

THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD, RLS  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY  
770 3RD AVENUE SW  
CARMEL, INDIANA 46032  
CONTACT: CRAIG LINTNER  
PHONE: 317-208-3769

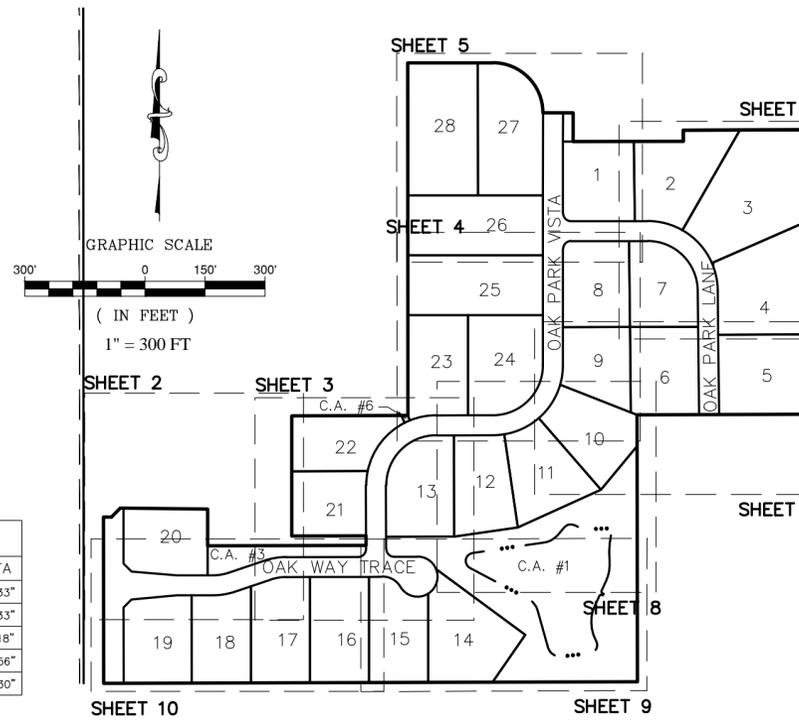
**SOURCE OF TITLE**  
WARRANTY DEED INSTR. NO. 2014005514

# OAK PARK SECTION 2 SECONDARY PLAT

(PART OF SE ¼ OF SECTION 7, T18N-R4E,  
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA)

## LEGEND

|             |  |
|-------------|--|
| 69          | ADDRESS                                    |
|             | LOT NUMBER                                 |
| B.L.        | BUILDING LINE                              |
| C.A.        | COMMON AREA                                |
| D.&U.E.     | DRAINAGE & UTILITY EASEMENT                |
| D.&S.E.     | DRAINAGE & SEWER EASEMENT                  |
| D.U.&S.E.   | DRAINAGE UTILITY & SEWER EASEMENT          |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| L.M.A.E.    | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| L.O.S.E.    | LINE OF SITE EASEMENT                      |
| N.A.E.      | NON ACCESS EASEMENT                        |
| R.D.E.      | REGULATED DRAINAGE EASEMENT                |
| R/W         | RIGHT OF WAY                               |
| T.C.E.      | TREE CONSERVATION EASEMENT                 |
| T.O.B.L.    | TOP OF BANK LINE                           |
| U.E.        | UTILITY EASEMENT                           |
| VAR.        | VARIABLE                                   |
| △           | SECTION CORNER                             |



CURVE TABLE: CENTERLINE

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | CHORD BEARING | DELTA     |
|-------|---------|---------|---------|---------|---------------|-----------|
| C1    | 150.00' | 48.33'  | 24.37'  | 48.12'  | N80°35'58"E   | 18°27'33" |
| C2    | 150.00' | 48.33'  | 24.37'  | 48.12'  | N80°35'58"E   | 18°27'33" |
| C3    | 150.00' | 235.24' | 149.62' | 211.86' | N44°53'43"E   | 89°51'18" |
| C4    | 150.00' | 235.05' | 149.43' | 211.73' | N44°55'54"E   | 89°46'56" |
| C5    | 150.00' | 234.03' | 148.42' | 211.00' | S45°20'11"E   | 89°23'30" |

CURVE TABLE: RIGHT-OF-WAY

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD BEARING | CHORD   | DELTA     |
|-------|---------|---------|---------|---------------|---------|-----------|
| C6    | 56.38'  | 175.00' | 28.44'  | S80°35'58"W   | 56.14'  | 18°27'33" |
| C8    | 40.27'  | 125.00' | 20.31'  | S80°35'58"W   | 40.10'  | 18°27'33" |
| C10   | 53.86'  | 52.00'  | 29.63'  | N60°29'46"W   | 51.49'  | 59°20'57" |
| C11   | 79.49'  | 50.00'  | 50.96'  | N76°22'07"W   | 71.38'  | 91°05'39" |
| C12   | 70.76'  | 50.00'  | 42.77'  | S17°32'34"W   | 65.00'  | 81°05'00" |
| C13   | 58.62'  | 50.00'  | 33.20'  | S56°35'06"E   | 55.32'  | 67°10'19" |
| C14   | 31.46'  | 20.00'  | 20.05'  | S45°06'06"E   | 28.32'  | 90°08'19" |
| C16   | 196.03' | 125.00' | 124.68' | S44°53'43"W   | 176.55' | 89°51'18" |
| C17   | 157.41' | 175.00' | 84.48'  | N37°27'41"E   | 152.16' | 51°32'10" |
| C18   | 15.02'  | 175.00' | 7.51'   | N65°41'17"E   | 15.01'  | 4°55'02"  |
| C19   | 66.21'  | 175.00' | 33.50'  | S78°59'05"W   | 65.81'  | 21°40'34" |
| C20   | 28.07'  | 175.00' | 14.07'  | S85°13'39"W   | 28.04'  | 9°11'25"  |
| C21   | 96.41'  | 175.00' | 49.46'  | S64°51'01"W   | 95.19'  | 31°33'50" |
| C22   | 100.89' | 175.00' | 51.89'  | S32°33'11"W   | 99.50'  | 33°01'51" |
| C23   | 48.86'  | 175.00' | 24.59'  | S8°02'21"W    | 48.70'  | 15°59'49" |
| C24   | 195.87' | 125.00' | 124.53' | N44°55'54"E   | 176.44' | 89°46'56" |
| C25   | 31.39'  | 20.00'  | 19.97'  | S45°00'15"W   | 28.27'  | 89°55'38" |
| C27   | 195.02' | 125.00' | 123.68' | N45°20'11"W   | 175.84' | 89°23'30" |
| C28   | 90.90'  | 175.00' | 46.50'  | S75°09'08"E   | 89.88'  | 29°45'37" |
| C29   | 111.76' | 175.00' | 57.86'  | S41°58'34"E   | 109.87' | 36°35'30" |
| C30   | 70.37'  | 175.00' | 35.67'  | S12°09'38"E   | 69.90'  | 23°02'23" |
| C37   | 35.81'  | 175.00' | 17.97'  | N5°49'50"E    | 35.75'  | 11°43'33" |
| C38   | 31.44'  | 20.00'  | 20.03'  | S44°59'45"E   | 28.30'  | 90°04'22" |

## SUBDIVISION MONUMENTATION

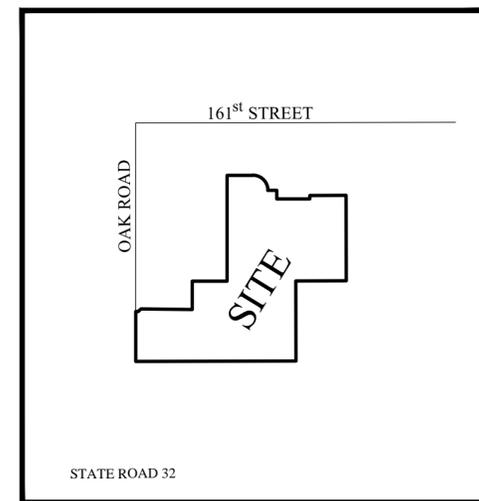
MONUMENTS THAT ARE SHOWN ON THIS PLAT HAVE BEEN SET IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT. MONUMENTS THAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT HAVE NOT BEEN SHOWN. AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS 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 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  
SCALE: 1"=1000'

Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012





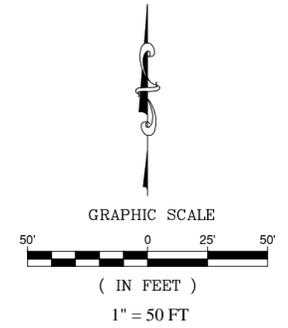
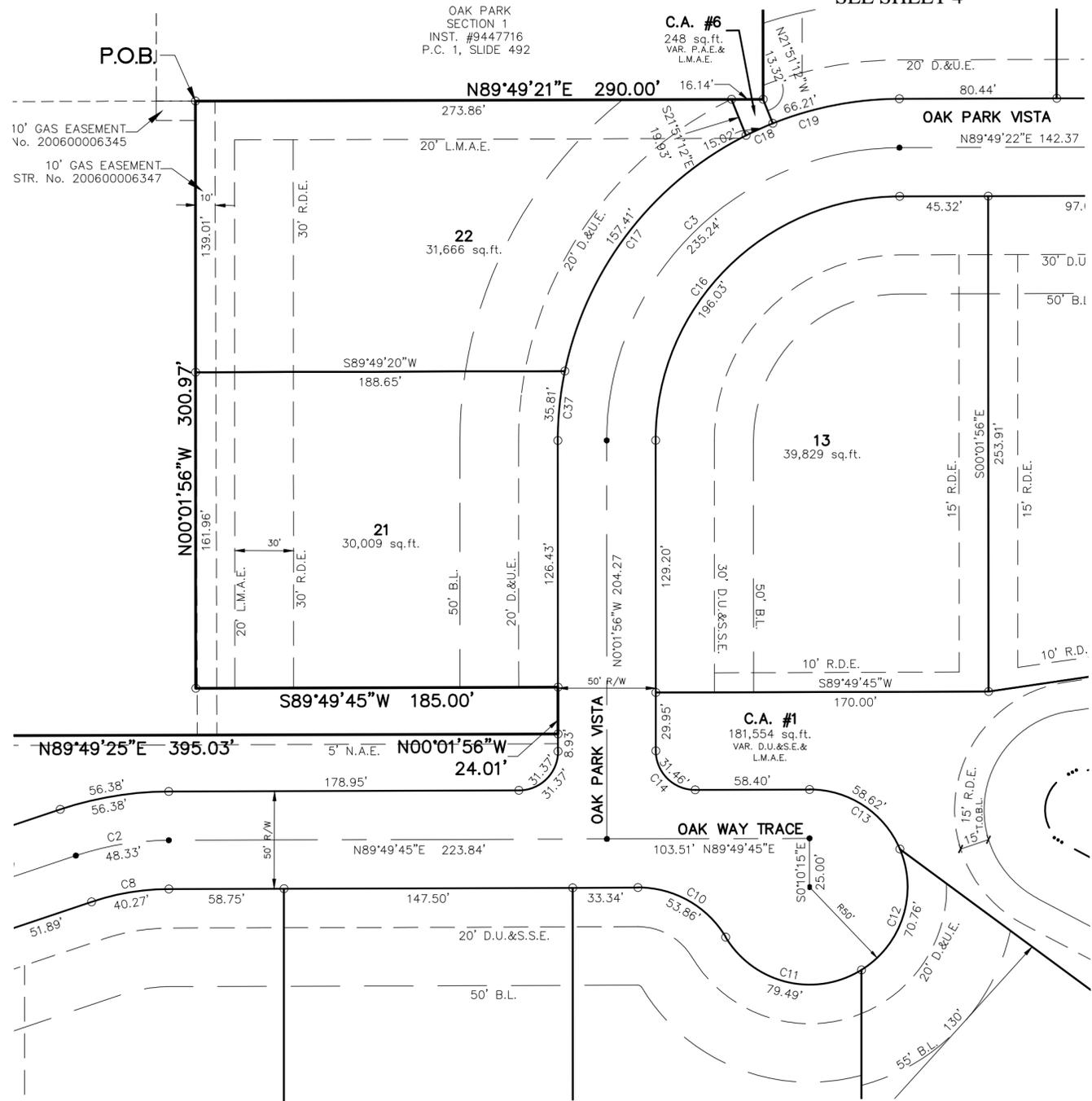
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 770 3RD AVENUE SW  
 CARMEL, INDIANA 46032  
 CONTACT: CRAIG LINTNER  
 PHONE: 317-208-3769

**SOURCE OF TITLE**  
 WARRANTY DEED INSTR. NO. 2014005514

# OAK PARK SECTION 2 SECONDARY PLAT

(PART OF SE ¼ OF SECTION 7, T18N-R4E,  
 WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA)  
 SEE SHEET 4



NOTE: PLEASE REFER TO SHEET ONE FOR GENERAL NOTES, THE LEGEND, THE CURVE TABLE AND THE DEFINITIONS OF SYMBOLS AND ABBREVIATIONS.

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SEE SHEET 10

SEE SHEET 9

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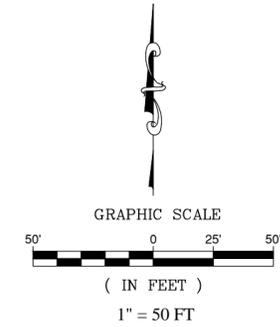
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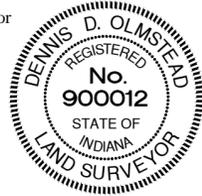
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SEE SHEET 5

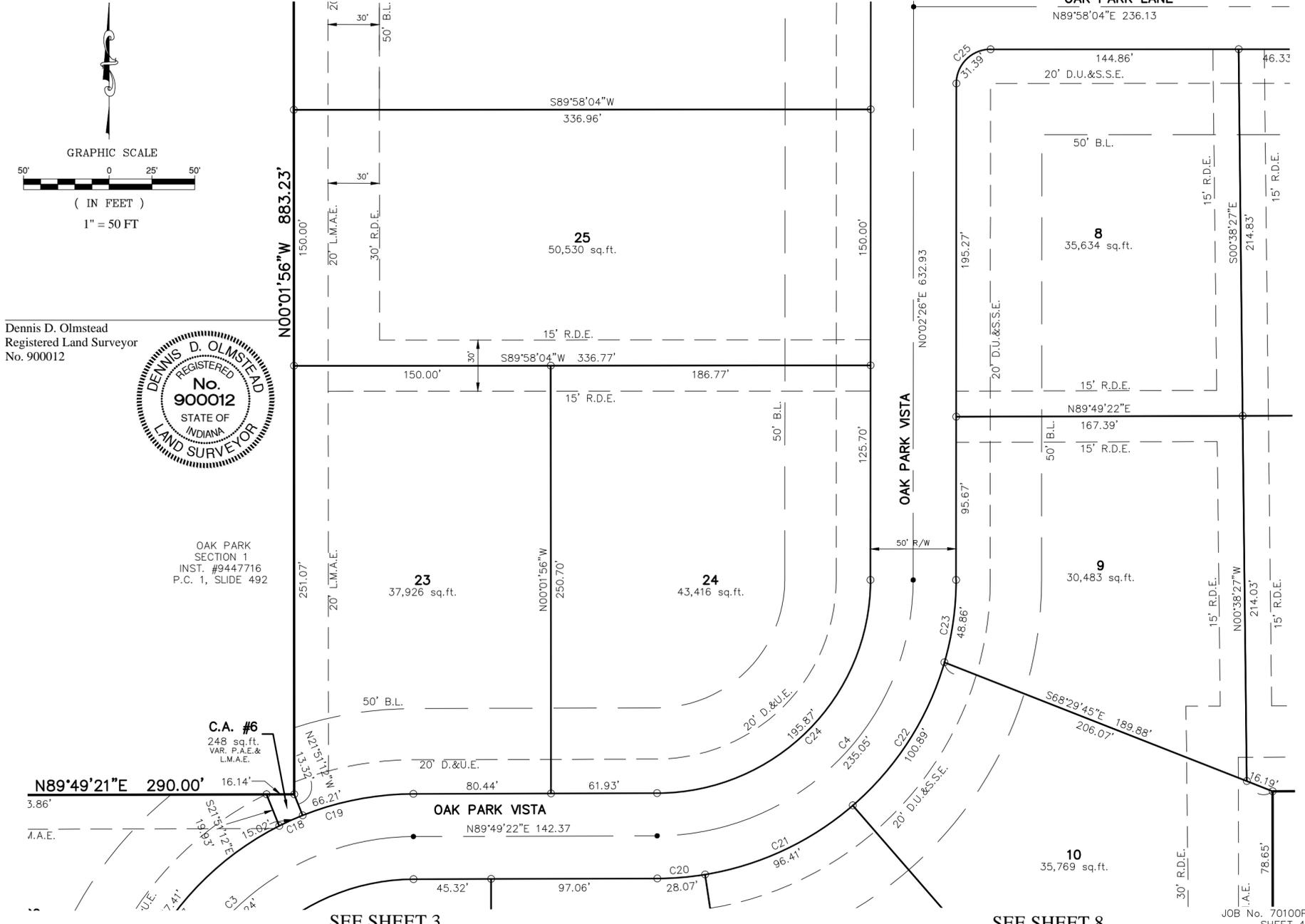


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OAK PARK  
 SECTION 1  
 INST. #9447716  
 P.C. 1, SLIDE 492

**C.A. #6**  
 248 sq.ft.  
 VAR. P.A.E. &  
 L.M.A.E.



SEE SHEET 3

SEE SHEET 8

SEE SHEET 7

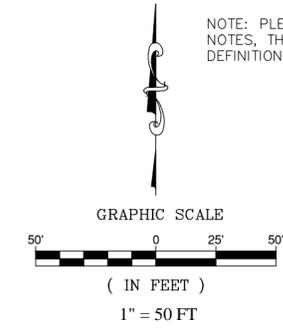
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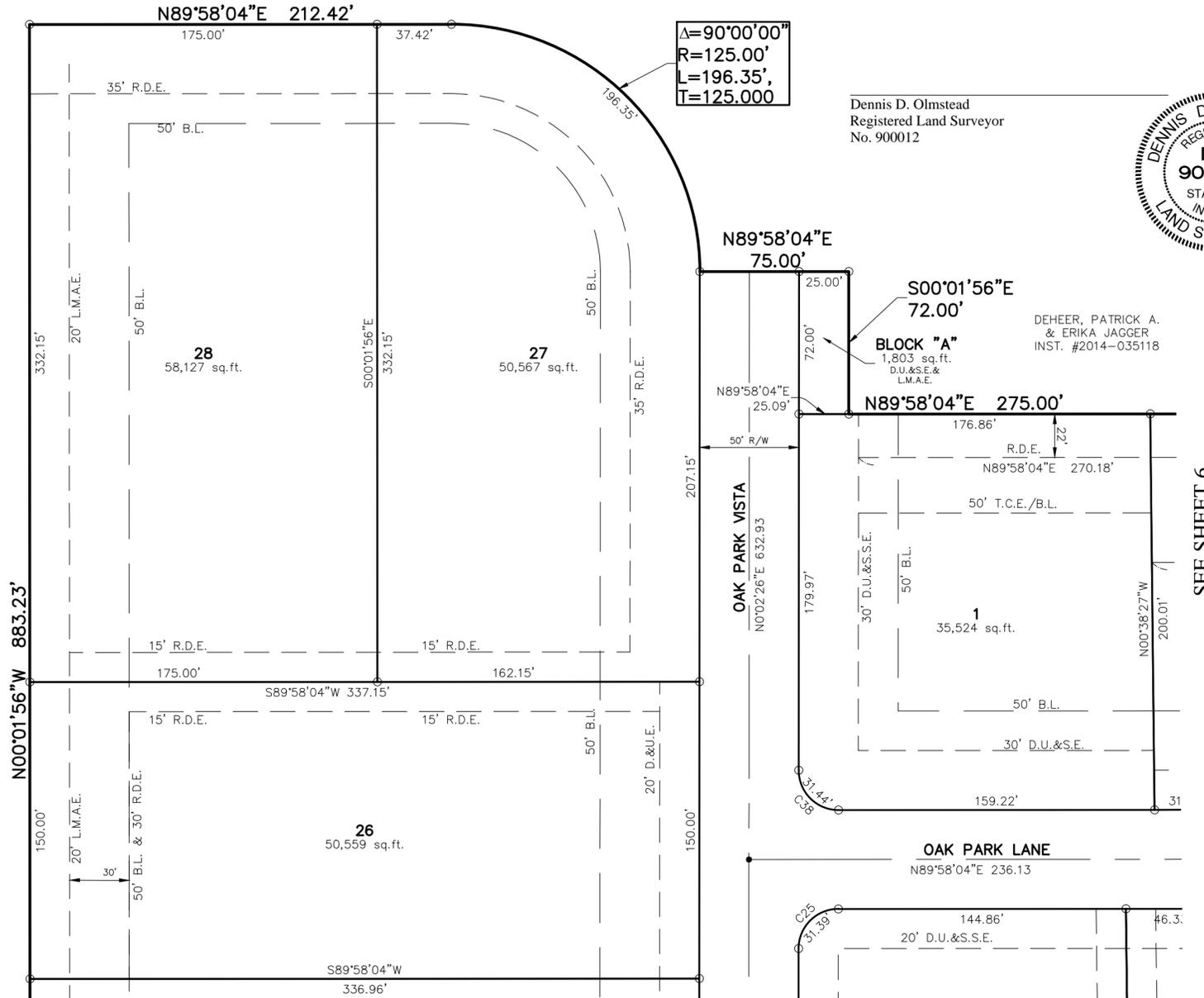


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OAK PARK  
SECTION 1  
INST. #9447716  
P.C. 1, SLIDE 492

OAK PARK  
SECTION 1  
INST. #9447716  
P.C. 1, SLIDE 492

OAK PARK  
SECTION 1  
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$\Delta=90^{\circ}00'00''$   
 $R=125.00'$   
 $L=196.35'$   
 $T=125.000$

Dennis D. Olmstead  
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DEHEER, PATRICK A.  
& ERIKA JAGGER  
INST. #2014-035118

SEE SHEET 6

SEE SHEET 4

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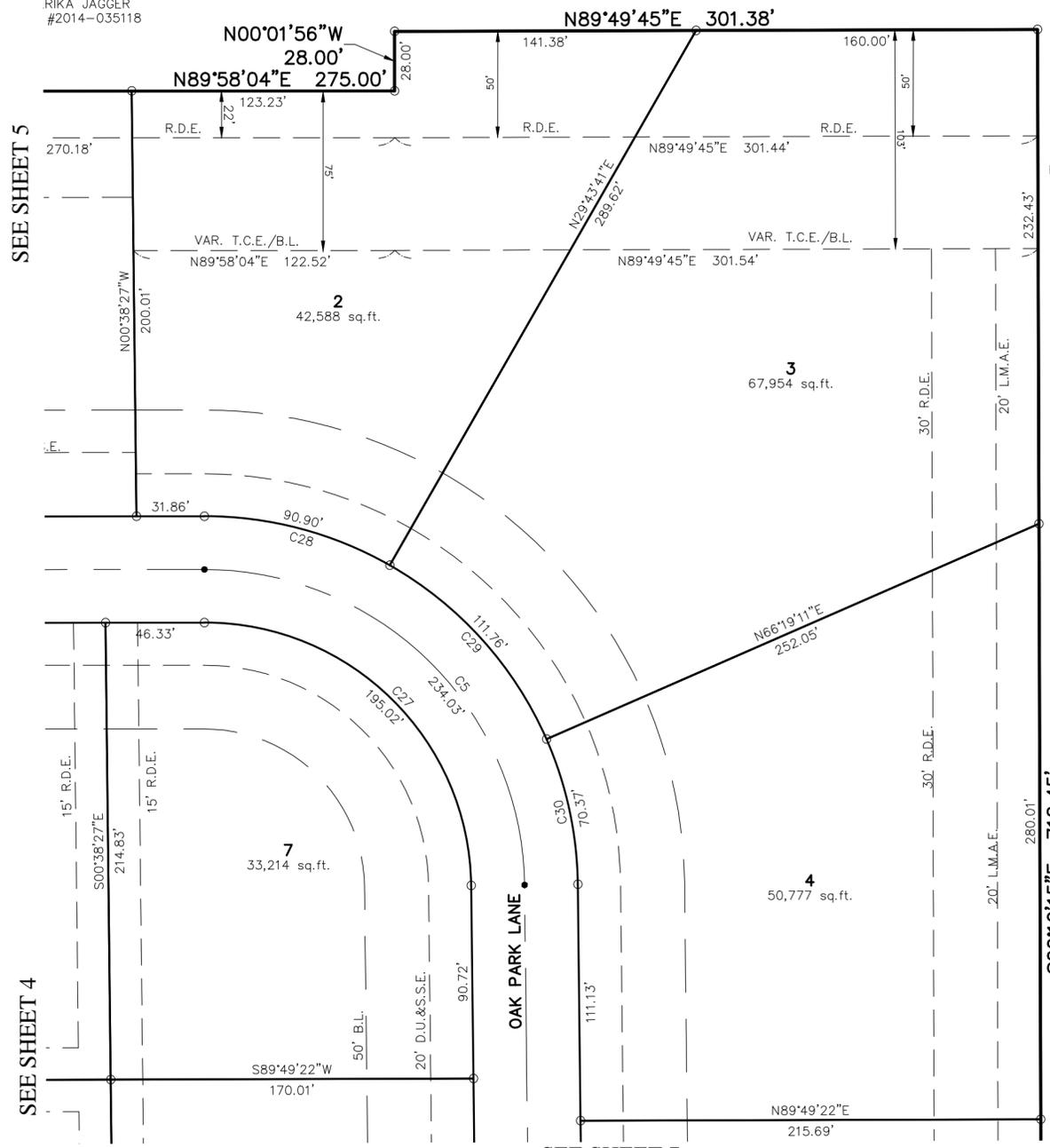
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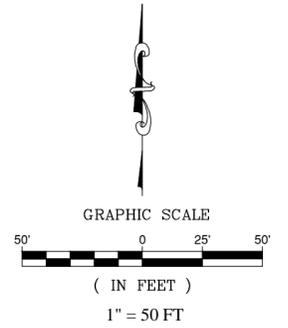
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OAK PARK  
 SECTION 1  
 INST. #9447716  
 P.C. 1, SLIDE 492

MR. PATRICK A.  
 RIKKA JAGGER  
 #2014-035118



OAK PARK  
 SECTION 1A  
 FINAL PLAT  
 REPLAT LOTS 19-22  
 OAK PARK  
 SECTION 1  
 INST. #9909917815  
 P.C. 2, SLIDE 242



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OAK PARK  
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 FINAL PLAT  
 REPLAT LOTS 19-22

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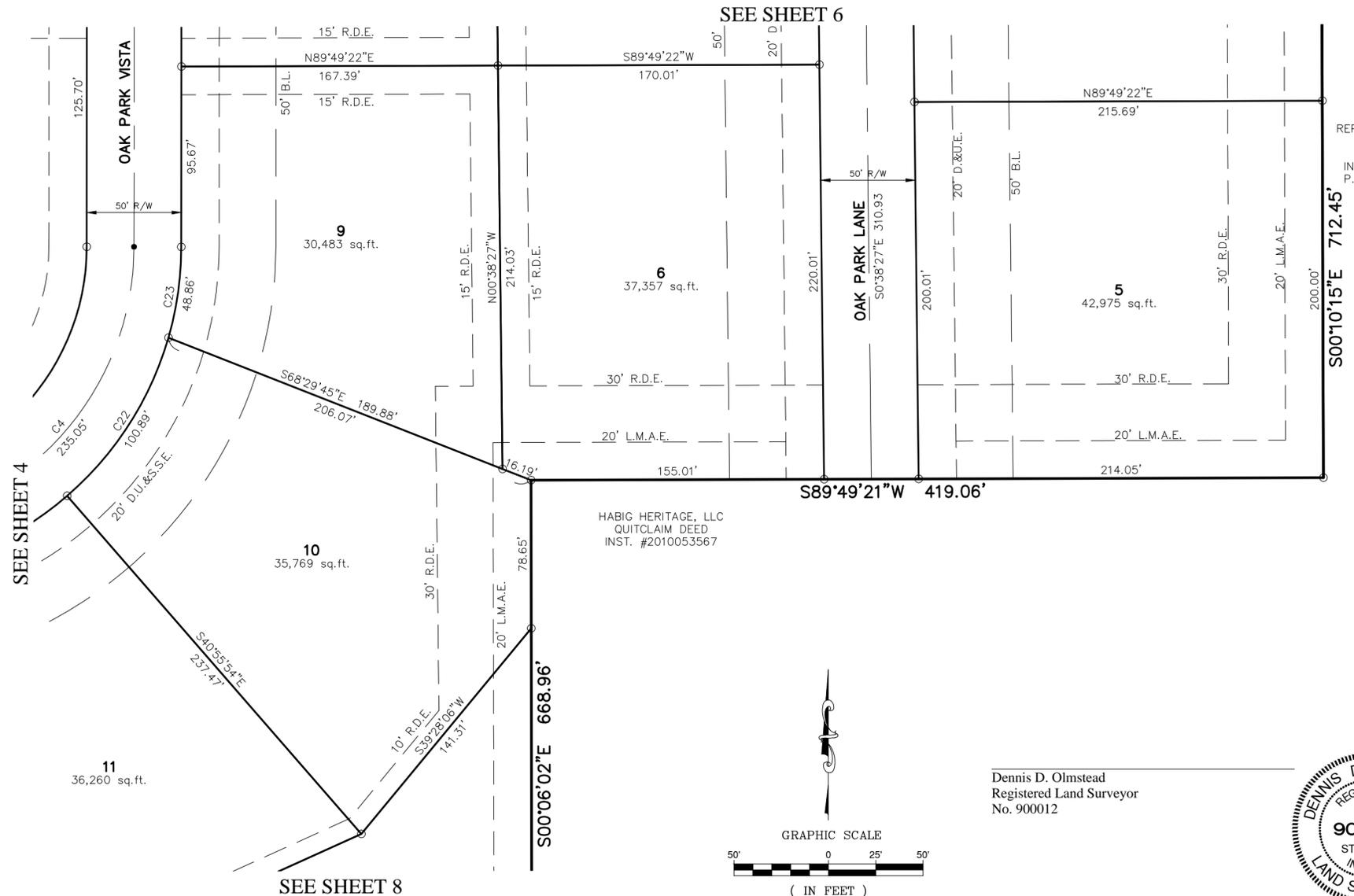
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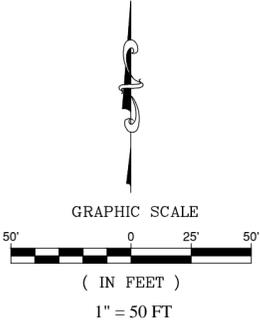
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OAK PARK  
 SECTION 1A  
 FINAL PLAT  
 REPLAT LOTS 19-22  
 OAK PARK  
 SECTION 1  
 INST. #9909917815  
 P.C. 2, SLIDE 242

HABIG HERITAGE, LLC  
 QUITCLAIM DEED  
 INST. #2010053567



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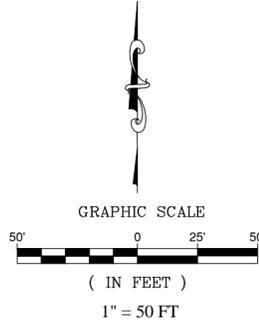
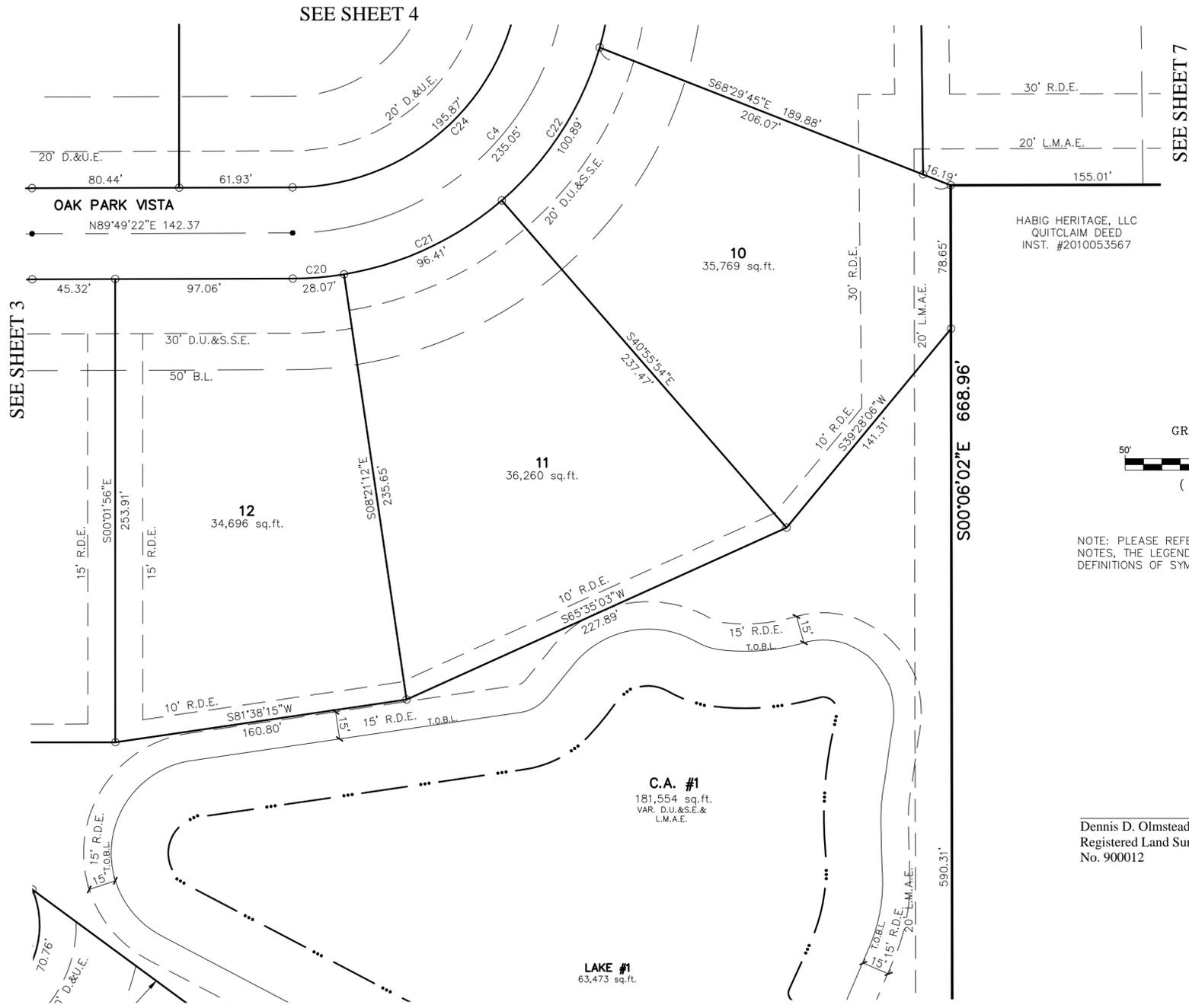
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SEE SHEET 3

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SEE SHEET 7

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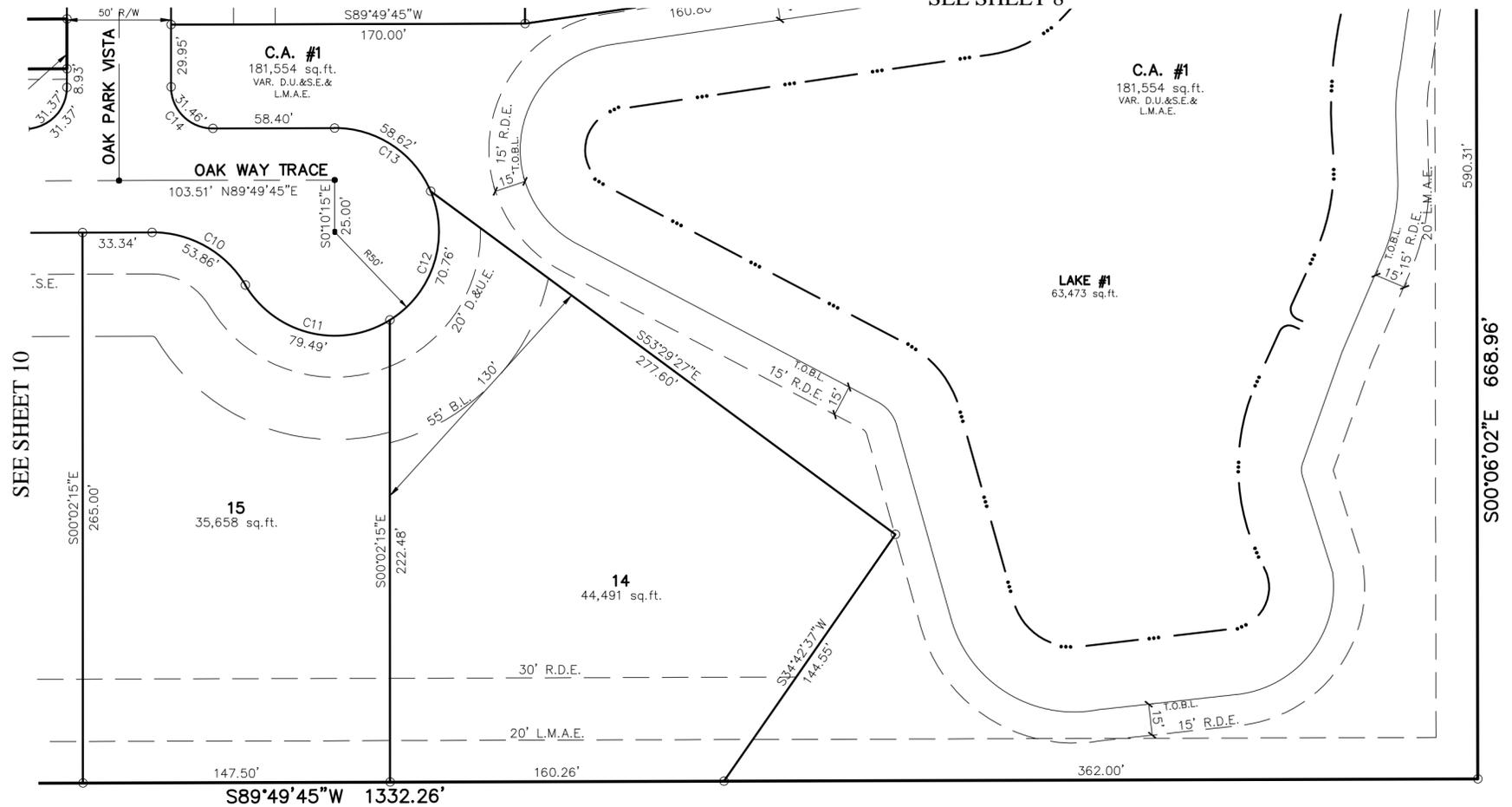
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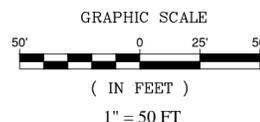
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SEE SHEET 8



SEE SHEET 10

REPRESENTATIVE OF THE UNSUPERVISED ESTATE OF  
 EARNEST E. ROBERTSON  
 PERSONAL REPRESENTATIVE QUITCLAIM DEED  
 INST. #200500045107



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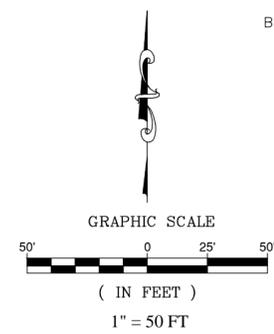
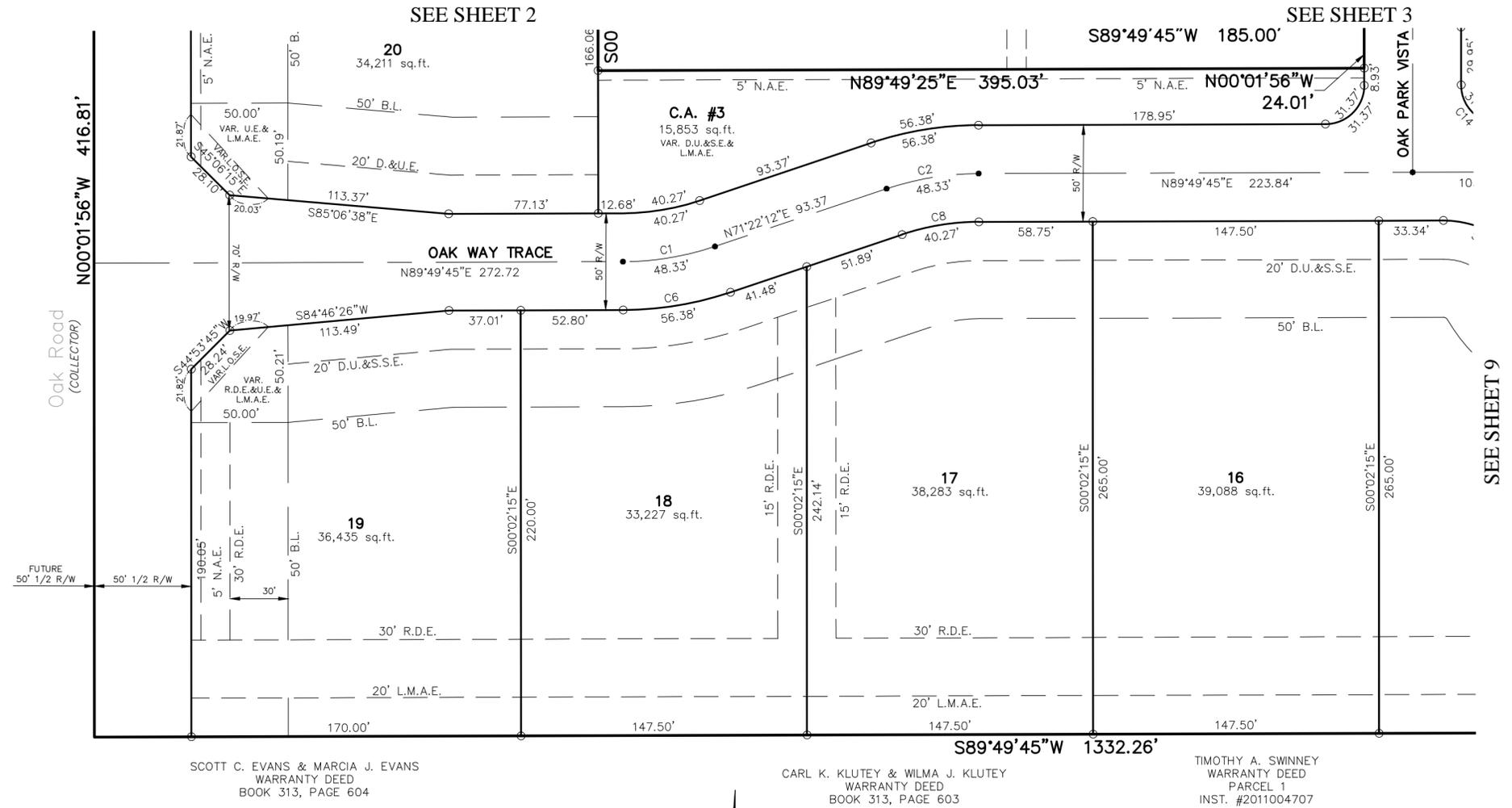
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# OAK PARK SECTION 2 SECONDARY PLAT

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WARRANTY DEED INSTR. NO. 2014005514

This plat is subject to the Commitments Concerning the Use or Development of Real Estate Made in Connection with a Zone Map Change recorded as Instrument No. 2014030813 in the Office of the Recorder of Hamilton County, Indiana.

OAK PARK  
SECTION 2

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Southeast Quarter of Section 7, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence North 89 degrees 49 minutes 21 seconds East 470.00 feet along the North line of said Quarter Quarter Section and South line of Oak Park, Section 1, the plat of which is recorded as Instrument No. 9447716 in Plat Cabinet 1, Slide 492 in the Office of the Recorder in Hamilton County, Indiana to the POINT OF BEGINNING of this description; thence along the boundary of said Oak Park by the next five (5) courses: (1) North 89 degrees 49 minutes 21 seconds East 290.00 feet; (2) North 00 degrees 01 minutes 56 seconds West 883.23 feet; (3) North 89 degrees 58 minutes 04 seconds East 212.42 feet to the point of curvature of a curve concave southwesterly, the radius point of said curve being South 00 degrees 01 minutes 56 seconds East 125.00 feet from said point; (4) southeasterly along said curve 196.35 feet to the point of tangency of said curve, said point being North 89 degrees 58 minutes 04 seconds East 125.00 feet from the radius point of said curve; (5) North 89 degrees 58 minutes 04 seconds East 75.00 feet to the Northwest corner of the property owned by Patrick A. and Erika Jagger DeHeer as recorded in Inst. No.: 2014-035118 in said Recorder's Office; thence along the boundary of said DeHeer property by the next three (3) courses: (1) South 00 degrees 01 minutes 56 seconds East 72.00 feet; (2) North 89 degrees 58 minutes 04 seconds East 275.00 feet; (3) North 00 degrees 01 minutes 56 seconds West 28.00 feet to the South line of said Oak Park; thence North 89 degrees 49 minutes 45 East 301.38 feet to the Northwest corner of Oak Park, Section 1A Final Plat Replat of Lots 19-22 Oak Park, Section 1, the plat of which is recorded as Instrument No. 9909917815 in Plat Cabinet 2, Slide 242 in said Recorder's Office; thence South 00 degrees 10 minutes 15 seconds East 712.45 feet along the West line of said Replat to the North line of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 49 minutes 21 seconds West 419.06 feet along said North line to the Northeast corner of the Southwest Quarter of said Southeast Quarter; thence South 00 degrees 06 minutes 02 seconds East 668.96 feet along the East line of the Southwest Quarter of said Southeast Quarter; thence South 89 degrees 49 minutes 45 seconds West 1,332.26 feet to the West line of said Southeast Quarter; thence North 00 degrees 01 minutes 56 seconds West 416.81 feet along said West line; thence North 89 degrees 49 minutes 21 seconds East 20.00 feet; thence North 44 degrees 49 minutes 21 seconds East 31.47 feet; thence South 89 degrees 22 minutes 42 seconds East 217.78 feet; thence South 00 degrees 02 minutes 15 seconds East 92.22 feet; thence North 89 degrees 49 minutes 25 seconds East 395.03 feet; thence North 00 degrees 01 minutes 56 seconds West 24.01 feet; thence South 89 degrees 49 minutes 45 seconds West 185.00 feet; thence North 00 degrees 01 minutes 56 seconds West 300.97 feet to the place of beginning, containing 34.720 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 28 lots numbered 1-28 (all inclusive) and 3 Common Areas labeled C.A.#1, C.A. #3, and C.A. #6. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey plat dated prepared by Schneider Engineering Corporation recorded as Instrument Number 9431878 in the Office of the Recorder of Hamilton County, Indiana.

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



Registered Land Surveyor's Certificate

I, Dennis D. Olmstead, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

That this plat correctly represents a survey completed by me on \_\_\_\_\_, that all monuments show 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.

\_\_\_\_\_  
Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



**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 Oak Park, Section 2 in Hamilton County, Indiana. All right-of-way shown and not herefore dedicated, are hereby dedicated to the public.

All lots in this plat are subject to the declaration of covenants, conditions and restrictions of Oak Park recorded as Instrument No. \_\_\_\_\_ and any amendments thereto.

Block A is hereby created for the private use and enjoyment of the owner of Block A. No building shall be constructed within Block A unless combined with an adjacent lot.

Front and side yard 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 in various 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.

"Landscape, Maintenance Access Easements" are hereby created over and across Lots as areas for the installation and maintenance of landscaping, earth mounds, screening material, fencing, walls, neighborhood and community identification signs, directories, lighting, irrigation systems, walking trails and other improvements, and for ingress and egress thereto by the Developer and the Homeowner Association, and/or their assigns.

"Line Of Site Easement" are created for the specific purpose to clear sight lines at intersections and driveways. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of said street lines or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended.

The same sight line limitations shall apply to any lot within ten feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line.

"Non-Access Easements" are created for the specific purpose of restricting access to residential lots from existing public streets. No driveway or access, either permanent or temporary will be permitted across designated non-access easements.

"Pedestrian Access Easement" are created for public paths and/or sidewalks to be installed and used by general public across individual lots and/or designated Common Areas.

"Tree Conservation Easement" is hereby created. Within the tree conservation easement no trees with a diameter at breast height (DBH) in excess of six inches (6") shall be removed unless the tree is damaged, diseased, dead as determined by an arborist certified by the International Society of arboriculture or landscape architect licensed in the State of Indiana, or is required to be removed in order to comply with the safety requirements of any governmental agency. If such a tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall replace the removed tree within one hundred eighty (180) days with a tree or trees of combined equal or greater DBH at or in the same general location of the removed trees subject to the availability of space for their healthy growth in the easement. The replacement tree(s) shall be of equal or similar species to the removed trees. Certain areas of the Tree Conservation Easement may be required to be designated on the plat as drainage and/or utility easements by the City of Westfield or Hamilton County. Such drainage and utility easements supersede the Tree Conservation Easement. The Tree Conservation Easement shall comply with the requirements of the Commitments Concerning the Use or Development of Real Estate.

"Regulated Drain Easement" are created for the use of the Hamilton County Surveyor to provide paths and courses and a system for natural area and local storm drainage, either overlaid or in appropriate underground installations to serve the needs of this and adjoining grounds and the public drainage system. Drainage Easements shall be used to grade, construct, operate, inspect, maintain, reconstruct, and remove mains, ducts, or other related structures of storm sewers that are part of said system, and for ingress and egress thereto. The owners of all lots are and shall be required to keep any areas of their lots designed for the natural flow of water unimpeded, and any improvements made on or under any such easements by the owner are and shall be at the risk of the property owner.

All of the foregoing easements shall be deemed to include the necessary rights of ingress and egress, in, along, across and through the same to permit the construction, maintenance, beneficial use and enjoyment thereof for their intended purposes. The owners of all lots in this subdivision shall take and hold title to their lots subject to all of the foregoing easements, and to the rights of any entity entitled to use of said easements for this intended purpose.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of an 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.

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.

Dennis D. Olmstead, RLS

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: \_\_\_\_\_  
Matthew S. Skelton, Director  
Economic and Community Development Department

Board of Public Works 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 Snedeker, Member

THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD, RLS  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY  
770 3RD AVENUE SW  
CARMEL, INDIANA 46032  
CONTACT: CRAIG LINTNER  
PHONE: 317-208-3769

**SOURCE OF TITLE**  
WARRANTY DEED INSTR. NO. 2014005514

# OAK PARK SECTION 2 SECONDARY PLAT

In Testimony whereof, witness the signatures of Owner this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Owner: Pedcor Investments, a Limited Liability Company  
770 3rd Avenue SW  
Carmel, Indiana 46032

State of Indiana )  
County of \_\_\_\_\_ ) Craig Lintner

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Craig Lintner of Pedcor Investments, a Limited Liability Company, 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 \_\_\_\_\_, 2015.

County of Residence: \_\_\_\_\_ Notary Public

My commission expires: \_\_\_\_\_ Print Name

