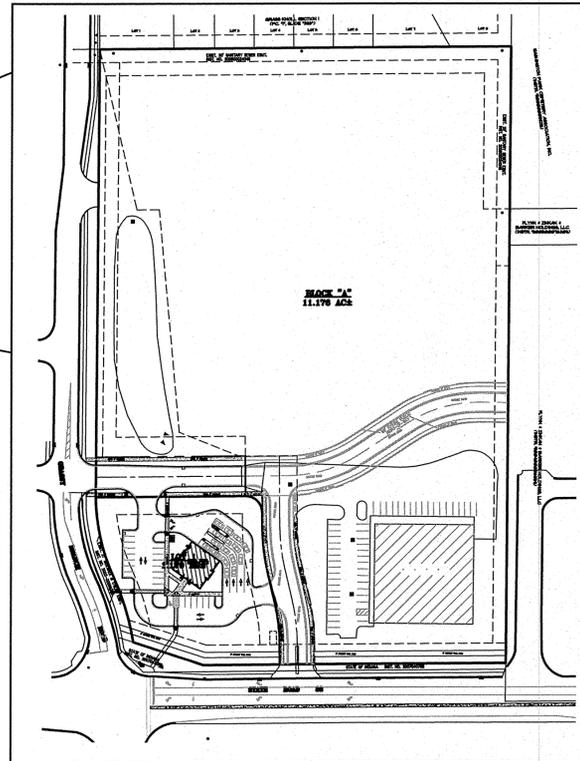
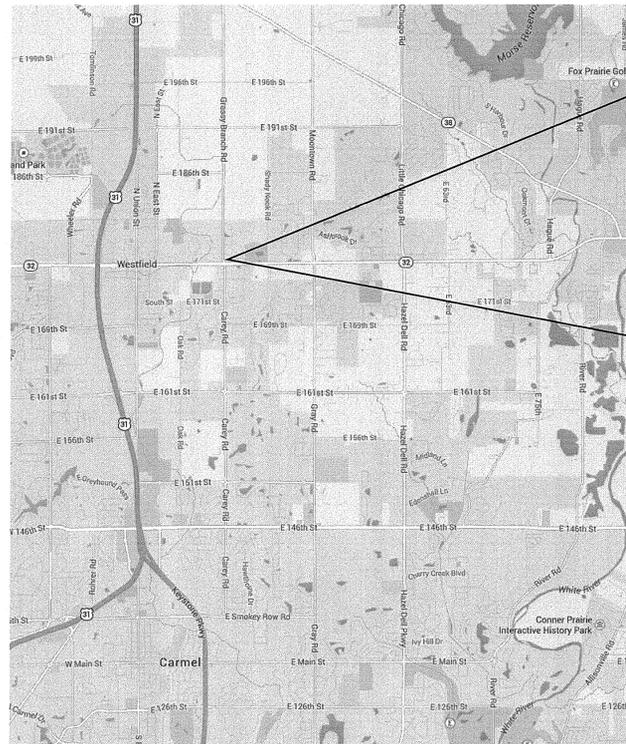


GRASSY BRANCH COMMERCIAL SUBDIVISION

S.R. 32 WESTFIELD, HAMILTON COUNTY, INDIANA

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

PROPOSED SITE



OWNER
 James D. and James Michael Hutson
 P.O. Box 898
 Westfield, IN 46074
 (317) 896-3033 EXT. 38
 Email: mike.hutson@westfieldlighting.com

DEVELOPER
 FIRST MERCHANTS BANK
 10333 N. MERIDIAN STREET
 INDIANAPOLIS, IN 46290
 (317) 844-2008
 Email: kscharnowske@firstmerchants.com

REVISIONS

DATE	SHEET NUMBER
2/20/15	1-4
3/9/15	1-4
3/12/15	4

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	PROPOSED PLAT CONDITIONS
3	EXISTING CONDITIONS
4	OVERALL DEVELOPMENT PLAN

BENCHMARK
 INDIANA STATE HIGHWAY COMMISSION DISK 02, MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST ANGLE OF THE BRIDGE 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAUGE, ABOUT LEVEL WITH THE ROAD.
 ELEVATION : 865.01

BENCHMARK
 MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.
 ELEVATION : 868.47

HOLEY MOLEY SAYS,
 "DON'T DIG BLIND"
 CALL TOLL FREE
 1-800-382-5544
 1-800-428-5200
 FOR CALLS OUTSIDE OF INDIANA

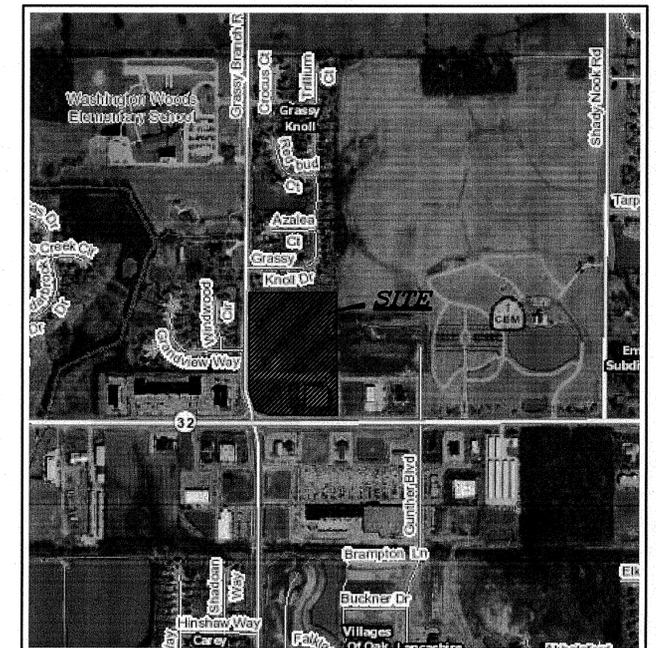
LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 23 minutes 32 seconds East (Basis of Bearing are State Plane Coordinate System - IN East) along the West line of said Quarter Section 986.20 feet to the Northwest corner of a Right-of-Way Grant, as recorded in Instrument Number 200300056353, in the Office of the Hamilton County Recorder; thence North 89 degrees 39 minutes 41 seconds East along the North line of said Right-of-Way Grant 40.00 feet to the Northeast corner of said Right-of-Way Grant, said point also being on the South line of Grassy Knoll - Section 1, as recorded in Instrument Number 93-38022, in the Office of the Hamilton County Recorder, said point also being the POINT OF BEGINNING of the herein described parcel; thence continuing North 89 degrees 39 minutes 41 seconds East along said South line 622.44 feet to the Southeast corner of said Grassy Knoll; thence South 00 degrees 22 minutes 28 seconds West 928.64 feet to the Northeast corner of the land of the State of Indiana, as recorded in Instrument number 2007040768, in the Office of the Hamilton County Recorder; thence South 89 degrees 38 minutes 53 seconds West along the North line of said State of Indiana 457.65 feet to a Northern corner of the State of Indiana, as recorded in Instrument Number 2007047399, in the Office of the Hamilton County Recorder; thence North 72 degrees 02 minutes 07 seconds West along the North line of said State of Indiana 135.31 feet to the West line of an Existing Right-of-Way Deeded Back to Grantor, as recorded in Instrument Number 200300060947, in the Office of the Hamilton County Recorder, said point also being a Point of Non-curvature of a curve concave Westerly with a Radius Point that bears South 79 degrees 11 minutes 35 seconds West 359.00 feet; thence the next three (3) courses being along said West line; (1) Northerly along said curve through a Central Angle of 13 degrees 50 minutes 29 seconds a distance of 86.73 feet to a Point of Reverse Curvature of a curve concave Easterly with a Radius Point that bears North 65 degrees 21 minutes 06 seconds East 321.00 feet; (2) Northerly along said curve through a Central Angle of 25 degrees 02 minutes 27 seconds a distance of 140.29 feet to a Point of Non-tangency and the South line of a Right-of-Way Grant, as recorded in Instrument Number 200300056353, in the Office of the Hamilton County Recorder; (3) South 89 degrees 36 minutes 07 seconds East along said South line 21.00 feet to the Southeast corner of said Right-of-Way Grant; thence North 00 degrees 23 minutes 32 seconds East 667.70 feet to the Point of Beginning, containing 13.162 acres, more or less.

Subject to all Right-of-Way, easements, and restrictions.

VICINITY MAP



UTILITIES

TELEPHONE
 SBC Ameritech
 5858 North College Ave.
 Indianapolis, IN 46220
 (317) 265-6801
 Steve Robinson

WATER
 Citizens Westfield
 2728 East 171st Street
 Westfield, IN 46074
 (317) 927-4338
 Harry Nikides

CABLE TV
 Comcast Cable
 533 East 65th Street
 Indianapolis, IN 46202
 Matt Stringer
 (317) 927-4744

GAS
 Vectron Energy Distribution
 P.O. BOX 1700
 Noblesville, IN 46061
 (317) 776-5550
 Resa Glover / Charlotte May

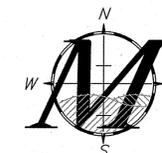
ELECTRIC
 Duke Energy
 16475 Southpark Drive
 Westfield, IN 46074
 Shirley Hunter
 (317) 896-6711

SANITARY SEWER
 Citizens Westfield
 2728 E. 171st Street
 Westfield, IN 46074
 (317) 927-4338
 Harry Nikides

UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. (M) FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

ISSUED FOR REVIEW AND COMMENT JANUARY 29, 2015
 ISSUED FOR CONSTRUCTION



PREPARED BY:

MAURER SURVEYING, INC.

4800 W. Smith Valley Road, Ste. P, Greenwood, Indiana 46142
 Office - 317-881-3898 Fax - 317-881-4099
 www.MaurerSurveying.com

LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

CERTIFIED BY:

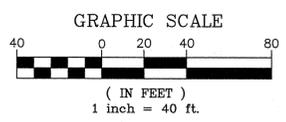
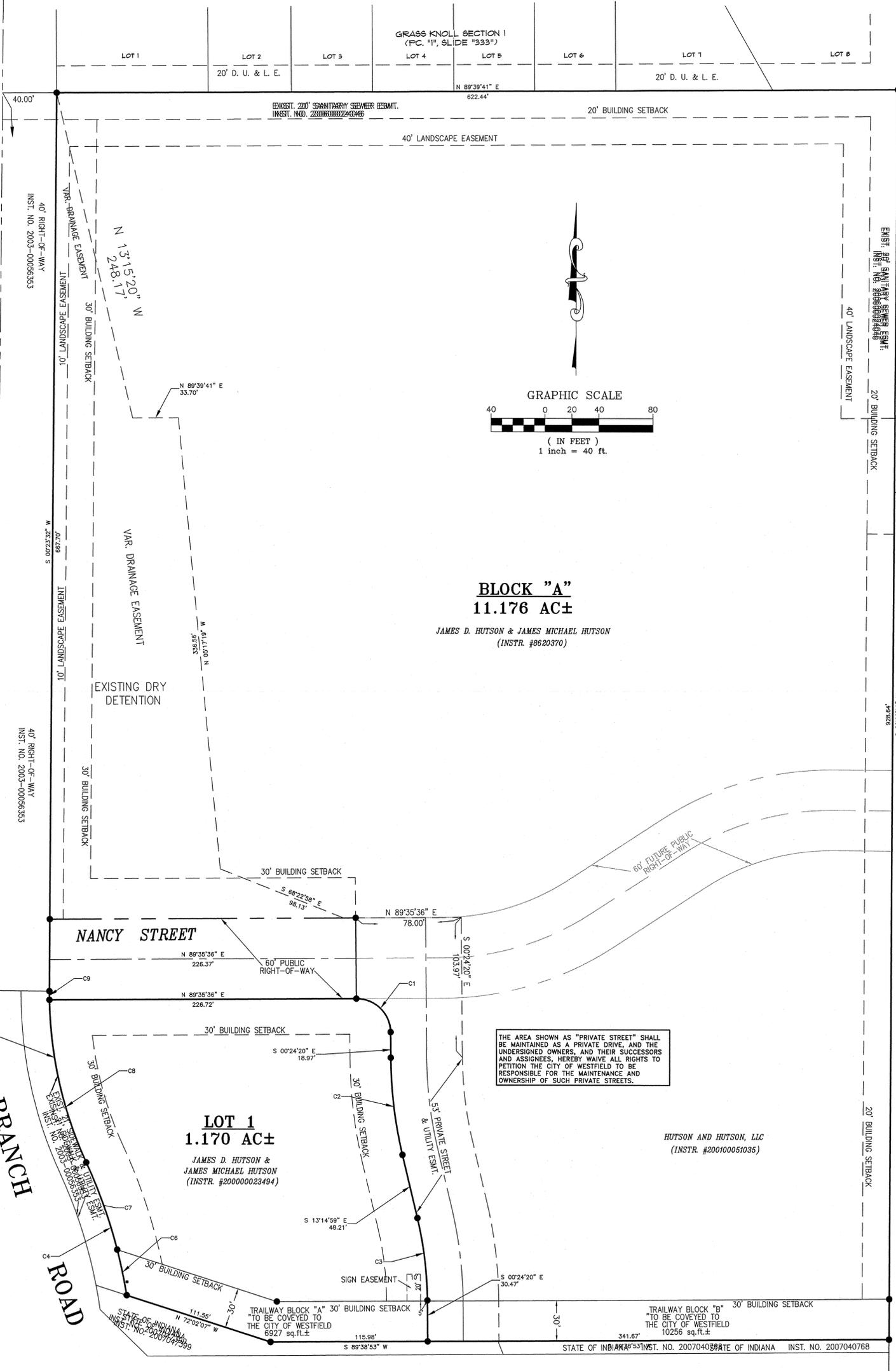
Paul Maurer 3/12/15
 Paul Maurer, P.L.S. #880006
 paul@maurersurveying.com

N.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.
Hamilton County, Indiana

GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

FLOOD HAZARD STATEMENT:
The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. The surveyed parcel lies within Zone "X" as sold land plots by scale on Community Panel 1805700136 G of the Flood Insurance Rate Maps for Johnson County, Indiana dated November 19, 2014.



BLOCK "A"
11.176 AC±

JAMES D. HUTSON & JAMES MICHAEL HUTSON
(INSTR. #8620370)

THE AREA SHOWN AS "PRIVATE STREET" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

HUTSON AND HUTSON, LLC
(INSTR. #200100051035)

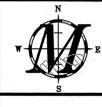
LOT 1
1.170 AC±
JAMES D. HUTSON & JAMES MICHAEL HUTSON
(INSTR. #200000023494)

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	39.27'	25.00'	09°00'04"	N 45°24'22" W	35.36'
C2	72.86'	325.00'	01°25'38"	S 06°49'39" E	72.70'
C3	61.65'	275.00'	01°25'38"	N 06°49'39" W	61.52'
C4	103.24'	380.00'	01°53'58"	N 16°51'55" W	102.92'
C5	131.11'	300.00'	02°52'26"	S 12°07'41" E	130.07'
C6	34.53'	380.00'	00°51'24"	N 11°41'08" W	34.52'
C7	68.71'	380.00'	01°02'134"	N 19°28'07" W	68.61'
C8	124.61'	300.00'	02°34'57"	S 12°44'55" E	123.72'
C9	6.50'	300.00'	00°11'429"	S 00°13'42" E	6.50'

S.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.
Hamilton County, Indiana

N.W. Corner of N.W. Qtr.
Section 32, T.19 N., R.4 E.
Hamilton County, Indiana

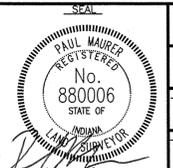
STATE ROAD 32



MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES
PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

PROJECT NAME:
GRASSY BRANCH COMMERCIAL SUBDIVISION
3302 E. STATE ROAD 32, WESTFIELD, IN
SHEET NAME:
PRIMARY PLAT
PROPOSED PLAT INFORMATION

DATE	REVISION
2/20/15	PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS



SCALE:
1" = 40'
DRAWN BY:
AB
CHECKED BY:
FM
CERTIFIED BY:
PAUL MAURER

SHEET:
2
DATE:
JANUARY 29, 2015
JOB NO.:
1817-PP-01

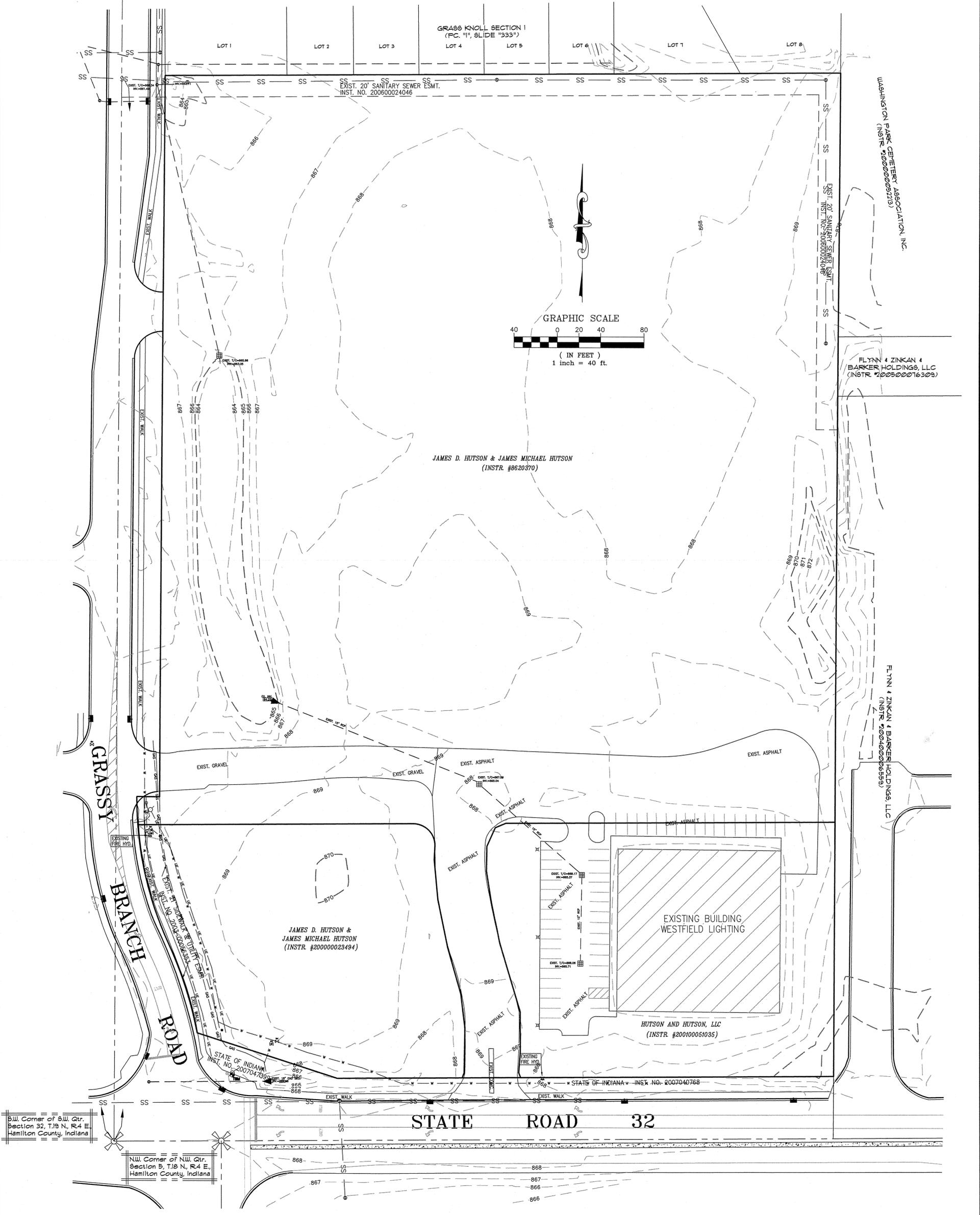
3/9/15

N.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.
Hamilton County, Indiana

GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

FLOOD HAZARD STATEMENT:
The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. The surveyed parcel lies within Zone "X" as said land plots by scale on Community Panel 18057C0135 G of the Flood Insurance Rate Maps for Johnson County, Indiana dated November 19, 2014.



S.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.
Hamilton County, Indiana

N.W. Corner of N.W. Qtr.
Section 32, T.19 N., R.4 E.
Hamilton County, Indiana

1817-PP-02
JANUARY 29, 2015

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

PROJECT NAME:
GRASSY BRANCH COMMERCIAL SUBDIVISION
3302 E. STATE ROAD 32, WESTFIELD, IN

SHEET NAME:
PRIMARY PLAT
EXISTING CONDITIONS

DATE	REVISION
2/20/15	PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS

SEAL
PAUL MAURER
REGISTERED
No. 880006
STATE OF INDIANA
LAND SURVEYOR

SCALE:
1" = 40'
DRAWN BY:
AB
CHECKED BY:
FM
CERTIFIED BY:
PAUL MAURER

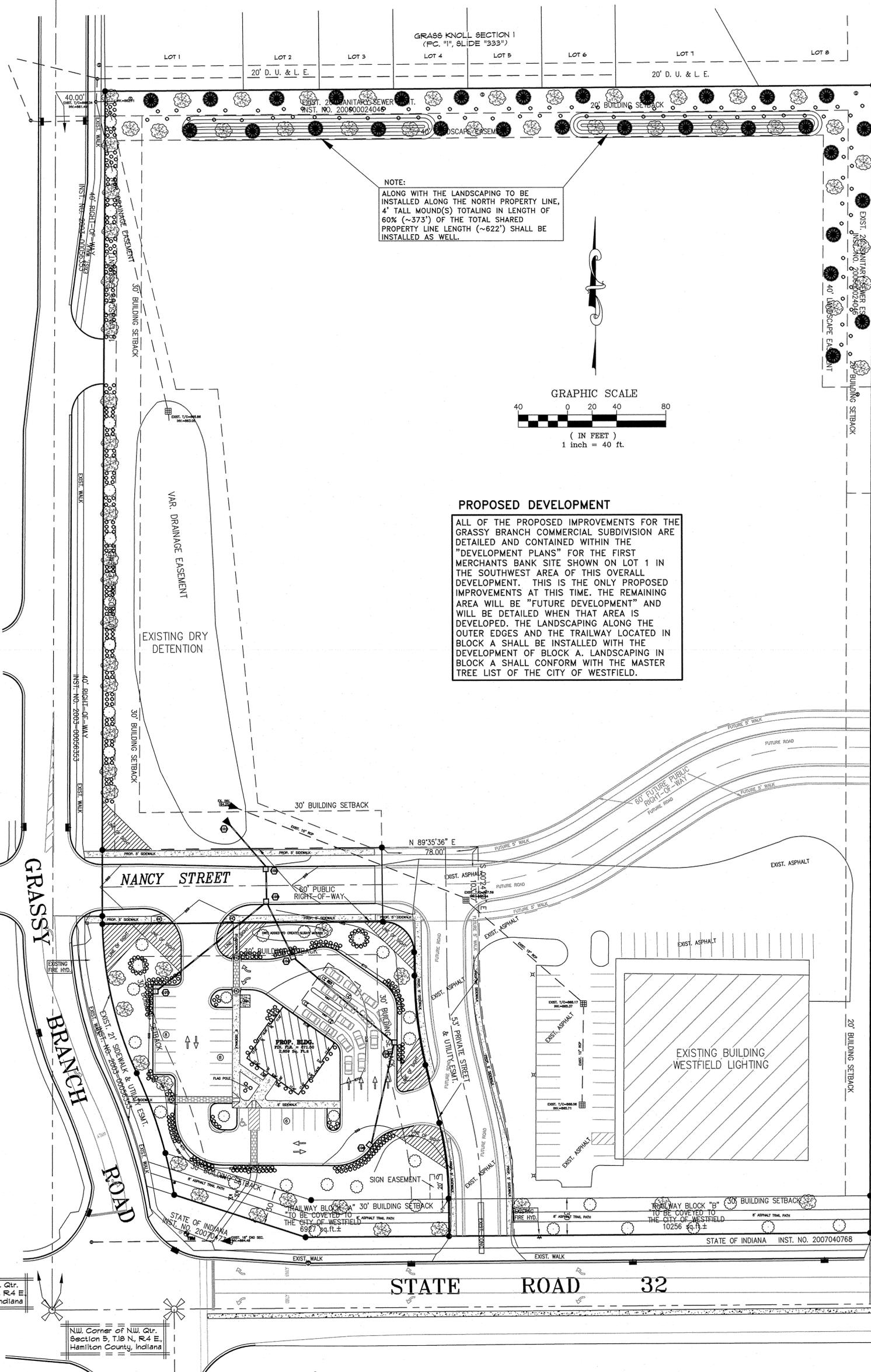
3/9/15

N.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.
Hamilton County, Indiana

GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

FLOOD HAZARD STATEMENT:
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NOTE:
ALONG WITH THE LANDSCAPING TO BE INSTALLED ALONG THE NORTH PROPERTY LINE, 4' TALL MOUND(S) TOTALING IN LENGTH OF 60% (~373') OF THE TOTAL SHARED PROPERTY LINE LENGTH (~622') SHALL BE INSTALLED AS WELL.

PROPOSED DEVELOPMENT

ALL OF THE PROPOSED IMPROVEMENTS FOR THE GRASSY BRANCH COMMERCIAL SUBDIVISION ARE DETAILED AND CONTAINED WITHIN THE "DEVELOPMENT PLANS" FOR THE FIRST MERCHANTS BANK SITE SHOWN ON LOT 1 IN THE SOUTHWEST AREA OF THIS OVERALL DEVELOPMENT. THIS IS THE ONLY PROPOSED IMPROVEMENTS AT THIS TIME. THE REMAINING AREA WILL BE "FUTURE DEVELOPMENT" AND WILL BE DETAILED WHEN THAT AREA IS DEVELOPED. THE LANDSCAPING ALONG THE OUTER EDGES AND THE TRAILWAY LOCATED IN BLOCK A SHALL BE INSTALLED WITH THE DEVELOPMENT OF BLOCK A. LANDSCAPING IN BLOCK A SHALL CONFORM WITH THE MASTER TREE LIST OF THE CITY OF WESTFIELD.

WASHINGTON PARK CEMETERY ASSOCIATION, INC.
(INST. NO. 200600002212)

FLYNN & ZINKAN & BARKER HOLDINGS, LL
(INST. NO. 200500071632)

FLYNN & ZINKAN & BARKER HOLDINGS, LLC
(INST. NO. 201400006559)

S.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.
Hamilton County, Indiana

N.W. Corner of N.W. Qtr.
Section 5, T.18 N., R.4 E.
Hamilton County, Indiana

DATE: JANUARY 29, 2015
SHEET: 4
JOB NO.: 1817-ODP-01

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES
PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

PROJECT NAME:
GRASSY BRANCH COMMERCIAL SUBDIVISION
3302 E. STATE ROAD 32, WESTFIELD, IN
SHEET NAME:
OVERALL DEVELOPMENT PLAN
PROPOSED CONDITIONS

DATE	REVISION
2/20/15	PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS
3/12/15	ADDED MOUNDS AND MOUNDS NOTE

SEAL
PAUL MAURER
REGISTERED
No. 880006
STATE OF INDIANA
PAUL MAURER
3/12/15

SCALE: 1" = 40'
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER