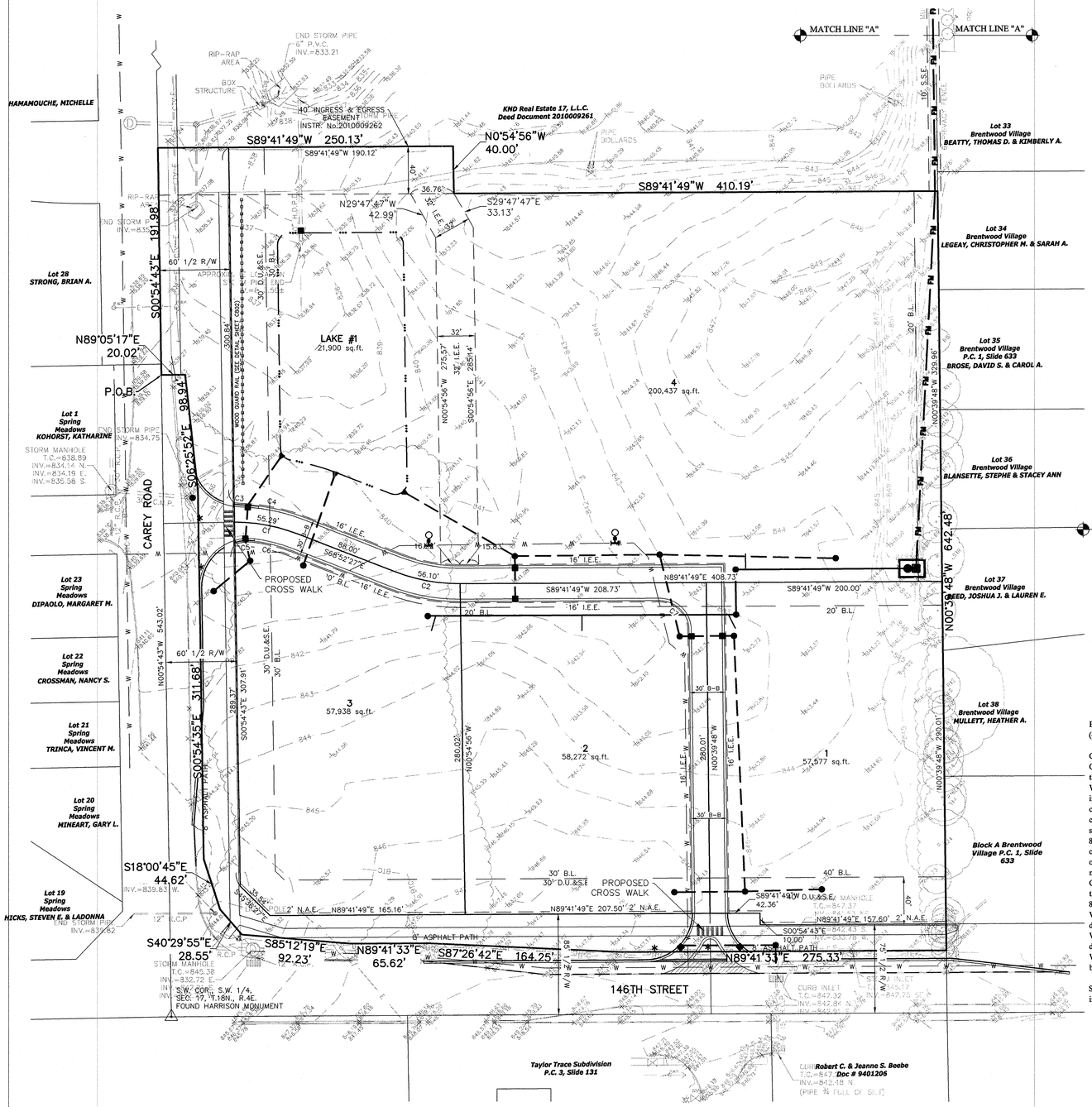
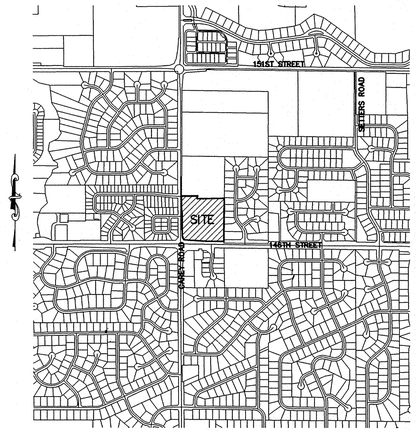
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

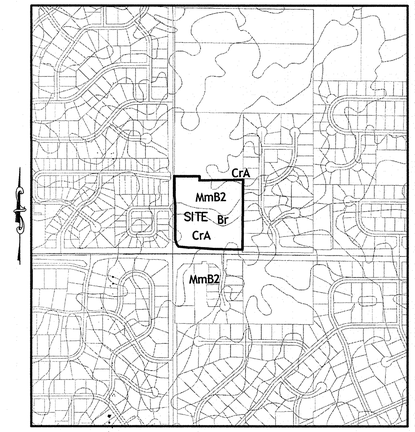
THIS INSTRUMENT PREPARED FOR:
THROGMARTIN-HENKE, L.L.P.
3535 EAST 161ST STREET
CARMEL, INDIANA 46033
(317)-867-5553
CONTACT PERSON: BILL DUNCAN

SOURCE OF TITLE:
WARRENTY DEED: INSTR. #200500085073

BRIDGEWATER CENTER
AT 146TH STREET
PRIMARY PLAT
ZONING PUD







NTS

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

SITE = 9.544Ac.±
TOTAL C.A. =1.50Ac.±

USABLE OPEN SPACE PROVIDED:
1.50Ac.±

DENSITY = 0.42 LOTS/ACRE

ZONING PUD

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&L.M.A.E.	DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
N.A.E.	NON ACCESS EASEMENT
*	HANDICAP RAMP

BRIDGEWATER CENTER AT 146TH STREET

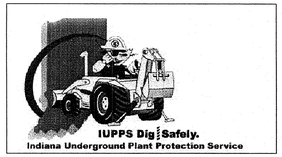
Part of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Four (4) East in Hamilton County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of said Quarter Section; thence along the West line of said Quarter Section, North 00 degrees 54 minutes 43 seconds West 543.02 feet to the point of beginning; thence continue along the West line of said Quarter Section, North 00 degrees 54 minutes 43 seconds West 191.98 feet to the southwest corner of a tract of land conveyed to KND Real Estate 17, L.L.C. in Document 2010009261 in the office of the Hamilton County Recorder, thence along the boundary of said KND Real Estate 17 tract, North 89 degrees 41 minutes 49 seconds East 250.13 feet; thence continue along the boundary of said KND Real Estate 17 tract, South 00 degrees 54 minutes 56 seconds East 40.00 feet; thence continue along the boundary of said KND Real Estate 17 tract, North 89 degrees 41 minutes 49 seconds East 410.19 feet to the southeast corner thereof and being a point on the west line of Brentwood Village, as per plat thereof, recorded in Plat Cabinet 1, Slide 633 in the office of said Recorder, thence along the west line of said Brentwood Village, South 00 degrees 39 minutes 48 seconds East 642.48 feet to a corner of a tract of land conveyed to the Board of Commissioners of Hamilton County in Document 200400076734 in the office of said Recorder, thence along the boundary of said Board of Commissioners tract the following nine (9) calls: South 89 degrees 41 minutes 33 seconds West 275.33 feet; thence North 87 degrees 26 minutes 42 seconds West 164.25 feet; thence South 89 degrees 41 minutes 33 seconds West 65.62 feet; thence North 89 degrees 12 minutes 19 seconds West 92.23 feet; thence North 40 degrees 29 minutes 55 seconds West 28.55 feet; thence North 18 degrees 00 minutes 45 seconds West 44.62 feet; thence North 00 degrees 54 minutes 35 seconds West 311.68 feet; thence North 06 degrees 25 minutes 52 seconds West 98.94 feet; thence South 89 degrees 05 minutes 17 seconds West 20.02 feet to the point of beginning and containing a gross area of 9.544 acres.

Subject to a 40-foot wide Ingress and Egress Easement which is recorded in Document 2010009262 in the office of the Hamilton County Recorder.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	55.29'	150.00'	27.96'	N79°25'59"W	54.97'	21°07'03"
C2	56.10'	150.00'	28.38'	S79°35'19"E	55.77'	21°25'44"
C3	3.88'	38.50'	1.94'	S85°51'46"E	3.88'	5°46'10"
C4	57.58'	166.00'	29.08'	S78°48'39"E	57.29'	19°52'24"
C5	16.60'	38.50'	8.43'	S84°48'58"W	16.47'	24°42'15"
C6	32.64'	134.00'	16.40'	N75°51'11"W	32.56'	13°57'27"
C7	37.55'	24.00'	23.85'	N45°29'00"W	33.83'	89°38'23"



811
Know what's below.
Call before you dig.

11/06/12	REMOVED B.L. AND LABEL ON LOT 1	KRG
10/30/12	REVISED PER COMMENTS	KRG
DATE	REVISIONS	BY

DENNIS D. OLMSTEAD
REGISTERED No. 900012 STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, ALTA, ROUTE SURVEY, CAA, SURVEYOR LOCATION REPORT.
CERTIFIED: 09/27/12

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

BRIDGEWATER CENTER
AT 146TH STREET

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
17	18N	R4E
DRAWN BY: KRG	CHECKED BY: BKR	

SHEET NO. 1 OF 1 SHEETS

S & A JOB NO. 56030-C