

SHEFFIELD PARK

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

DESCRIPTION

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

Commencing at the Northeast corner of said Quarter Section; thence North 89 degrees 53 minutes 48 seconds West 40.00 feet along the North line of said Southwest Quarter to the West Right-of-Way of Shady Nook Road as recorded in Instrument Number 9609652193 in the Office of the Recorder of Hamilton County, Indiana, also being the POINT OF BEGINNING of this description; thence South 90 degrees 21 minutes 21 seconds West 1,170.01 feet along said Right-of-Way line, parallel with the East line of said Southwest Quarter; thence North 89 degrees 53 minutes 48 seconds West 1,946.04 feet to the East line of Grassy Knoll, Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9338022, Plat Cabinet 1, Slide 333 in said Recorder's Office; thence North 00 degrees 22 minutes 35 seconds East 1,170.01 feet along said East line, also being the East line of Grassy Knoll, Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9430151, Plat Cabinet 1, Slide 436 in said Recorder's Office to the Northeast corner of said Section 2, also being the North line of said Southwest Quarter; thence South 89 degrees 53 minutes 48 seconds East 1,945.62 feet along said North line to said West Right-of-Way line also being the place of beginning, containing 52.264 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

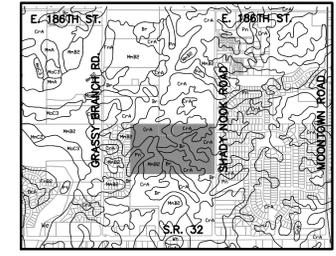
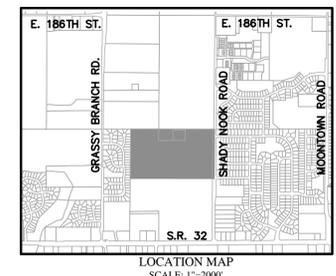
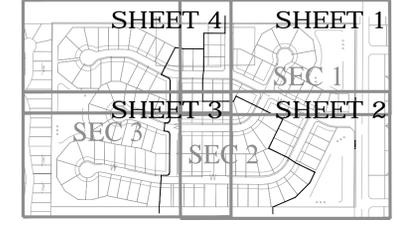
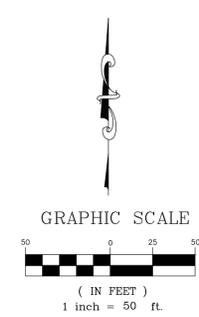
Submitted, January 29, 2015
HAM

TOTAL LOTS=125

SITE = 52.264Ac±
TOTAL COMMON AREA = 12.46Ac±

OPEN SPACE PROVIDED:
12.46Ac± (23.8%)

ZONING PUD
FRONT YARD - 25' min.
SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.



Br-Brookston silty clay loam
This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CVA - Crosby silt loam, 0 to 3 percent slopes
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

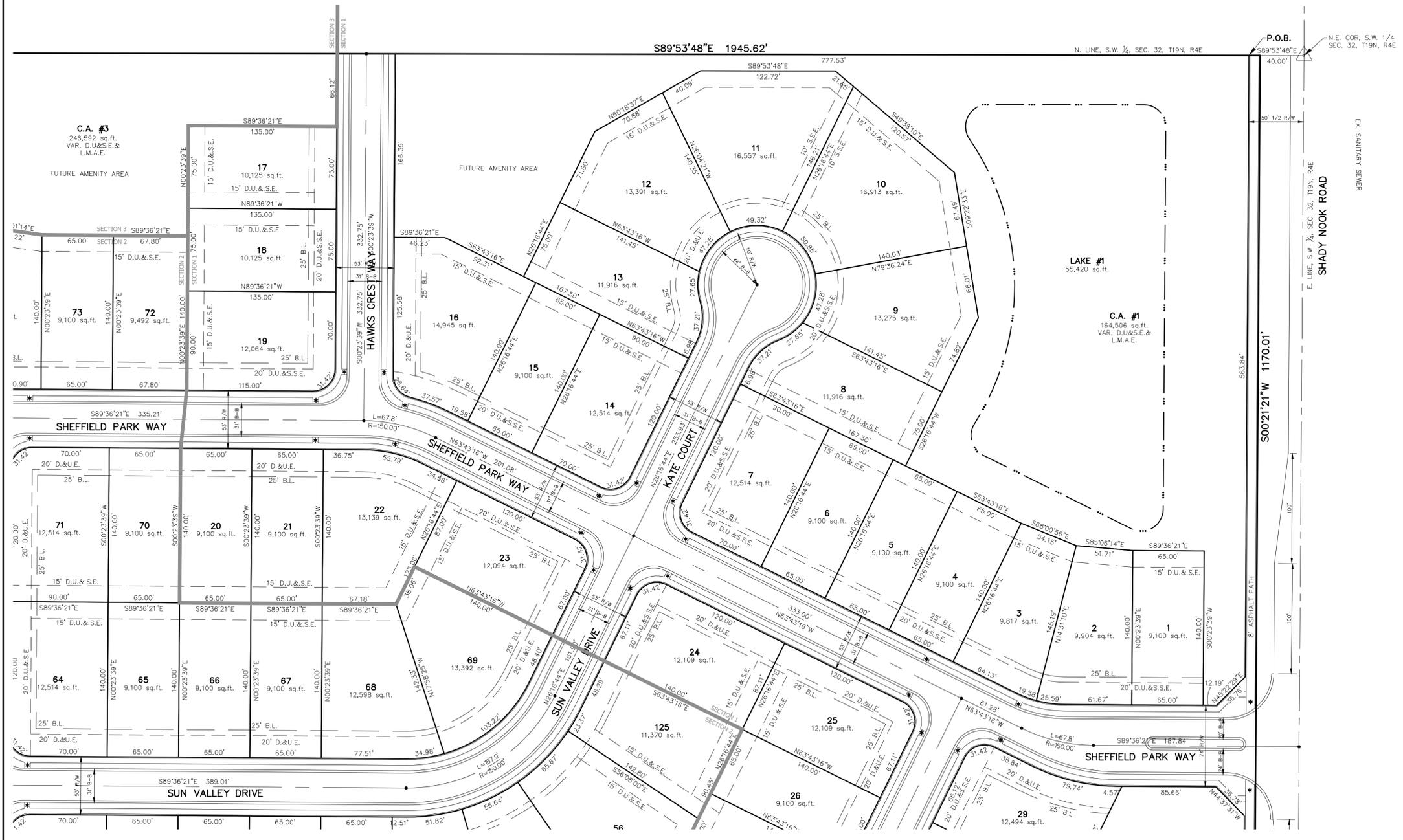
MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam
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LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R.W.	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



Know what's below.
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STOEPPELWERTH
 ALWAYS ON.
 7965 East 106th Street, Fishers, IN 46038-2505
 Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
SHEFFIELD PARK
 WASHINGTON TOWNSHIP, HAMILTON CO., INDIANA

SECTION: 32	TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: HAM	CHECKED BY: BKR	
SHEET NO. 1		
OF 8 SHEETS		
S & A JOB NO. 70425LAN		

SHEFFIELD PARK

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
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CONTACT: JIM LANGSTON
PHONE: 317-846-7017

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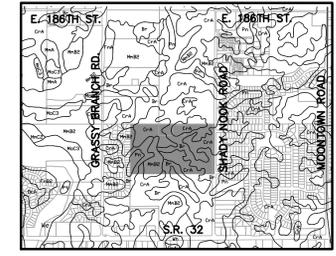
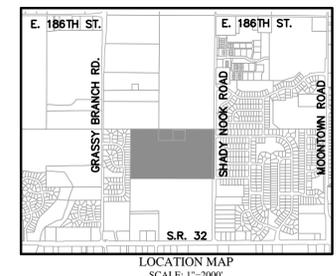
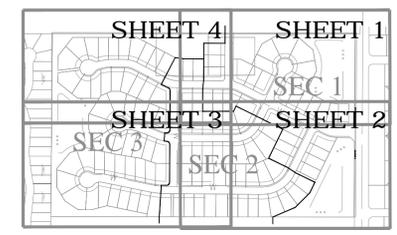
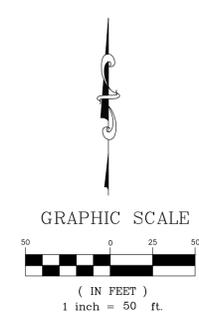
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Thursday, January 29, 2015
HAM

TOTAL LOTS=125
SITE = 52.264Ac±
TOTAL COMMON AREA =12.46Ac±
OPEN SPACE PROVIDED:
12.46Ac± (23.8%)

ZONING PUD
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SIDE YARD - 5' min.
REAR YARD - 25' min.
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Bt-Brookston silty clay loam
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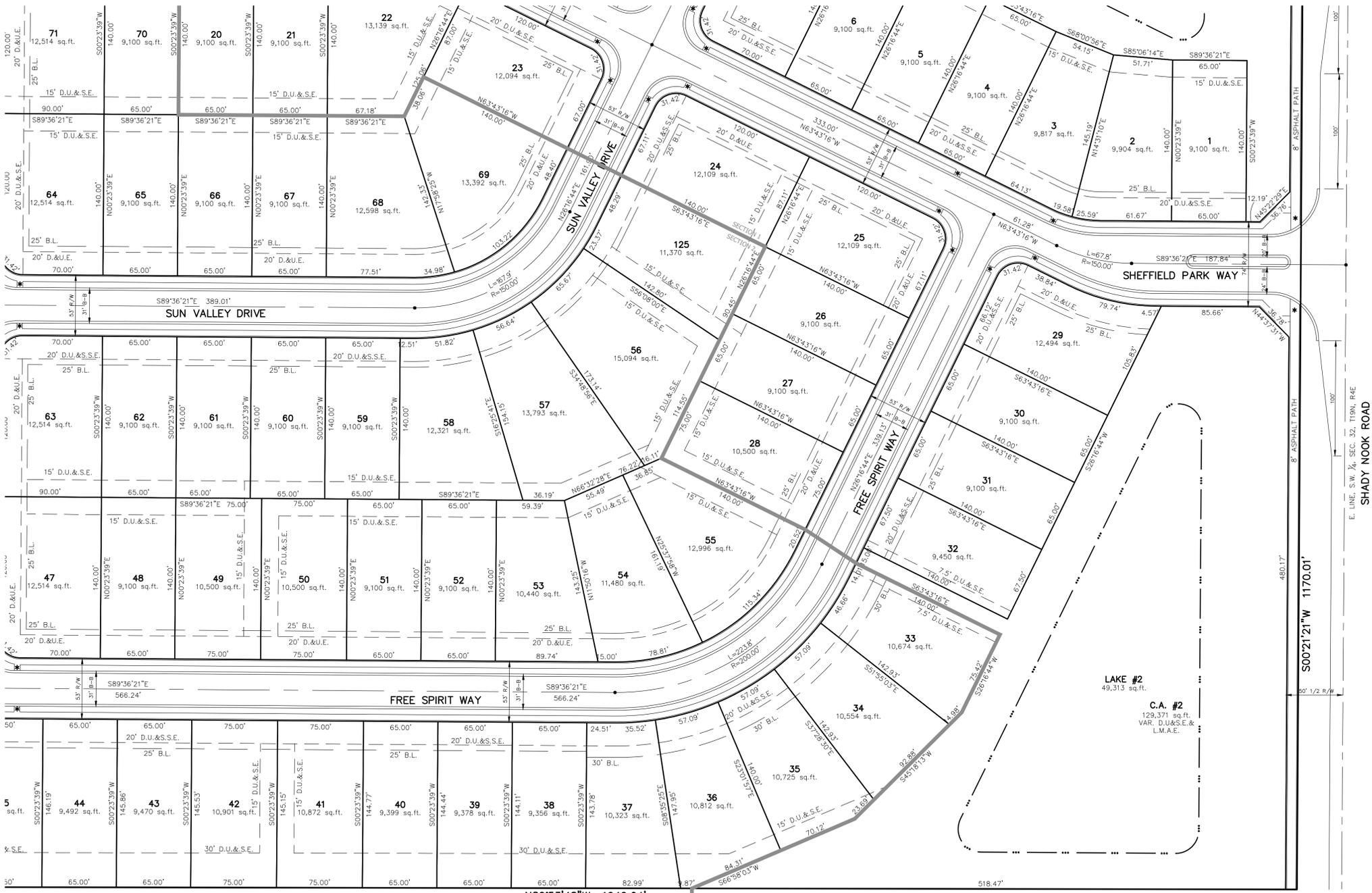
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LEGEND

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B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



Know what's below.
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IUPPS Dig Safely
Indiana Underground Plant Protection Service

THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

REGISTERED LAND SURVEYOR
Dennis D. Olmstead
No. 900012
STATE OF INDIANA
CERTIFIED: 1/30/15

STOEPPELWERTH
ALWAYS ON.
7965 East 108th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 2
OF 8 SHEETS
S & A JOB NO. 70425LAN

THIS INSTRUMENT PREPARED BY:
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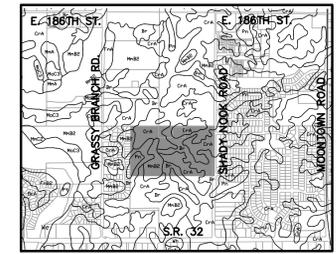
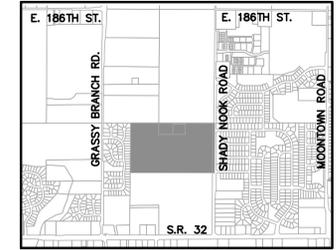
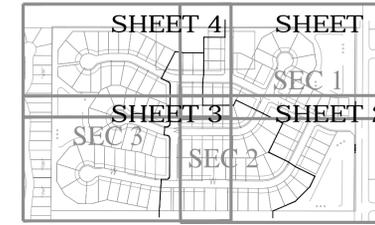
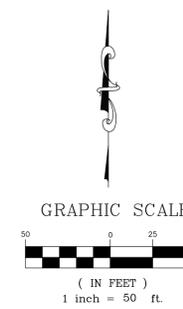
ZONING PUD

Thursday, January 29, 2015
HAM

SHEFFIELD PARK

PRIMARY PLAT

ZONING PUD



B-Brookston silty clay loam
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 - S.L.E. SIGN & LANDSCAPE EASEMENT
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 - C.A. COMMON AREA
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REGISTERED PROFESSIONAL LAND SURVEYOR
No. 900012
STATE OF INDIANA
Dennis D. Olmstead
CERTIFIED: 1/24/2014

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942



PREPARED FOR:
SECTION: 32 TOWNSHIP: 19N RANGE: 4E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 3
OF 8 SHEETS
S & A JOB NO. 70425LAN

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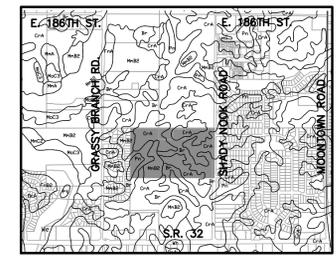
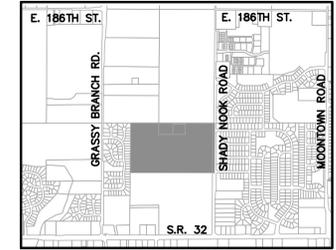
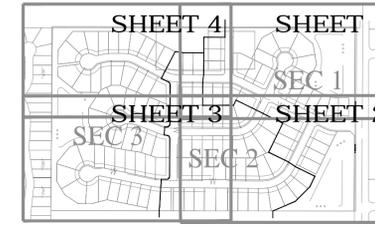
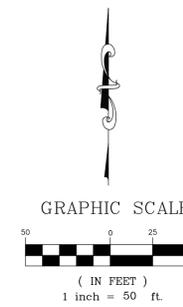
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ZONING PUD
FRONT YARD - 25' min.
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REAR YARD - 25' min.
LOT WIDTH - 65' min.

SHEFFIELD PARK

PRIMARY PLAT

ZONING PUD



SOILS MAP
Br, C.A, MmB2, Pn
SCALE: 1"=2000'

Br-Brookston silty clay loam

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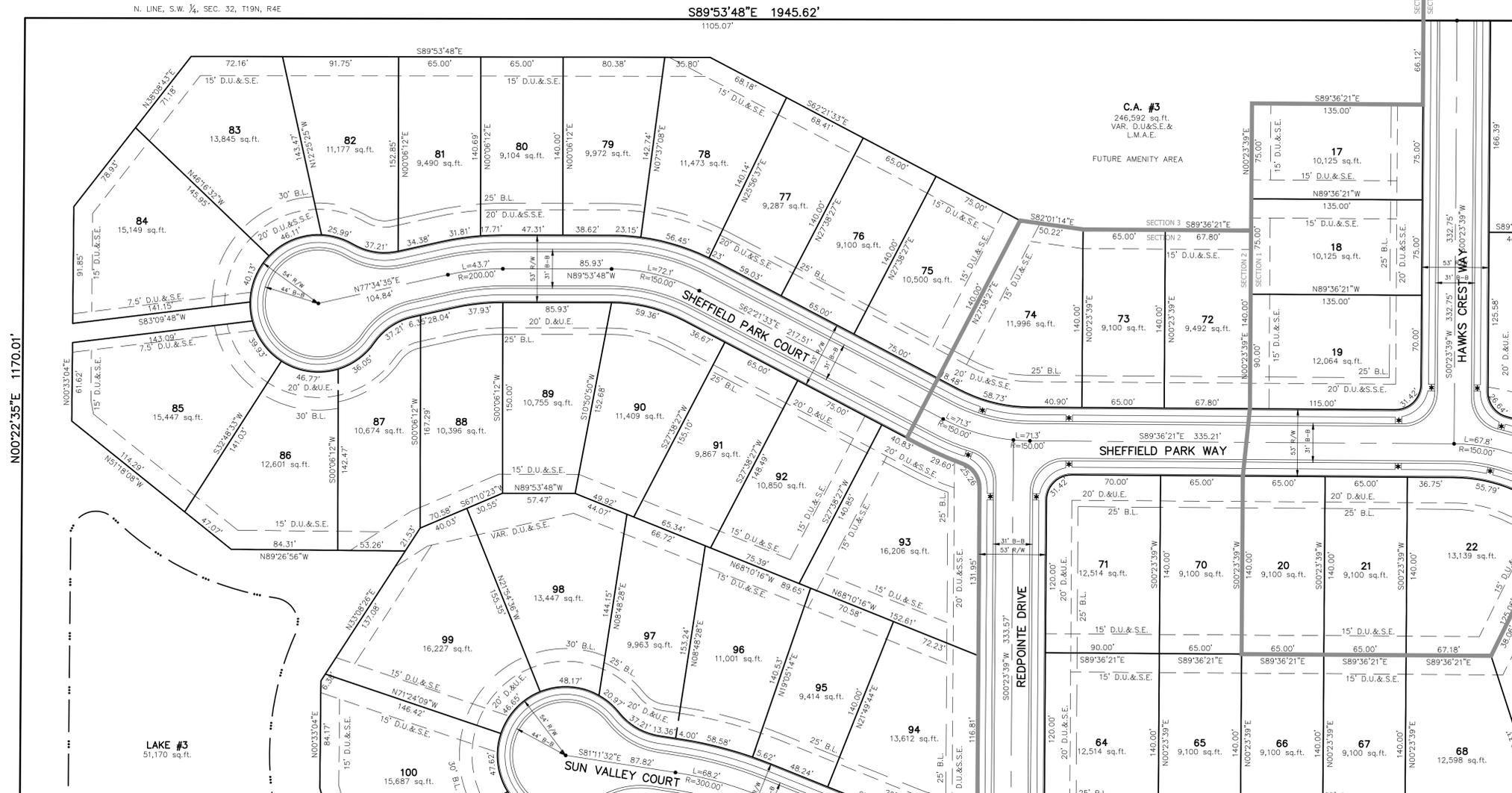
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GRASSY KNOLL, SECTION 2
M.A.S. 44444
P.C. 1, SLIDE 436



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 CERTIFIED: 1/30/15

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