



Mayor
Andy Cook

City Council
Jim Ake
Steve Hoover
Robert L. Horkay
Chuck Lehman
Robert J. Smith
Cindy L. Spoljaric
Robert W. Stokes

Clerk Treasurer
Cindy J. Gossard

October 31, 2014

TO: Board of Public Works and Safety

FROM: Jesse Pohlman, Senior Planner
Department of Economic and Community Development

RE: Redwood at Andover Secondary Re-Plat

In September 2014, the Common Council approved a new zoning ordinance for Washington Township to be known as the "Unified Development Ordinance" or "UDO".

The UDO includes a new requirement that in addition to the Plan Commission's Certificate, any plat within the City's corporate limits is required to have a certificate of acceptance of any public right-of-way by the Board of Public Works and Safety.

As a result, all secondary plats will now be presented to the Board of Public Works for its acceptance and signatures prior to being recorded.

Attached is a copy of a secondary re-plat for Andover at Redwood, a 180 single-story apartment unit development on approximately 30.4 acres, generally located on the southeast corner of Shady Nook Road and 186th Street (please see attached location exhibit). The original secondary plat for Andover at Redwood was recorded in April 2014.

Since the original secondary plat was recorded, Citizens of Westfield (please see attached letter of consent) has requested some minor modifications to the location of their water line easements. In order to accommodate these requested changes on a recorded plat, approval and recording of this re-plat is necessary. Because this re-plat was filed after the effective date of the UDO, it is being presented to the Board for acceptance and signing prior to recording.

Attachments: Secondary Plat
Location Exhibit
Citizen's Letter of Consent

Economic and
Community Development

(317) 804-3170 office
(317) 804-3181 fax

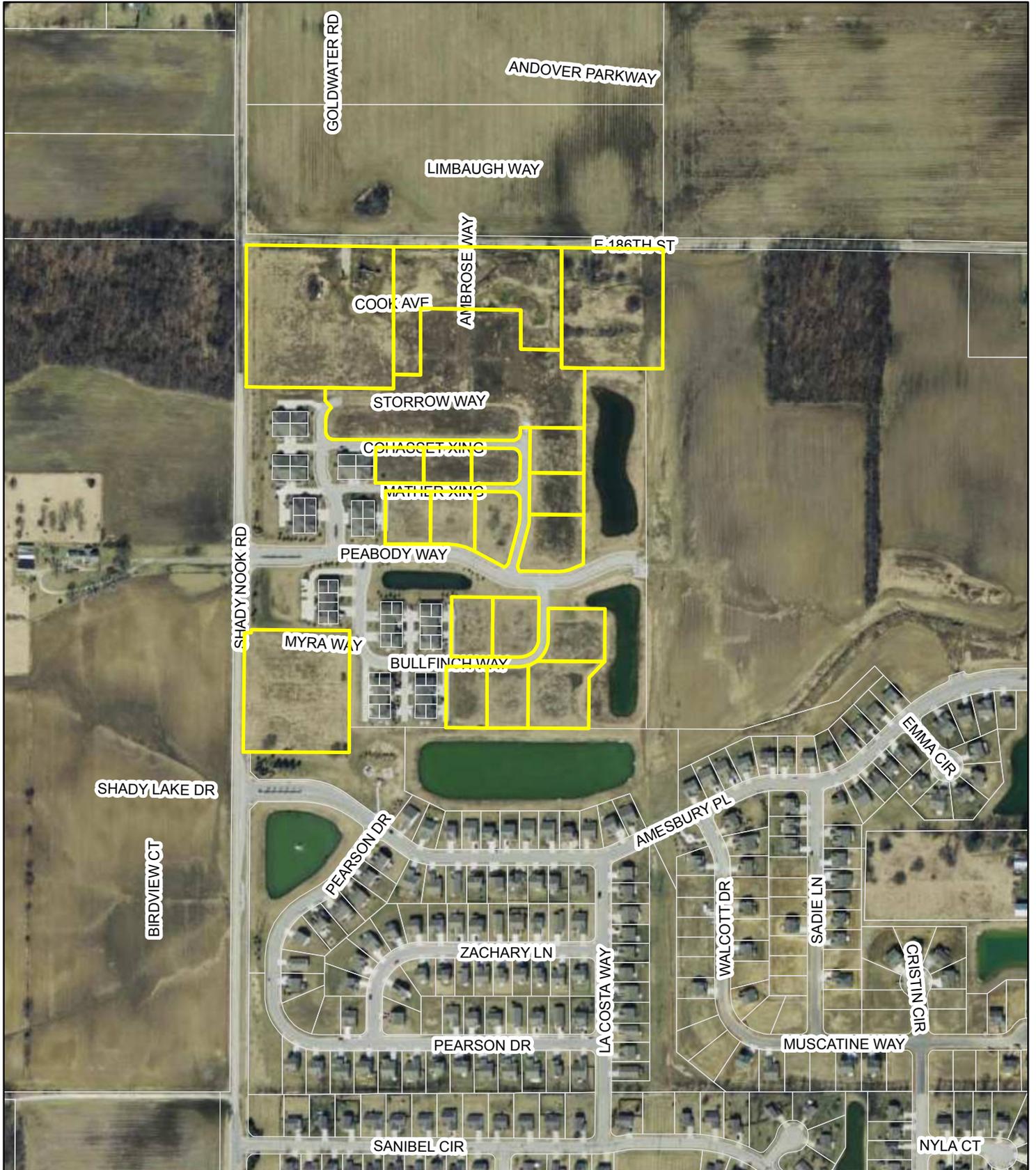
2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

Property Location Map Redwood at Andover Secondary Re-Plat



Aerial Location Map

 Site





October 14, 2014

Mr. Jesse Pohlman
City of Westfield
Economic and Community Development Department
2728 E, 171st Street
Westfield, IN 46074

Re: Redwood at Andover Re-plat

Dear Mr. Pohlman:

Citizens Water of Westfield, LLC consents to the vacations of the 10 foot utility easements that were shown on the plat recorded April 9, 2014. These 10 foot utility easements were for the 2" service lines from the main to the meter pit for Buildings A, B, C, D, E, G, H, I, J, K, L, X, and Y.

Citizens Water of Westfield, LLC consents to the establishments of the 22 foot utility easement in Block G, south of Myra Way and the 35 foot utility easement in Block A-1, east of Ambrose Way. These utility easements were added after the secondary plat had already been recorded due to the requirement of additional water main.

Very truly yours,

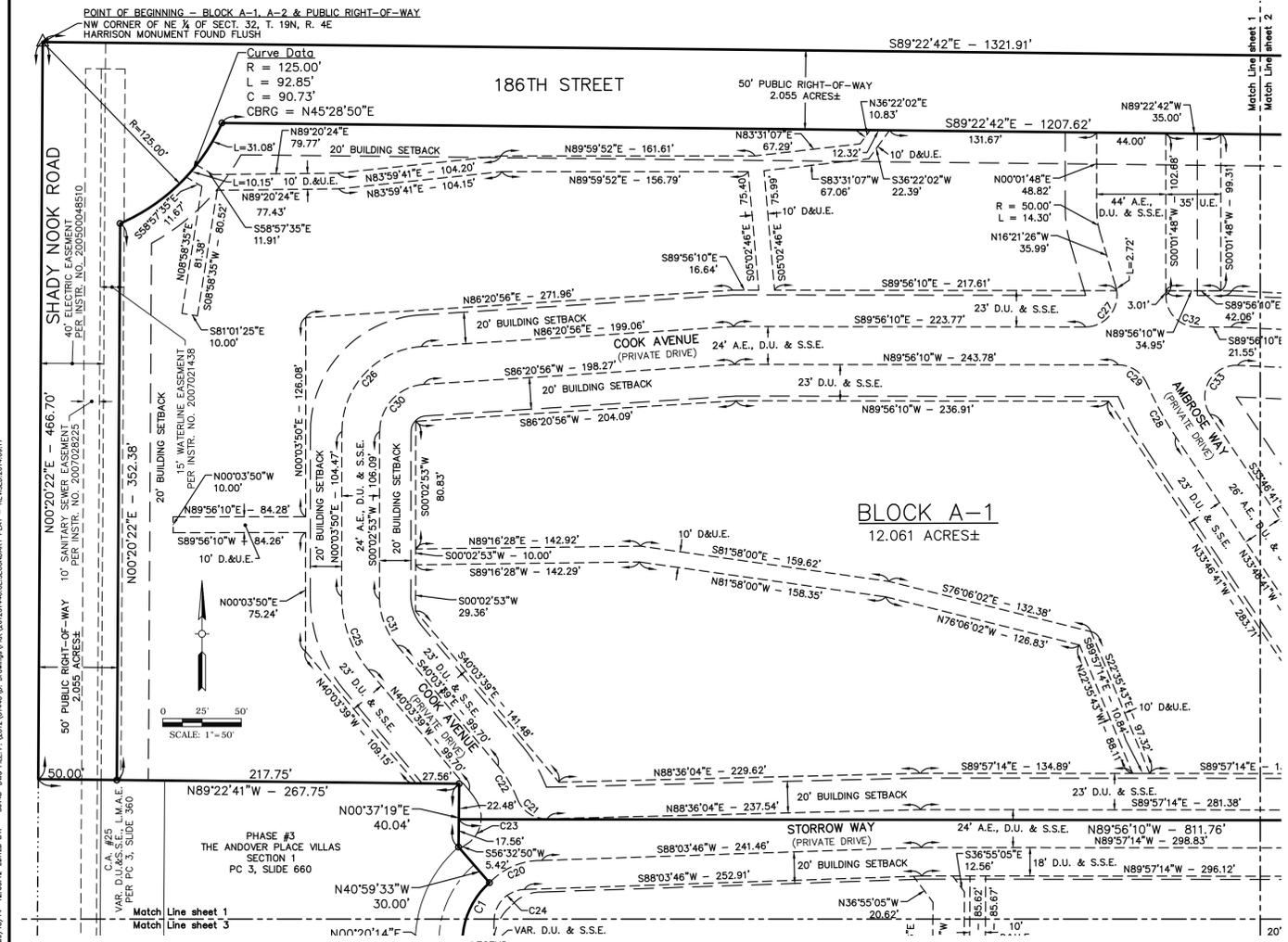
A handwritten signature in blue ink, appearing to read "Harry S. Nikides", is written over a light blue circular stamp.

Harry S. Nikides
District Supervisor
2728 E 171st Street
Westfield, IN 46074

Cc: Carol Dugan
Ed Bukavoc
Dale Koch
file

SECONDARY RE-PLAT FOR REDWOOD AT ANDOVER

PART OF THE N.E. 1/4 OF SECTION 32, T19N, R4E HAMILTON COUNTY, INDIANA
AND A RE-PLAT OF REDWOOD AT ANDOVER
THIS RE-PLAT SUPERSEDES THE PLAT FOR REDWOOD AT ANDOVER, INSTRUMENT NUMBER 2014012996



POINT OF BEGINNING - BLOCK A-1, A-2 & PUBLIC RIGHT-OF-WAY
NW CORNER OF NE 1/4 OF SECT. 32, T. 19N, R. 4E
HARRISON MONUMENT FOUND FLUSH

NE CORNER OF W 1/2 OF NE 1/4 OF SECT. 32, T. 19N, R. 4E
MAG NAIL FOUND FLUSH

SEE SHEET 7 FOR LINE TABLE
SEE SHEET 7 FOR CURVE TABLE

PREPARED BY:
LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:
REDWOOD ACQUISITIONS, LLC
387 MEDINA ROAD, SUITE 600
MEDINA, OHIO 44256

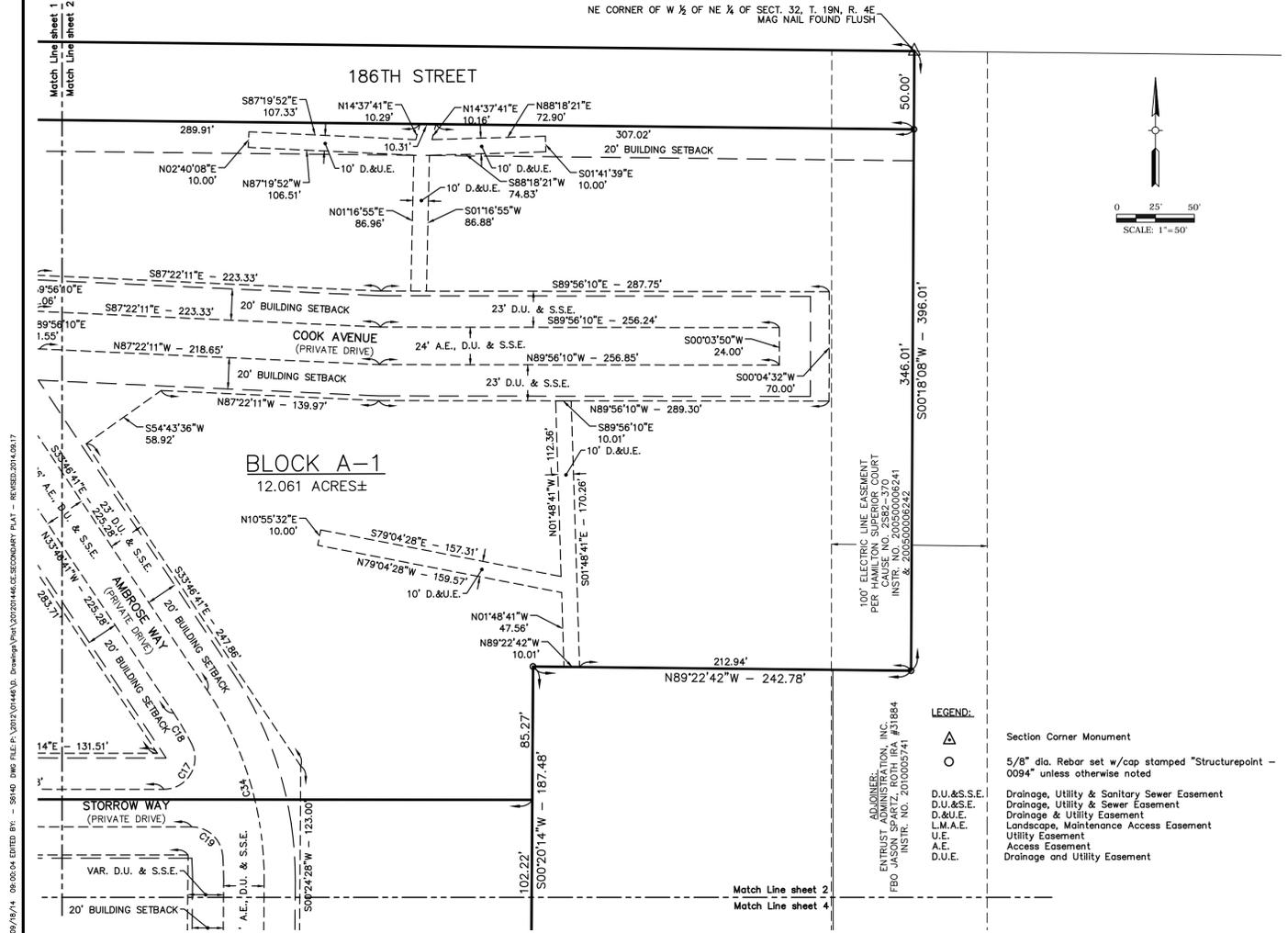
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

AMERICAN STRUCTUREPOINT INC.

SHEET 1 of 8

SECONDARY RE-PLAT FOR REDWOOD AT ANDOVER

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NE CORNER OF W 1/2 OF NE 1/4 OF SECT. 32, T. 19N, R. 4E
MAG NAIL FOUND FLUSH

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SHEET 2 of 8

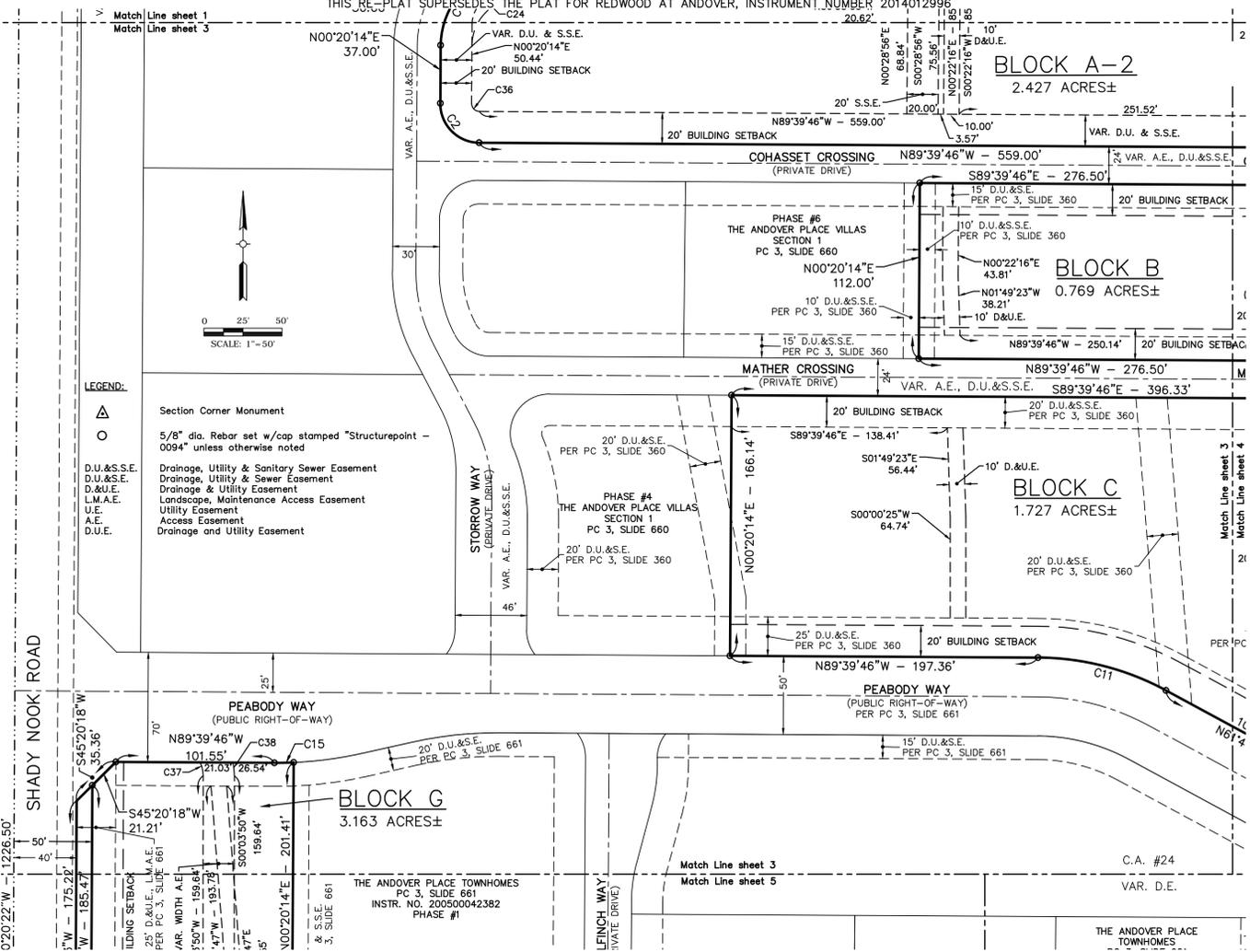
LEGEND:

- △ Section Corner Monument
- 5/8" dia. Rebar set w/cap stamped "Structurepoint - 0094" unless otherwise noted
- D.U.&S.S.E. Drainage, Utility & Sanitary Sewer Easement
- D.&U.E. Drainage, Utility & Sewer Easement
- L.M.A.E. Drainage & Utility Easement
- U.E. Landscape, Maintenance Access Easement
- A.E. Utility Easement
- D.U.E. Access Easement
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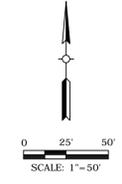
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 - A.E. Access Easement
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SEE SHEET 7 FOR LINE TABLE
SEE SHEET 7 FOR CURVE TABLE

SHEET 3 of 8



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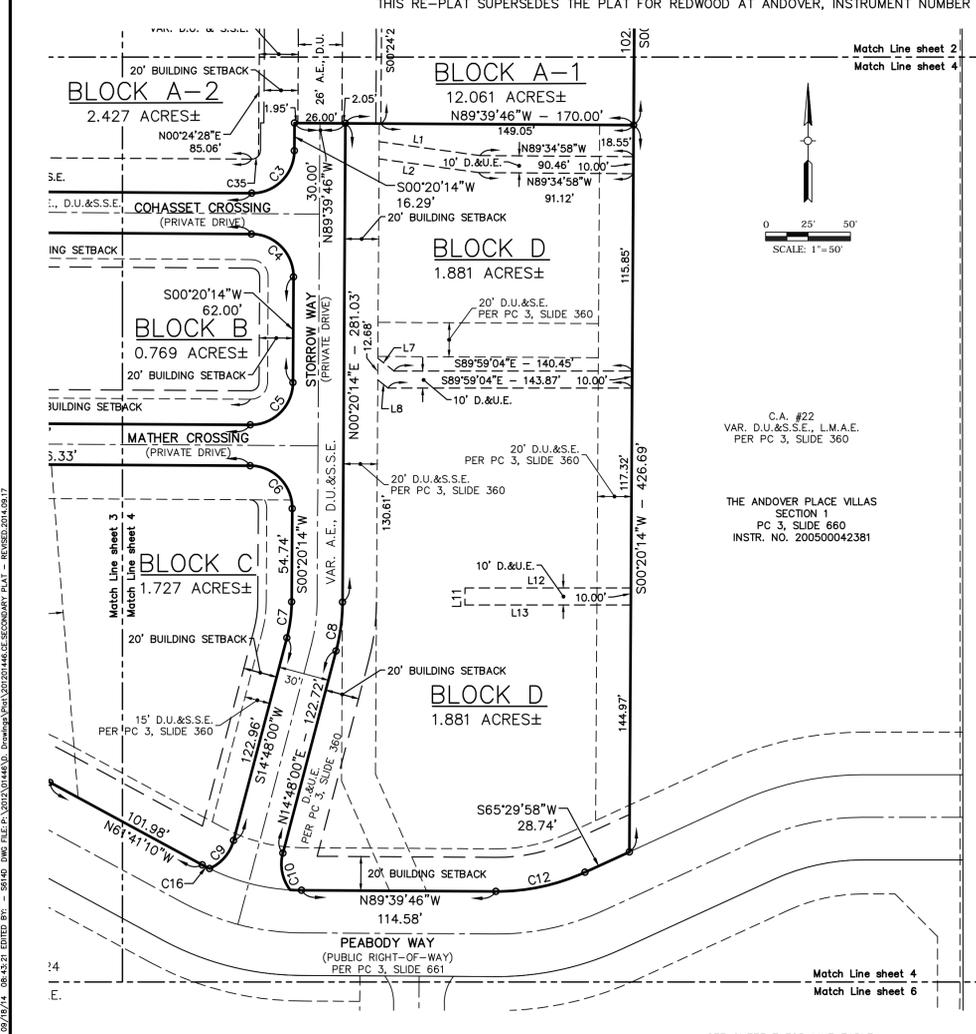
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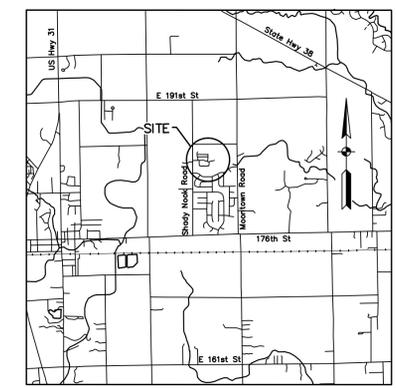
SHEET 4 of 8



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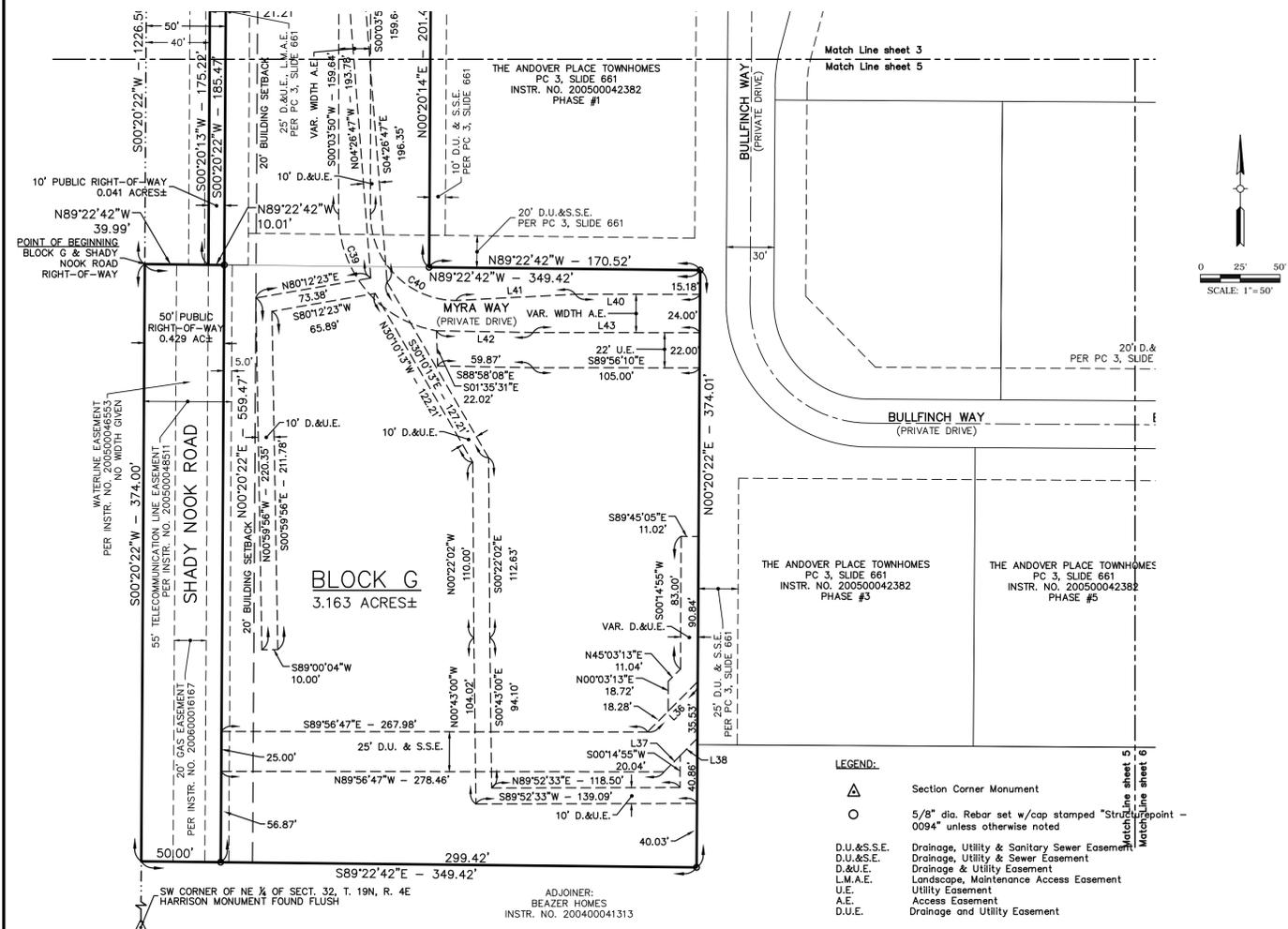
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VICINITY MAP
NO SCALE

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SHEET 5 of 8

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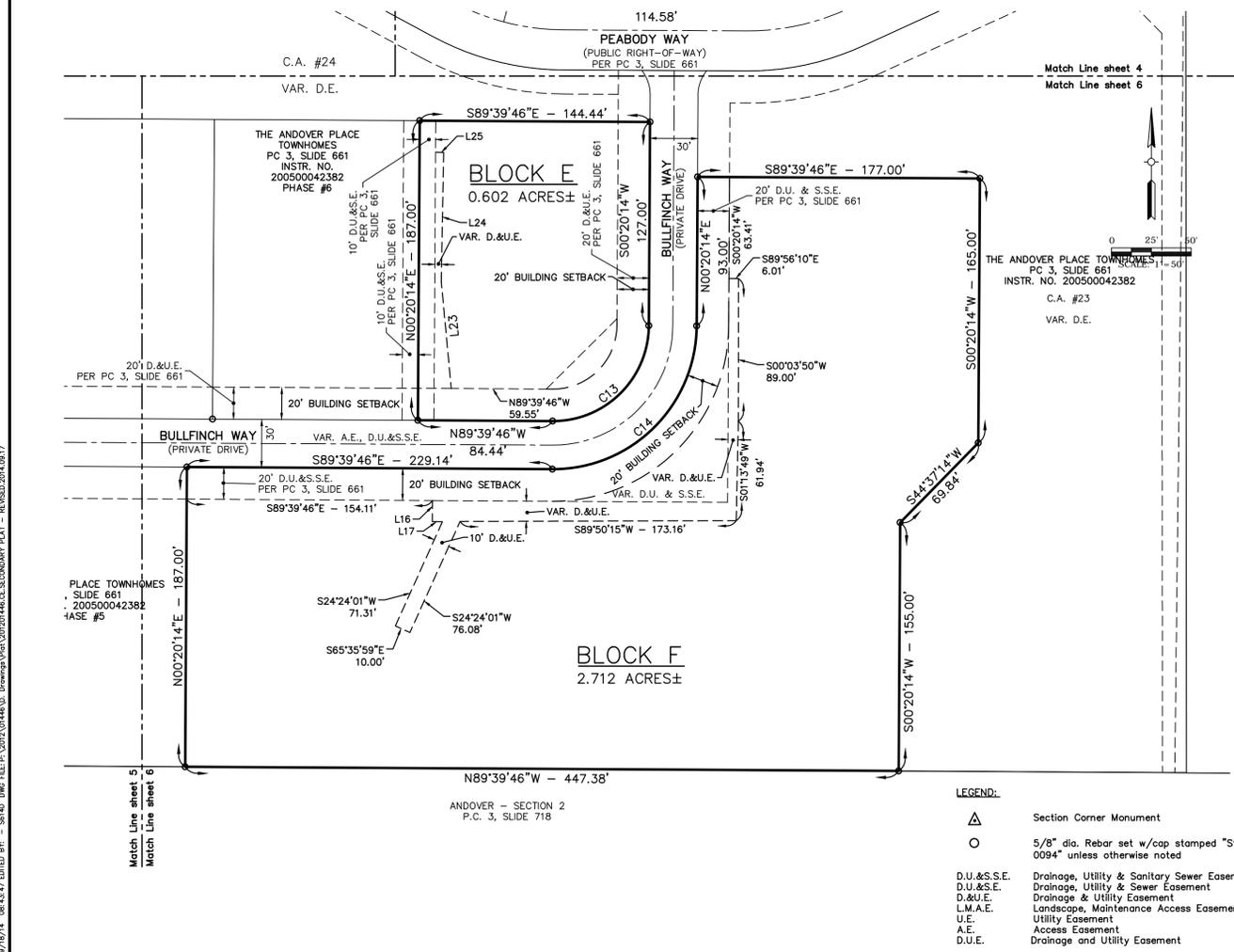
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SEE SHEET 7 FOR LINE TABLE
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SHEET 6 of 8

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Curve Table				
Curve #	Length	Radius	Chord	Chord Brg
C1	42.47'	50.00'	41.20'	N24° 40' 15"E
C2	39.27'	25.00'	35.36'	S44° 39' 46"E
C3	39.27'	25.00'	35.36'	N45° 20' 14"E
C4	39.27'	25.00'	35.36'	N44° 39' 46"W
C5	39.27'	25.00'	35.36'	N45° 20' 14"E
C6	39.27'	25.00'	35.36'	N44° 39' 46"W
C7	21.45'	85.00'	21.40'	N07° 34' 05"E
C8	29.03'	115.00'	28.95'	N07° 34' 05"E
C9	22.50'	25.00'	21.75'	N40° 34' 55"E
C10	22.80'	25.00'	22.02'	S11° 19' 49"E
C11	85.46'	175.00'	84.61'	N75° 40' 32"W
C12	54.19'	125.00'	53.76'	N77° 55' 04"E
C13	94.25'	60.00'	84.85'	N45° 20' 14"E
C14	141.37'	90.00'	127.28'	N45° 20' 14"E
C15	12.35'	250.00'	12.35'	S88° 55' 19"W
C16	4.88'	125.00'	4.88'	S62° 48' 14"E
C17	40.82'	20.00'	34.10'	N31° 34' 17"E
C18	22.80'	190.00'	22.78'	N30° 20' 26"W
C19	29.88'	20.00'	27.18'	N47° 09' 15"W
C20	37.31'	44.82'	36.24'	S67° 02' 26"W
C21	24.59'	20.00'	23.07'	S56° 11' 00"E
C22	23.99'	72.00'	23.88'	N30° 30' 51"W
C23	29.95'	20.00'	27.23'	N13° 38' 36"E
C24	30.62'	20.00'	27.72'	S44° 12' 00"W
C25	50.42'	72.00'	49.40'	S19° 59' 55"E
C26	81.31'	54.00'	73.85'	S43° 12' 07"W
C27	37.15'	20.00'	32.03'	N36° 51' 12"E
C28	38.61'	216.00'	38.56'	S28° 39' 25"E
C29	23.18'	20.00'	21.90'	N56° 44' 10"W
C30	45.18'	30.00'	41.03'	S43° 12' 23"W
C31	31.89'	48.00'	31.30'	S21° 01' 50"E
C32	31.40'	20.00'	28.28'	S44° 57' 11"E
C33	44.12'	20.00'	35.70'	S29° 25' 34"W
C34	94.86'	216.00'	94.10'	N21° 11' 50"W
C35	4.51'	5.00'	4.36'	N64° 28' 57"E
C36	7.85'	5.00'	7.07'	S44° 39' 46"E
C37	8.88'	20.00'	8.81'	N12° 39' 12"W
C38	8.55'	40.00'	8.54'	N06° 03' 46"W
C39	103.91'	74.00'	95.58'	S40° 09' 47"E
C40	84.82'	54.00'	76.37'	S44° 56' 10"E

Line Table		
Line #	Length	Direction
L1	60.04'	N82°11'17"W
L2	59.36'	N82°11'17"W
L7	12.10'	S51°43'10"E
L8	7.78'	S51°43'10"E
L11	10.00'	N00°01'31"E
L12	97.84'	S89°58'29"E
L13	97.79'	S89°58'29"E
L16	13.19'	S00°29'55"W
L17	6.31'	S89°30'05"E
L23	66.84'	N05°21'50"W
L24	80.81'	N01°03'44"E
L25	5.13'	N88°56'16"W
L36	44.67'	N45°03'50"E
L37	14.43'	S45°03'50"W
L38	15.36'	S45°03'50"W
L40	78.45'	S89°56'10"E
L41	75.11'	S87°00'39"W
L42	60.69'	N88°58'08"W
L43	104.93'	N89°56'10"W

SOURCE OF TITLE

Westfield Andover One, LLC
Instrument Numbers: 2013027316 and 2013099330

LEGAL DESCRIPTION

BLOCK A-1, BLOCK A-2 & 186TH ST. & SHADY NOOK ROAD RIGHT-OF-WAY

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

BEGINNING at the northwest corner of said Northeast Quarter; thence South 89 degrees 22 minutes 42 seconds East 1,321.91 feet along the north line of said Northeast Quarter (basis of bearings) to a Mag Nail at the northeast corner of the West Half of said Northeast Quarter and the northeast corner of Parcel I as described in Instrument Number 2010038421, on file in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses are along the east and south lines of said Parcel I; 1)thence South 00 degrees 18 minutes 08 seconds West 396.01 feet; 2)thence North 89 degrees 22 minutes 42 seconds West 242.78 feet to the northwest corner of Common Area #22 of The Andover Place Villas, Section One, as per plat thereof recorded as Instrument Number 200500042381 in the Office of said Recorder, the following eleven (11) courses are along the west, north and east lines of said Andover Place Villas; 1)thence South 00 degrees 20 minutes 14 seconds West 187.49 feet; 2)thence North 89 degrees 39 minutes 46 seconds West 200.00 feet; 3)thence South 00 degrees 20 minutes 14 seconds West 16.29 feet; 4)thence southwesterly 39.27 feet along a curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 45 degrees 20 minutes 14 seconds West and a length of 35.36 feet; 5)thence North 89 degrees 39 minutes 46 seconds West 559.00 feet; 6)thence northwesterly 39.27 feet along a curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of North 44 degrees 39 minutes 46 seconds West and a length of 35.36 feet; 7)thence North 00 degrees 20 minutes 14 seconds East 37.00 feet; 8)thence northeasterly 42.47 feet along a curve to the right having a radius of 50.00 feet and subtended by a long chord having a bearing of North 24 degrees 40 minutes 15 seconds East and a length of 41.20 feet; 9)thence North 40 degrees 34 minutes 55 seconds West 30.00 feet; 10)thence North 00 degrees 37 minutes 19 seconds East 40.04 feet; 11)thence North 89 degrees 22 minutes 41 seconds West 267.75 feet to the west line of said Northeast Quarter; thence North 00 degrees 20 minutes 22 seconds East 466.70 feet along said west line to the POINT OF BEGINNING. Containing 16.542 acres, more or less.

BLOCK B

Phase Numbers 8 and 10 of The Andover Place Villas, Section One, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

BLOCK C

Phase Numbers 7, 9 and 11 of The Andover Place Villas, Section One, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

BLOCK D

Phase Numbers 12, 13 and 14 of The Andover Place Villas, Section One, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

BLOCK E

Phase Number 8 of The Andover Place Townhomes, as per plat thereof recorded as Instrument #200500042382, in Plat Cabinet 3, slide 661, in the Office of the Recorder of Hamilton County, Indiana.

BLOCK F

Phase Numbers 7, 9, 10 and 11 of The Andover Place Townhomes, as per plat thereof recorded as Instrument #200500042382, in Plat Cabinet 3, slide 661, in the Office of the Recorder of Hamilton County, Indiana.

BLOCK G & SHADY NOOK ROAD RIGHT-OF-WAY

A part of the West Half of the Northeast Quarter of Section 32, Township 19 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana and Block A of The Andover Place Townhomes, as per plat thereof recorded as Instrument #200500042382, in Plat Cabinet 3, slide 661, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Half Quarter Section, thence South 00 degrees 20 minutes 22 seconds West along the west line of said Half Quarter Section 1226.50 feet to the northwest corner of Parcel III as described in Instrument Number 2010038421, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING of this description, the following four (4) courses are along the west, south, east and north lines of said Parcel III; 1)thence continuing South 00 degrees 20 minutes 22 seconds West along said west line 374.00 feet; 2)thence South 89 degrees 22 minutes 42 seconds East 349.42 feet; 3)thence North 00 degrees 20 minutes 22 seconds East 374.00 feet; 4)thence North 89 degrees 22 minutes 42 seconds West 170.52 feet to the southeast corner of said Block A, the following five (5) courses are along the east, north and west lines thereof; thence North 00 degrees 20 minutes 14 seconds East 201.41 feet; thence westerly 12.35 feet along a non-tangent curve to the right having a radius of 250.00 feet and subtended by a long chord having a bearing of South 88 degrees 55 minutes 19 seconds West and a length of 12.35 feet; thence North 89 degrees 39 minutes 46 seconds West 101.55 feet; thence South 45 degrees 20 minutes 18 seconds West 35.36 feet; thence South 00 degrees 20 minutes 22 seconds West 175.41 feet to the north line of said Parcel III; thence North 89 degrees 22 minutes 42 seconds West 39.99 feet along said north line to the POINT OF BEGINNING. Containing 3.633 acres, more or less.

SECONDARY RE-PLAT FOR REDWOOD AT ANDOVER

PART OF THE N.E. 1/4 OF SECTION 32, T19N, R4E HAMILTON COUNTY, INDIANA
AND A REPLAT OF REDWOOD AT ANDOVER
THIS RE-PLAT SUPERSEDES THE PLAT FOR REDWOOD AT ANDOVER, INSTRUMENT NUMBER 2014012996

REGISTERED LAND SURVEYOR'S CERTIFICATE

I Michael J. Smith, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

The size of the lots and blocks and widths of the streets and easements are shown in figures denoting feet and decimal parts thereof:

All monuments shown on the perimeter of this plat actually exist and their location, size, type and material are accurately shown. Some of the interior monuments may not have been set due to the probability that they will be disturbed during construction. An affidavit, cross-referenced to this plat, will be recorded after the interior monumentation has been completed, no later than two years after the recording of this plat:

The boundary lines for this plat are based on the ALTA/ACSM Land Title Survey by American Structurepoint, Inc. recorded December 18, 2013 as Instrument No. 2013074119 in the Office of the Hamilton County Recorder. This ALTA Survey is in conformity with 805 IAC 1-12.

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 REDWOOD AT ANDOVER, an addition to Westfield, Indiana. All public 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.

Cross reference is hereby made to the Easement Agreement recorded March 18, 2014 as Instrument Number 2014009498.

The area shown on the plat as "private drive" including, without limitation, Cook Avenue, Ambrose Way, Cohasset Crossing, Mather Crossing, Storrow Way, Myra Way, and Bullfinch Way, shall be maintained as a private drive, and the undersigned owners, and their successors and assigns, hereby waive all rights to petition the City of Westfield to be responsible for the maintenance and ownership of such private streets.

Witnessed our hand and seal this _____ day of _____, 20____.

WESTFIELD ANDOVER ONE, LLC

Signature _____ Title _____

Printed Name _____

State of Indiana)

Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared _____

_____ and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this _____ day of _____, 20____.

Plan Commission Certificate:

Under authority provided by I.C. 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, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the _____ day of _____.

Westfield-Washington Township Plan Commission

By: _____

_____, Director
Economic and Community Development Department

Board of Public Works and Safety Certificate:

This plat and the acceptance of any public rights-of-way dedicated herein was given approval by the Board of Public Works and Safety of the City of Westfield, Indiana, at a meeting held on the _____ day of _____, _____.

J. Andrew Cook, Mayor

Randall Graham, Member

Kate Szedek, Member

I affirm, under penalties for perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.
MICHAEL J. SMITH



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SHEET 7 of 8

PREPARED BY:
LAND SURVEYOR:

MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

REDWOOD ACQUISITIONS, LLC
387 MEDINA ROAD, SUITE 600
MEDINA, OHIO 44256

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