

P.C. 5 Slide 83

32 AT 31-HENKE CENTER SECONDARY PLAT

2013032164 PLAT \$26.00
05/24/2013 12:02:59P 2 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

Part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at A brass pin marking the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence on the South line of said Southwest Quarter North 89 degrees 42 minutes 22 seconds West (assumed bearing) 1324.82 feet to the Southwest corner of the East half of said Southwest Quarter, said point being equidistant from the Southwest corner of said Southwest Quarter; thence on the West line of the East half of said Southwest Quarter North 00 degrees 46 minutes 15 seconds East 492.50 feet to the **POINT OF BEGINNING**; thence continuing North 00 degrees 46 minutes 15 seconds East 250.00 feet on the West line of the East half of said Southwest Quarter; thence South 88 degrees 42 minutes 22 seconds East 522.10 feet; thence South 62 degrees 20 minutes 43 seconds East 10.00 feet to the westerly right of way line of Sun Park Drive, said point being on a curve to the left and having a radius of 300.09 feet and having a chord bearing of South 14 degrees 12 minutes 53 seconds West and a distance of 139.44 feet; thence on the arc of said curve 140.73 feet; thence continuing on said West right of way line South 00 degrees 46 minutes 41 seconds West 302.35 feet to the Right-of-Way of State Road 32 per Instrument No. 2007040170; thence on said right of way line the following 10 courses 1) South 05 degrees 30 minutes 24 seconds West 130.44 feet; 2) thence South 41 degrees 58 minutes 22 seconds West 60.73 feet; 3) thence South 00 degrees 51 minutes 30 seconds West 49.16 feet; 4) thence North 89 degrees 36 minutes 05 seconds West 23.57 feet to a point on a non-tangent curve concave Northerly having a radius of 9925.00 feet; 5.) thence Westerly 313.63 feet on said curve to the right, said curve subtended by a chord that bears North 88 degrees 58 minutes 15 seconds West 313.61 feet; 6) thence North 88 degrees 03 minutes 55 seconds West 38.38 feet; 7) thence North 13 degrees 02 minute 42 seconds West 120.57 feet; 8) thence North 00 degrees 46 minutes 08 seconds East 79.30 feet; 9) thence North 89 degrees 13 minutes 52 seconds West 25.85 feet; 10) thence North 00 degrees 46 minutes 15 seconds East 214.72 feet; thence North 89 degrees 43 minutes 11 seconds West 17.50 feet to the **POINT OF BEGINNING**. Containing 7.22 acres, more or less.

EXCEPT that portion conveyed to the State of Indiana by Warranty Deed dated November 11, 2012 and recorded as Instrument No. 2012072239 in the Office of the Recorder of Hamilton County, Indiana.

Containing after said exception, 6.36 acres, more or less.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, Brady Kuhn, hereby certify that I am a registered land surveyor, licensed in compliance with the laws of the State of Indiana:

This plat is based on a survey prepared by Weihe Engineers, Inc. recorded as Instrument No. 2013032163 in the Office of the Recorder of Hamilton County, Indiana. There has been no change from matters of survey revealed by the cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision and that all monuments shown hereon 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.

Dated May 22, 2013

Brady Kuhn, Registered Land Surveyor No. 20500007
State of Indiana



This instrument was prepared by: Brady Kuhn, Weihe Engineers, Inc.

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law" Brady Kuhn

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 Department of the City of Westfield, Indiana by the Westfield-Washington Advisory Plan Commission on the 14 day of March, 2011.

Approved by the Westfield Community Development Department on the 22 day of May, 2013.

By Matthew S. Skelton, Director

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 consists of Three (3) Lots and One (1) Block, and shall be known and designated as 32 AT 31 HENKE CENTER, an addition to City of 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.

The strips of ground shown on the plat and marked "Utility Easement", "Sanitary Sewer and Utility Easement", "Drainage Easement", "Drainage and Sanitary Sewer Easement", "Drainage and Landscape Easement", and "Drainage Utility and Sanitary Sewer Easement" are reserved for the use of utilities for the installation of water mains, poles, ducts, lines and wires, and drainage facilities, said strips are also reserved for the City of Westfield or successors in the City's interest for the installation and maintenance of sanitary sewer and water mains and appurtenances subject at all times to proper authorities and to the easement herein reserved. The strips of ground shown on the plat and marked "Drainage Easement", "Drainage and Sanitary Sewer Easement", "Drainage and Landscape Easement", and "Drainage Utility and Sanitary Sewer Easement" are also granted to and enforceable by the lot owners and governmental entities including the Hamilton County Drainage Board. 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 utilities and the rights of the owners of other lots in this subdivision.

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 owners of the lots in this subdivision and to their heirs and assigns.

Witnessed our hands and seals this 23rd day of May, 2013.

Shariene Carmen
Hamilton West Investments

State of Georgia)
)SS:
Bartow County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Shariene Carmen and acknowledged the execution of the foregoing instrument as her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this 23rd day of May, 2013.

Written signature: Notary Public

Printed name: Lydia B Adcock

My Commission expires: 6-21-14

My County of Residence: Bartow



This instrument prepared for:

Henke Development Group

1 S. Rangeline Road
Carmel, IN 46032
317-564-4813

This instrument prepared by: Brady Kuhn

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER