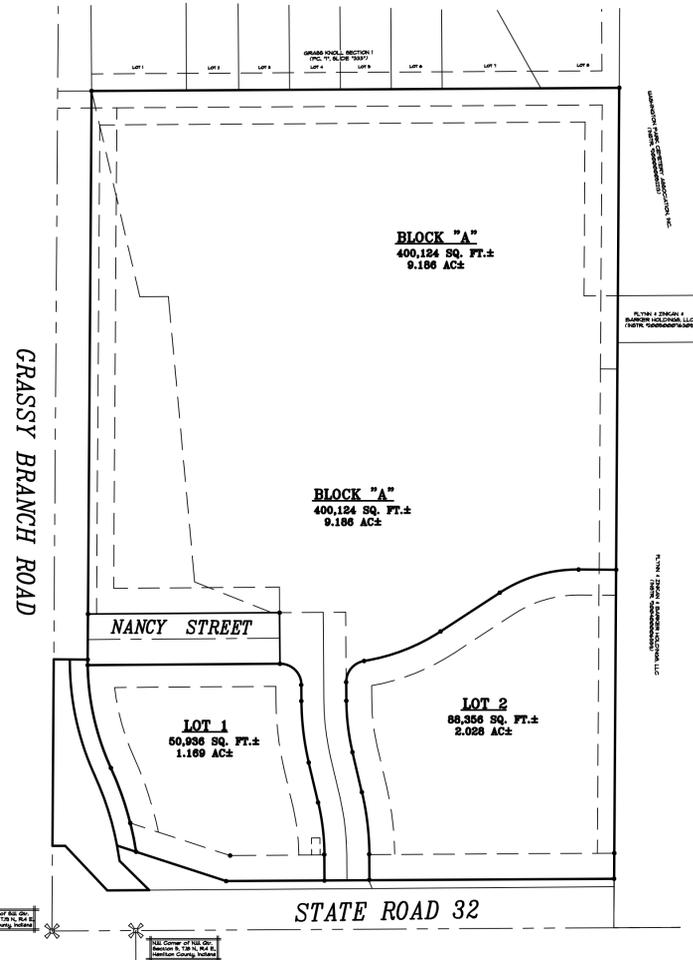


GRASSY BRANCH COMMERCIAL SUBDIVISION

SECONDARY PLAT - S.W. 1/4, SEC. 32, T19N, R4E
CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

VICINITY MAP



Registered Land Surveyor's Certificate:
I, Paul Maurer, 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 the monuments shown thereon actually exist or bond have been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

Paul Maurer
Registered Land Surveyor
Indiana - #880006



Sheet 1 of 4

OWNER/SUBDIVIDER
James D. and James Michael Hutson
& Hutson & Hutson LLC
P.O. Box 898
Westfield, IN 46074
mike.hutson@westfieldlighting.com

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

GRASSY BRANCH COMMERCIAL SUBDIVISION

SECONDARY PLAT - S.W. 1/4, SEC. 32, T19N, R4E
CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, 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 100.01 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing North 00 degrees 23 minutes 32 seconds East along said West line 218.01 feet to the Southwest corner of a Right-of-Way Grant, as recorded in Instrument Number 200300056353, in the Office of the Hamilton County Recorder; thence South 89 degrees 36 minutes 07 seconds East along the South line of said Right-of-Way Grant 40.00 feet to the Southeast corner of said Right-of-Way Grant; thence North 00 degrees 23 minutes 32 seconds East along the East line of said Right-of-Way Grant 687.70 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; thence 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 23 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 the next three (3) courses being along the lines of said State of Indiana: (1) North 72 degrees 02 minutes 07 seconds West 135.31 feet to the West line of an Existing Right-of-Way Deeded Back to Grantor, as recorded in Instrument Number 200300050947, in the Office of the Hamilton County Recorder, said point also being a Point of Non-curvature of a curve concave Westward with a Radius Point that bears South 79 degrees 11 minutes 35 seconds West 359.00 feet; (2) Southerly along said curve through a Central Angle of 02 degrees 52 minutes 52 seconds a distance of 18.05 feet to a Point of Nontangency; (3) South 45 degrees 32 minutes 14 seconds East 49.14 feet to the North Right-of-Way of State Road 32; thence the next three (3) courses being along said North Right-of-Way: (1) South 89 degrees 39 minutes 41 seconds West 49.47 feet; (2) North 43 degrees 27 minutes 26 seconds West 72.17 feet; (3) South 89 degrees 39 minutes 41 seconds West 15.00 feet to the Point of Beginning, containing 13.436 acres, more or less.

Subject to all Right-of-Way, easements, and restrictions.
This subdivision consists of 2 lots labeled "LOT 1" and "Lot 2" AND 1 block labeled BLOCK "A".
The size of lots, blocks, and widths of streets are shown in feet and decimal parts thereof.

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 "Grassy Branch Commercial Subdivision", an addition to the City of Westfield, Indiana. All 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.
There are strips of ground shown on this plat marked as "easement" or as different easements as defined below, reserved for the uses as stated below and 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 to 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 the public utilities.

Drainage Easement Certificate:
There are shown on this instrument areas that are designated as "Drainage Easement". Such easements are hereby established in favor of the City of Westfield and Grassy Branch Commercial Subdivision Owners' Association or Developer ("grantee"), and grant the grantee the right to enter the easement for purposes of installation, repair, and maintenance of storm and drainage improvements, structures, detention areas, and any appurtenances for the drainage system of the development and for ingress and egress thereto for said stated purposes.

Landscape Easement Certificate:
There are shown on this instrument areas that are designated as "Landscape Easement". Such easements are hereby established in favor of the City of Westfield and Grassy Branch Commercial Subdivision Owners' Association or Developer ("grantee"), and grant the grantee the right to enter the easement for purposes of installation and maintenance of landscaping, earth mounds, screening material, fencing, walls, neighborhood identification signs, directories, lighting, irrigation systems, walking trails and other improvements and for ingress and egress thereto for said stated purposes.

Private Street Easement Certificate:
There are shown on this instrument areas that are designated as "Private Street Easement". Such easements are hereby established in favor of the adjoining property owners ("grantee"), and grant the grantee the right to enter the easement for purposes of accessing their lot. These easements prohibit the property owners or any other person from placing any obstruction with in the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The undersigned owners, and their successor and assignees, hereby waive all rights to partition the City of Westfield to be responsible for the maintenance and ownership of such private street. These easements shall only be modified or vacated in the manner stipulated in the Westfield-Washington Township Unified Development Ordinance, or its successor ordinance.

Sign Easement Certificate:
There are shown on this instrument areas that are designated as "Sign Easement". Such easements are hereby established in favor of the Grassy Branch Commercial Subdivision Owners' Association or Developer ("grantee"), and grant the grantee the right to enter the easement for purposes of altering, repairing, maintaining, or removing the improvements. These easements prohibit the property owner or any other person from placing any person from placing any obstruction in front of, altering, removing, or otherwise impairing the improvements within the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. These easements shall only be modified or vacated in the manner stipulated in the Westfield-Washington Township Unified Development Ordinance, or its successor ordinance.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2040, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgement or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

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.

Witnessed our hands and seals this _____ day of _____, 2015.

JAMES D. HUTSON
STATE OF INDIANA)
COUNTY OF HAMILTON)
JAMES MICHAEL HUTSON
James Michael Hutson, Manager
Hutson & Hutson, LLC

Before me the undersigned Notary Public, in and for the County and State, personally appeared JAMES D. HUTSON & JAMES MICHAEL HUTSON, as both personally and as owners of Hutson & Hutson, LLC, and each separately 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 _____, 2015.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDENT OF _____ COUNTY: _____ PRINTED

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 _____, 2015.

Westfield-Washington Township Plan Commission
By: Matthew Skelton, Esq., AICP, 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 _____, 2015.

J. Andrew Cook, Mayor
Randell Graham, Member
Kate Snedeker, Member

Registered Land Surveyor's Certificate:
I, Paul Maurer, 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 April 2, 2015, and that all the monuments shown thereon actually exist or bonds have been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

Paul Maurer
Registered Land Surveyor
Indiana - #880006



Sheet 4 of 4

OWNER/SUBDIVIDER
James D. and James Michael Hutson
& Hutson & Hutson LLC
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