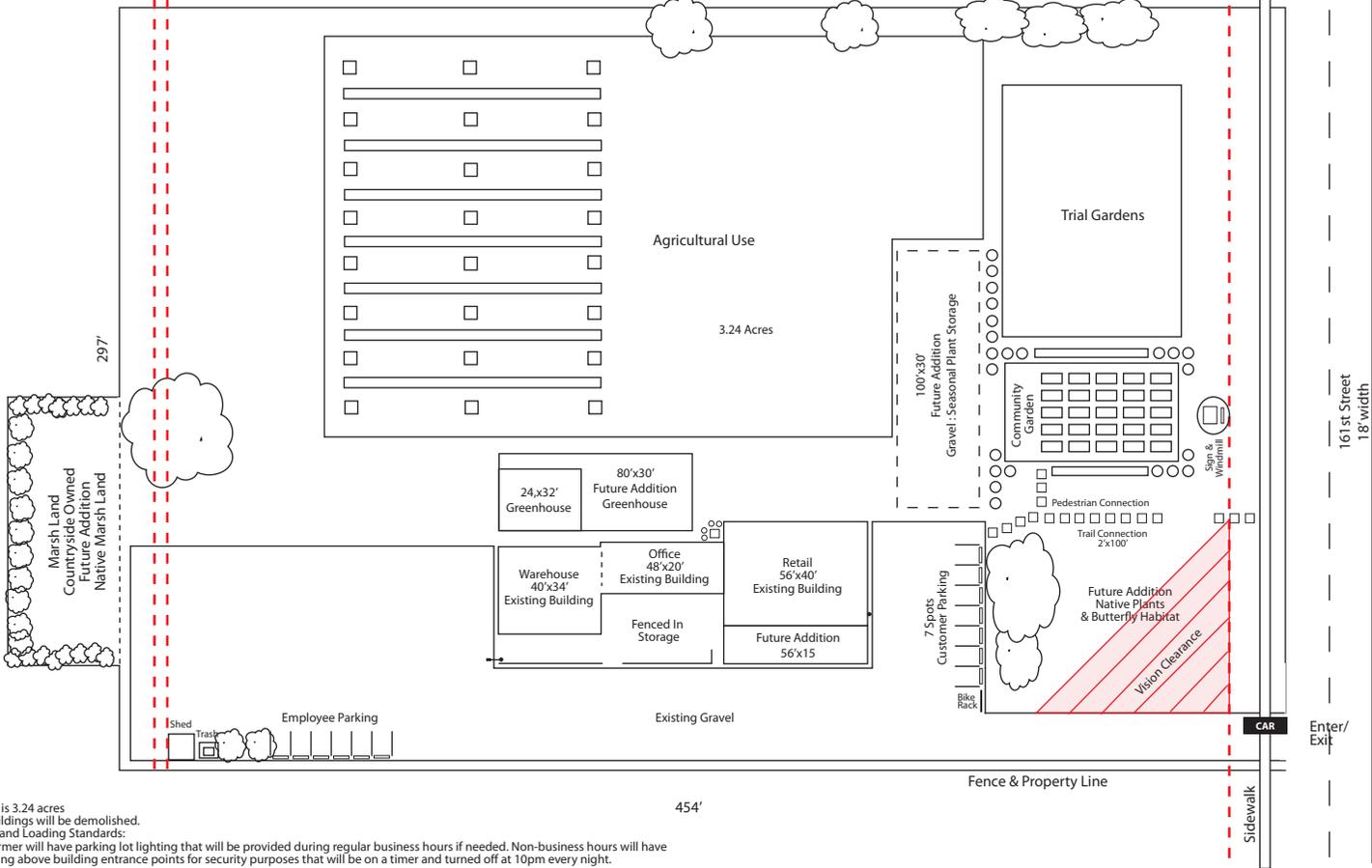




140 E 161st St, Westfield, Indiana 46074

Development Plan

40' Half Right-of-way line & Building Setback



Notes:
 - Total lot is 3.24 acres
 - 7 No buildings will be demolished.
 - Parking and Loading Standards:
 Urban Farmer will have parking lot lighting that will be provided during regular business hours if needed. Non-business hours will have dim lighting above building entrance points for security purposes that will be on a timer and turned off at 10pm every night.

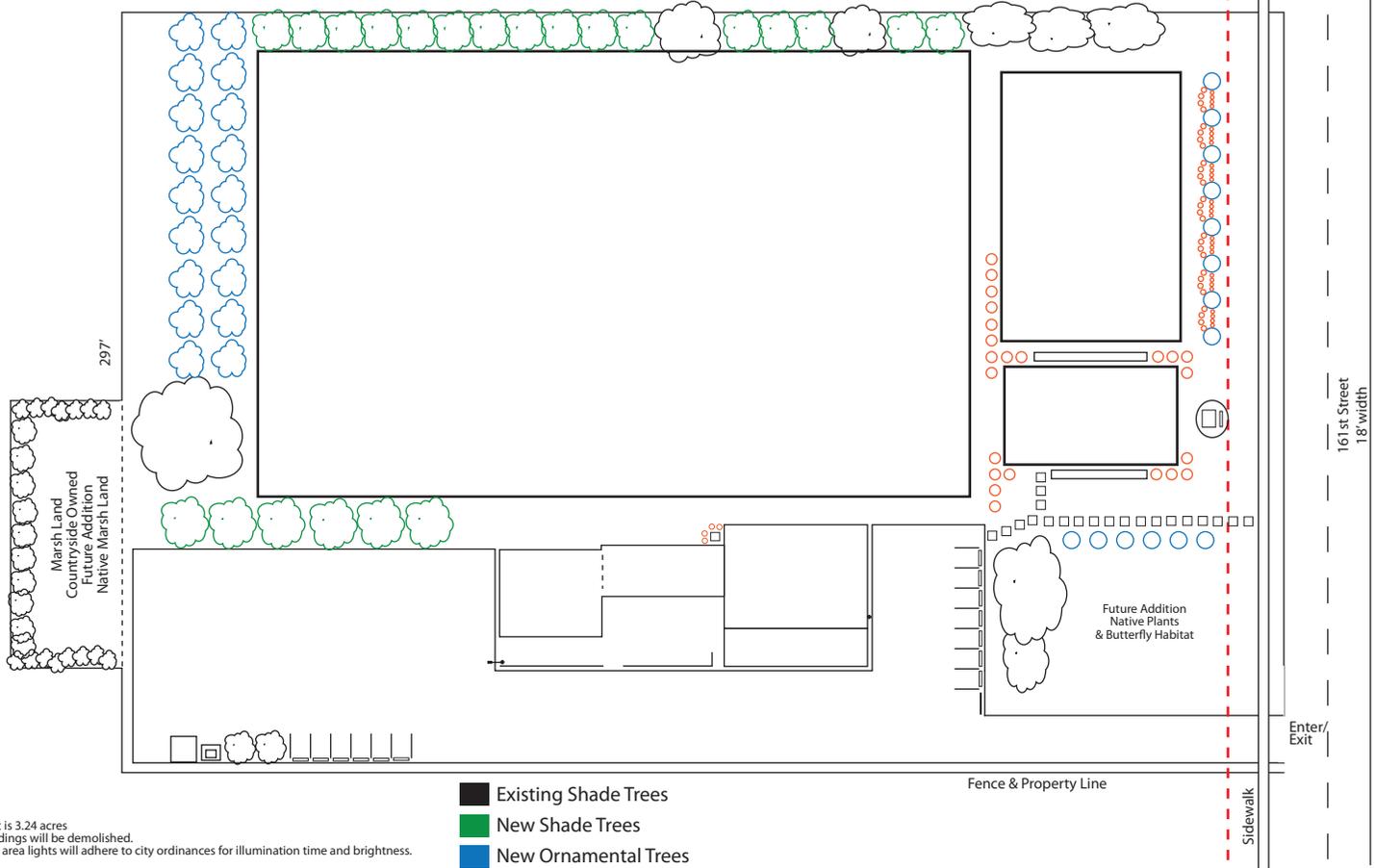


North

140 E 161st St, Westfield, Indiana 46074 Landscaping Plan

40'
Half Right-of-way line
& Building Setback

Proposed
Sidewalk



- Notes:
- Total lot is 3.24 acres
 - No buildings will be demolished.
 - Parking area lights will adhere to city ordinances for illumination time and brightness.

- Existing Shade Trees
- New Shade Trees
- New Ornamental Trees
- New Shrubs



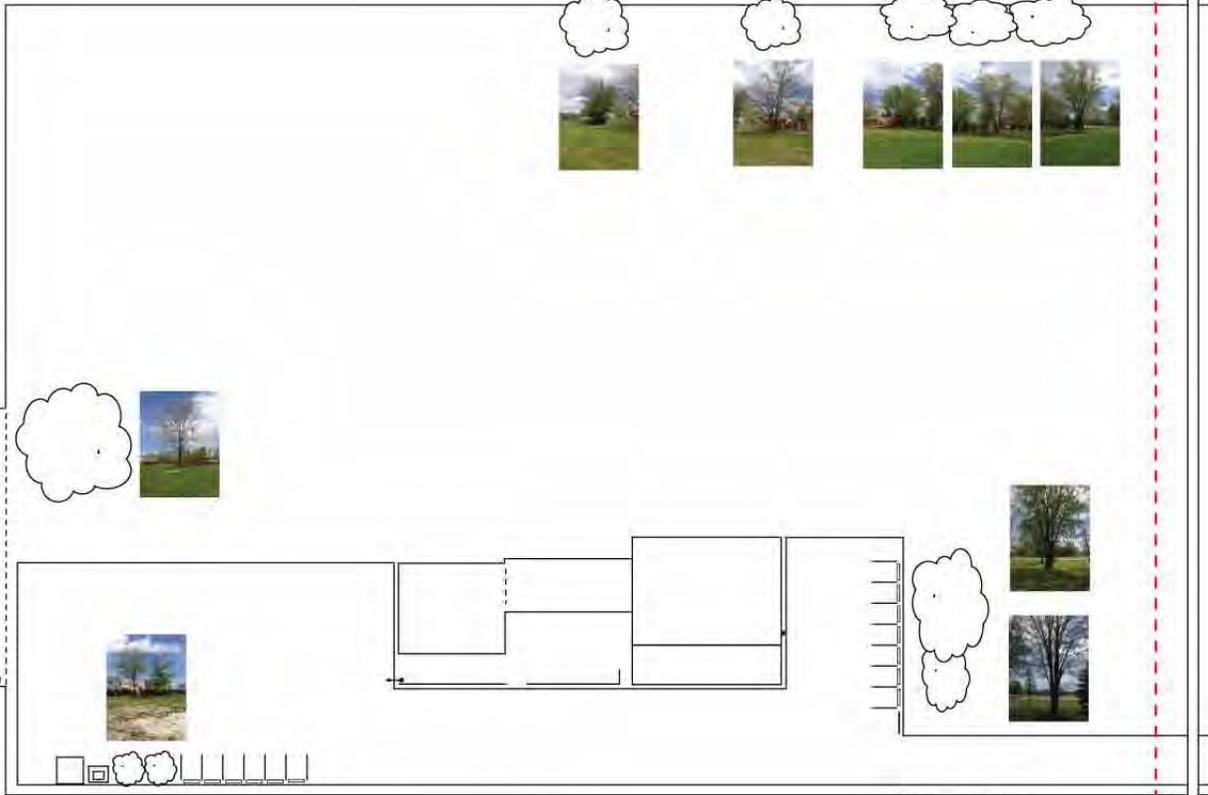
140 E 161st St, Westfield, Indiana 46074

Existing Trees

40'
Half Right-of-way line
& Building Setback

Proposed
Sidewalk

297'
Marsh Land
County-side Owned
Future Addition
Native Marsh Land



161st Street
18' width

Enter/
Exit

Sidewalk

Fence & Property Line

Existing Tree Species:
White Oak
Maple

- Notes:
- Total lot is 3.24 acres
 - No buildings will be demolished.
 - Parking area lights will adhere to city ordinances for illumination time and brightness.

LANDSCAPING REQUIREMENTS FOR URBAN FARMER

	ON-SITE REQUIREMENTS (BUSINESS USE)	Existing Tree Credit
Shade Trees	3.24 acres x 10 trees = 32	10 Shade Trees
Ornamental Trees	3.24 acres x 10 trees = 32	
Shrubs	3.24 acres x 25 shrubs = 81	

RETRACEMENT SURVEY

PART OF THE N.W. QUARTER, SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

LAND DESCRIPTION (HISTORIC DESCRIPTION)

NSTR #0221861

TRACT 1
SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 11, THENCE NORTH 90 DEGREES 00 MINUTES WEST ALONG THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 453.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 45 MINUTES EAST PARALLEL TO THE EAST LINE OF SAID QUARTER A DISTANCE OF 287.33 FEET TO A POINT, THENCE NORTH 90 DEGREES 00 MINUTES EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 450.00 FEET TO A POINT, THENCE ON THE EAST LINE OF SAID QUARTER SOUTH 00 DEGREES 45 MINUTES WEST A DISTANCE OF 267.33 FEET TO THE POINT OF BEGINNING.

TRACT 2

PART OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED QUARTER, NORTH 00 DEGREES 45 MINUTES, ASSUMED BEARING, ALONG THE EAST QUARTER LINE 287.33 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, THENCE NORTH 90 DEGREES 00 MINUTES WEST 450.00 FEET, THENCE NORTH 00 DEGREES 45 MINUTES EAST 191.47 FEET, THENCE NORTH 90 DEGREES 00 MINUTES EAST 450.00 FEET, THENCE SOUTH 00 DEGREES 45 MINUTES WEST ALONG THE EAST QUARTER LINE 191.47 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION.

LAND DESCRIPTION (MODERN DESCRIPTION)

PART OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 14 MINUTES 37 SECONDS WEST (ASSUMED BEARING) 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE COMMENCING ON SAID SOUTH LINE SOUTH 89 DEGREES 14 MINUTES 37 SECONDS WEST 250.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 8220461 AND BEING THE SOUTHWEST CORNER OF COUNTRYSIDE SECTION 12 AS RECORDED IN PLAT CABINET 3 SLIDE 480 INSTRUMENT NUMBER 200000027, THENCE ON THE WEST LINE OF SAID TRACT OF REAL ESTATE AND ON THE EAST LINE OF SAID COUNTRYSIDE SUBDIVISION NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 478.70 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF REAL ESTATE, THENCE ON THE NORTH LINE OF SAID TRACT OF REAL ESTATE NORTH 89 DEGREES 14 MINUTES 37 SECONDS EAST 290.00 FEET TO A 5/8" ROUND IRON WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST END OF THE TRACT OF REAL ESTATE, DESCRIBED IN INSTRUMENT NO. 200000027, THENCE ON SAID WEST LINE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST 478.70 TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES MORE OR LESS.

POINT # REMARKS

POINT #	REMARKS
(102) (103)	COMPUTED LOCATION (NOTHING SET)
(141)	MAG NAIL FOUND
(137) (138)	MAG NAIL SET
(105) (107)	5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER SURVEYING"
(104)	5/8" IRON ROD WITH CAP STAMPED "MAG" FOUND

FLOOD ZONE DEFINITION

ZONE	DEFINITION
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONING AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS FOR SCALED INTERPRETATION OF FLOOD RISK MAP #20020001297, AREA IN ZONE "X" MAP DATED FEBRUARY 16, 2003.

LEGEND

P.O.B.	POINT OF BEGINNING
N.P.	NEIGHBORLY PROPERTY
D.L.	DRAINAGE EASEMENT
	EXISTING FENCING



REV.	DATE	BY	DESCRIPTION
1	3-12-13	SKA	ADDED TITLE COMMITMENT NOTES, JOB 153731N

LOCATION: PART OF THE NORTHWEST QUARTER, SECTION 11, T18N, R3E, WASHINGTON TWP., HAMILTON COUNTY, INDIANA

DATE: 07/11/2012

PROJECT: RETRACEMENT SURVEY

834062

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 36, ARTICLE 1, CHAPTER 17 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEY) AND RULES 601 AND 602 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR THE REGULATION OF UNLICENSED SURVEYORS) AND ORDINANCES AND DECREES AND REGULATIONS GOVERNING THE VARIOUS UNLICENSED SURVEYING ACTIVITIES, I HAVE CONDUCTED THIS SURVEY AS A RESULT OF MY PROFESSIONAL OBLIGATIONS AND AS AUTHORIZED BY HAMILTON COUNTY IN MEASUREMENT REGULATIONS AND PLATS IN LINE OF OCCUPATION. UNLICENSED SURVEYING IS PROHIBITED BY INDIANA LAW. THE CLIENT SHOULD AWARE THERE IS AN INHERENT UNCERTAINTY ALONG ANY LINE CALL IN MAGNITUDE TO THE DIMENSIONS IN THE LOCATION OF THE LINES OF OCCUPATION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND UNLESS THERE MAY BE FOUND SURVEY MARKERS NEAR BUT NOT IDENTICAL AT SOME BOUNDARY CORNERS IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LINES THAN THE UNIDENTIFIED IDENTIFIED FOR THE RETRACEMENT MONUMENTATION (DESCRIBED BELOW), THE DIFFERENCES MAY BE CONSIDERED INDISTINGUISHABLE AND ARE THEREFORE SUBJECT TO THE PROVISIONAL CHARACTER, SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN RETRACEMENT MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCLOSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON DATA OBTAINED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH PLAT OF A PRECEDENT (T18N R3E E1/4-1/2-1/4) RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS. SINCE INDIANA HAS NO STATUTE ACCORDING TO IT TO REVERSE BOUNDARY LINES, A SOLUTION BASED ON PREVIOUSLY IDENTIFIED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A PROVISIONAL REGULATION. UNLESS OTHERWISE NOTED OR OTHERWISE NOTED, THERE IS NO KNOWLEDGE OF OCCUPATION ALONG THE BOUNDARY LINES OF THE SUBJECT TRACT. ALL SURVEY MARKERS SET OR FOUND THIS SURVEY ARE PLUMB WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (RPA) TO RANDOM ERRORS IN MEASUREMENT OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (1:1.2 FEET PLUS 100 INCH) AS SET FORTH IN IAC 36-1-1-1.

THE WITHIN SURVEY IS A RETRACEMENT SURVEY OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 8220461 AND INSTRUMENT NO. 200000027. THE WITHIN SURVEY IS A RETRACEMENT SURVEY OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200000027. THE WITHIN SURVEY IS A RETRACEMENT SURVEY OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200000027.

THE SOUTH LINE OF THE SUBJECT PARCEL HAS ESTABLISHED THE SOUTH LINE OF SAID NORTHWEST QUARTER. THE WEST AND NORTH LINES OF THE SUBJECT PARCEL WERE ESTABLISHED PER RECORDS DISTANCE AND PER FOUND CONTROLLING MONUMENTS. THE EAST LINE OF SAID NORTHWEST QUARTER AND PER FOUND CONTROLLING MONUMENTS IN HAMILTON COUNTY PER COUNTRYSIDE SECTION 12 AS RECORDED IN PLAT CABINET 3 SLIDE 480 INSTRUMENT NUMBER 200000027.

BASES OF BEARING: COUNTRYSIDE SECTION 12 AS RECORDED IN PLAT CABINET 3 SLIDE 480 INSTRUMENT NUMBER 200000027.

CONTROLLING MONUMENTS:

- (101) S.E. CORNER, N.W. 1/4, SECTION 11-T18N-R3E HAMILTON COUNTY FOUND AT SURFACE (PER HAMILTON COUNTY SURVEYOR REFERENCE)
- (116) BRASS PILE FOUND IN THE CENTERLINE OF MARKLEVILLE LANE PER PLAT OF COUNTRYSIDE SECTION 12 PLAT CABINET 3 SLIDE 480
- (118) BRASS PILE FOUND IN THE CENTERLINE OF MARKLEVILLE LANE PER PLAT OF COUNTRYSIDE SECTION 12 PLAT CABINET 3 SLIDE 480
- (119) BRASS PILE FOUND IN THE CENTERLINE OF MARKLEVILLE LANE PER PLAT OF COUNTRYSIDE SECTION 12 PLAT CABINET 3 SLIDE 480
- (121) BRASS PILE FOUND IN THE CENTERLINE OF MARKLEVILLE LANE PER PLAT OF COUNTRYSIDE SECTION 12 PLAT CABINET 3 SLIDE 480

IN MY OPINION, THERE IS 0.85 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

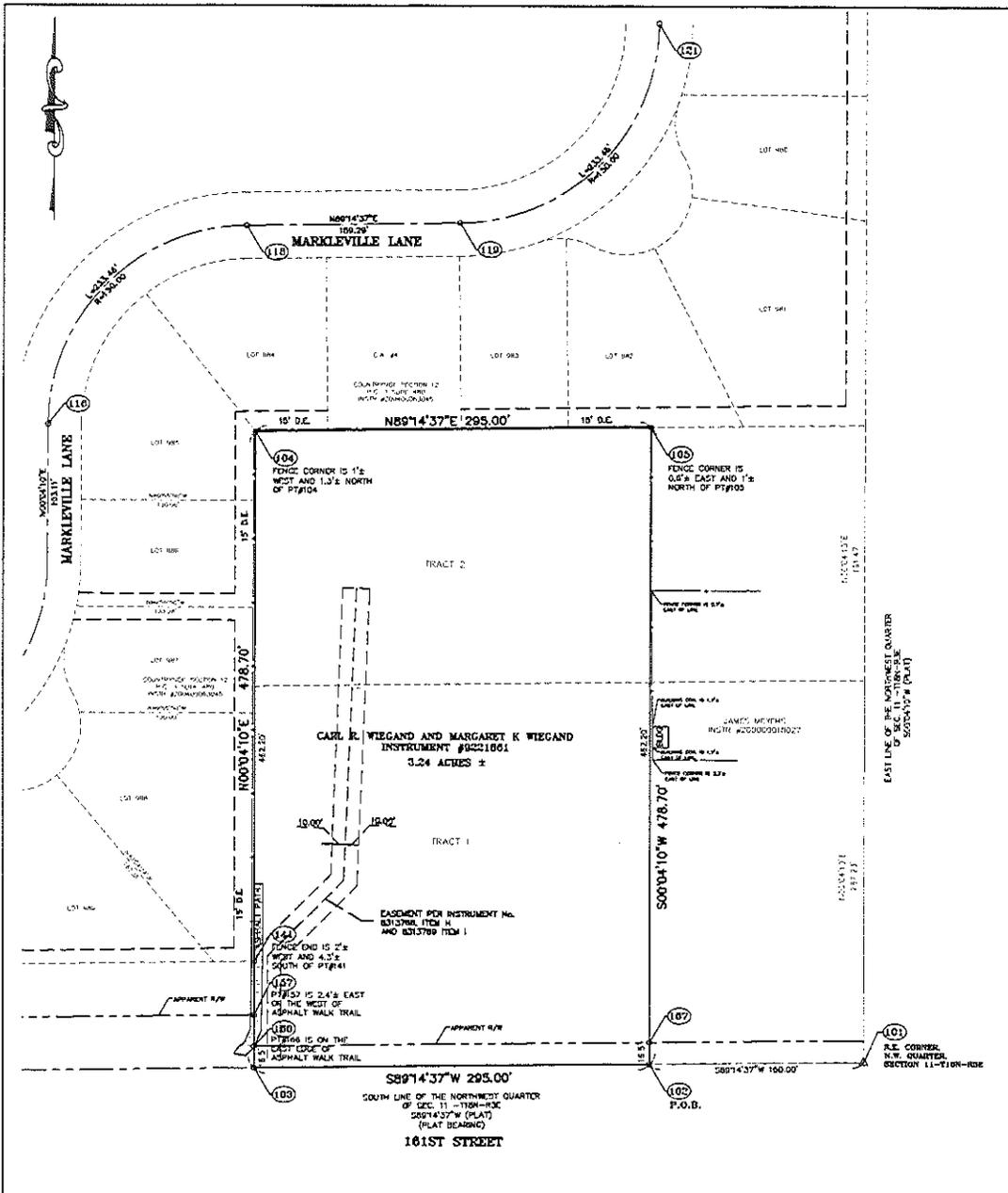
1. POSSESSION TO THE SOUTH IN TO THE STREET IMPROVEMENTS OF STREET 181ST POSSESSION TO THE NORTH, EAST AND WEST ARE TO EXISTING FENCING.
2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE MAP. THE FLOOD INSURANCE MAP IS A PRODUCT OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS FOR SCALED INTERPRETATION OF FLOOD RISK MAP #20020001297, AREA IN ZONE "X" MAP DATED FEBRUARY 16, 2003.
3. EASEMENT INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
4. THE SURVEY HEREON DOES NOT PURPORT TO SHOW THE BOUNDARIES AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED SPECIAL USE ZONING.
5. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR OF ADJOINING TRACTS AND ARE THEREFORE SUBJECT TO ANY STATUTION OF FACTS REVEALED BY EXAMINATION OF SUCH RECORDS.

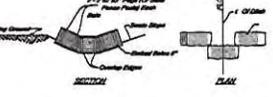
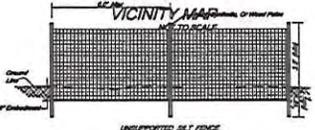
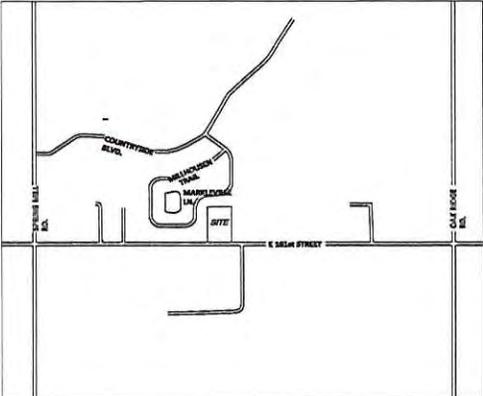
TITLE COMMITMENT NOTES: PER MERIDIAN TITLE CORPORATION COMMITMENT NO. 13-3463, DATED 2-3-2010

(H) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO PUBLIC SERVICE OF INDIANA IN AN INSTRUMENT DATED OCTOBER 26, 1983 AND RECORDED OCTOBER 26, 1983 IN COUNTY RECORD 1, PAGE 474, AS INSTRUMENT NO. 831370R IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AS SHOWN ON THE DRAWING.

(I) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO GENERAL TELEPHONE CO. OF INDIANA IN AN INSTRUMENT DATED OCTOBER 26, 1983 AND RECORDED OCTOBER 26, 1983 IN COUNTY RECORD 1, PAGE 474, AS INSTRUMENT NO. 831370R IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AS SHOWN ON THE DRAWING.

(J) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO SOCIETY-VACUUM OIL COMPANY, INC. IN AN INSTRUMENT DATED JUNE 23, 1939 AND RECORDED JUNE 24, 1939 IN MISCELLANEOUS RECORD 3A, PAGE 272, AND ASSIGNED TO MANHATTAN PIPE LINE COMPANY BY ASSIGNMENT RECORDED MARCH 14, 1987 IN BOOK 97, PAGE 20 ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AS SHOWN ON THE DRAWING.





NOTES:

1. Silt fences shall be installed in accordance with the following: a. Silt fences shall be installed in a straight line across the full width of the erosion control area. b. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. c. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface. d. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. e. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface.

2. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. f. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface. g. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. h. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface.

3. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. i. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface. j. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. k. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface.

4. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. l. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface. m. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. n. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface.

5. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. o. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface. p. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. q. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface.

6. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. r. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface. s. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. t. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface.

7. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. u. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface. v. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. w. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface.

8. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. x. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface. y. Silt fences shall be installed in a line with the top of the fence on the same level as the ground surface. z. Silt fences shall be installed in a line with the bottom of the fence on the same level as the ground surface.

CONTRACT NO. 15-10-31-00-002-000
DATE: JANUARY 05, 2015
PROJECT NAME: URBAN FARMERS 161ST STREET
SHEET NO. CHECKED BY: CM
SHEET TITLE: SITE PLAN
SHEET # OF 1



URBAN FARMERS
161ST STREET

DATE	JANUARY 05, 2015
PROJECT NAME	URBAN FARMERS 161ST STREET
SHEET NO.	CHECKED BY: CM
SHEET TITLE	SITE PLAN
SHEET #	OF 1

CONTRACT NO. 15-10-31-00-002-000
DATE: JANUARY 05, 2015
PROJECT NAME: URBAN FARMERS 161ST STREET
SHEET NO. CHECKED BY: CM
SHEET TITLE: SITE PLAN
SHEET # OF 1

Existing Lighting

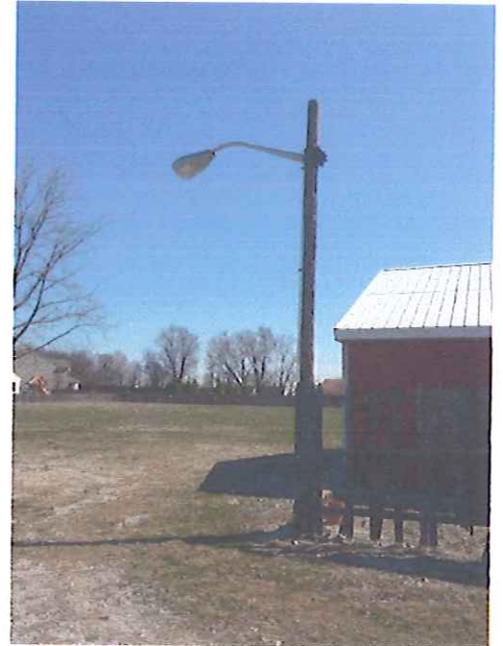
140 E 161st St, Westfield, IN 46074



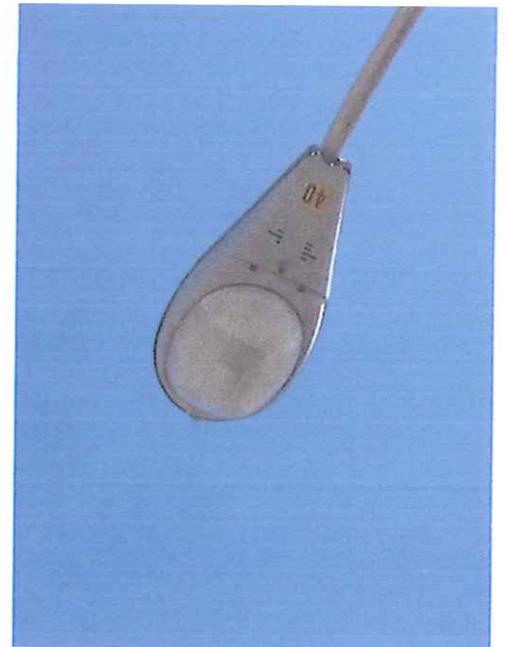
Front Light
(South Side)



Side Light
(West Side)

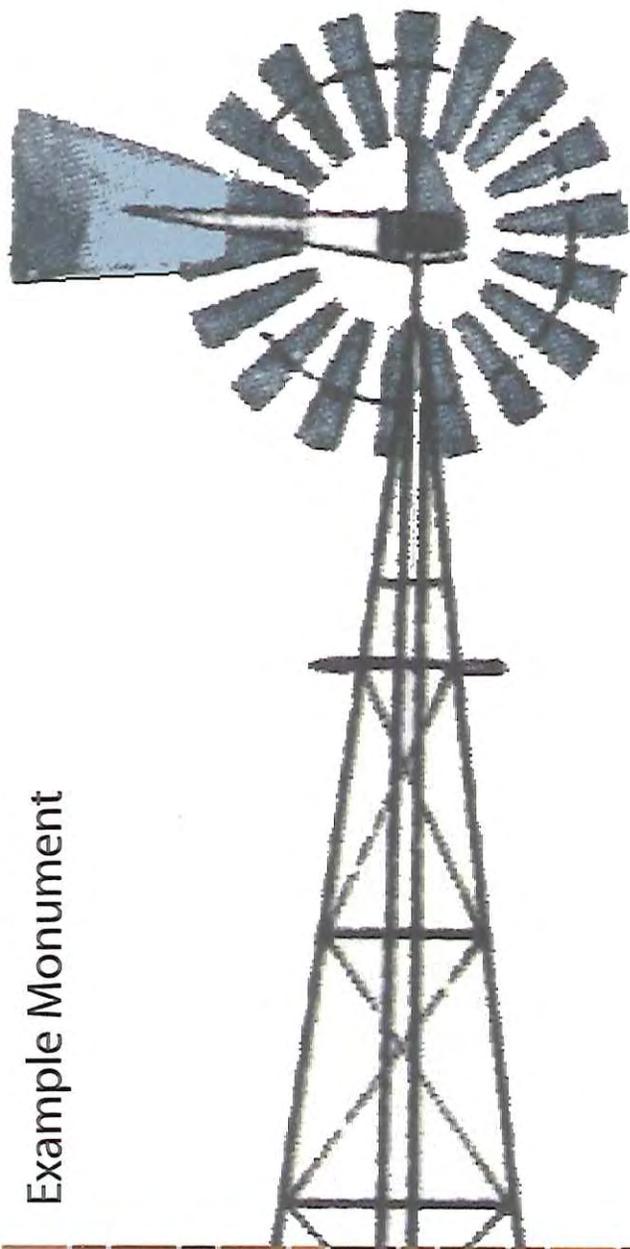


Back Light
(North Side)



Seed Photometric Plan

Sign Plan
140 E 161st St, Westfield, IN 46074



Example Monument

140

URBAN FARMER

Temp 75°F 12:30pm

Example Signage



Farm Fresh

Vegetables

Honey

Free Range Eggs



SWEET CORN

PEACHES

BEANS

TOMATOES

SQUASH

140 E 161st St, Westfield, IN 46074
Existing Building

Existing Building (South Side View)



Existing Building (North Side View)

