

# Hall & House Commercial Subdivision

City of Westfield, Hamilton County, Indiana

City of Westfield Docket Number - 0000-0000

## PRIMARY PLAT

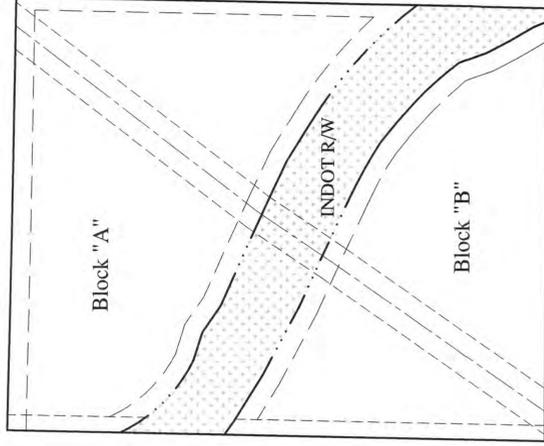
Issued for Review: May 4, 2012

**CLIENT**  
**Hall & House, LLC**  
 6501 Bluff Road, P.O. Box 47710  
 Indianapolis, Indiana 46247

### DEVELOPMENT STATEMENT

SITE ZONING = PUD  
 13.38± Total Acres  
 Two Blocks "A" and "B"  
 Block "A" - Total of 4 Lots  
 Block "B" - Total of 4 Lots

State Road #32



Site Map  
 Scale: NTS

### INDEX OF DRAWINGS

SHEET NUMBER	SHEET DESCRIPTION
1	TITLE SHEET
2	PRIMARY PLAT

### PLAN REVISIONS

REVISION DATE	REVISION DESCRIPTION

### DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:  
 Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 70.77 feet to the intersection of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-60060 parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41; being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.

### UTILITY CONTACTS

**SANITARY** - City of Westfield  
 2738 East 171st Street  
 Westfield, Indiana 46074

**GAS** - Vectren  
 P.O. Box 1700  
 Noblesville, Indiana 46061

**WATER** - City of Westfield  
 2738 East 171st Street  
 Westfield, Indiana 46074

**ELECTRIC** - Duke Energy  
 16473 Southpark Drive  
 Westfield, Indiana 46074

**TELEPHONE** - AT&T  
 5588 North College  
 Indianapolis, Indiana 46220

**CABLE** - Comcast  
 9750 East 150th Street  
 Suite 1600  
 Noblesville, Indiana 46060



PRO FORMA SURVEY  
 May 4, 2012  
 This drawing is not intended to be represented as a Retracemnt or Original Boundary Survey, a Route Survey, or a Surveyor Location Report.

PREPARED BY:

**NORTHPOINTE**

586 S State Road 135  
 Suite "B"  
 Greenwood, Indiana 46142  
 Office - 317-884-3020  
 Fax - 317-884-3025  
 www.nps.biz

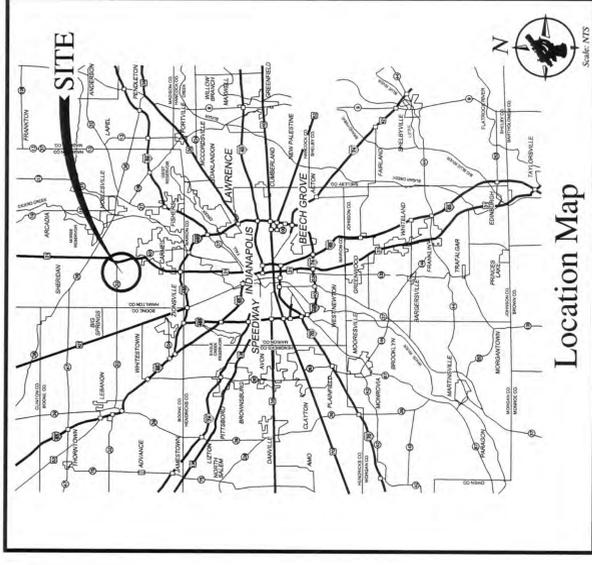


**SURVEYING, Inc.**

NRE/DBE Certified



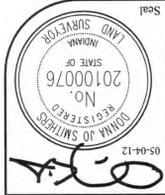
CERTIFIED BY:  
 Donna Jo Smathers  
 Professional Land Surveyor  
 #20100076



Location Map  
 Scale: NTS



Area Map  
 Scale: NTS



SCALE  
1" = 50'

DRAWN BY  
DJS

CHECKED BY  
DJS

PREPARED FOR  
**Hall & House LLC**  
6901 Blair Road, P.O. Box 47710  
Indianapolis, Indiana 46247

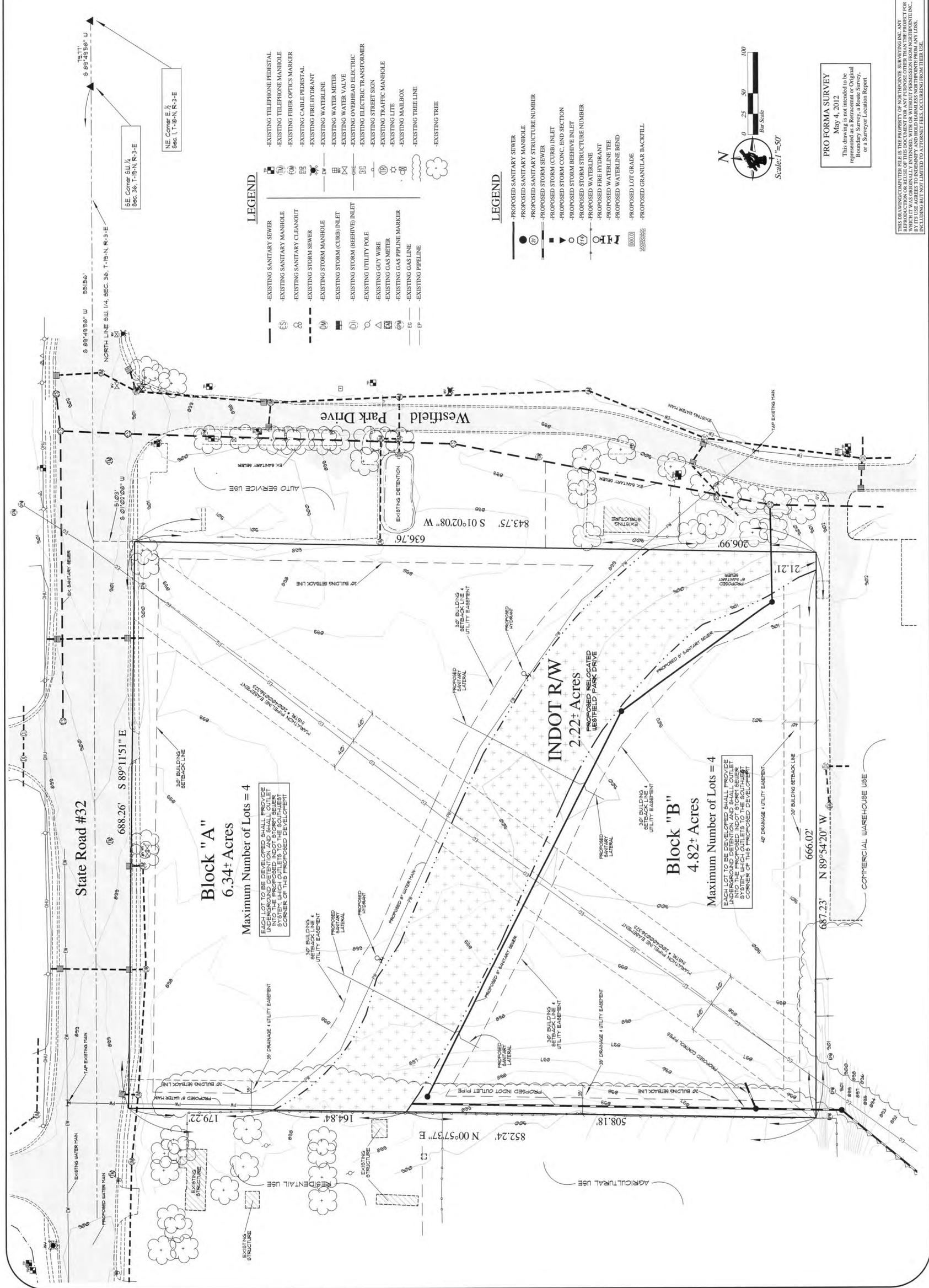
PROJECT NAME  
**Hall & House Commercial Subdivision**

SHEET TITLE  
**Primary Plat**

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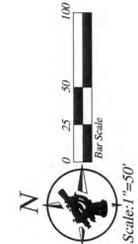


Sheet 2 of 2  
Date: 05-04-2012  
Job # 12-0028



- LEGEND**
- EXISTING TELEPHONE PEDESTAL
  - EXISTING TELEPHONE MANHOLE
  - EXISTING FIBER OPTICS MARKER
  - EXISTING CABLE PEDESTAL
  - EXISTING FIRE HYDRANT
  - EXISTING WATERLINE
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING ELECTRIC TRANSFORMER
  - EXISTING STREET SIGN
  - EXISTING TRAFFIC MANHOLE
  - EXISTING LITE
  - EXISTING MAILBOX
  - EXISTING TREE LINE
  - EXISTING TREE

- LEGEND**
- PROPOSED SANITARY SEWER
  - PROPOSED SANITARY MANHOLE
  - PROPOSED SANITARY STRUCTURE NUMBER
  - PROPOSED STORM SEWER
  - PROPOSED STORM (CURB) INLET
  - PROPOSED STORM CONC. END SECTION
  - PROPOSED STORM BEHIVE INLET
  - PROPOSED STORM STRUCTURE NUMBER
  - PROPOSED WATERLINE
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATERLINE TEE
  - PROPOSED WATERLINE BEND
  - PROPOSED LOT GRADE
  - PROPOSED GRANULAR BACKFILL



**PRO FORMA SURVEY**  
May 4, 2012  
This drawing is not intended to be a representation of the Original Boundary Survey, a Route Survey, or a Surveyor Location Report.

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**Block "A"**  
6.34+ Acres  
Maximum Number of Lots = 4

EACH LOT TO BE DEVELOPED SHALL PROVIDE UNDERGROUND DETENTION AND SHALL OUTFIT WITH A SANITARY SEWER SYSTEM WHICH OUTFIT IS TO BE LOCATED AT THE SOUTHWEST CORNER OF THIS PROPOSED DEVELOPMENT.

**INDOT R/W**  
2.22+ ACRES  
PROPOSED RELOCATED WESTFIELD PARK DRIVE

**Block "B"**  
4.82+ Acres  
Maximum Number of Lots = 4

EACH LOT TO BE DEVELOPED SHALL PROVIDE UNDERGROUND DETENTION AND SHALL OUTFIT WITH A SANITARY SEWER SYSTEM WHICH OUTFIT IS TO BE LOCATED AT THE SOUTHWEST CORNER OF THIS PROPOSED DEVELOPMENT.

COMMERCIAL WAREHOUSE USE

AGRICULTURAL USE

RESIDENTIAL USE

# EXHIBIT “A”

## DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 79.77 feet from the Northeast corner of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41, being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.