

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

THIS INSTRUMENT PREPARED FOR:
 ENCLAVE AT VILLAGE FARMS
 BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC
 9757 WESTPOINT DRIVE SUITE 600
 INDIANAPOLIS, INDIANA 46256
 CONTACT: ED FLEMING
 PHONE: (317) 564-7301

SOURCE OF TITLE
 WARRANTY DEED INSTR. NO. 2007039535

VILLAGE FARMS

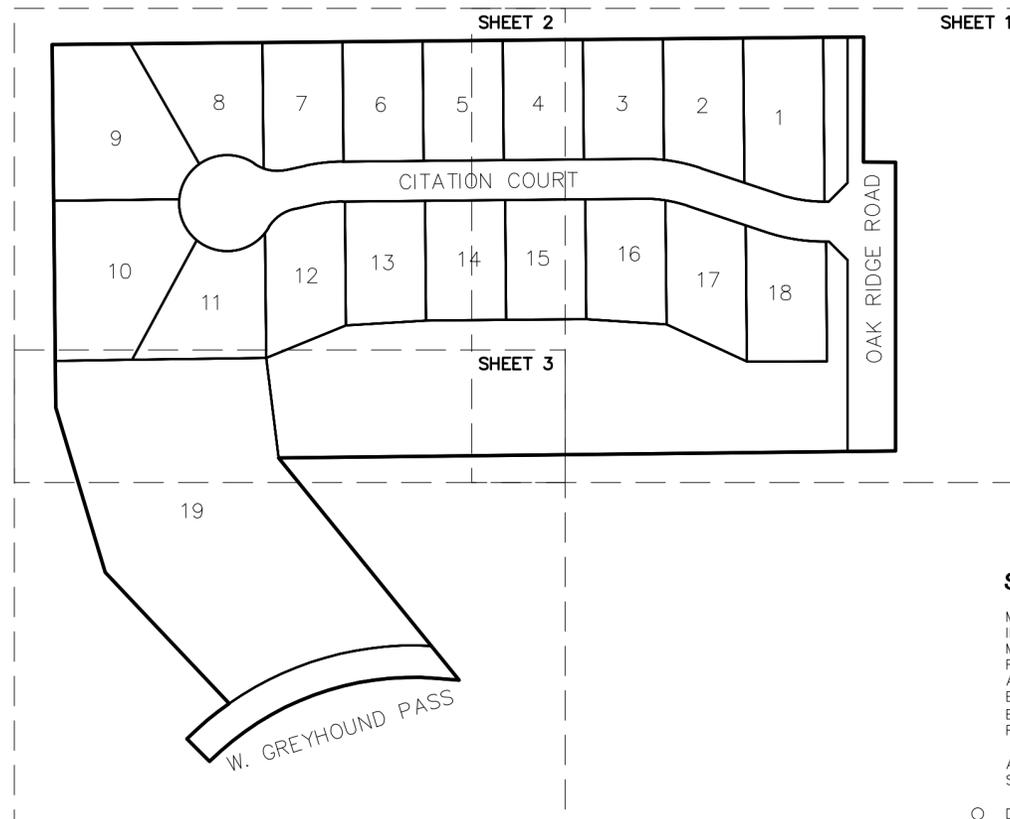
SECTION 19

SECONDARY PLAT

(PART OF THE NE 1/4 OF SECTION 14, T18N-R3E,
 WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA)



SCALE: 1"=150'



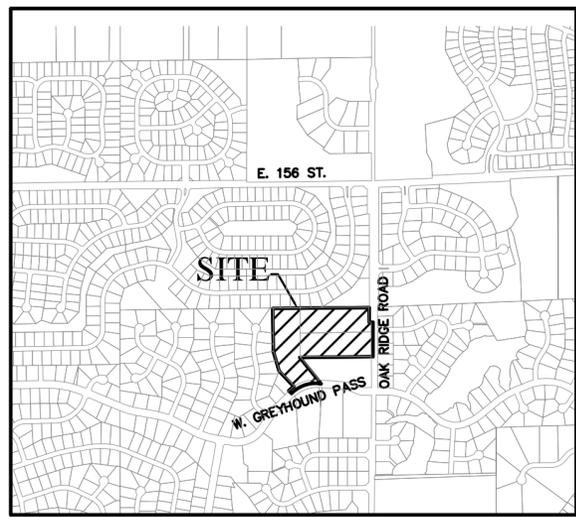
LEGEND

- 25** LOT NUMBER
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE, MAINTENANCE ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- R.D.E. REGULATED DRAINAGE EASEMENT
- R.D.U.&S.E. REGULATED DRAINAGE UTILITY & SEWER EASEMENT
- B.L. BUILDING SETBACK LINE
- R/W RIGHT OF WAY
- C.A. COMMON AREA
- I.E.E. INGRESS-EGRESS EASEMENT
- SECTION CORNER

SUBDIVISION MONUMENTATION

MONUMENTS THAT ARE SHOWN ON THIS PLAT HAVE BEEN SET IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT. MONUMENTS THAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT HAVE NOT BEEN SHOWN. AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

- A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS.
- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
- DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).



LOCATION MAP

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	0' EACH SIDE, PROVIDED 10' MIN. BLDG. SEPARATION
MIN. REAR YARD	20'
MIN. FRONT YARD	20'; HOWEVER RESIDENCES WITH A SIDE OR REAR LOADED GARAGE, THE FRONT YARD SET BACK SHALL BE 10'.
MIN. LOT DEPTH	100'
MIN. WIDTH AT STREET	20'
MAX BUILDING HEIGHT	30'
MINIMUM LOT AREA	6,000 SQUARE FEET

Curtis C. Huff
 Registered Land Surveyor
 No. 80040348



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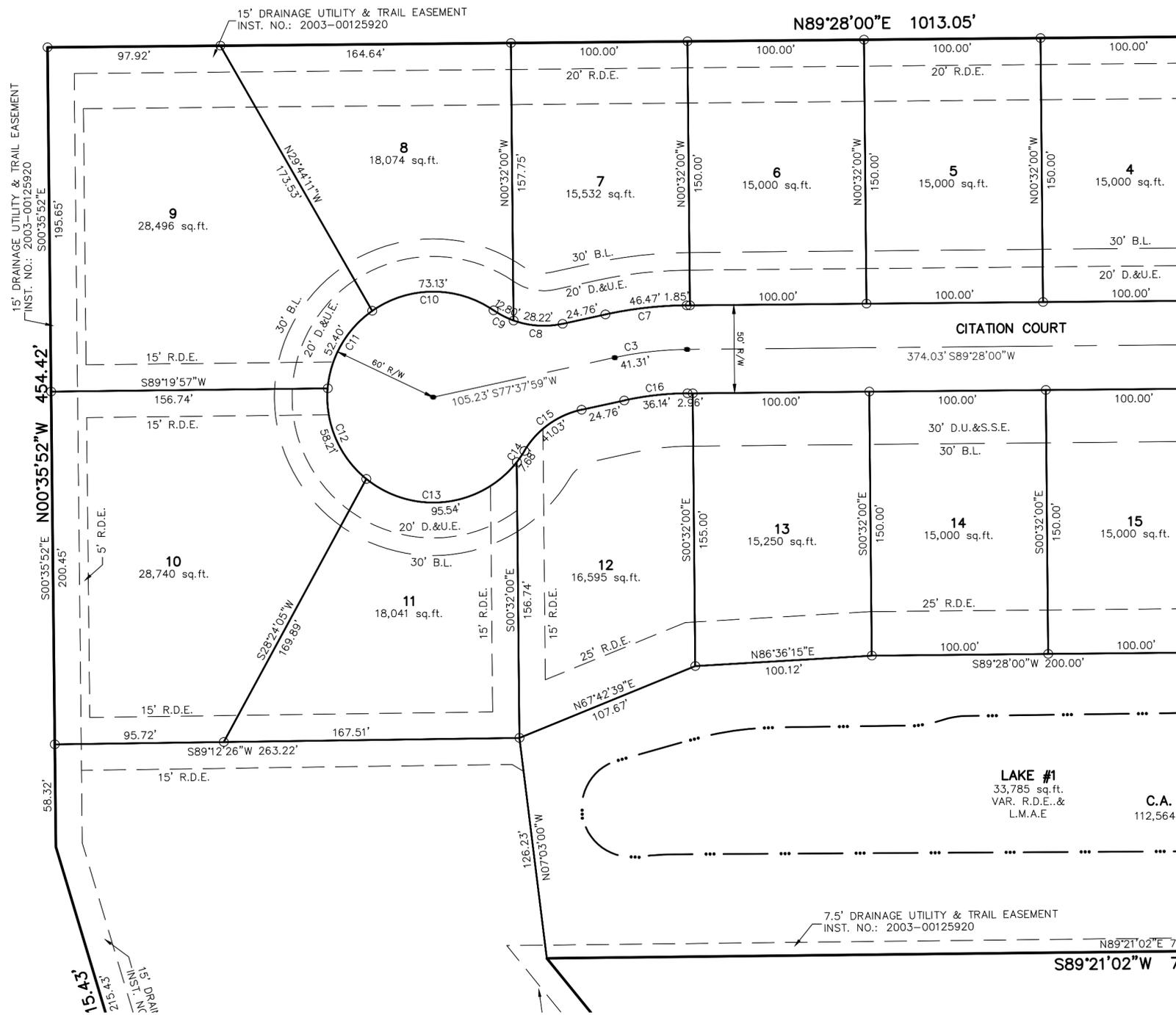
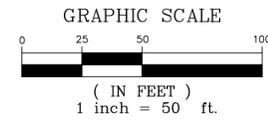
VILLAGE FARMS

SECTION 19

SECONDARY PLAT

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NOTE: PLEASE REFER TO SHEET
 ONE FOR GENERAL NOTES, THE
 LEGEND AND THE DEFINITIONS
 OF SYMBOLS AND
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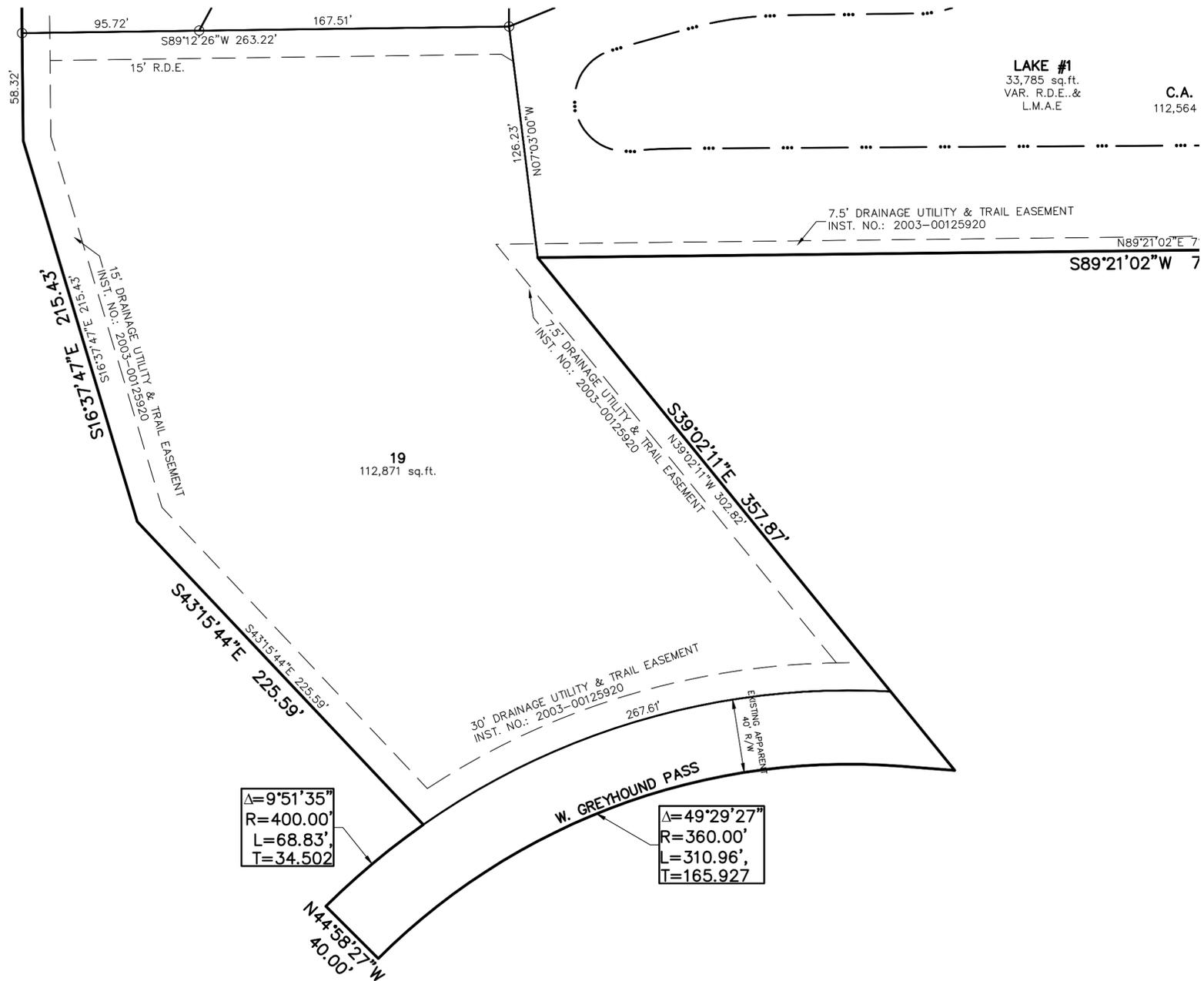
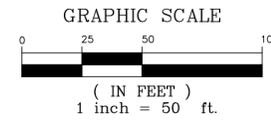
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LAKE #1
 33,785 sq.ft.
 VAR. R.D.E. &
 L.M.A.E. **C.A.**
 112,564

$\Delta=9^{\circ}51'35''$
 $R=400.00'$
 $L=68.83'$
 $T=34.502$

$\Delta=49^{\circ}29'27''$
 $R=360.00'$
 $L=310.96'$
 $T=165.927$

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VILLAGE FARMS, SECTION 19

PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 1,313.73 FEET TO THE PROLONGED SOUTH LINE OF THE MEADOWS AT SPRINGMILL VILLAGES, SECTION 4-A, RECORDED IN INSTRUMENT NO.: 98-73004 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 28 MINUTES 00 SECONDS WEST 40.00 FEET ALONG SAID PROLONGED LINE TO THE SOUTHEAST CORNER OF THE MEADOWS AS SPRINGMILL VILLAGES, SECTION 4-A ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 200200011435, RECORDED IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID TRACT BY THE NEXT TWO COURSES: 1) SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST 156.76 FEET PARALLEL TO SAID EAST LINE; 2) SOUTH 89 DEGREES 55 MINUTES 08 SECONDS EAST 40.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS EAST 361.60 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 21 MINUTES 02 SECONDS WEST 770.00 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 11 SECONDS EAST 357.87 FEET TO THE CENTER LINE OF GREYHOUND PASS; THENCE ALONG SAID CENTERLINE BY THE NEXT TWO COURSES: 1) NORTH 85 DEGREES 29 MINUTES 00 SECONDS WEST 28.87 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 04 DEGREES 31 MINUTES 00 SECONDS WEST; 2) THENCE SOUTHWESTERLY ALONG SAID CURVE 310.96 FEET TO A POINT ON THE EASTERLY LINE OF VILLAGE FARMS, SECTION 2 RECORDED IN PLAT BOOK 6, PAGES 7 THROUGH 9 IN SAID RECORDER'S OFFICE, THE POINT OF WHICH BEARS NORTH 44 DEGREES 58 MINUTES 27 SECONDS WEST FROM SAID RADIUS POINT; THENCE ALONG SAID EASTERLY LINE OF VILLAGE FARMS BY THE NEXT 5 COURSES: 1) NORTH 44 DEGREES 58 MINUTES 27 SECONDS WEST 40.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 44 DEGREES 58 MINUTES 27 SECONDS EAST; 2) NORTHEASTERLY ALONG SAID CURVE 68.83 FEET TO A POINT WHICH BEARS NORTH 35 DEGREES 06 MINUTES 52 SECONDS WEST FROM SAID RADIUS POINT; 3) NORTH 43 DEGREES 15 MINUTES 44 SECONDS WEST 225.59 FEET; 4) NORTH 16 DEGREES 37 MINUTES 47 SECONDS WEST 215.43 FEET; 5) NORTH 00 DEGREES 35 MINUTES 52 SECONDS WEST 454.42 FEET TO SAID SOUTH LINE; THENCE NORTH 89 DEGREES 28 MINUTES 00 SECONDS EAST 1,013.05 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING, CONTAINING 14.514 ACRES, MORE OR LESS.

Curtis C. Huff
 Registered Land Surveyor
 No. 80040348



CENTERLINE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	200.00'	65.17'	32.88'	64.89'	N80°46'55"W	18°40'16"
C2	200.00'	66.62'	33.62'	66.32'	N80°59'24"W	19°05'13"
C3	200.00'	41.31'	20.73'	41.23'	S83°32'59"W	11°50'01"

RIGHT OF WAY						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C4	57.03'	175.00'	28.77'	S80°46'55"E	56.78'	18°40'16"
C5	47.06'	225.00'	23.62'	S77°26'17"E	46.97'	11°59'00"
C6	27.90'	225.00'	13.97'	S86°58'54"E	27.88'	7°06'13"
C7	46.47'	225.00'	23.32'	N83°32'59"E	46.39'	11°50'01"
C8	28.22'	50.00'	14.50'	S86°11'43"E	27.85'	32°20'36"
C9	12.80'	50.00'	6.44'	S62°41'17"E	12.77'	14°40'14"
C10	73.13'	60.00'	41.88'	N89°43'49"E	68.69'	69°50'02"
C11	52.40'	60.00'	28.00'	N29°47'38"E	50.75'	50°02'20"
C12	58.21'	60.00'	31.63'	N23°01'10"W	55.95'	55°35'15"
C13	95.54'	60.00'	61.31'	S83°34'09"W	85.76'	91°14'08"
C14	7.68'	60.00'	3.84'	S34°17'07"W	7.67'	7°19'57"
C15	41.03'	50.00'	21.75'	S54°07'34"W	39.89'	47°00'51"
C16	36.14'	175.00'	18.14'	S83°32'59"W	36.08'	11°50'01"
C17	29.07'	175.00'	14.57'	N85°46'31"W	29.03'	9°30'58"
C18	29.23'	175.00'	14.65'	N76°13'54"W	29.20'	9°34'15"
C19	73.32'	225.00'	36.99'	N80°46'55"W	73.00'	18°40'16"

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WARRANTY DEED INSTR. NO. 2007039535

VILLAGE FARMS

SECTION 19

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Engineer's certificate:

I, Curtis C. Huff, hereby certify that I am a Registered Professional Engineer or Land Surveyor, as the case may be, licensed in compliance with the laws of the State of Indiana, and that I have inspected during their construction and installation all improvements and installations required for this subdivision, designated specifically as Maple Knoll Section SIX, and that such required improvements and installations have been made and installed in accordance with the specifications heretofore approved therefor.

Curtis C. Huff
Registered Land Surveyor
No. 80040348



Registered land surveyor's certificate -

I, Curtis C. Huff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

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.

Curtis C. Huff
Registered Land Surveyor
No. 80040348



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.

Curtis C. Huff

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, plan and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Village Farms, Section 19 in Hamilton County, Indiana. All Right-of-ways shown and not heretofore dedicated, are hereby dedicated to the public.

This plat is subject to the Declaration of Covenants, Conditions and Restrictions of Village Farms recorded as Instrument No. _____ and any amendments thereto.

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 25, 30, 35 and 15 feet in width as shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and the 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 public utilities.

"Tree Preservation Easements" as indicated on this plat constitute a covenant running with the title of the subject property and is denoted for the property owners and their future successors, assignees or transferees to preserve, protect and maintain existing trees. No tree removal or land disturbance may occur within the Tree Preservation Easements unless approved by the City of Westfield.

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

In Testimony whereof, witness the signatures of Owner and Declarant this _____ day of _____, 2014.

Owner:
Enclave at Village Farms, by
Platinum Properties Management Co., LLC, it's Manager
9757 Westpoint Drive, Suite 600
Indianapolis, Indiana 46256
Phone: (317) 818-2900

Paul Rioux, President

State of Indiana)
) SS
County of _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Rioux, President of Enclave at Village Farms, LLC by Platinum Properties Management Co., LLC, it's Manager and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this _____ day of _____, 2014.

Notary Public

Print Name

County of Residence: _____

My commission expires: _____



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 Economic and 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 Economic and Community Development Department on the ____ day of _____, _____.

By Matt Skelton, Director