

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 29 TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE SECOND
PRINCIPAL MERIDIAN, VAN BUREN TOWNSHIP
BROWN COUNTY, INDIANA

**OWNER OF RECORD
ROBERT AND MERRILEE
BIRDSONG
DR. 160 PGS. 253A & 254A**

JAMES BENNETT & ASSOCIATES
1051 OLD STATE ROAD 46
NASHVILLE, IND. 47448
JAMES BENNETT P.E. P.L.S.

THOMAS
& DONNA
BIRDSONG
IN.2004-0065

**MICHAEL & CHEREE
JOHNSON
DR. 155 PG. 170**

3/4 INCH IRON PIPE
FOUND [10"AG]
NORTHEAST CORNER -
NW1/4 SW1/4
SEC.29-8-4

CENTERLINE POPLAR GROVE ROAD

LOT 1
2.775 ACRES GROSS
2.424 ACRES
NET

LOT 2
2.226 ACRES GROSS
2.003 ACRES
NET

TIRED HAND MINOR SUBDIVISION
MP 4 SLEEVE 45

SCALE: 1" = 100'

CENTER OF A 30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES

**BASIS OF BEARING :
BEARING FROM DEED.**

**25' ROADWAY RIGHT OF WAY
AND UTILITY EASEMENT** —

LEGEND:

- = BUILDING SETBACK LINE
 --- = 25' RIGHT OF WAY LINE
 ○ = MAG NAIL FOUND
 ● = 1/2" R-BAR FOUND
 △ = 5/8" CAPPED R-BAR TO BE SET

NOTES:

1. 50 FEET BUILDING SETBACK FROM THE CENTER OF POPLAR GROVE ROAD
2. 75 FEET REAR BUILDING SETBACK
3. ZONING CLASSIFICATION: SECONDARY RESIDENTIAL
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 18514-0150B, DATED JAN. 3, 1986, THE ABOVE TRACT IS NOT LOCATED IN A FLOOD HAZARD AREA
5. BL= BUILDING SETBACK

PROJECT LOCATION

S 01°- 17'- 00" E 150.00'
S 89°- 43'- 00" W 50.00'
S 01°- 17'- 00" E 180.10'

- CENTERLINE POPLAR GROVE ROAD

LOCATION MAP
SCALE: 1" = 1 MILE

