

BLUFFS OF CARROLL CREEK



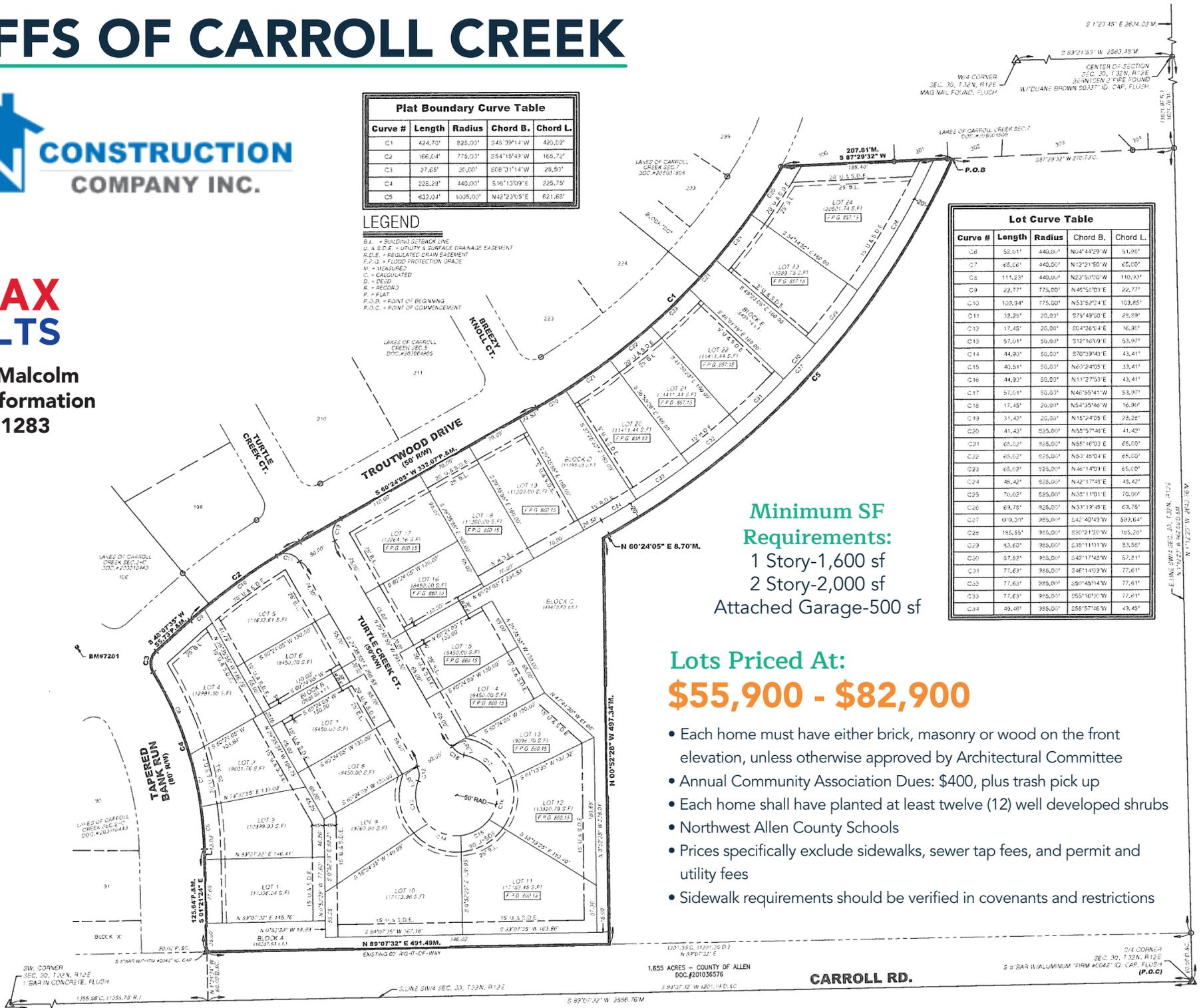
RE/MAX RESULTS

Call Corey Malcolm
for more information
at 260.385.1283

Plat Boundary Curve Table				
Curve #	Length	Radius	Chord B.	Chord L.
C1	424.73'	825.00'	S45°39'14"W	420.02'
C2	166.04'	775.00'	S54°15'43"W	165.72'
C3	27.65'	20.00'	S08°31'14"W	25.50'
C4	225.29'	440.00'	S16°13'09"E	225.75'
C5	832.04'	1035.00'	N42°23'5"E	621.68'

LEGEND

S.L. = BUILDING SETBACK LINE
 S.D.E. = UTILITY & SURFACE DRAINAGE EASEMENT
 R.D.E. = REGULATED DRAIN EASEMENT
 F.P.D. = FLOOD PROTECTION GRADE
 M = MEASURED
 C = CALCULATED
 D = DEED
 R = RECORD
 P = PLAT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT



Lot Curve Table				
Curve #	Length	Radius	Chord B.	Chord L.
C6	52.01'	440.00'	N04°44'29"W	51.89'
C7	65.06'	440.00'	N12°21'50"W	65.00'
C8	111.23'	440.00'	N23°50'50"W	110.93'
C9	22.77'	775.00'	N45°50'03"E	22.77'
C10	103.94'	775.00'	S53°52'14"E	103.85'
C11	32.25'	20.00'	S75°49'50"E	25.89'
C12	17.45'	20.00'	S04°26'34"E	16.30'
C13	57.01'	50.00'	S12°10'19"E	53.97'
C14	44.30'	50.00'	S70°39'43"E	43.41'
C15	40.51'	50.00'	N63°24'05"E	33.41'
C16	44.93'	50.00'	N11°27'53"E	43.41'
C17	57.01'	50.00'	N46°55'41"W	53.97'
C18	17.45'	20.00'	N54°35'46"W	16.30'
C19	31.42'	30.00'	N15°24'05"E	23.22'
C20	41.43'	525.00'	N55°57'40"E	41.42'
C21	65.02'	525.00'	N55°16'03"E	65.00'
C22	65.02'	525.00'	N63°45'04"E	65.00'
C23	65.02'	525.00'	N46°14'03"E	65.00'
C24	45.42'	525.00'	N42°17'48"E	45.42'
C25	70.02'	525.00'	N35°11'01"E	70.00'
C26	63.75'	525.00'	N33°19'45"E	63.75'
C27	69.90'	525.00'	S42°40'43"W	59.64'
C28	155.55'	525.00'	S30°21'50"W	155.28'
C29	83.60'	525.00'	S35°11'51"W	83.58'
C30	57.82'	525.00'	S42°17'42"W	57.81'
C31	77.63'	525.00'	S48°14'03"W	77.61'
C32	77.63'	525.00'	S50°45'14"W	77.61'
C33	77.63'	525.00'	S55°16'30"W	77.61'
C34	43.46'	525.00'	S55°57'46"W	43.45'

Minimum SF Requirements:
 1 Story-1,600 sf
 2 Story-2,000 sf
 Attached Garage-500 sf

Lots Priced At:
\$55,900 - \$82,900

- Each home must have either brick, masonry or wood on the front elevation, unless otherwise approved by Architectural Committee
- Annual Community Association Dues: \$400, plus trash pick up
- Each home shall have planted at least twelve (12) well developed shrubs
- Northwest Allen County Schools
- Prices specifically exclude sidewalks, sewer tap fees, and permit and utility fees
- Sidewalk requirements should be verified in covenants and restrictions



Lot	Features	Status	Price
1	S	Available	\$55,900
2	S	Available	\$55,900
3	S	Available	\$55,900
4	S	Available	\$64,900
5	S	Available	\$64,900
6	S	Available	\$60,900
7	S	Available	\$60,900
8	C, S, D	Available	\$64,900
9	C, S	Available	\$65,900
10	C, S	Available	\$77,900
11	C, S, D	Available	\$79,900
12	C, S, D	Available	\$80,900

Lot	Features	Status	Price
13	C, S, D	Available	\$67,900
14	C, S, D	Available	\$62,900
15	C, S, D	Available	\$65,900
16	S, D	Available	\$65,900
17	S	Available	\$64,900
18	S	Available	\$74,900
19	S	Available	\$74,900
20	S	Available	\$74,900
21	S	Available	\$74,900
23	S	Available	\$74,900
24	S	Available	\$74,900
25	S	Available	\$82,900

Lot Features Key: C = Culdesac | S= Sidewalk | D = Daylight Basement

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