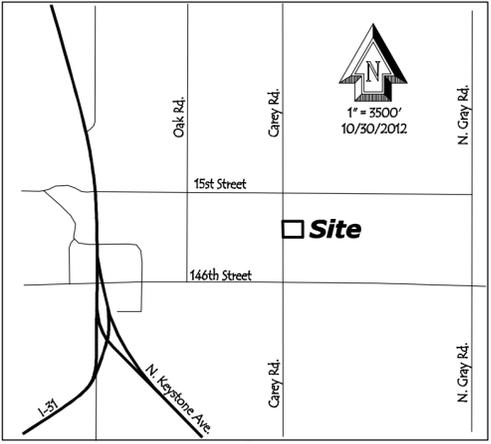


# MAGNOLIA SUBDIVISION

A PART OF THE N. 1/2 OF THE  
SW 1/4 OF SECTION 17, T 18 N, R 4 E  
HAMILTON COUNTY, INDIANA



**Location Map**

### GENERAL NOTES

- Flood:** According to the Flood Insurance Rate Map for Hamilton County, Indiana, Community Map Number 18057C0138F, dated February 19, 2003, the subject property does not lie within the limits of the 100 year flood zone (Zone A).
- Monuments:** Property Corner Markers: All corners noted as a Cash Cap will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Cash Waggoner & Associates #0096". Also, corners noted as a Set MAG Nail will be marked with a MAG Nail and a Washer set flush.
- Bearings:** Bearings used this survey are based on a previous survey by Cripe dated November 3, 2006 and recorded February 15, 2007 in Document 2007008605.  
  
Controlling Points 1 and 2 were used to re-establish the bearings on this survey. The measured distance between these two points is 2647.03 feet and the distance on said Cripe survey is 2646.69 feet.  
  
The Northwest Corner of the Southwest Corner of Section 17 is held as shown on said Cripe survey. Numerous other points noted on said Cripe survey were tied into and they are all located within 0.2 feet of the locations noted on said Cripe survey.
- Zoning:** The subject property is located within The Bridgewater, which is a Planned Development, PUD, as described in the Third Amendment to the Master Declaration and General Protective Covenants, Conditions and Restrictions recorded in Instrument 200600072282. Requirements for the subject property are identified in the Commitments Concerning the Use and Development of Real Estate on file in the Westfield Community Development Department.

On January 10, 2011 the Westfield City Council approved Ordinance 11-01 and this document is recorded in Document 2011004210 in the Office of the Recorder of Hamilton County, Indiana. Ordinance 11-01 is an Amendment to text of Planned Unit Development, Bridgewater Club being Ordinance 06-49, Ordinance 08-05, Ordinance 09-17, Ordinance 10-01, Ordinance 10-05, Ordinance 10-08, Ordinance 10-19 and Title 16 - Land Use Controls. Exhibit "A" in Ordinance 11-01 defines all of the property in Magnolia Subdivision and all of the property north of said subdivision as Parcel L2 and it lists permitted uses, development standards, parking standards architectural standards, landscape standards and sign standards.

**Title** The subject property was conveyed to Throgmartin-Henke Development, L.L.P. in Document 200500085073

### DEED OF DEDICATION

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Magnolia Subdivision an addition to Westfield, Indiana. All rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground of various widths as shown on this plat and marked "easement", reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the owner of the lot in this subdivision and to their heirs and assigns.

Witness our hands and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

### BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Four (4) East in Hamilton County, Indiana and being more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section; thence along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 486.69 feet; thence North 89 degrees 20 minutes 12 seconds East 584.50 feet; thence South 00 degrees 15 minutes 55 seconds East 490.72 feet to a point on the south line of the Northwest Quarter of the Southwest Quarter of said Section; thence along the south line of said Quarter Quarter Section, South 89 degrees 44 minutes 05 seconds West 578.99 feet to the point of beginning and containing a gross area of 6.527 acres, more or less.

Subject to a Sanitary Sewer Easement recorded in Document 2010009264 in the office of the Recorder of Hamilton County, Indiana.

Also, subject to an Access Easement Agreement recorded in Document 2010009263 in the office of the Recorder of Hamilton County, Indiana.

Also, subject to all other easements, rights-of-ways, restrictions and covenants of record.

### SURVEYOR'S CERTIFICATE

I, Calvin B. Cash, III, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the state of Indiana:

That this plat correctly represents a survey completed by me on September 17, 2012, that all the monuments shown thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.



### NOTARY CERTIFICATE

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:  
Before me, the undersigned Notary Public, in and for the County and State personally appeared \_\_\_\_\_ who separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed for the purpose therein expressed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

My Commission expires: \_\_\_\_\_ Notary Public  
Notary Resides in \_\_\_\_\_  
County, \_\_\_\_\_ Typed or printed name

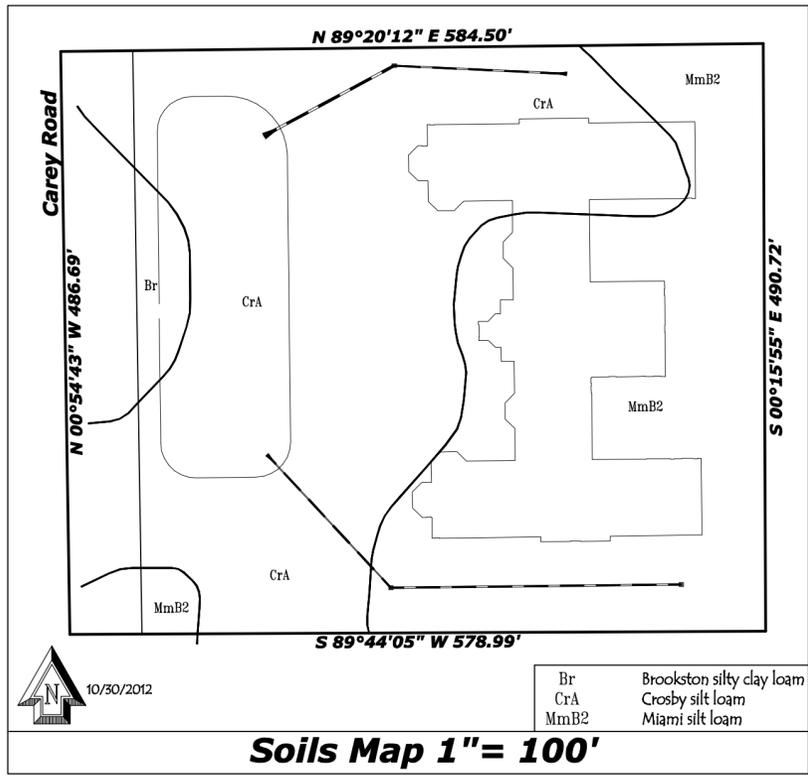
### COMMISSION CERTIFICATE

Under authority provided by IC 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield as follows:

Approval delegated to the Community Development Director of the City of Westfield, Indiana by Westfield Ordinance 11-06, enacted by the Westfield City Council on March 14, 2011.

Approved by the Westfield Community Development Department on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

By: Matthew S. Skelton, Director



**Soils Map 1" = 100'**

Br Brookston silty clay loam  
CrA Crosby silt loam  
MmB2 Miami silt loam

**AFFIRMATION STATEMENT**  
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: *Calvin B. Cash, III*  
PRINTED NAME: Calvin B. Cash, III

**CASH WAGGNER & ASSOCIATES, PC**

CONSULTING ENGINEERS • LAND SURVEYORS

WWW.CASHWAGGNER.COM

332 THIRD AVENUE  
SUITE 13  
JASPER, IN 47546  
PH: 812.634.5015

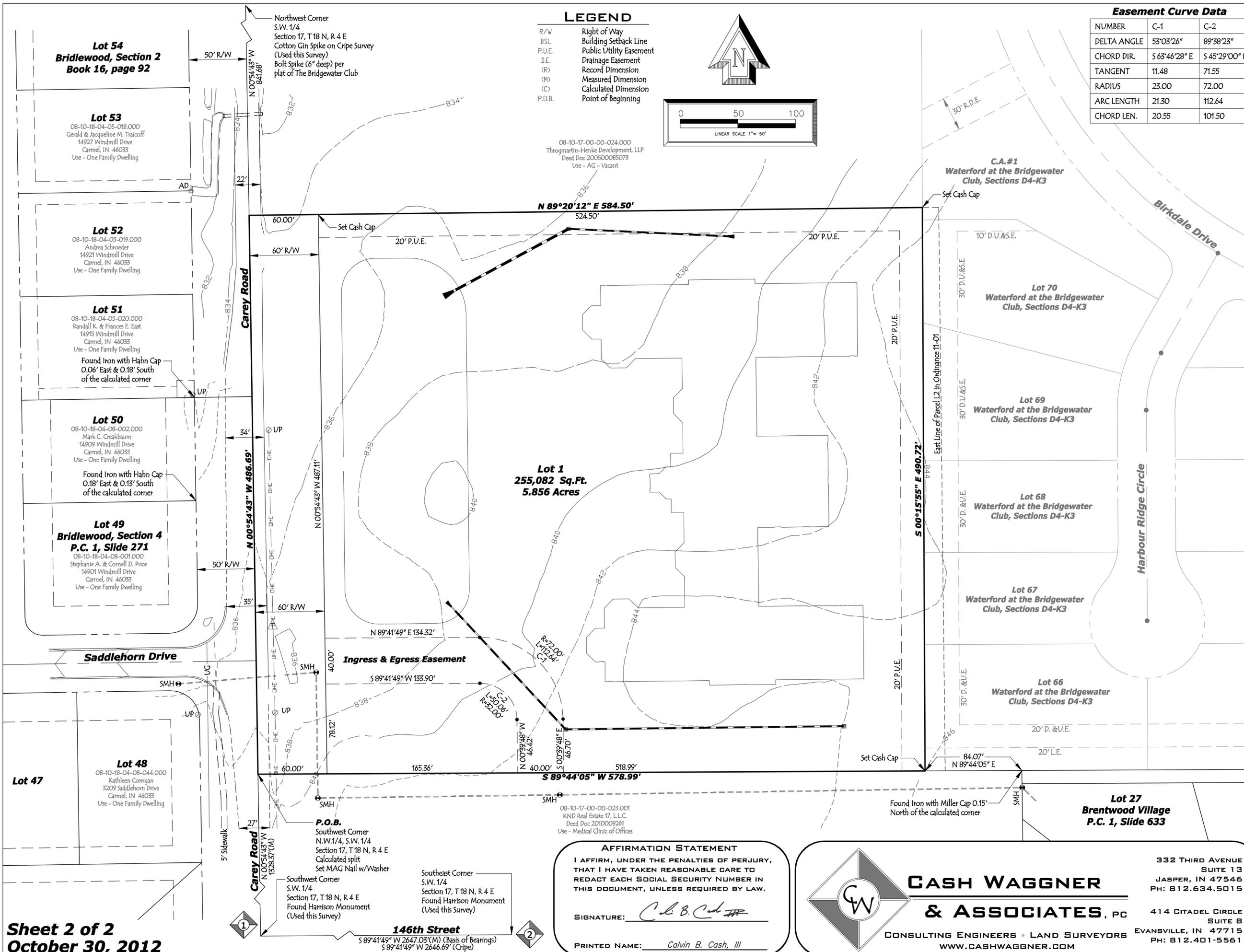
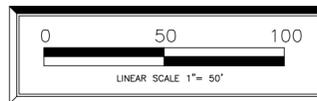
414 CITADEL CIRCLE  
SUITE B  
EVANSVILLE, IN 47715  
PH: 812.401-5561

**Easement Curve Data**

NUMBER	C-1	C-2
DELTA ANGLE	53°03'26"	89°38'23"
CHORD DIR.	S 63°46'28" E	S 45°29'00" E
TANGENT	11.48	71.55
RADIUS	23.00	72.00
ARC LENGTH	21.30	112.64
CHORD LEN.	20.55	101.50

**LEGEND**

- R/W Right of Way
- B.S.L. Building Setback Line
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- P.D.B. Point of Beginning



**Sheet 2 of 2**  
**October 30, 2012**

**AFFIRMATION STATEMENT**  
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: *Calvin B. Cash, III*

PRINTED NAME: Calvin B. Cash, III



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SUITE B  
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PH: 812.401-5561

**P.O.B.**  
Southwest Corner  
N.W.1/4, S.W. 1/4  
Section 17, T 18 N, R 4 E  
Calculated split  
Set MAG Nail w/Washer

Southwest Corner  
S.W. 1/4  
Section 17, T 18 N, R 4 E  
Found Harrison Monument  
(Used this Survey)

Southeast Corner  
S.W. 1/4  
Section 17, T 18 N, R 4 E  
Found Harrison Monument  
(Used this Survey)

**146th Street**  
S 89°41'49" W 2647.03'(M) (Basis of Bearings)  
S 89°41'49" W 2646.69' (Cripe)





**UTILITY NOTES**

The Contractor is cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the respective utility companies, and measurements taken in the field. This information is not to be relied upon as being exact or complete. The Contractor shall notify all utility companies and the State's underground locate service at least 2 (business) days before commencing excavation to request the utilities be located in the field.

If any existing structures/utilities to remain are damaged during construction, it shall be the Contractor's responsibility to repair and/or replace the damaged structure/utility as necessary to return it to existing conditions or better.

The Contractor shall be responsible for notifying all property owners that will experience an interruption to their utilities caused by this project.

Construction shall comply & be in conformance with all applicable governing codes and be constructed to same. Material specifications shall be in conformance with the State Department of Transportation's (DOT) standard specifications, latest edition.

Contractor shall provide & maintain traffic control in accordance with the Manual on Uniform Traffic Control Devices, latest edition.

All materials, installation, construction & testing of the water and sewer utilities shall be in conformance with Local Water & Sewer Depts. Standards and Specifications, latest edition.

Contractor shall coordinate the installation of building sewers / service laterals with the local water & sewer depts., building inspector, plumber, and plumbing plans. Installation and materials shall be in conformance with applicable codes, standards, and regulations.

Contractor shall coordinate actual location of proposed utility services with architectural plans.

The Contractor shall install all water and sewer service lines to 5' outside the building for tie-in by the plumber.

Water lines shall bear NSF seal of approval and meet:  
3" thru 8" mains and service lines - C-900 PVC, Class 200 per AWWA C-900.

Smaller than 3" - Type 'L' Copper per ANSI B16.22 or PVC, Class 200 per ASTM D1784 and D2241.

Sanitary sewer pipe shall be as follows:  
8" & larger mains - SDR 35 PVC (min.) in accordance with ASTM D-3033 & 3034 or PVC Truss Pipe in accordance w/ ASTM D-2680.  
6" services (laterals) - Schedule 40 PVC or SDR 26 PVC and as required by local jurisdiction.

Water mains shall be saddle tapped and bedded with sand a minimum of 6" below and 12" over the pipe.

All fill material shall be in place and compacted before installation of proposed utilities.

All utilities shall be installed, inspected, and approved before backfilling.

All proposed road crossings must be fully backfilled with a granular material.

Contractor shall maintain a minimum of 54" cover on all waterlines and 36" cover on all sanitary sewer lines.

Detectable line marking tape and No. 12 insulated copper tracing wire shall be installed with all water lines and sanitary sewer laterals. All tape shall be placed 24" (min.) above lines. Tracing wire shall be taped to the top of the water line and be pulled into valve boxes and meter pits (to the surface) for locating purposes. If ductile iron pipe is used, the main must be poly wrapped and marking tape installed 2-feet above the water main.

All water joints and bends are to be mechanical joints with thrust blocking.

All fire hydrant branches shall have mechanical joint (MJ) tees and bends with thrust blocks, and all pipe joints shall be mechanically restrained.

All fire hydrants shall be painted with 2-coats of MAB "Fire Protection Red (7068)" prior to installation. Private fire hydrants shall be painted with 2 coats of MAB "Caution Yellow (7077)".

Blue reflectors shall be installed in pavement to mark fire hydrants (private and public) per the City of Westfield's Utility and Infrastructure Construction Standards.

Fire hydrants shall have a 5-inch Storz's connection (Mueller model 290220 for casting and 290221 cap or comparable to and approved by WPWD). Fire hydrants shall be placed per the direction of the Westfield Fire Department.

All sewer mains (8" and larger) will become dedicated to the City and become public. Required easements will be written and provided based on the as-built locations.

All storm pipe entering structures shall be grouted to assure a watertight connection.

All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out. The inside of all structures where storm pipes connect shall be grouted smooth.

Storm pipe lengths provided are measured to center of structure and/or end of Flared-End Section.

Water lines shall be installed with 10-feet of horizontal and 18-inches of vertical separation from sanitary and storm sewers.

Provide 8 feet (min.) of horizontal separation between the water main and all storm and sanitary structures.

Where water lines and sewers cross and the water line cannot be placed above or below the sewer with a minimum of 18 inches vertical clearance, the sewer must be constructed of water works grade ductile iron pipe with mechanical joints or plastic (S.D.R. 26) sewer pipe with gasketed, compression - type joints within ten feet of the water line.

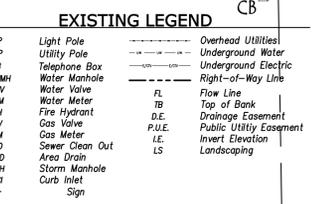
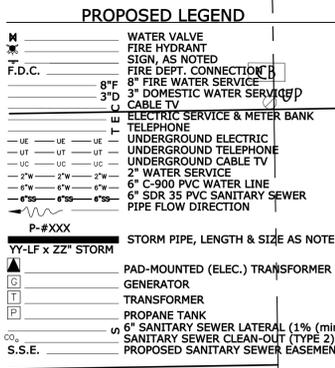
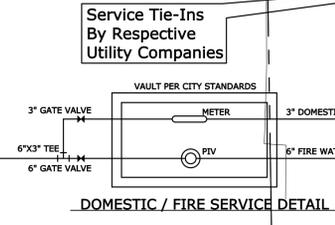
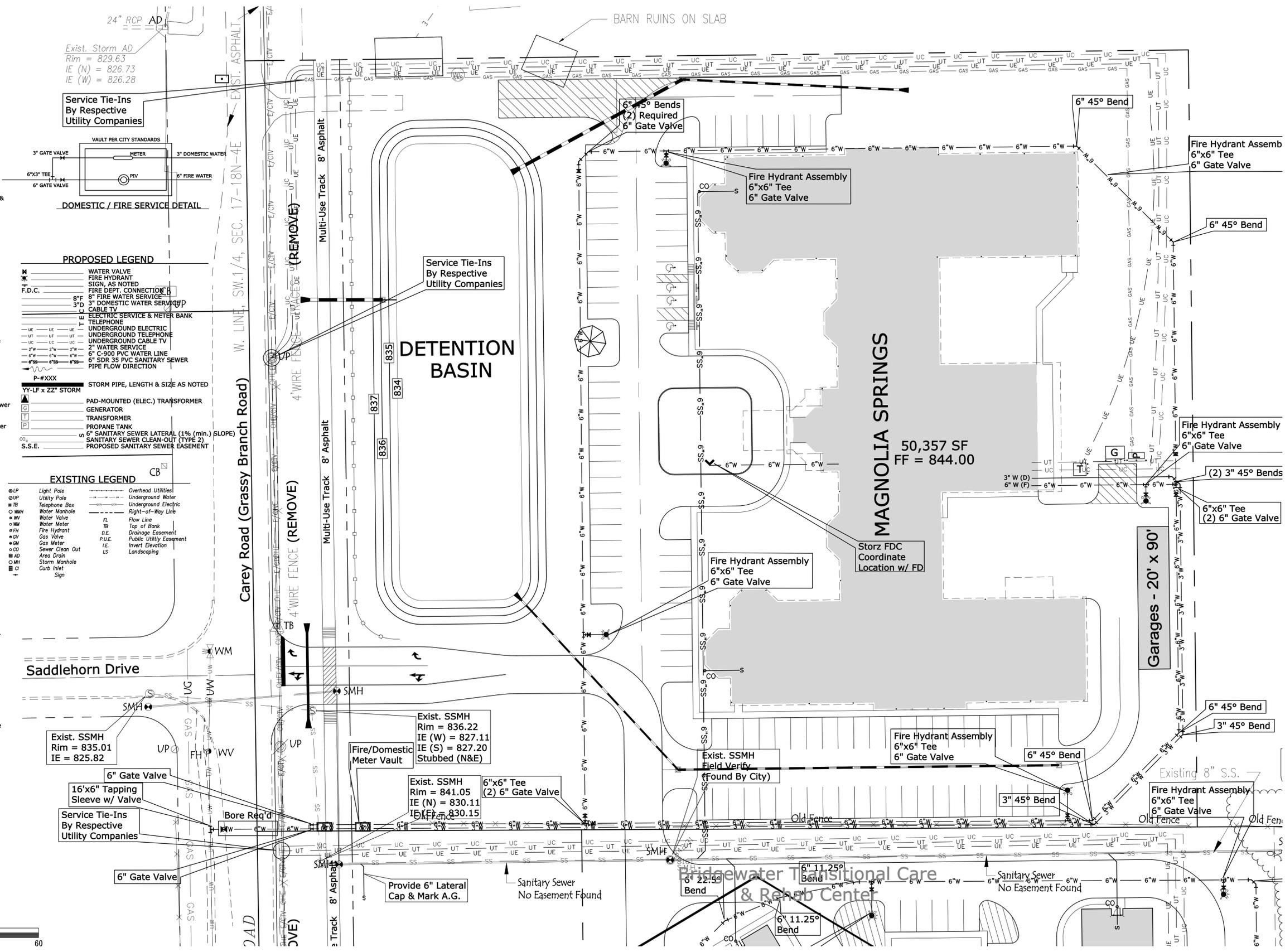
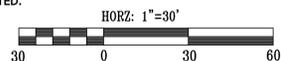
Where water lines and sewers run parallel and a minimum separation distance of ten feet cannot be maintained, the sewer must be constructed of water works grade ductile iron pipe with mechanical joints or plastic (S.D.R. 26) sewer pipe with gasketed, compression-type joints.

Sanitary sewers shall be installed in accordance with the Indiana State Board of Health Specifications (330 IAC 3.1). Permits shall be obtained prior to commencing work.

Clean-outs shall be installed on sewer services within 5' of the building, at 100' intervals (max.), and at every horizontal & vertical change in direction greater than 45°.

Clean-outs shall be of the same size as the service line and be extended to grade.

**NOTE:**  
ALL DIMENSIONS TO FACE OF CURB (FC), EDGE/PAV'T AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.  
BUILDING DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL PLANS.



Saddlehorn Drive

SMH

Exist. SSMH  
Rim = 835.01  
IE = 825.82

16"x6" Tapping Sleeve w/ Valve

Service Tie-Ins By Respective Utility Companies

6" Gate Valve

6" Gate Valve

Exist. SSMH  
Rim = 836.22  
IE (W) = 827.11  
IE (S) = 827.20  
Stubbed (N&E)

Fire/Domestic Meter Vault

Exist. SSMH  
Rim = 841.05  
IE (N) = 830.11  
IE (E) = 830.15

6"x6" Tee (2) 6" Gate Valve

Provide 6" Lateral Cap & Mark A.G.

Sanitary Sewer No Easement Found

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NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT: MAGNOLIA SPRINGS AT BRIDGEWATER  
ADDRESS: CAREY ROAD WESTFIELD, INDIANA  
DATE: 09.27.12  
DRAWING NO.: C-103  
SHEET TITLE: UTILITY PLAN  
OF: 20

This drawing and/or specifications is provided as an instrument of service provided by Cash Wagner & Associates, PC and is intended for use on this project only. All drawings, specifications, designs, models, data, calculations, and arrangements appearing herein constitute the original and unpublished work of and remain the property of Cash Wagner & Associates, PC. Any reproduction, use or disclosure of the proprietary information contained herein without the prior written consent of the Cash Wagner & Associates, PC is strictly prohibited.

Written dimensions shown hereon shall take precedence over scaled dimensions. Contractors shall calculate and measure required dimensions. Notify Cash Wagner & Associates, PC with any variations in dimensions or conditions from those indicated on these drawings. This drawing was based on available information. Commencement of work constitutes verification and acceptance of existing conditions.

Application of a material or equipment to work installed by others constitutes acceptance of that work and assumption of responsibility for satisfactory installation.

**"APPROVAL PENDING - NOT FOR CONSTRUCTION"**

27 Sept 12  
DATE

SIGNATURE

DATE: 09.27.12

DATE: 09.27.12

ADDRESS: CAREY ROAD WESTFIELD, INDIANA

DRAWING NO.: C-103

OF: 20

