



- General Notes:**
1. All Right-of-Way intersection radii to be 20 feet.
 2. All Right-of-Ways to be dedicated to Whitley County.
 3. All Cul-de-Sac Right-of-Way to be 60' radius.
 4. All Park areas, Common areas, or Block areas to have a blanket utility and surface drainage easement.
 5. All buried utilities must allow for proposed drainage swale grades as found in the construction plans.
 6. U.S.D. Esmt. denotes Utility and Surface Drainage Easement.
 7. B.L. denotes Building Line.
 8. According to Flood Hazard Boundary Map 18183 C 0280 C, Effective Date May 4, 2015, this property lies in Zone X, No Screen Zone. Areas determined to be outside the 0.2% annual chance floodplain.
 9. The typical minimum setback and minimum side yard requirements for each lot are as follows:
 - 9.1. 25ft front building line
 - 9.2. 10ft rear building line
 - 9.3. 5ft minimum side yard

Note:
According to Flood Hazard Boundary Map 18183 C 0280 C, Effective Date May 4, 2015, this property lies in Zone X, No Screen Zone. Areas determined to be outside the 0.2% annual chance floodplain.

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that THOMAS M. MILLIGAN, GRANTOR, an adult over the age of twenty-one (21) years,

QUITCLAIMS TO THOMAS M. MILLIGAN AND CHERYL L. MILLIGAN, Husband and Wife, GRANTEES, as a gift and for no consideration, his entire interest in the following described real estate in Whitley County, Indiana:

The South 60 acres of the Southeast 1/4 of Section 12, Township 30 North of Range 10 East, Whitley County, Indiana.
Commonly known as E 700 S, Columbia City, IN 46725
PIN: 92-16-12-009-202-000-006

Together with and subject to all rights, restrictions, easements, conditions, ordinances, limitations, taxes and assessments, liens, and reservations of record.

To have and to hold the same unto the said Grantees and unto their heirs and assigns forever, with all appurtenances thereto belonging.

Dated this 24th day of February, 2014.

STATE OF INDIANA)
COUNTY OF ALLEN) SS:
Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of February, 2014, personally appeared THOMAS M. MILLIGAN, an adult over the age of Twenty-one (21) years and acknowledged the execution of the foregoing deed, in witness whereof, I have hereunto subscribed my name and affixed my official seal.

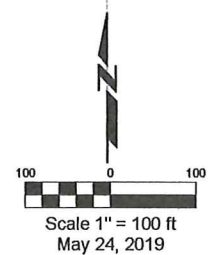
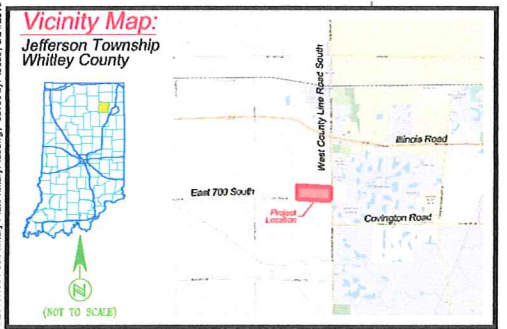
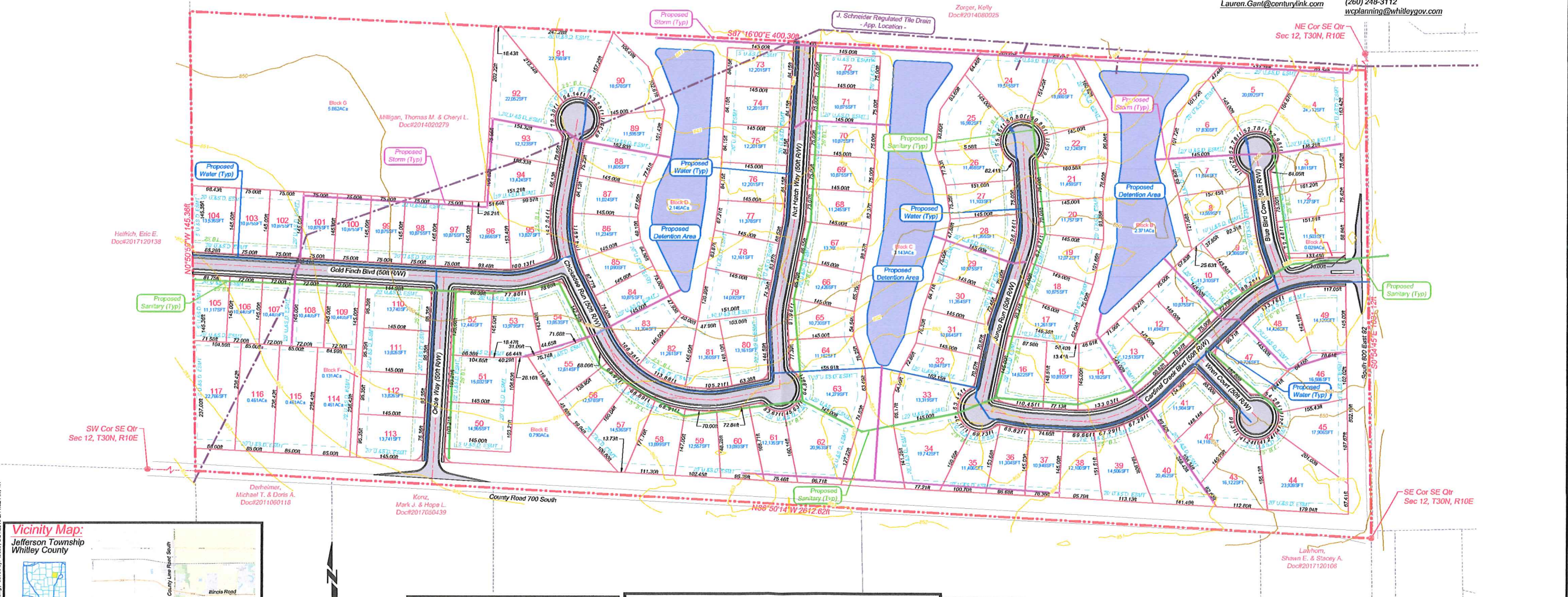
My commission expires: _____
Resident of Allen County _____
I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law. _____
This instrument prepared by: Jane M. Gerardo, Attorney at Law, Among No. 15172-01
7321 West Jefferson Blvd., Fort Wayne, Indiana 46804; (260) 456-3183.

Return To: 7321 W. Jefferson Blvd., Fort Wayne, IN 46804

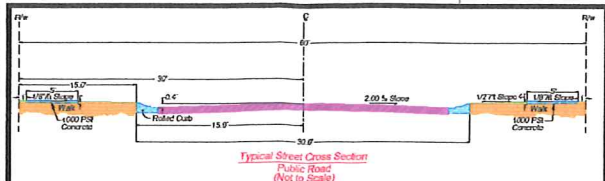
Primary Plat Cardinal Creek

A Site Located in the Southeast Quarter of
Section 12, Township 30 North, Range 10 East.
Whitley County, Indiana

- Project Jurisdiction Summary:**
- | | |
|--|---|
| City of Columbia City Utilities
Jeff Walker
316 S. Towerview Drive
Columbia City, IN 46725
(260) 248-5114
jwalker@columbiacity.net | NIPSCO
Jon Stroud
jstroud@nipsource.com |
| Columbia City Fire Department
Tom LaRue
112 S. Chauncey Street
Columbia City, IN 46725
(260) 248-5161
tlarue@columbiacity.net | Whitley County Soil & Water Conservation District
Jon Gotz
788 Connexion Way, Suite C
Columbia City, IN 46725
(260) 244-6266 ext. 109
Jon.Gotz@n.nacdn.net |
| Columbia City Engineer
Ken Herceg
112 S. Chauncey Street
Columbia City, IN 46725
(260) 248-5161
tlarue@columbiacity.net | Whitley County Engineer
Brandon Forrester
220 West Van Buren Street, Suite 203
Columbia City, IN 46725
(260) 248-3185
wceengineer@whitleygov.com |
| Centurylink
Lauren Gant
(260) 248-2238
Lauren.Gant@centurylink.com | Columbia City/Whitley County Planning & Building Department
Nathan Bilger
220 West Van Buren Street, Suite 204
Columbia City, IN 46725
(260) 248-3112
wcplanning@whitleygov.com |



Legend	
Existing	Proposed
Existing Sections	Future Sections
Contours	Storm Line
Storm Line	Water Line
Sanitary Line	Sanitary Line
Building Line	Building Line
Esmt Line	Esmt Line



Developer:
Cardinal Creek Development, LLC
1020 Woodland Plaza Run
Fort Wayne, IN, 46825
Tel: (260) 490-1417

Engineer:
DABEC
D.A. Brown Engineering Consultants
5491 County Road 427, P.O. Box 389, Auburn, IN 46706
Phone: (260) 925-2020 Fax: (260) 925-1212
www.dabrownengineering.com

		Revisions	
Date:	Drawn By:	Date:	Description:
05/24/2019			
Scale:	Checked By:		
As Noted			
Job No.	Sheet No.		
1904-05-001	1 of 1		