

Primary Plat for
Legacy Heights

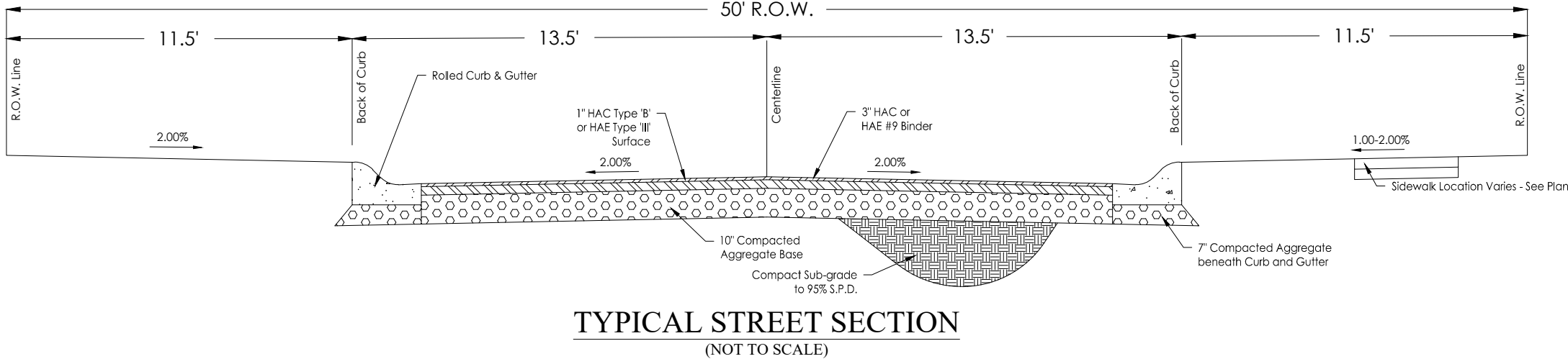
44 Lot Residential Subdivision located in Part of Section 11, T27N, R6E, Noble Twp,
Wabash County, Indiana



PROPOSED FEATURES LEGEND

---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
---	PROPOSED LOT LINE
---	PROPOSED R.O.W LINE
---	PROPERTY LINE
ST	STORM PIPE AND END SECTION
SS	SANITARY PIPE
W	WATER PIPE
⊙	STORM CATCH BASIN / INLETS
⊙	(D) DRAINAGE / (S) SANITARY STRUCTURE
⊙	WATER VALVE / FIRE HYDRANT

- GENERAL SITE PLAN NOTES:
1. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF WABASH.
 2. PROPOSED PAVEMENT SHALL BE 10" 3/4" ASPHALT PAVEMENT WITH CONCRETE ROLL CURB AND GUTTER. ALL PAVEMENT DIMENSIONS ARE TO THE BACK OF CURB.
 3. DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF WABASH REQUIREMENTS.
 4. ALL LOTS SHALL HAVE 25' FRONT YARD BUILDING SETBACKS AND 5' SIDE YARD SETBACKS.



PRIMARY PLAT LEGAL DESCRIPTION:

Lot Number 78 and a portion of Lots Numbered 77, 79, 72 and 73 in Hugh Hanna's North and Eastern Addition to the Town (now City) of Wabash, Wabash County, Indiana, described as follows:

Beginning at a point on the western right of way line of East Street, said point being located North 05 degrees 00 minutes 00 seconds West 27.26 feet from the Southern line of said Lot Number 79; thence South 85 degrees 10 minutes 20 seconds West 167.50 feet; thence South 05 degrees 00 minutes 00 seconds East 7.60 feet; thence South 85 degrees 10 minutes 20 seconds West 22.50 feet; thence South 05 degrees 00 minutes 00 seconds West 118.00 feet; thence North 05 degrees 01 minutes 30 seconds West 34.31 feet; thence South 85 degrees 10 minutes 20 seconds West 8.50 feet; thence North 05 degrees 00 minutes 00 seconds West 53.50 feet; thence South 85 degrees 10 minutes 20 seconds West 215.77 feet to the Eastern right of way line of Spring Street; thence North 05 degrees 00 minutes 00 seconds West along the Eastern right of way line of Spring Street, 331.00 feet; thence North 85 degrees 10 minutes 20 seconds East 215.77 feet; thence South 05 degrees 00 minutes 00 seconds East, 49.00 feet; thence North 85 degrees 10 minutes 20 seconds East, 221.91 feet to the western right of way line of East Street; thence South 05 degrees 00 minutes 00 seconds East, along the Western right of way line of East Street, 470.91 feet to the point of beginning.

EXCEPT:

A portion of Lots Numbered 77, 78 and 79 in Hugh Hanna's North and Eastern Addition to the Town (now City) of Wabash, Wabash County, Indiana, described as follows:

Beginning at a point on the Western line of East Street, said point being located North 05 degrees 00 minutes 00 seconds West 463.54 feet from the Southern line of said Lot Number 79; thence South 85 degrees 10 minutes 20 seconds West 68.04 feet to the eastern line extended of the present Wabash County Hospital; the following thirty courses are intended to traverse around the present Wabash County Hospital Structure; thence South 05 degrees 07 minutes 10 seconds East 14.94 feet; thence North 84 degrees 52 minutes 50 seconds East 1.30 feet; thence South 05 degrees 07 minutes 10 seconds East 1.40 feet; thence South 84 degrees 52 minutes 50 seconds West 1.60 feet; thence South 05 degrees 07 minutes 10 seconds East 1.65 feet; thence South 05 degrees 07 minutes 10 seconds East 11.67 feet; thence South 84 degrees 52 minutes 50 seconds West 4.00 feet; thence South 05 degrees 07 minutes 10 seconds East, 13.30 feet; thence North 84 degrees 52 minutes 50 seconds East 3.40 feet; thence South 05 degrees 07 minutes 10 seconds East 1.40 feet; thence South 84 degrees 52 minutes 50 seconds West 1.55 feet; thence South 05 degrees 07 minutes 10 seconds East, 43.10 feet; thence North 84 degrees 52 minutes 50 seconds East 0.70 feet; thence South 05 degrees 07 minutes 10 seconds East, 19.40 feet; thence South 84 degrees 52 minutes 50 seconds West 0.70 feet; thence South 05 degrees 07 minutes 10 seconds East, 61.40 feet; thence North 84 degrees 52 minutes 50 seconds East 1.60 feet; thence South 05 degrees 07 minutes 10 seconds East, 1.40 feet; thence South 84 degrees 52 minutes 50 seconds West, 3.40 feet; thence South 05 degrees 07 minutes 10 seconds East, 10.10 feet; thence South 84 degrees 52 minutes 50 seconds West, 13.75 feet; thence South 05 degrees 07 minutes 10 seconds East, 10.01 feet; thence South 84 degrees 52 minutes 50 seconds West 37.33 feet; thence North 05 degrees 07 minutes 10 seconds West, 20.20 feet; thence South 84 degrees 52 minutes 50 seconds West 63.97 feet; thence North 05 degrees 07 minutes 10 seconds West 214.10 feet; thence North 84 degrees 52 minutes 50 seconds East 63.95 feet; thence North 05 degrees 07 minutes 10 seconds West, 34.95 feet; thence North 84 degrees 52 minutes 50 seconds East, 23.40 feet; thence North 05 degrees 07 minutes 10 seconds West, leaving the traverse around the present Hospital structure, 39.63 feet; thence North 85 degrees 10 minutes 20 seconds East, 98.51 feet to the western right of way line of East Street; thence South 05 degrees 00 minutes 00 seconds East, along the western right of way line of East Street, 34.63 feet to the point of beginning.

Together with:

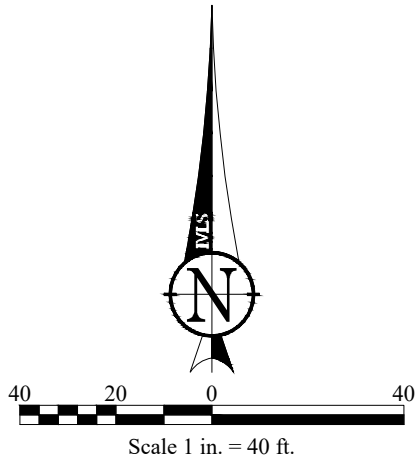
The south Fifty (50) feet of the Out Lot Number Seventy-one (71) in the Northern Addition to the City of Wabash.

Together with:

Part of Out Lot Number Seventy-one (71) in the Northern Addition to the town (now City) of Wabash bounded and described as follows, to-wit: Begin at a point on the west line one hundred feet north of the south west corner of said Out lot; thence east parallel with the south line thereof two hundred and twenty feet to the east line of said out lot; thence north on the east line of said out lot sixty-five feet; thence west on a line parallel with the south line two hundred and twenty feet to the west line thereof; thence south along said west line sixty-five feet to the place of beginning.

ALSO: That part of Outlot number seventy-one (71) in Hugh Hanna's Northern Addition to the town, now City, of Wabash, bounded and described as follows, to-wit:

Beginning on the west line of said lot at a point fifty (50) feet north of the southwest corner of said lot, and running thence north on said west line fifty (50) feet; thence east parallel with the south line of said lot two hundred twelve (12) feet; thence south parallel with the east line of said lot fifty (50) feet; thence west parallel with the south line of said two hundred twelve (12) feet to the place of beginning, in Wabash County, Indiana.



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REVISIONS:

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Wabash, Indiana 46992

Primary Plat

