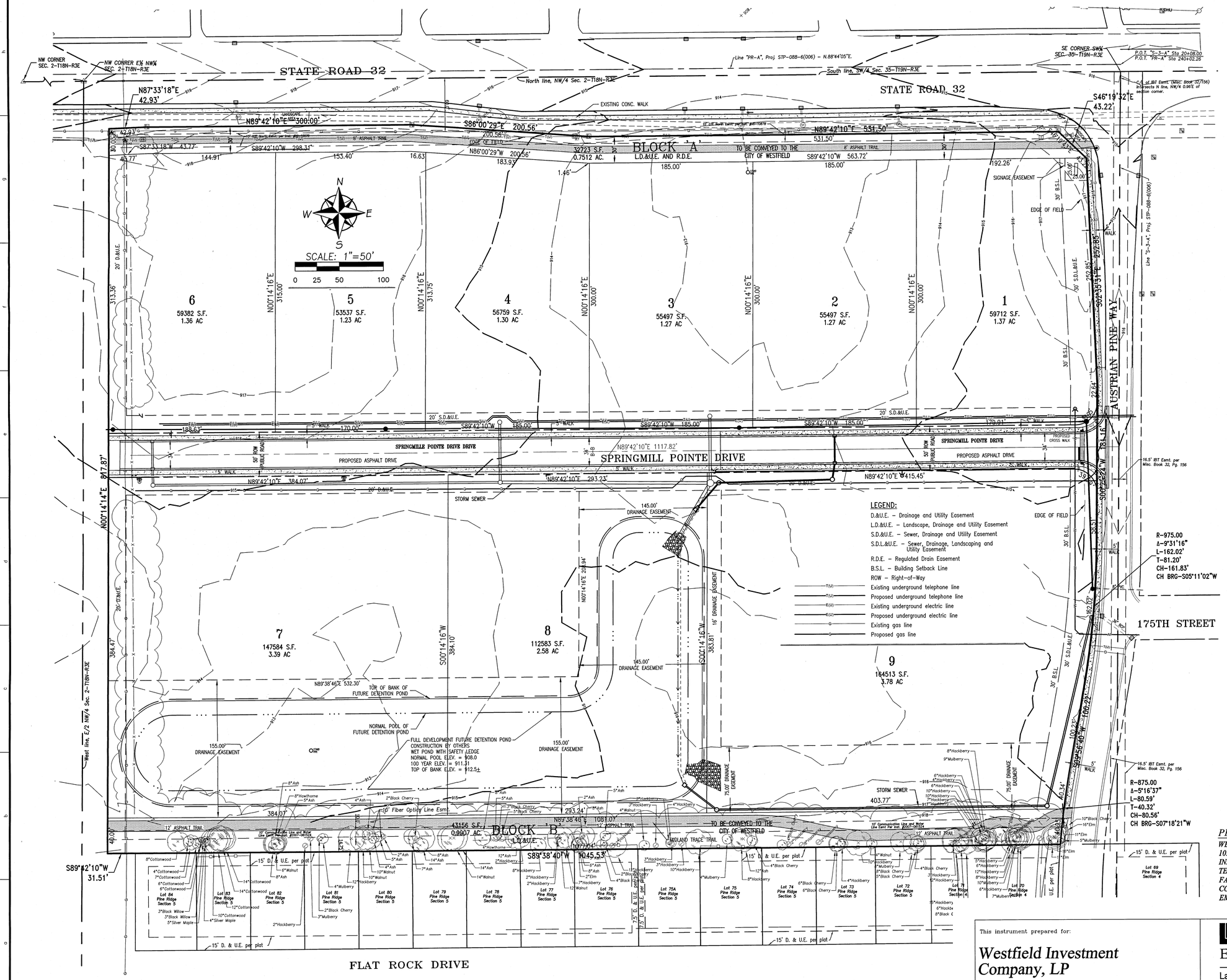
SPRINGMILL POINTE PRIMARY PLAT



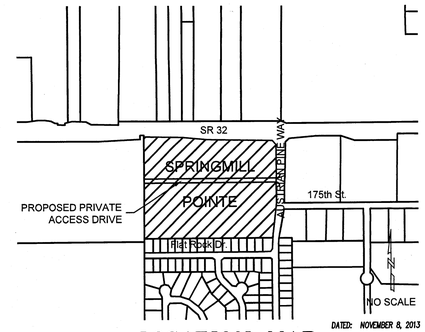
LEGEND:

- D.&U.E. – Drainage and Utility Easement
- L.D.&U.E. – Landscape, Drainage and Utility Easement
- S.D.&U.E. – Sewer, Drainage and Utility Easement
- S.D.L.&U.E. – Sewer, Drainage, Landscaping and Utility Easement
- R.D.E. – Regulated Drain Easement
- B.S.L. – Building Setback Line
- ROW – Right-of-Way
- Existing underground telephone line
- Proposed underground telephone line
- Existing underground electric line
- Proposed underground electric line
- Existing gas line
- Proposed gas line

LAND DESCRIPTION

A part of the North Half of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian, situated in Washington Township, Hamilton County, Indiana and being more specifically described as follows:

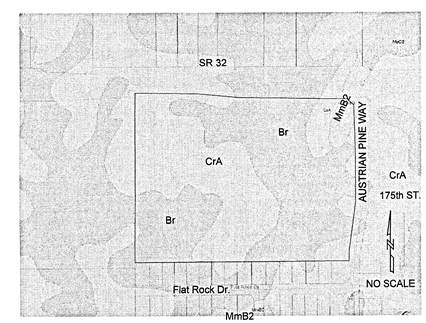
Commencing at the Northwest corner of said Section 2; thence North 89 degrees 42 minutes 10 Seconds East (basis of bearings) on and along the North line of said Section 2, a distance of 1357.85 feet; thence South 00 degrees 14 minutes 14 seconds West parallel with the West line of the East Half of the Northwest Quarter of said Section 29, a distance of 53.61 feet to a point on the South right-of-way line of State Road 32 as described in Instrument Number 2007-0061524 on file in the Office of the Recorder of Hamilton County, Indiana and the **Point of Beginning** of this description; thence on and along said South right-of-way line by the following six (6) courses: 1) North 87 degrees 33 minutes 18 seconds East 42.93 feet; thence 2) North 89 degrees 42 minutes 10 seconds East 30.00 feet; thence 3) South 86 degrees 00 minutes 29 seconds East 200.56 feet; thence 4) North 89 degrees 42 minutes 10 seconds East 531.50 feet; thence 5) South 46 degrees 19 minutes 32 seconds East 43.22 feet; thence 6) South 02 degrees 35 minutes 31 seconds East 252.85 feet to a point on the West right-of-way line of Austrian Pine Way; thence on and along said West right-of-way line by the following four (4) courses: 1) South 00 degrees 25 minutes 24 seconds West 181.16 feet to the point of curvature of a tangent curve to the right, said curve having a radius of 975.00 feet and being subtended by a long chord bearing South 05 degrees 11 minutes 02 seconds West 161.83 feet; thence 2) Southerly on and along said curve to the right through a central angle of 9 degrees 31 minutes 16 seconds an arc distance of 162.02 feet to the point of tangency thereof; thence 3) South 09 degrees 56 minutes 40 seconds West 100.22 feet to the point of curvature of a tangent curve to the left, said curve having a radius of 875.00 feet and being subtended by a long chord bearing South 07 degrees 18 minutes 21 seconds West 80.56 feet; thence 4) Southerly on and along said curve to the left through a central angle of 5 degrees 16 minutes 37 seconds an arc distance of 80.59 feet to a point on the North line of Pine Ridge, Section 5 per plat thereof, recorded as Instrument Number 1999-0021163 on file in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 38 minutes 40 seconds West on and along said North line 1045.53 feet; thence South 89 degrees 42 minutes 10 seconds West 31.51 feet; thence North 00 degrees 14 minutes 14 seconds East parallel with the West line of the East Half of the Northwest Quarter of said Section 29, a distance of 817.87 feet to the **Point of Beginning**, containing 20.595 acres, more or less.



DATED: NOVEMBER 8, 2013

LOCATION MAP

SEE PAGE TWO FOR AN ENLARGED LOCATION MAP



Br SOILS TYPE LEGEND
CrA BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM, 0 TO 2 % SLOPES
MmB2 MIAMI SILT LOAM, 2 TO 6 % SLOPES, ERODED

SOIL MAP

PLANS PREPARED BY:
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: BRADY KUHN
EMAIL: KUHNB@WEIHE.NET

PLANS PREPARED FOR:
WESTFIELD INVESTMENT COMPANY, LP
14111 NICHOLAS DRIVE
CARMEL, IN 46074
TELEPHONE: (317) 431-1857
CONTACT PERSON: BEAU WILFONG

ZONING: PUD (PLANNED UNIT DEVELOPMENT)
UNDERLYING ZONING: GB (GENERAL BUSINESS)

DATED: NOVEMBER 8, 2013

This instrument prepared for:

Westfield Investment Company, LP
14111 Nicholas Drive, Carmel, IN 46074
(317) 431-1857

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

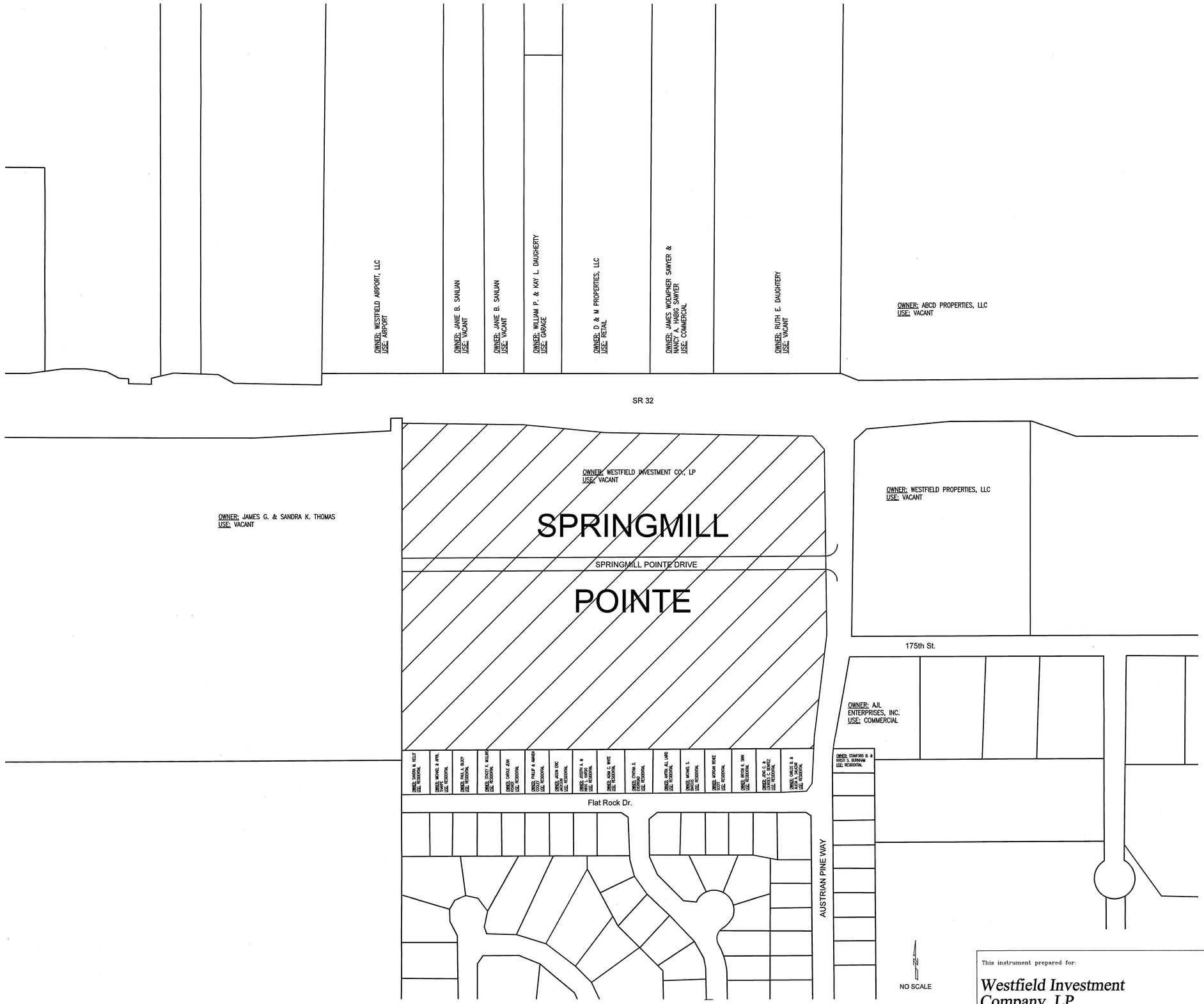
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

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

LOCATION: H:\2013\WI30245\Surveying\WI30245 PRIMARY PLAT.dwg
LAYOUT: Primary
DATE/TIME: February 11, 2014 - 11:33am
PLOTTED BY: Brady Kuhnb

SPRINGMILL POINTE
PRIMARY PLAT



LOCATION MAP

THIS PLAT PREPARED UNDER THE DIRECT SUPERVISION OF:

Brady Kuhn 2/11/14

BRADY KUHN, REG. L.S. NO. 20500007

BRADY KUHN REGISTERED No. 20500007 STATE OF INDIANA LAND SURVEYOR

PLANS PREPARED BY:
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10505 N. COLLEGE AVE.
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CARMEL, IN 46074
TELEPHONE: (317) 431-1857
CONTACT PERSON: BEAU WILFONG

DATED: NOVEMBER 8, 2013

This instrument prepared for:

Westfield Investment Company, LP
14111 Nicholas Drive, Carmel, IN 46074
(317) 431-1857

WEIHE ENGINEERS
DATED: NOVEMBER 6, 2013
Land Surveying | Civil Engineering
Landscape Architecture

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