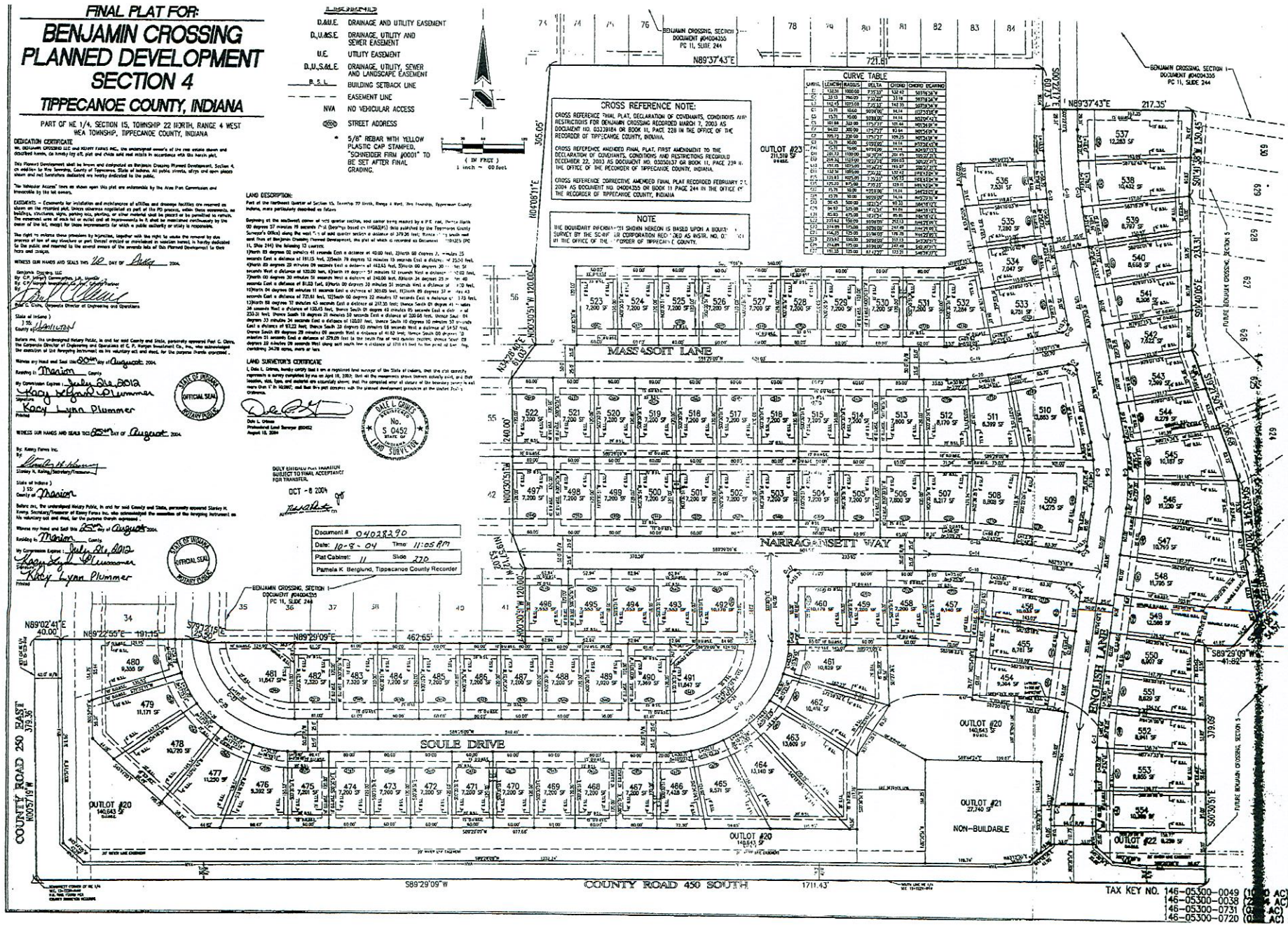
CROSS REFERENCE CORRECTIVE AMENDED FINAL PLAT RECORDED FEBRUARY 2[illegible], 2004 AS DOCUMENT NO. 04004355 OR BOOK 11 PAGE 244 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA

NOTE

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS INSTR. NO. [illegible] IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	132.31	1000.00	7°35'37"	132.42	S03°36'26"W
C2	32.53	950.00	2°00'22"	32.53	S01°36'36"W
C3	142.45	1025.00	7°58'32"	142.35	S03°36'36"W
C4	13.71	10.00	90°04'00"	14.14	S53°33'18"W
C5	13.71	10.00	90°04'00"	14.14	N36°30'42"W
C6	101.88	350.00	16°38'00"	101.44	N03°36'36"E
C7	94.02	300.00	17°57'27"	93.64	N03°36'36"E
C8	209.23	230.00	52°07'27"	201.95	N03°36'36"E
C9	13.71	10.00	90°04'00"	14.14	N53°33'18"E
C10	13.71	10.00	90°04'00"	14.14	S36°30'42"E
C11	101.72	1100.00	5°17'55"	101.68	S03°37'17"E
C12	208.34	1125.00	10°37'16"	208.03	S09°07'07"E
C13	193.45	1075.00	10°18'21"	193.17	S09°27'11"E
C14	132.56	1050.00	7°14'12"	132.47	S08°51'06"E
C15	133.83	1025.00	7°29'17"	133.73	S08°33'06"E
C16	179.25	975.00	7°03'17"	179.01	S08°33'06"E
C17	13.71	10.00	90°04'00"	14.14	S43°23'01"W
C18	13.71	10.00	90°04'00"	14.14	N46°36'59"W
C19	50.40	500.00	5°46'57"	50.38	S06°16'01"E
C20	84.93	525.00	9°16'14"	84.84	S08°18'12"E
C21	80.80	475.00	9°74'14"	80.70	S08°18'12"E
C22	223.62	550.00	23°29'09"	222.13	S03°29'09"E
C23	214.99	575.00	20°59'00"	217.48	S04°29'09"E
C24	114.25	125.00	52°36'00"	110.28	N44°29'09"E
C25	223.62	550.00	23°29'09"	222.13	N43°29'09"E
C26	214.99	575.00	20°59'00"	217.48	N43°29'09"E
C27	114.25	125.00	52°36'00"	110.28	N44°29'09"E



Schneider

THE SCHNEIDER CORPORATION
3725 Rome Drive
Lafayette, IN 47905-4450
Telephone: 765.448.6681
Fax: 765.448.6683
www.schneidercorp.com

Architecture
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Environmental Engineering
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Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

BENJAMIN CROSSING
SECTION FOUR
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, LP
4970 RIVER POINT BLVD, INDIANAPOLIS, IN 46203

DATE	4/8/04
PROJECT NO.	4183.001
DRAWN BY	JEP
REVIEWED BY	DLG
SHEET TITLE	FINAL PLAT

1

FINAL PLAT FOR:
BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 5
TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4, SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	16.72	10.00	096°04'41"	14.88	S67°00'46"W
C2	15.71	10.00	090°00'00"	14.14	S42°30'51"E
C3	27.74	50.00	031°47'46"	27.39	N03°27'12"E
C4	237.98	50.00	272°11'44"	73.99	N80°05'51"W
C5	43.68	50.00	049°57'05"	41.52	S49°53'21"E
C6	114.10	125.00	052°17'17"	110.03	S27°15'01"E
C7	137.53	100.00	078°12'42"	127.15	S22°53'01"E
C8	189.44	175.00	062°02'42"	179.99	S62°30'01"E
C9	184.83	200.00	052°57'34"	178.33	N63°32'08"E
C10	187.13	175.00	061°25'04"	178.34	N62°12'08"E
C11	128.63	150.00	049°08'01"	122.31	N52°32'02"E
C12	15.71	10.00	090°00'00"	14.14	S45°56'16"W
C13	15.71	10.00	090°00'00"	14.14	N43°56'16"W
C14	15.71	10.00	090°00'00"	14.14	S43°56'16"W
C15	15.71	10.00	090°00'00"	14.14	N43°56'16"W
C16	34.68	60.00	033°12'12"	34.20	N03°12'12"E
C17	280.93	60.00	268°20'48"	88.49	S03°12'12"E
C18	35.14	60.00	033°32'29"	34.64	S17°43'53"E
C19	253.71	250.00	058°12'07"	242.52	S31°32'57"E
C20	278.53	275.00	058°02'32"	266.74	S31°37'21"E
C21	240.61	250.00	055°12'07"	231.17	S32°32'57"E
C22	60.31	60.00	057°37'21"	57.88	N32°37'21"W
C23	250.38	60.00	239°25'07"	98.99	N32°32'57"E

CROSS REFERENCE NOTE:

CROSS REFERENCE FINAL PLAT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENJAMIN CROSSING RECORDED MARCH 7, 2003 AS DOCUMENT NO. 03000104 OR BOOK 11, PAGE 228 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA

CROSS REFERENCE AMENDED FINAL PLAT, FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 03060137 OR BOOK 11, PAGE 239 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA

CROSS REFERENCE CORRECTIVE AMENDED FINAL PLAT RECORDED FEBRUARY 23, 2004 AS DOCUMENT NO 04004355 OR BOOK 11 PAGE 244 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENJAMIN CROSSING RECORDED JUNE 8, 2004 AS DOCUMENT NO. 04036445 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

NOTE

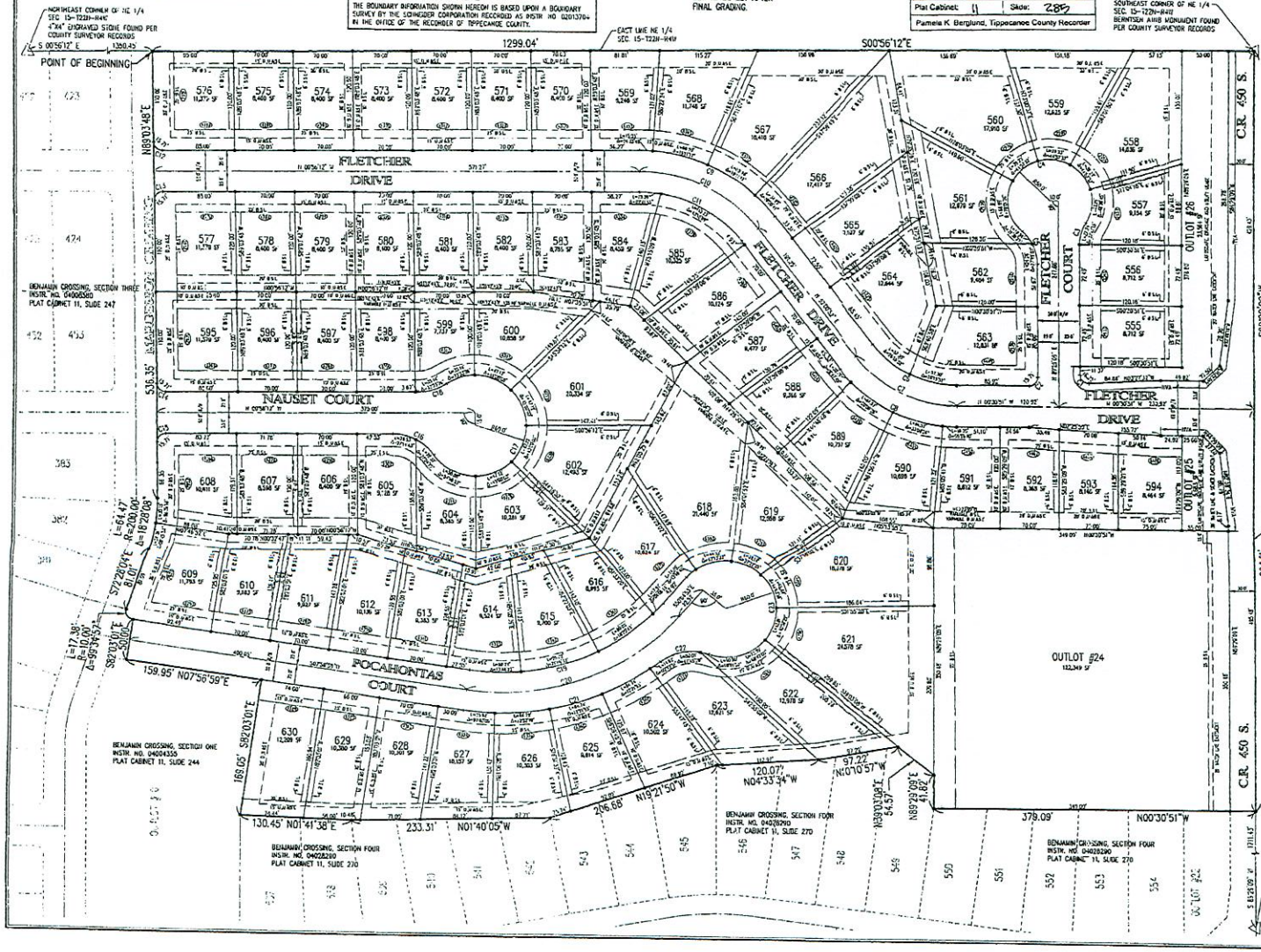
THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS INSTR. NO 02013704 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.

LEGEND

D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.,U.&S.E.	DRAINAGE, UTILITY AND SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.,U.&L.E.	DRAINAGE, UTILITY AND LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
	EASEMENT LINE
NVA	NO VEHICULAR ACCESS
(000)	STREET ADDRESS
•	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0001" SET TO BE SET AFTER FINAL GRADING.

(IN FEET)
1 inch = 60 feet

Document #: 050006008	
Date: 18 MARCH 05	Time: 3:02 PM
Plat Cabinet: 11	Slide: 289
Pamela K. Berglund, Tippecanoe County Recorder	



DEDICATION CERTIFICATE

The BENJAMIN CROSSING LLC and KENNY FARMS INC., the undersigned owners of the real estate shown and described herein, do hereby lay off, plat and divide said real estate in accordance with the herein plat.

This Planned Development shall be known and designated as Benjamin Crossing Planned Development, Section 5, an addition to Wea Township, County of Tippecanoe, State of Indiana. All public streets, alleys and open places shown and not heretofore dedicated are hereby dedicated to the public.

"No Vehicular Access" lines as shown upon this plat are enforceable by the Area Plan Commission and immovable by the lot owners.

EASEMENTS – Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Unless otherwise negotiated as part of the PD process, within these easements, no buildings, structures, signs, parking lots, plantings, or other material shall be placed or be permitted to remain. The easement area of each lot or outlot, and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility is responsible.

The right to enforce these provisions 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 several owners of the several lots of this Planned Development to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 14TH DAY OF JANUARY, 2005

Benjamin Crossing, LLC
By C.P. Morgan Communities, L.P., Member
By C.P. Morgan Investment Co., Inc., General Partner
By:
Paul C. Claire, Corporate Director of Engineering and Operations

State of Indiana)
) SS:
County of Marion)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Paul C. Claire, the Corporate Director of Engineering and Operations of C. P. Morgan Investment Co., Inc., who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Seal this 14 day of January, 2005.

Residing in Marion County.
My Commission Expires July 26, 2012
Stacy Lynn Allgood
Stacy Lynn Allgood
Printed

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF JANUARY, 2005.

By: Kenny Farms, Inc.
By:
Stanley R. Kenny, Secretary/Treasurer

State of Indiana)
) SS
County of Tippecanoe)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Stanley R. Kenny, the Secretary/Treasurer of Kenny Farms Inc., who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Seal this 17th day of January, 2005.

Residing in Tippecanoe County.
My Commission Expires 7-11-09
Signature
Trudie J. Dillon
Printed

TIPPECANOE COUNTY AUDITOR
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 1 2 2005

THE KENNY FARMS INC. OWNERSHIP INTEREST IN THIS FINAL PLAT IS WHOLLY CONTAINED WITHIN OUTLOT #24 AS PLATTED HEREON.

LAND DESCRIPTION:

Part of the Northeast Quarter of Section 15, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows:

Commencing at the northeast corner of said quarter section, said corner being marked by an engraved stone; thence South 00 degrees 56 minutes 12 seconds East (bearings based on NAD83(86) data published by the Tippecanoe County Surveyor's Office) along the east line of said quarter section a distance of 1320.45 feet to the point of beginning; thence South 00 degrees 56 minutes 12 seconds East along said east line a distance of 1299.04 feet to the southeast corner of said quarter section, said corner being marked by a Bernsten AIMB monument; thence South 89 degrees 29 minutes 09 seconds West along the south line of said quarter section a distance of 924.91 feet; thence North 00 degrees 30 minutes 51 seconds West a distance of 379.09 feet, thence North 89 degrees 29 minutes 09 seconds East a distance of 41.82 feet; thence North 38 degrees 03 minutes 08 seconds East a distance of 54.57 feet; thence North 10 degrees 10 minutes 57 seconds West a distance of 97.22 feet; thence North 04 degrees 33 minutes 34 seconds West a distance of 120.07 feet; thence North 19 degrees 21 minutes 50 seconds West a distance of 206.68 feet; thence North 01 degree 10 minutes 05 seconds West a distance of 233.31 feet; thence North 01 degree 41 minutes 38 seconds East a distance of 130.45 feet, thence along south and east lines of Benjamin Crossing Planned Development, Section One, the plat of which is recorded as Document #04004355 (PC 11, Slide 244) the following 4 courses: 1) South 82 degrees 03 minutes 01 second East a distance of 169.05 feet, 2) North 07 degrees 56 minutes 59 seconds East a distance of 159.95 feet, 3) South 82 degrees 03 minutes 01 second East a distance of 50.00 feet, 4) Northeasterly along a non-tangent curve to the right (said curve having a radius of 10.00 feet, a chord length of 15.27 feet and a chord bearing of North 37 degrees 44 minutes 28 seconds East) an arc distance of 17.38 feet, thence along south lines of Benjamin Crossing Planned Development Section Three, the plat of which is recorded as Document #04000500 (PC 11, Slide 247) the following 3 courses: 1) South 72 degrees 28 minutes 04 seconds East a distance of 81.01 feet, 2) Southeasterly along a tangent curve to the left (said curve having a radius of 200.00 feet, a chord length of 84.19 feet and a chord bearing of South 81 degrees 42 minutes 08 seconds East) an arc distance of 84.47 feet, 3) North 89 degrees 03 minutes 48 seconds East a distance of 516.35 feet to the point of beginning, containing 28.75 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, Dale L. Grimes, hereby certify that I am a registered land surveyor of the State of Indiana, that the plat correctly represents a survey completed by me on April 19, 2002; that all the monuments shown thereon actually exist, and their location, size, type, and material are accurately shown, that the computed error of closure of the boundary survey is not more than 1' in 10,000'; and that this plat complies with the planned development provisions of the Unified Zoning Ordinance.

Dale L. Grimes
Registered Land Surveyor #50452
January 11, 2005

DALE L. GRIMES REGISTERED No. S 0452 STATE OF INDIANA LAND SURVEYOR

SOUTHWEST CORNER OF NE 1/4 SEC 15-T22N-R4W P.K. NAIL FOUND PER COUNTY SURVEYOR RECORDS

TAX KEY NO.	146-05300-0720 (0.66 Ac)
	146-05300-0742 (1.29 Ac)
	146-05300-0049 (21.75 AC)
KENNY FARMS INC.	146-05300-0335 (3.05 AC)

DATE
PLANNING DIRECTOR

Schneider

THE SCHNEIDER CORPORATION
3725 Rome Drive
Lafayette, IN 47905-4450
Telephone: 765 448 5661
Fax: 765.448.6665
www.schneidercorp.com

Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS * LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

BENJAMIN CROSSING PD
SECTION FIVE
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
4670 HAVEN POINT BLVD, INDIANAPOLIS, IN 46280

DATE 3/30/04	PROJECT NO. 4165.001
DRAWN BY RLN	CHECKED BY DLG
SHEET TITLE FINAL PLAT	
DRAWING PATH	

SHEET NO. 1 OF 1
10/20/2005

FINAL PLAT FOR:
BENJAMIN CROSSING PLANNED DEVELOPMENT SECTION 6
TIPPECANOE COUNTY, INDIANA

PART OF NE 1/4, SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

CROSS REFERENCE NOTE:

CROSS REFERENCE FINAL PLAT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENJAMIN CROSSING RECORDED MARCH 7, 2003 AS DOCUMENT NO. 03006184 OR BOOK 11, PAGE 228 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE AMENDED FINAL PLAT, FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 03056137 OR BOOK 11, PAGE 238 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE CORRECTIVE AMENDED FINAL PLAT RECORDED FEBRUARY 23, 2004 AS DOCUMENT NO. 04004355 OR BOOK 11 PAGE 244 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

CROSS REFERENCE SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENJAMIN CROSSING RECORDED JUNE 6, 2004 AS DOCUMENT NO. 04018846 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY, INDIANA.

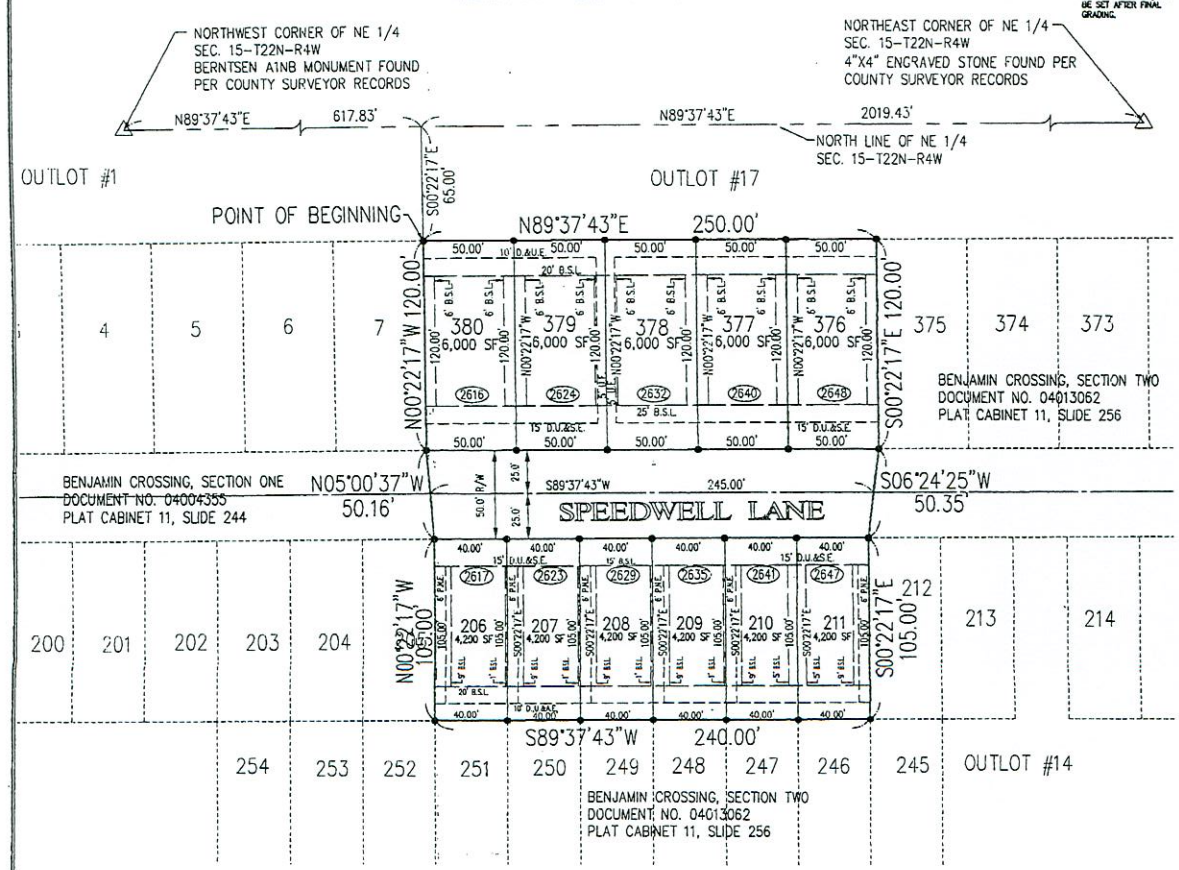
NOTE

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS INSTR. NO. 02013704 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.

LEGEND

D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.,U.&S.E.	DRAINAGE, UTILITY AND SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.,U.&A.E.	DRAINAGE, UTILITY AND ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
	EASEMENT LINE
4000	STREET ADDRESS
•	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "SCHNEIDER FIRM #0001" TO BE SET AFTER FINAL GRADING.

(IN FEET)
1 inch = 30 feet



Document #: 050029498	
Date: 12/6/2005	Time: 11:55 AM
Plat Cabinet: 11	Slide: 300
Pamela K. Bergtund, Tippecanoe County Recorder	

"P.N.E." PERPETUAL NON-BUILDABLE EASEMENT

There are strips of land measuring six (6) feet in width, as depicted on the plat, which are identified as Perpetual Non-Buildable Easements (P.N.E.), which P.N.E. may be located either separately or in combination with other easements. Each P.N.E. is reserved for maintenance and fire protection. Except as provided below, no structures shall be erected or permitted to remain upon such strips of land, and the Owners of Lots subject to a P.N.E. shall take and hold title subject to the reservation of such easement. The following uses and improvements are strictly prohibited within a P.N.E.: fences (other than Permitted Fences), decks, window or wall mounted air conditioning units, bay windows, eaves and overhangs, chimneys, balconies and storage sheds. The following uses and improvements are permitted within the P.N.E. (so long as such are approved by the Association or original / installed by Developer and otherwise permitted by local ordinance, as applicable), and shall not constitute permanent structures for purposes of a P.N.E.: Permitted Fences (as defined below), grade level patios or stoops, HVAC equipment (including compressor units and related equipment), utility service meters and connections (including but not limited to gas, electric, telephone, cable, satellite and aerials). "Permitted Fences" shall mean a fence which otherwise complies with the restrictions set forth in the Declaration and is approved by the Association, and which: (a) is perpendicular to the side wall of the subject residence, and (b) terminates at a point such that there exists at least three feet (3') between such point and the property line of the subject Lot.

DEDICATION CERTIFICATE

We, BENJAMIN CROSSING LLC, the undersigned owner's of the real estate shown and described herein, do hereby lay off, plat and divide said real estate in accordance with the hereon plat.

This Planned Development shall be known and designated as Benjamin Crossing Planned Development, Section 6, an addition to Wea Township, County of Tippecanoe, State of Indiana. All public streets, alleys and open places shown and not heretofore dedicated are hereby dedicated to the public.

"No Vehicular Access" lines as shown upon this plat are enforceable by the Area Plan Commission and irrevocable by the lot owners.

EASEMENTS – Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Unless otherwise negotiated as part of the PD process, within these easements, no buildings, structures, signs, parking lots, planting, or other material shall be placed or be permitted to remain. The easement area of each lot or outlot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility is responsible.

The right to enforce these provisions 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 several owners of the several lots of the Planned Development to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 16 DAY OF Sept. 2005.

Benjamin Crossing, LLC
By: C.P. Morgan Communities, L.P., Member
By: C.P. Morgan Investment Co., Inc., General Partner
By:

Paul C. Claire, Corporate Director of Engineering and Operations

State of Indiana)
) SS:
County of Hamilton)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Paul C. Claire, the Corporate Director of Engineering and Operations of C. P. Morgan Investment Co., Inc., who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Seal this 16th day of September 2005.

Residing in Marion County.

My Commission Expires: 7/29/08

Tammy S. Willkerson
Signature

Tammy S. Willkerson
Printed

STATE OF INDIANA OFFICIAL SEAL

LAND DESCRIPTION:

Part of the Northeast Quarter of Section 15, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows:

Commencing at the northeast corner of said quarter section, said corner being marked by a Berntsen A1NB monument; thence North 89 degrees 37 minutes 43 seconds East (bearings based on NAD83(98) data published by the Tippecanoe County Surveyor's Office) along the north line of said quarter section a distance of 617.83 feet to a northeast corner of Benjamin Crossing Planned Development, Section 2, the plat of which is recorded as Document #04013062 (Plat Cabinet 11, Slide 256); thence South 0 degrees 22 minutes 17 seconds East along a west line of said Section 2 a distance of 65.00 feet to the point of beginning; thence along the lines of said Section 2 the following five courses:

1) North 89 degrees 37 minutes 43 seconds East a distance of 250.00 feet,
2) South 0 degrees 22 minutes 17 seconds East a distance of 120.00 feet,
3) South 6 degrees 24 minutes 25 seconds West a distance 50.35 feet,
4) South 0 degrees 22 minutes 17 seconds East a distance of 105.00 feet,
5) South 89 degrees 37 minutes 43 seconds West a distance of 240.00 feet to an east line of Benjamin Crossing Planned Development, Section1, the plat of which is recorded as Document #04004355 (Plat Cabinet 11, Slide 244); thence along the lines of said Section 1 the following three courses:

1) North 0 degrees 22 minutes 17 seconds West a distance of 105.00 feet,
2) North 5 degrees 00 minutes 37 seconds West a distance of 50.16 feet,
3) North 0 degrees 22 minutes 17 seconds West a distance of 120.00 feet to the point of beginning, containing 1.57 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, Dale L. Grimes, hereby certify that I am a registered land surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on April 19, 2002; that all the monuments shown thereon actually exist, and their location, size, type, and material are accurately shown; that the computed error of closure of the boundary survey is not more than 1' in 10,000'; and that this plat complies with the planned development provisions of the Unified Zoning Ordinance.

Dale L. Grimes
Professional Land Surveyor #S0452
September 14, 2005

DALE L. GRIMES REGISTERED No. S 0452 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

DEC 08 2005

TAX KEY NO. 146-05300-0731 (0.04 AC)
146-05300-0753 (1.53 AC)

REVISIONS

DATE

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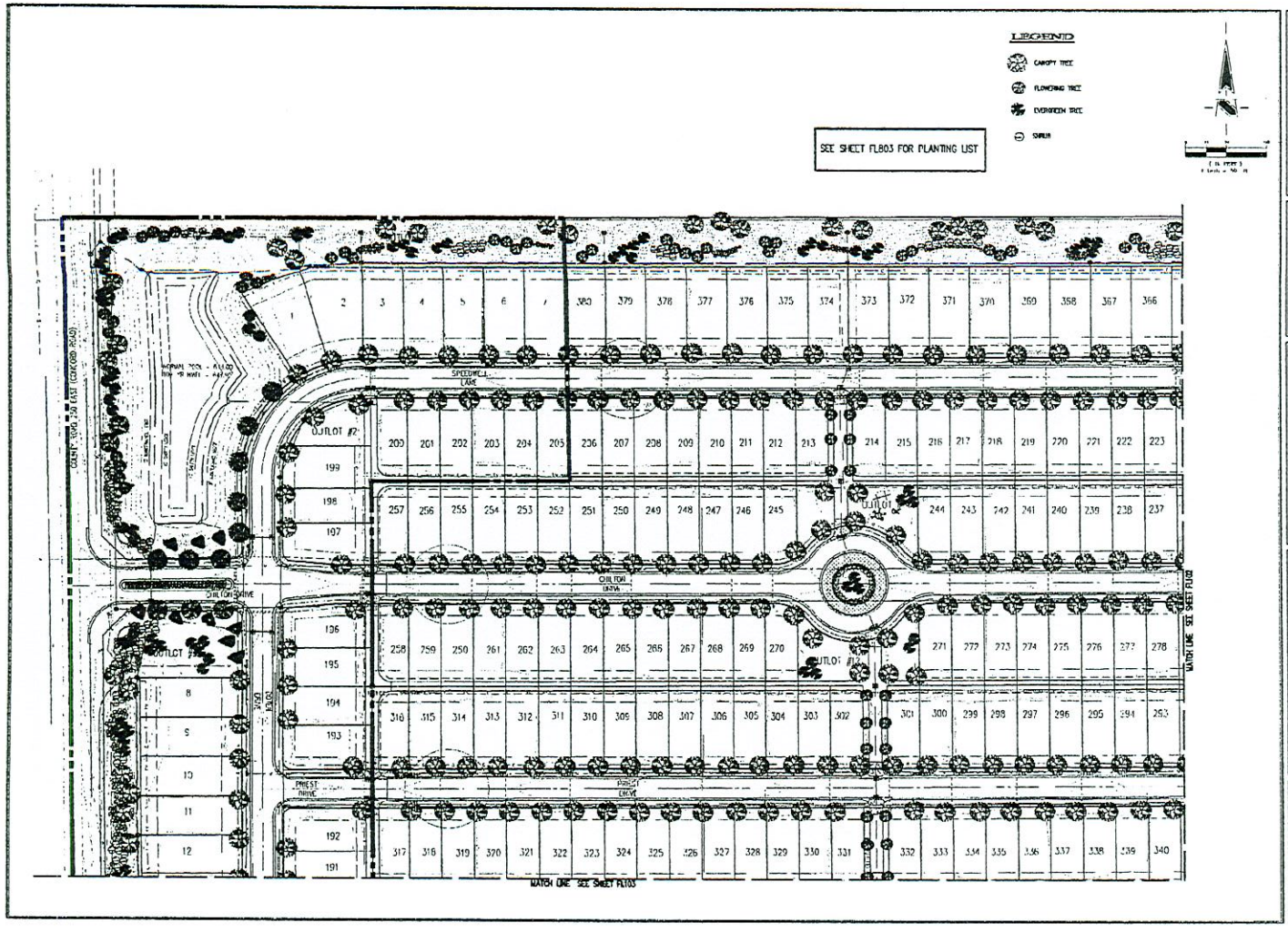
BENJAMIN CROSSING
SECTION SIX
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, LP
4670 HAVEN POINT BLVD., INDIANAPOLIS, IN 46280

DATE: 12/28/04	PROJECT NO.: 4163.001
DRAWN BY: JEP	CHECKED BY: DLG
SHEET TITLE: FINAL PLAT	
DRAWING FILE: L:\PE\WEST\12002\PHASE\SEC-6\MASTER CP-FP.DWG	
SHEET NO.: 1 OF 1	



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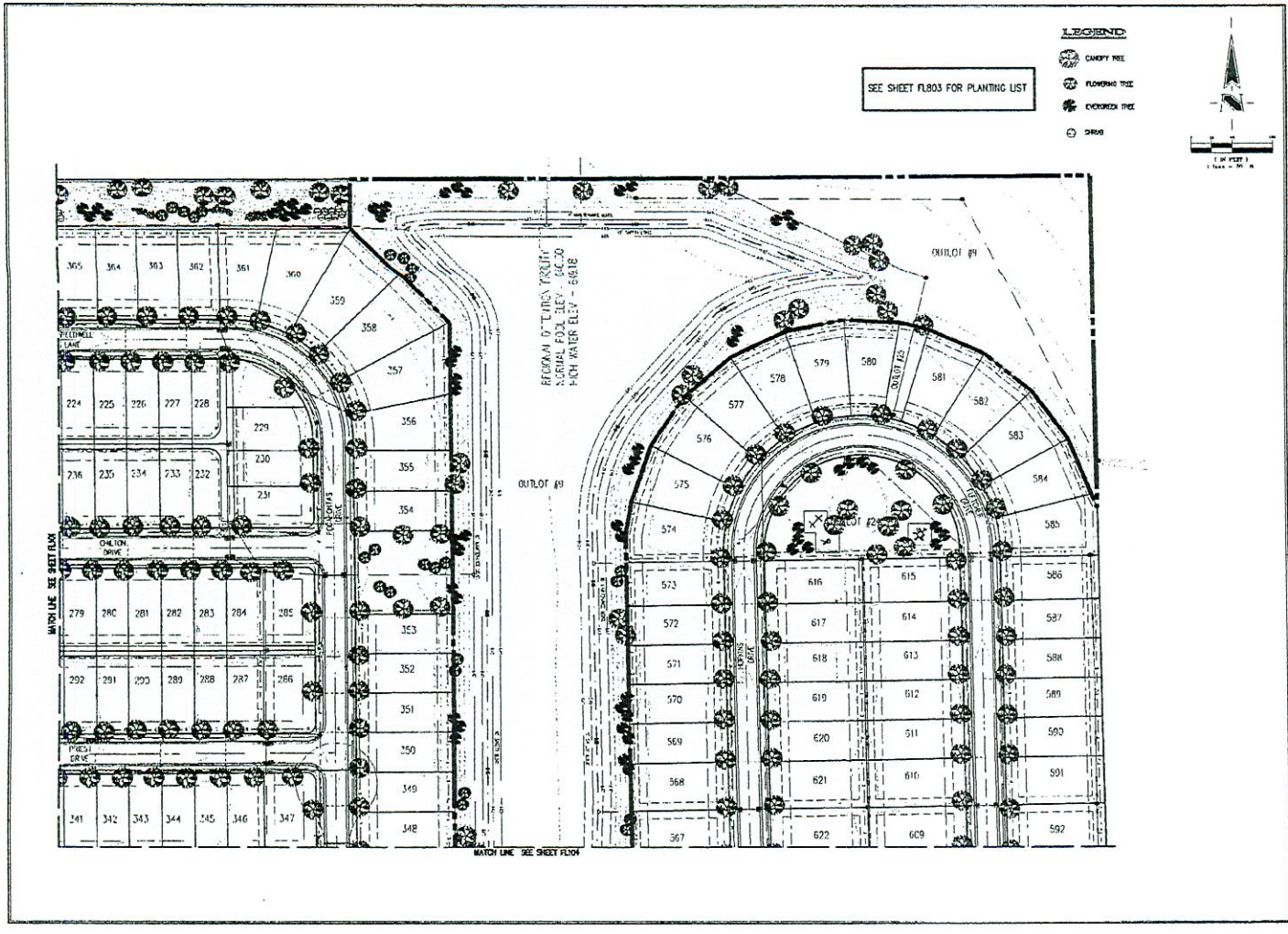
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
301 S. CEDAR, SUITE 2-50A LOGANSPORT, IN 46947

DATE 01-28-03	PROJECT NO. 4166.001
DRAWN BY JAH	CHECKED BY CDH

FINAL LANDSCAPE SITE PLAN

SHEET NO.
FL101



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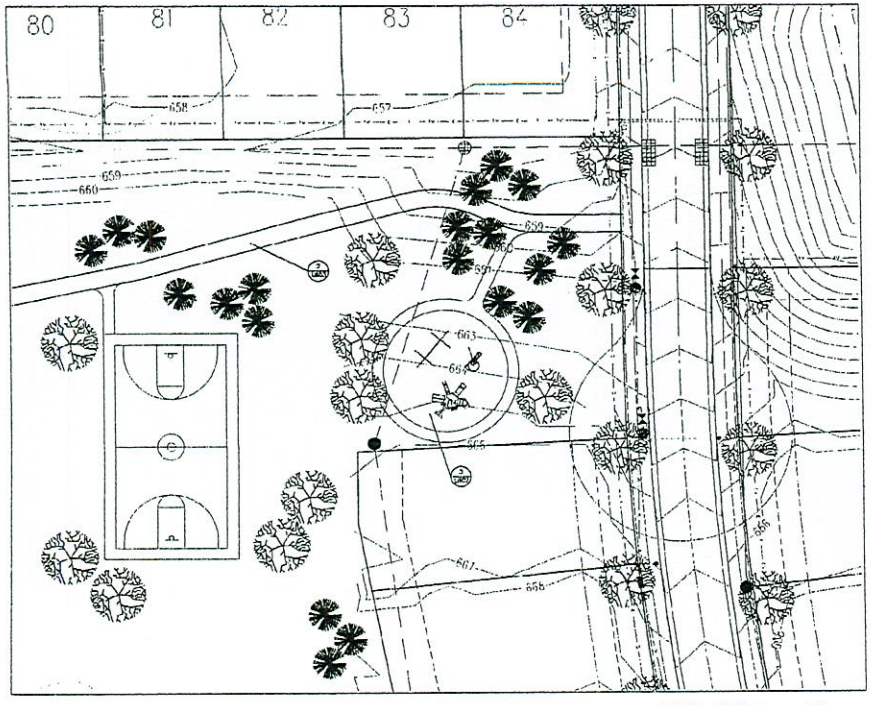
SECTION ONE
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
301 E. CARMEL DRIVE, SUITE E-300, CARMEL, IN 46032

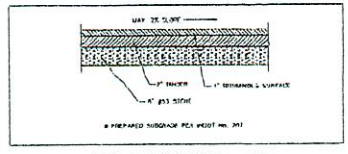
01-26-03	4165.001
JAN	GSH

FINAL LANDSCAPE SITE PLAN

FL102



COMMON AREA #3



TRAIL CROSS SECTION

SCALE: NOT TO SCALE

TOTAL SITE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
AA	*Fraxinus americana 'Autumn Purple'*	Autumn Purple White Ash		1.5"	B&B	
AC	*Amelanchier canadensis*	Shadblow Serviceberry		5'	B&H	
AF	*Acer rubrum 'Autumn Flame'*	Autumn Flame Red Maple		1.5"	B&B	Male
AC	*Amelanchier x grandiflora* 'Autumn Brilliance'	Autumn Brilliance Serviceberry		5'	B&B	
AP	*Aronia arbutifolia*	Red Chokeberry		15"	No. 1 Cont.	
AR	*Acer rubrum*	Red Maple		1.5"	B&B	
AS	*Acer saccharum*	Sugar Maple		1.5"	B&B	
BK	*Buxus microsepala koreana*	Korean Boxwood		15"	No. 3 Cont.	
BN	*Betula nigra*	River Birch		6'	B&B	
CC	*Cercis canadensis*	Redbud		5'	B&B	
CF	*Cornus florida*	Flowering Dogwood		1.5"	B&B	
CH	*Tsuga canadensis*	Canadian Hemlock		4'	B&B	
CO	*Celtis occidentalis*	Hackberry		1.5"	B&B	
CS	*Pyrus calleryana 'Chanticleer'*	Chanticleer Callery or Cleveland Select		1.5"	B&B	
CV	*Carya ovata*	Shagbark Hickory		1.5"	B&B	
DF	*Narcissus species*	Common Daffodils		clump	No. 1 cont.	Yellow
EY	*Ilex x aquifolium 'Eryhzam'*	Eryhzam Yew		15"	B&B	
FA	*Fraxinus americana*	White Ash		1.5"	B&B	
FG	*Fagus grandifolia*	American Beech		1.5"	B&B	
FC	*Fothergilla gardenii*	Dwarf Fothergilla		18	No. 3 cont	4 o.c.
GP	*Ginkgo biloba*	Ginkgo or Maidenhair Tree		1.5"	B&B	Male
HP	*Hemerocallis 'Happy Returns'*	Happy Return Daylilies		clump	No. 1 Cont	
JR	*Yucca filamentosa 'Hallelujah'*	Hallelujah Yucca		15"	No. 3 cont	
LT	*Liriodendron tulipifera*	Tulip Tree		1.5"	B&B	
MA	*Fraxinus pennsylvanica 'Marshall Seedless'*	Marshall Seedless Green Ash		1.5"	B&B	
MB	*Berberis thunbergii 'A. Nana'*	Common Dwarf Barberry		15"	No. 3 cont	4 o.c.
MC	*Ornamental varieties*	Mainstem Collection		clump	No. 2 Cont	
MF	*Vitex agnus-castus*	Chaste Tree		15"	No. 3 Cont	
NO	*Quercus rubra*	Northern Red Oak		2.0"	B&B	
PA	*Pinus nigra*	Austrian Pine		1.5"	B&B	
PM	*Rhododendron P.J.M.*	P.J.M. Rhododendron		15	No.3 Cont	
RH	*Pinus strobus 'Raven'*	Raven Eastern White Pine		15"	No.3 Cont	
SA	*Sassafras albidum*	Sassafras		1.5"	B&B	
SD	*Hemerocallis 'Stella D'Oro'*	Stella D'Oro Daylilies		clump	No. 1 Cont	
SH	*Cornus sericea 'PM 2635'*	Shadowmaster Honeybaccaul		2.5"	B&B	
SOD	Premium Sod Blend	See Specifications		1SQ		
WH	*Calibrachoa phenomenum*	Washington Hawthorn		1.5"	B&B	Tree Form
WC	*Euonymus fortunei 'Colorata'*	Purpleleaf Wintercreeper		2 1/4"P.P.	FLAT	12" o.c.
WP	*Pinus strobus*	Eastern White Pine		5'	B&B	

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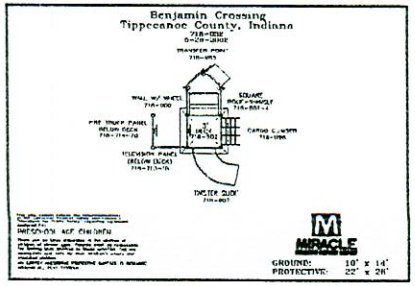
SECTION ONE
TIPPECANOE COUNTY, INDIANA

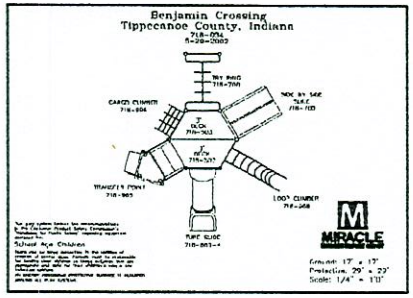
C.P. MORGAN COMMUNITIES, L.P.
301 E. CARMEL DRIVE, SUITE E-300, CARMEL, IN 46032

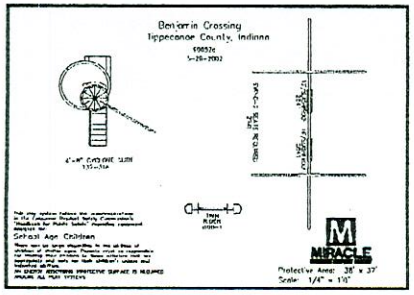
01-28-03 | 4150.001
DRAWN BY: JMH | CHECKED BY: DSH

LANDSCAPE DETAILS

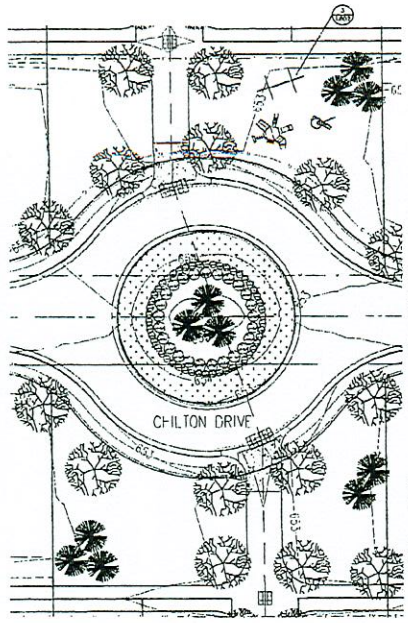
FL803



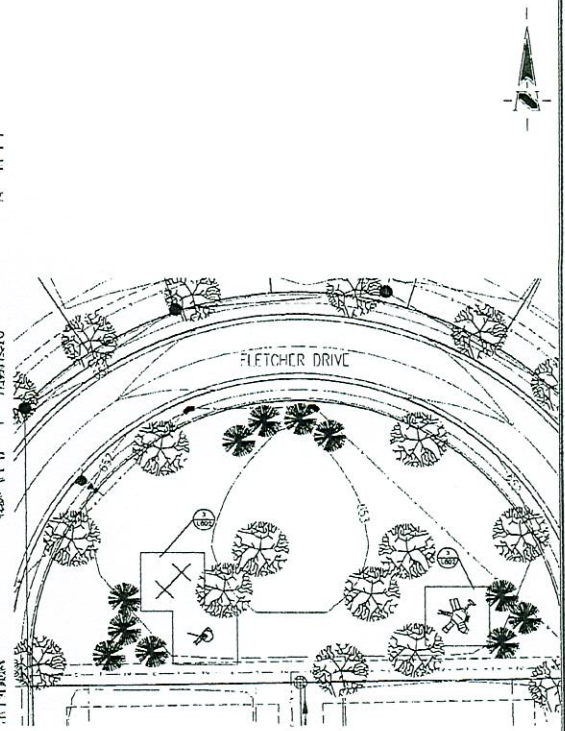




PLAYGROUND EQUIPMENT



COMMON AREA #2



COMMON AREA #9

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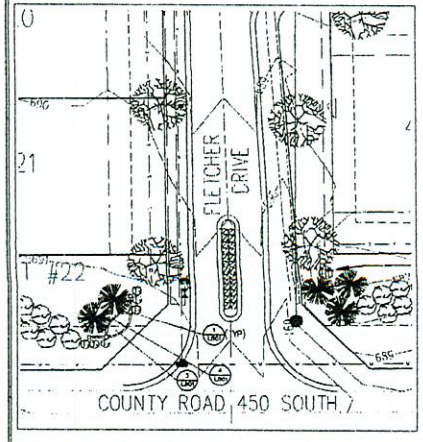
SECTION ONE
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
303 E. CARMEL DRIVE, SUITE E-300, CARMEL, IN 46032

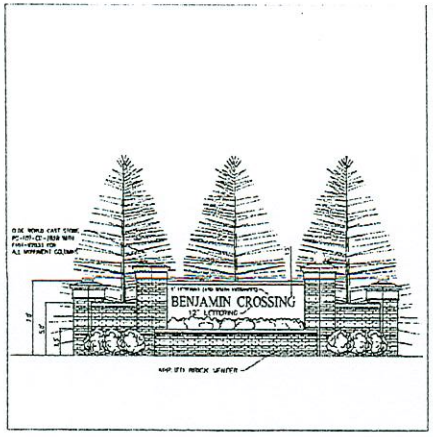
DATE: 01-28-03	PROJECT NO.: 4105.001
DRAWN BY: JAN	PLAN NO.: 054

LANDSCAPE DETAILS

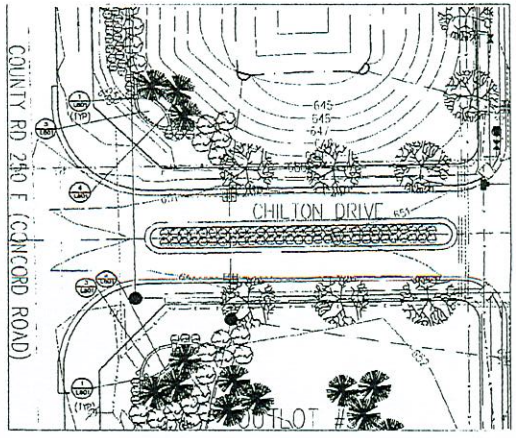
FL802



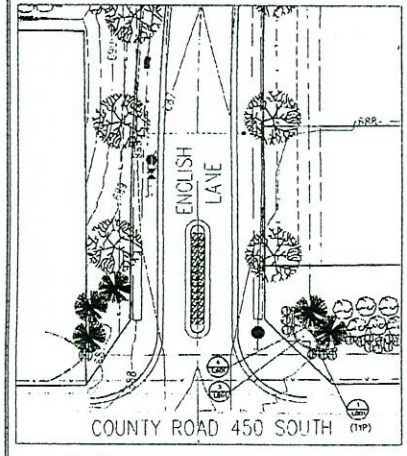
PLANTING PLAN FOR ENTRY MONUMENT SIGN (WEST)



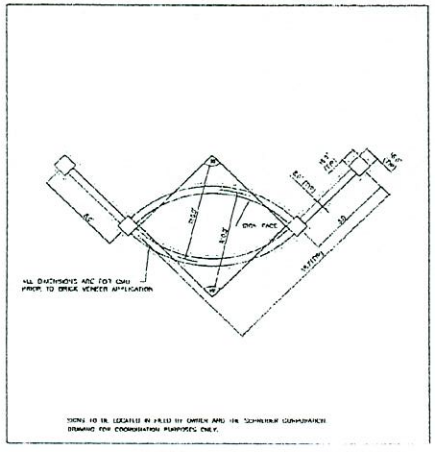
MAIN SIGN SECTION



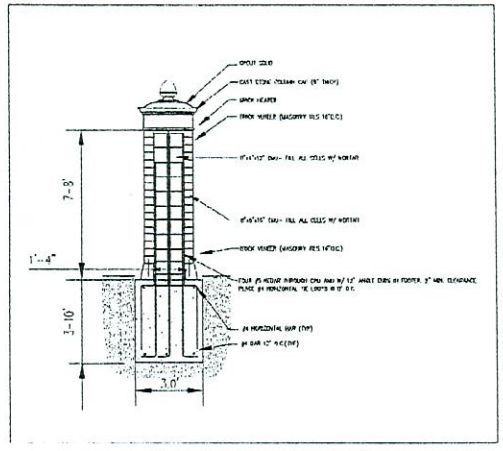
PLANTING PLAN FOR ENTRY MONUMENT SIGN (WEST SIDE)



PLANTING PLAN FOR ENTRY MONUMENT SIGN (EAST)



PLAN VIEW TYPICAL ENTRANCE SIGNAGE



SIGN COLUMN DETAIL

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303 E. CARMEL DRIVE, SUITE E-300, CARMEL, IN 46032

01-30-03 | 4165.001
JAN | CTH

LANDSCAPE DETAILS

FL801

SEE SHEET FL803 FOR PLANTING LIST

MATCH LINE SEE SHEET FL102

MATCH LINE SEE SHEET FL103

MATCH LINE SEE SHEET FL105

OUTLOT #9

OUTLOT #10

WARDSSON CROSSING

HALFSIDER LANE

LEGEND

CANOPY TREE

FLOWERING TREE

EVERGREEN TREE

SHRUB

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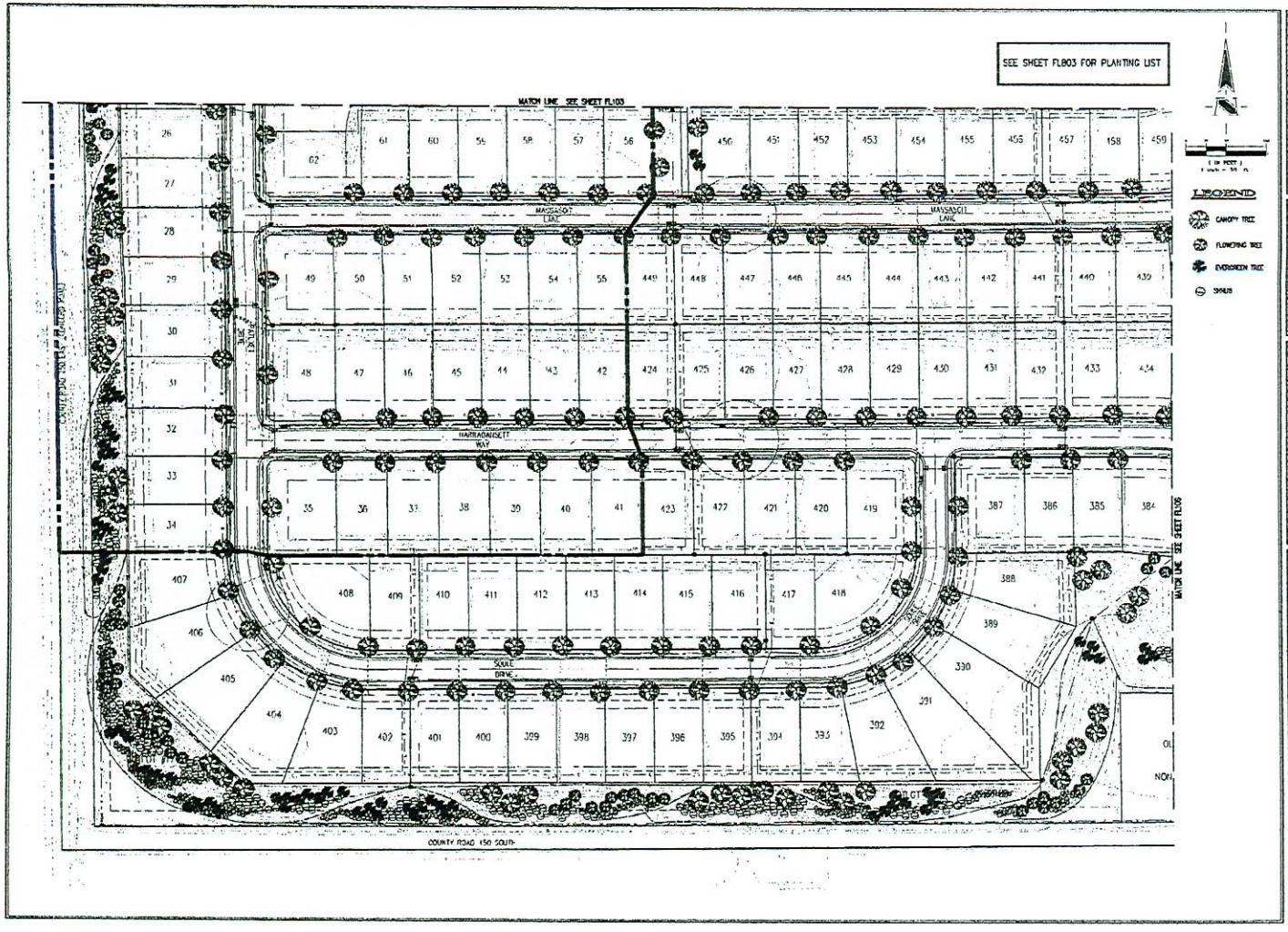
301 E. CARMEL DRIVE, SUITE 3-300, CARMEL, IN 46032

01-28-03 | 4163.001
JAN | CSH

FINAL LANDSCAPE SITE PLAN

FL104



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01-28-03 | 4165.001
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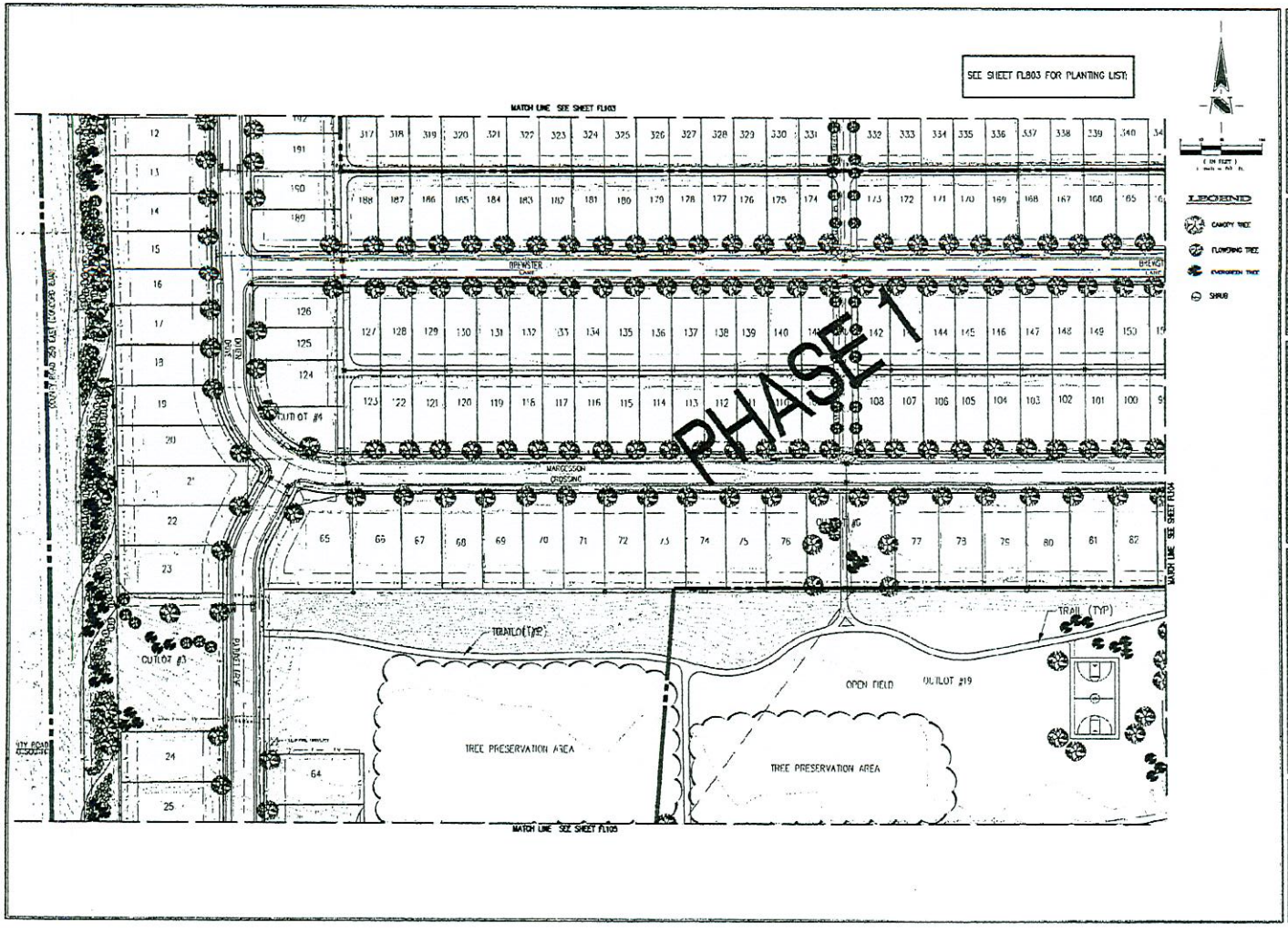
FINAL LANDSCAPE SITE PLAN

FL105



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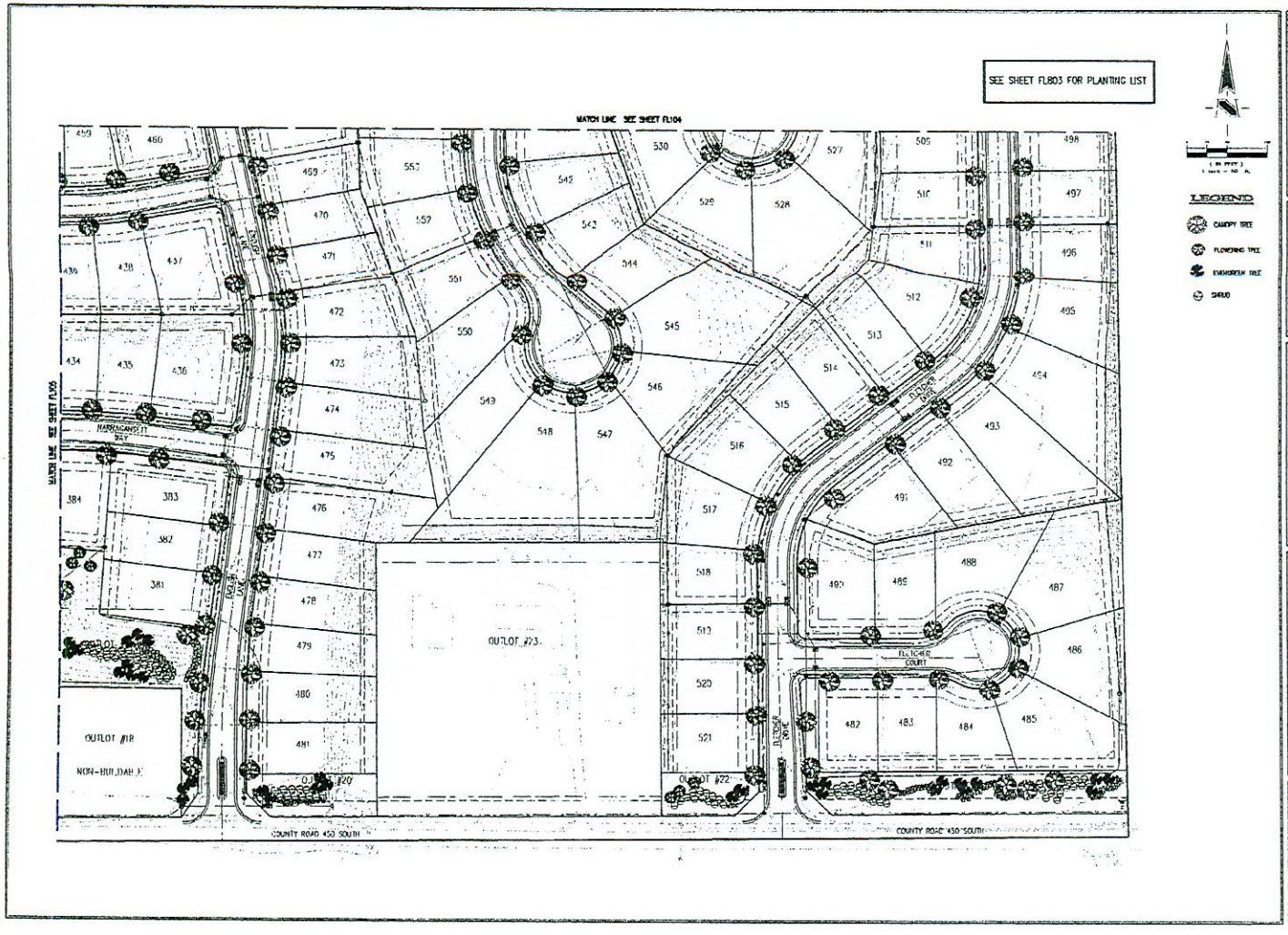
TIPPECANOE COUNTY, INDIANA

C.P. MORGAN COMMUNITIES, L.P.
301 E. CARMEL DRIVE, SUITE E-300, CARMEL, IN 46032

DATE 01-28-03	PROJECT NO. 4185.001
DRAWN BY JAN	CHECKED BY DSH

FINAL LANDSCAPE SITE PLAN

FL103



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301 E. CARMEL DRIVE, SUITE E-300, CARMEL, IN 46032

01-28-03	4165.001
JAN	CSH

FINAL LANDSCAPE SITE PLAN

FL106

Benjamin Crossing HOA - Landscaping Species List

CANOPY TREES

BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
Fraxinus americana "Autumn Purple"	Autumn Purple White Ash	1.5"	B&B	
Acer rubrum "Autumn Flame"	Autumn Flame Red Maple	1.5"	B&B	Male
Acer rubrum	Red Maple	1.5"	B&B	
Acer saccharum	Sugar Maple	1.5"	B&B	
Betula nigra	River Birch	6'	B&B	
Celtis occidentalis	Hackberry	1.5"	B&B	
Caryo ovata	Shagbark Hickory	1.5"	B&B	
Fraxinus americana	White Ash	1.5"	B&B	
Fagus grandifolia	American Beech	1.5"	B&B	
Ginkgo biloba	Ginkgo or Maidenhair Tree	1.5"	B&B	Male
Froxinus pennsylvanica "Marshall Seedless"	Marshall Seedless Green Ash	1.5"	B&B	
Quercus rubra	Northern Red Oak	20"	B&B	
Sassafras albidum	Sassafras	1.5"	B&B	
Gleditsia triocanthos "PNI 2835"	Shademaster Honeylocust	2.5"	B&B	

EVERGREENS

BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
Tsuga canadensis	Canadian Hemlock	4'	B&B	
Pinus nigra	Austrian Pine	1.5"	B&B	
Pinus strobus	Eastern White Pine	5'	B&B	

FLOWERING TREES

BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
Amelanchier canodensis	Shadblow Serviceberry	5'	B&B	
Amelanchier x grandiflora "Autumn Brilliance"	Autumn Brilliance Serviceberry	5'	B&B	
Cercis canadensis	Redbud	5'	B&B	
Carnus florida	Flowering Dogwood	1.5"	B&B	
Pyrus calleryana "Chanticleer"	Chanticleer Callery or Cleveland Select	1.5"	B&B	
Liriodendron tulipifera	Tulip Tree	1.5"	B&B	
Crataegus phoenopyrum	Washington Hawthorn	1.5"	B&B	Tree Form

SHUBS

BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
Aesculus parviflora	Bottlebrush Buckeye	15"	No. 3 cont.	
Buxus micropylla koreana	Korean Boxwood	1.5"	No. 3 cont.	
Taxus x media "Ershzam"	Ershzam Yew	15"	B&B	
Fothergilla gardenii	Dwarf Fothergilla	18"	No. 3 cont.	4' o.c.
Kerria japanica "Pleniflora"	Japanese Kerria	15"	No. 3 cont.	
Berberis thunbgergii "A. Nana"	Crimson Pygmy Barberry	15"	No. 3 cont.	4' o.c.
Myrica pensylvanico	Bayberry	15"	No. 3 cont.	
Rhododendron "P.J.M"	P.J.M Rhododendran	15"	No. 3 cont.	
Rhus aramatico "Gro-low"	Gro-low Fragrant Sumac	15"	No. 3 cont.	

MISC

BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
Narcissus species	Common Daffodils	clump	No. 1 cont.	Yellow
Hemerocallis "Happy Returns"	Happy Return Daylilies	clump	No. 1 cont.	
Coreopsis verticillata "Moonbeam"	Moonbeam Coreopsis	clump	No. 2 cont.	
Hemerocallis "Stella D'Oro"	Stello D'Oro Daylilies	clump	No. 1 cont.	
Premium Sod Blend	See Specifications	YDS.		
Euanymus fortunei "Colorata"	Purpleleaf Wintercreeper	2 1/4" P.P.	FLAT	12" o.c