

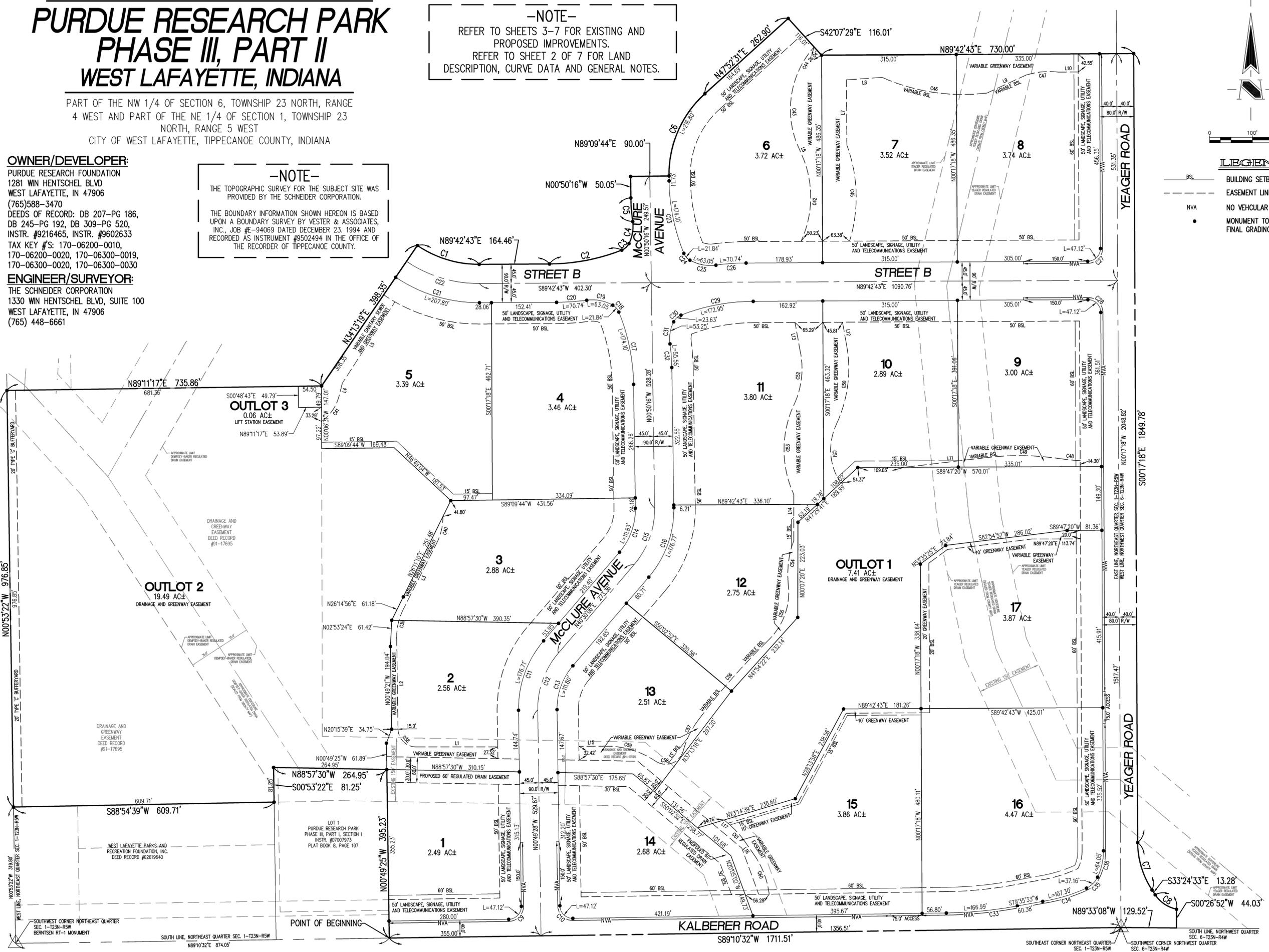
MAJOR PRELIMINARY PLAT FOR: PURDUE RESEARCH PARK PHASE III, PART II WEST LAFAYETTE, INDIANA

PART OF THE NW 1/4 OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 WEST AND PART OF THE NE 1/4 OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 5 WEST
CITY OF WEST LAFAYETTE, TIPPECANOE COUNTY, INDIANA

-NOTE-
REFER TO SHEETS 3-7 FOR EXISTING AND PROPOSED IMPROVEMENTS.
REFER TO SHEET 2 OF 7 FOR LAND DESCRIPTION, CURVE DATA AND GENERAL NOTES.

OWNER/DEVELOPER:
PURDUE RESEARCH FOUNDATION
1281 WIN HENTSCHEL BLVD
WEST LAFAYETTE, IN 47906
(765)588-3470
DEEDS OF RECORD: DB 207-PG 186,
DB 245-PG 192, DB 309-PG 520,
INSTR. #9216465, INSTR. #9602633
TAX KEY #'S: 170-06200-0010,
170-06200-0020, 170-06300-0019,
170-06300-0020, 170-06300-0030
ENGINEER/SURVEYOR:
THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD, SUITE 100
WEST LAFAYETTE, IN 47906
(765) 448-6661

-NOTE-
THE TOPOGRAPHIC SURVEY FOR THE SUBJECT SITE WAS PROVIDED BY THE SCHNEIDER CORPORATION.
THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY VESTER & ASSOCIATES, INC., JOB #E-94069 DATED DECEMBER 23, 1994 AND RECORDED AS INSTRUMENT #9502494 IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY.



LEGEND
 - - - BSL BUILDING SETBACK LINE
 - - - EASEMENT LINE/BUFFER YARD
 NVA NO VEHICULAR ACCESS
 • MONUMENT TO BE SET AFTER FINAL GRADING.

REVISIONS:

DATE:
THE SCHNEIDER CORPORATION (2009)

Schneider
 THE SCHNEIDER CORPORATION
 1330 WIN HENTSCHEL BLVD.
 SUITE 100
 WEST LAFAYETTE, IN 47906-4156
 TELEPHONE: 765.448.6661
 FAX: 765.448.6665
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 ARCHITECTURE
 CIVIL ENGINEERING
 ENVIRONMENTAL ENGINEERING
 GEOTECHNICAL SERVICES
 GIS * LIS
 HOME BUILDER SERVICES
 INTERIOR DESIGN
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 TRANSPORTATION ENGINEERING

PURDUE RESEARCH PARK
 PHASE III, PART II
 WEST LAFAYETTE, IN 47906
 PURDUE RESEARCH FOUNDATION
 1281 WIN HENTSCHEL BLVD, WEST LAFAYETTE, IN 47906

DATE: 6/15/09	PROJECT NO.: 3505.310
DRAWN BY: JEP	CHECKED BY: DLG
SHEET TITLE: MAJOR PRELIMINARY PLAT	
DRAWING FILES: L:\3505\310\DWG\3505310PRELIM.DWG	
PLOT FILES: L:\3505\310\DWG\3505310PLOT.DWG	
SHEET NO.: 1	

Plot Date: Jun 15, 2009 Plot Time: 10:25am File Name: L:\3505\310\DWG\3505310PRELIM.dwg Layout: 1 By: JEP

MAJOR PRELIMINARY PLAT FOR: PURDUE RESEARCH PARK PHASE III, PART II WEST LAFAYETTE, INDIANA

PART OF THE NW 1/4 OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 WEST AND PART OF THE NE 1/4 OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 5 WEST
CITY OF WEST LAFAYETTE, TIPPECANOE COUNTY, INDIANA

-NOTE-
REFER TO SHEET 1 OF 7 FOR LOT LAYOUT AND DIMENSIONS.
REFER TO SHEETS 3-7 FOR EXISTING AND PROPOSED IMPROVEMENTS

GENERAL NOTES

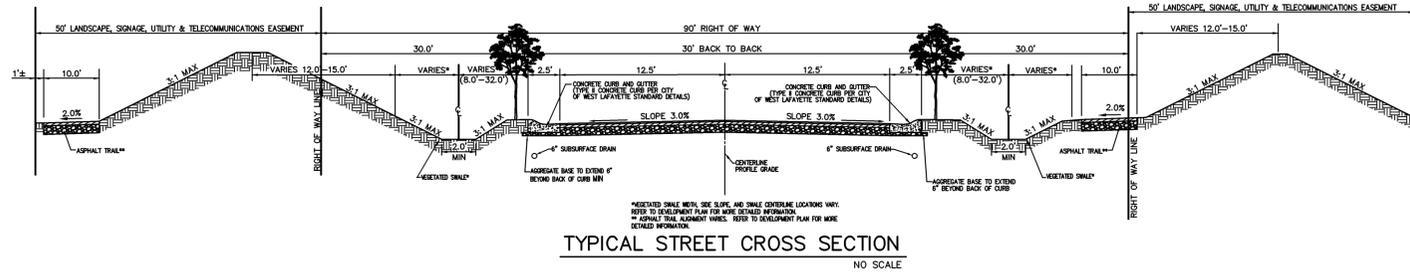
- TRASH PICKUP SERVICE SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
- POSTAL SERVICE TO BE HANDLED BY EACH LOT.
- EMERGENCY MANAGEMENT SERVICES TO BE PROVIDED BY THE WEST LAFAYETTE POLICE DEPARTMENT AND THE WEST LAFAYETTE FIRE DEPARTMENT.

BOUNDARY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	153.59'	255.00'	34°30'36"	S73°01'59"E	151.28'
C2	172.79'	467.50'	21°10'37"	N79°07'24"E	171.81'
C3	23.63'	32.50'	41°39'17"	N47°42'27"E	23.11'
C4	53.25'	87.50'	34°52'11"	N8°26'43"E	52.43'
C5	55.55'	445.00'	7°09'06"	N4°24'49"W	55.51'
C6	216.80'	255.00'	48°42'47"	N23°31'07"E	210.33'
C7	117.93'	204.00'	33°07'15"	S16°50'55"E	116.29'
C8	61.81'	79.00'	44°49'51"	S55°49'28"E	60.25'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C38	66.15'	42.50'	89°10'39"	N45°24'41"W	59.67'
C39	68.52'	142.50'	27°33'04"	N12°57'10"E	67.86'
C40	63.96'	132.50'	27°39'29"	N12°53'58"E	63.34'
C41	75.12'	107.50'	40°02'16"	N34°03'55"E	73.60'
C42	194.17'	248.16'	44°49'54"	N2°16'18"E	189.26'
C43	140.05'	221.04'	36°18'08"	N1°35'42"W	137.72'
C44	96.27'	221.62'	24°53'18"	N28°54'53"E	95.51'
C45	229.24'	351.48'	37°22'06"	N1°37'13"W	225.20'
C46	251.16'	460.23'	31°16'05"	S81°30'55"E	248.06'
C47	76.43'	183.15'	23°54'29"	N84°59'38"E	75.87'
C48	49.17'	460.25'	6°07'14"	N84°30'48"W	49.14'
C49	168.21'	628.81'	15°19'35"	N89°06'59"W	167.71'
C50	190.24'	308.06'	35°23'00"	S7°03'37"W	187.23'
C51	146.06'	140.98'	59°21'38"	S3°51'45"E	139.62'
C52	123.47'	201.60'	35°05'23"	S4°57'30"W	121.55'
C53	225.53'	252.19'	51°14'15"	S1°02'00"W	218.09'
C54	105.50'	227.22'	26°36'12"	S6°56'04"W	104.55'
C55	141.84'	155.83'	52°09'07"	S19°42'31"W	137.00'
C56	251.63'	1569.53'	9°11'09"	S41°11'30"W	251.37'
C57	78.82'	207.50'	21°45'52"	S25°42'59"W	78.35'
C58	80.92'	42.50'	109°05'52"	S69°22'59"W	69.24'
C59	124.45'	207.50'	34°21'47"	N73°14'58"W	122.59'
C60	99.90'	207.50'	27°35'09"	N20°56'15"W	98.94'
C61	51.24'	207.50'	14°08'50"	N41°48'14"W	51.11'

STREET CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C9	47.12'	30.00'	90°00'00"	N44°10'32"E	42.43'
C10	47.12'	30.00'	90°00'00"	S45°49'28"E	42.43'
C11	176.71'	245.00'	41°19'34"	S19°50'19"W	172.91'
C12	144.26'	200.00'	41°19'34"	S19°50'19"W	141.15'
C13	111.80'	155.00'	41°19'34"	S19°50'19"W	109.39'
C14	111.83'	155.00'	41°20'22"	N19°49'55"E	109.42'
C15	144.30'	200.00'	41°20'22"	N19°49'55"E	141.19'
C16	176.77'	245.00'	41°20'22"	N19°49'55"E	172.96'
C17	174.10'	467.50'	21°20'16"	N11°30'24"W	173.10'
C18	21.84'	32.50'	38°29'50"	N41°25'27"W	21.43'
C19	63.05'	97.50'	37°03'08"	N79°11'55"W	61.96'
C20	70.74'	545.00'	7°26'12"	S85°59'37"W	70.69'
C21	207.80'	345.00'	34°30'36"	N73°01'59"W	204.67'
C22	180.69'	300.00'	34°30'36"	N73°01'59"W	177.98'
C23	174.10'	467.50'	21°20'16"	S11°30'24"E	173.10'
C24	21.84'	32.50'	38°29'50"	S41°25'27"E	21.43'
C25	63.05'	97.50'	37°03'08"	S79°11'55"E	61.96'
C26	70.74'	545.00'	7°26'12"	S85°59'37"W	70.69'
C27	47.12'	30.00'	90°00'01"	N44°42'42"E	42.43'
C28	47.12'	30.00'	89°59'59"	N45°17'18"W	42.43'
C29	172.95'	467.50'	21°11'47"	S79°07'59"W	171.97'
C30	23.63'	32.50'	41°39'17"	S47°42'27"W	23.11'
C31	53.25'	87.50'	34°52'11"	S9°26'43"W	52.43'
C32	55.55'	445.00'	7°09'06"	S4°24'49"E	55.51'
C33	166.99'	1003.55'	9°32'03"	N84°23'03"E	166.80'
C34	107.30'	379.27'	16°12'35"	N73°06'33"E	106.94'
C35	37.16'	54.00'	39°25'33"	N45°16'06"E	36.43'
C36	64.05'	142.00'	25°50'38"	N12°38'01"E	63.51'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	190.62'	N90°00'00"W
L2	214.20'	N0°49'21"W
L3	174.81'	N26°43'42"E
L4	29.51'	N14°02'47"E
L5	226.94'	N32°50'06"E
L6	49.44'	N22°57'26"W
L7	152.94'	N02°5'46"W
L8	83.92'	N85°59'16"E
L9	101.07'	N65°14'28"E
L10	45.73'	N89°42'42"E
L11	195.67'	S83°13'13"W
L12	53.04'	S10°14'36"E
L13	65.24'	S10°17'36"E
L14	108.42'	S0°03'18"W
L15	56.77'	S89°30'08"W
L16	37.18'	N34°43'49"W
L17	19.68'	N48°52'40"W



OPERATING AUTHORITIES

- | | | |
|--|--|---|
| FIRE DEPARTMENT:
PHILIP DREW, CHIEF
WEST LAFAYETTE FIRE DEPT.
300 NORTH STREET
WEST LAFAYETTE, IN 47906
(765) 775-5177 | SANITARY/STORM SEWER:
DAVID BUCK, P.E.
CITY OF WEST LAFAYETTE
ENGINEER'S OFFICE
609 W. NAVAJO
WEST LAFAYETTE, IN 47906
(765) 775-5130 | WATER:
CHRIS JOHNSON
INDIANA-AMERICAN
1007 HAPPY HOLLOW RD.
WEST LAFAYETTE, IN 47906
(765) 743-7973 EXT. 14 |
| CABLE:
KERRY PLANTENGA
COMCAST
325 S. CREAMY LANE
LAFAYETTE, IN 47905
(765) 449-3843 | STORM SEWER:
STEVE MURRAY, P.L.S.
TIPPECANOE COUNTY
SURVEYOR'S OFFICE
20 NORTH 3RD STREET
LAFAYETTE, IN 47901
(765) 423-9228 | ELECTRIC:
JIM LEWIS
DUKE ENERGY
601 N. 3RD ST.
LAFAYETTE, IN 47901
(765) 446-4010 |
| GAS:
ALISA PATE
VECTREN
1250 S. CREAMY LANE
LAFAYETTE, IN 47905
(765) 449-5668 | FIBER OPTIC:
DEL SMYSER
PURDUE RESEARCH PARK UTILITIES
3000 KENT AVENUE
WEST LAFAYETTE, IN 47906
(765) 496-1659 | TELEPHONE:
TED FOSTER
VERIZON
3216 IMPERIAL PKWY
LAFAYETTE, IN 47909
(765) 423-3531 |

UTILITY INFORMATION

- SANITARY SEWER:**
SANITARY SERVICE WILL BE AVAILABLE FROM THE CITY OF WEST LAFAYETTE WITH A NEW LIFT STATION TO BE PLACED ON OUTLOT 3 ALONG WITH A FORCE MAIN FROM THE LIFT STATION OUT TO YEAGER ROAD AND CONTINUING SOUTH ALONG YEAGER ROAD TO THE INTERSECTION OF NORTHWESTERN AVENUE WITH WINDSOR DRIVE.
- WATER:**
A 12" WATER MAIN IS LOCATED ALONG THE SOUTH SIDE OF KALBERER ROAD. A 10" WATER MAIN IS PROPOSED ALONG THE EAST SIDE OF THE PROPOSED YEAGER ROAD RECONSTRUCTION.
- ELECTRIC:**
POWERPOLES ARE LOCATED ALONG THE NORTH SIDE OF KALBERER ROAD AND THE EAST SIDE OF YEAGER ROAD.
- GAS:**
A GAS MAIN IS LOCATED ON THE SOUTH SIDE OF KALBERER ROAD.
- CABLE:**
CABLE SERVICE IS LOCATED ALONG THE SOUTH SIDE OF KALBERER ROAD.
- TELEPHONE:**
TELEPHONE SERVICE IS LOCATED ALONG THE SOUTH SIDE OF KALBERER ROAD.

Land Description

A part of the Northwest Quarter of Section 6, Township 23 North, Range 4 West and a part of the Northeast Quarter of Section 1, Township 23 North, Range 5 West all in the City of West Lafayette, Tippecanoe County, Indiana described as follows;

Commencing at the Southwest corner of the Northeast quarter of said Section 1 thence North 89 degrees 10 minutes 32 seconds East along the south line of said northeast quarter a distance of 874.05 feet to the southeast corner of Lot 1 of Purdue Research Park Subdivision, Phase III, Part I, Section 1 as per plat thereof recorded in Plat Book 8 Page 107 as Instrument No. 07007973 in the Office of the Recorder of Tippecanoe County and being the Point of Beginning; thence North 00 degrees 49 minutes 25 seconds East along the east line of said Lot 1 a distance of 395.23 feet to the northeast corner thereof; thence North 88 degrees 57 minutes 30 seconds West along the north line of said Lot 1 a distance of 264.95 feet to the northwest corner thereof; thence South 00 degrees 53 minutes 22 seconds East along the west line of said Lot 1 a distance of 81.25 feet to the northeast corner of a tract of land described in a deed to the West Lafayette Parks and Recreation Foundation, Inc. recorded as Deed Record 02019640 in the Office of the said Recorder; thence South 88 degrees 54 minutes 39 seconds West along the north line of said tract of land a distance of 609.71 feet to the west line of the Northeast Quarter of said Section 1; thence North 00 degrees 53 minutes 22 seconds West along said west line a distance of 976.85 feet; thence North 89 degrees 11 minutes 17 seconds East a distance of 735.86 feet; thence North 34 degrees 13 minutes 19 seconds East a distance of 398.35 feet; thence easterly along a non-tangent curve to the left (said curve having a radius of 255.00 feet, a chord bearing of South 73 degrees 01 minutes 59 seconds East, a chord distance of 151.28 feet) an arc distance of 153.59 feet; thence North 89 degrees 42 minutes 43 seconds East a distance of 164.46 feet; thence easterly along a tangent curve to the left (said curve having a radius of 467.50 feet, a chord bearing of North 79 degrees 07 minutes 24 seconds East, a chord distance of 171.81 feet) an arc distance of 172.79 feet; thence northeasterly along a tangent curve to the left (said curve having a radius of 32.50 feet, a chord bearing of North 47 degrees 42 minutes 27 seconds East, a chord distance of 23.11 feet) an arc distance of 23.63 feet; thence northerly along a tangent curve to the left (said curve having a radius of 87.50 feet, a chord bearing of North 09 degrees 26 minutes 43 seconds East, a chord distance of 52.43 feet) an arc distance of 53.25 feet; thence northerly along a tangent curve to the right (said curve having a radius of 445.00 feet, a chord bearing of North 04 degrees 24 minutes 49 seconds West, a chord distance of 55.51 feet) an arc distance of 55.55 feet; thence North 00 degrees 50 minutes 16 seconds West a distance of 50.05 feet; thence North 89 degrees 09 minutes 44 seconds East a distance of 90.00 feet; thence northeasterly along a non-tangent curve to the right (said curve having a radius of 255.00 feet, a chord bearing of North 23 degrees 31 minutes 07 seconds East, a chord distance of 210.33 feet) an arc distance of 216.80 feet; thence North 47 degrees 52 minutes 31 seconds East a distance of 262.90 feet; thence South 42 degrees 07 minutes 29 seconds East a distance of 116.01 feet; thence North 89 degrees 42 minutes 43 seconds East a distance of 730.00 feet passing into the Northwest quarter of said Section 6; thence South 00 degrees 17 minutes 18 seconds East a distance of 1849.78 feet; thence southerly along a tangent curve to the left (said curve having a radius of 204.00 feet, a chord bearing of South 16 degrees 50 minutes 55 seconds East, a chord distance of 116.29 feet) an arc distance of 117.93 feet; thence South 33 degrees 24 minutes 33 seconds East a distance of 13.28 feet; thence southeasterly along a non-tangent curve to the left (said curve having a radius of 79.00 feet, a chord bearing of South 55 degrees 49 minutes 28 seconds East and a chord distance of 60.25 feet) an arc distance of 61.81 feet; thence South 00 degrees 26 minutes 52 seconds West a distance of 44.03 feet to the south line of said Northwest quarter; thence North 89 degrees 33 minutes 08 seconds West along said south line a distance of 129.52 feet to the Southeast corner of the Northeast Quarter said Section 1; thence South 89 degrees 10 minutes 32 seconds West along the south line of said Northeast quarter of said Section 1 a distance of 1711.51 feet to the Point of Beginning, containing 93.38 acres in Section 1 and 2.05 acres in Section 6, containing in all 95.43 acres, more or less.


 Dale L. Grimes
 Professional Land Surveyor, #S0452
 June 15, 2009



REVISIONS:

DATE:

THE SCHNEIDER CORPORATION (2009)



THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD.
SUITE 100
WEST LAFAYETTE, IN 47906-4156
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PURDUE RESEARCH PARK
PHASE III, PART II
 WEST LAFAYETTE, IN 47906
PURDUE RESEARCH FOUNDATION
 1281 WIN HENTSCHEL BLVD., WEST LAFAYETTE, IN 47906

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1281 WIN HENTSCHEL BLVD
WEST LAFAYETTE, IN 47906
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