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

OWNER/SUBDIVIDER:
GRAND COMMUNITIES, Ltd.
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41018
PHONE: (859) 341-4709
CONTACT PERSON: Todd E. Huss
EMAIL: thuss@fischerhomes.com

SOURCE OF TITLE
GENERAL WARRANTY DEED INSTR. NO. 2015011437

ZONING SF3
WIDTH AT B.L. = 80' min.
FRONTAGE AT R/W = 50' min.
LOT AREA = 12,000 square feet min.
FRONT SETBACK = 20' min.
SIDE YARD = 10' min.
REAR YARD = 30' min.

DERBY RIDGE
SECTION 1
SECONDARY PLAT

(PART OF NW 1/4, SECTION 10, T18N, R3E,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA)

GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1" = 200 FT

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.

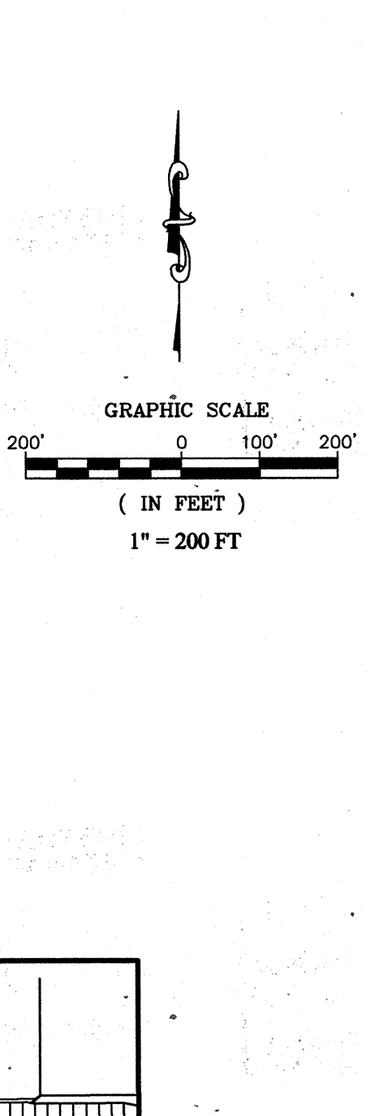
A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS.

○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".

◉ DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".

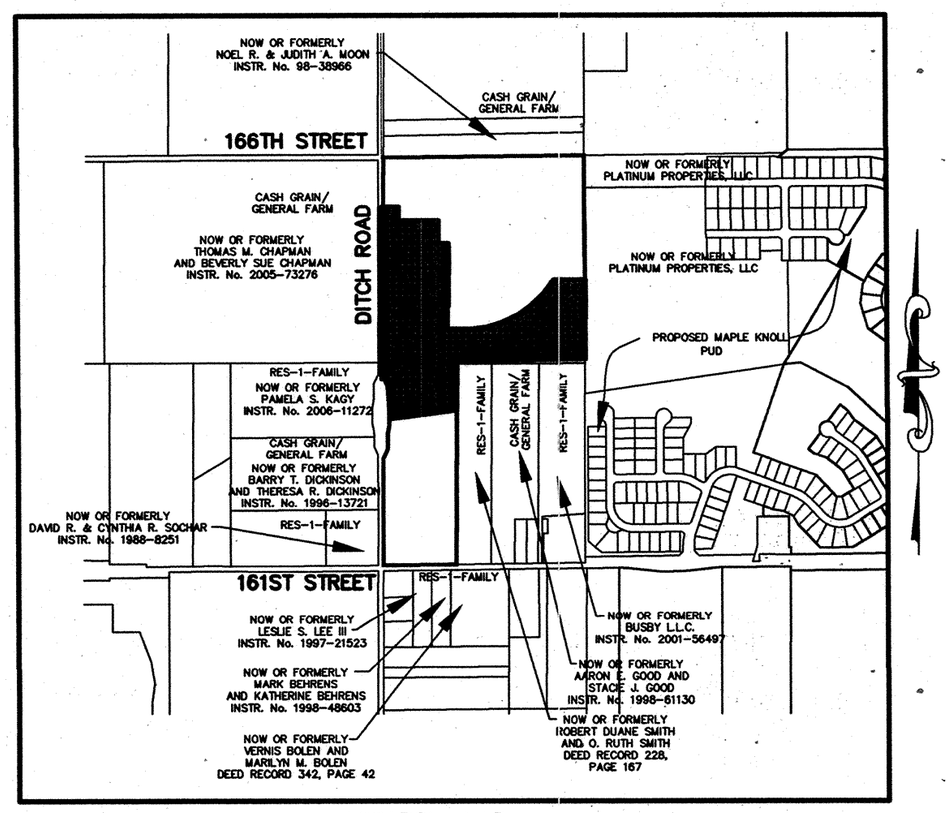
□ DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.

● 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).



LEGEND

25	LOT NUMBER
S.S.E.	SANITARY SEWER 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
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
T.O.B.	TOP OF BANK
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
FLOODWAY FRINGE	- - - - - - - - - - - -
FLOODWAY	——— - - - - - FW(FRW) ———
△	SECTION CORNER



LOCATION MAP
SCALE: 1"=1000'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	31.42'	20.00'	20.00'	N44°50'40"W	28.28'	90°00'00"
C2	31.42'	20.00'	20.00'	N45°09'20"E	28.28'	90°00'00"
C3	31.42'	20.00'	20.00'	S44°50'40"E	28.28'	90°00'00"
C4	31.42'	20.00'	20.00'	N45°09'20"E	28.28'	90°00'00"
C5	37.21'	50.00'	19.52'	S21°09'59"E	36.36'	42°38'38"
C6	46.52'	54.00'	24.81'	S17°48'35"E	45.09'	49°21'27"
C7	55.79'	54.00'	30.68'	S36°28'07"W	53.34'	59°11'56"
C8	55.27'	54.00'	30.33'	N84°36'42"W	52.89'	58°38'26"
C9	65.05'	54.00'	37.13'	N20°46'48"W	61.19'	69°01'22"
C10	27.40'	54.00'	14.00'	N28°15'56"E	27.10'	29°04'05"
C11	37.21'	50.00'	19.52'	S21°28'40"W	36.36'	42°38'38"

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
7/21/2015

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS INSTRUMENT PREPARED BY:
CURTIS C. HUFF, RLS
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SOURCE OF TITLE
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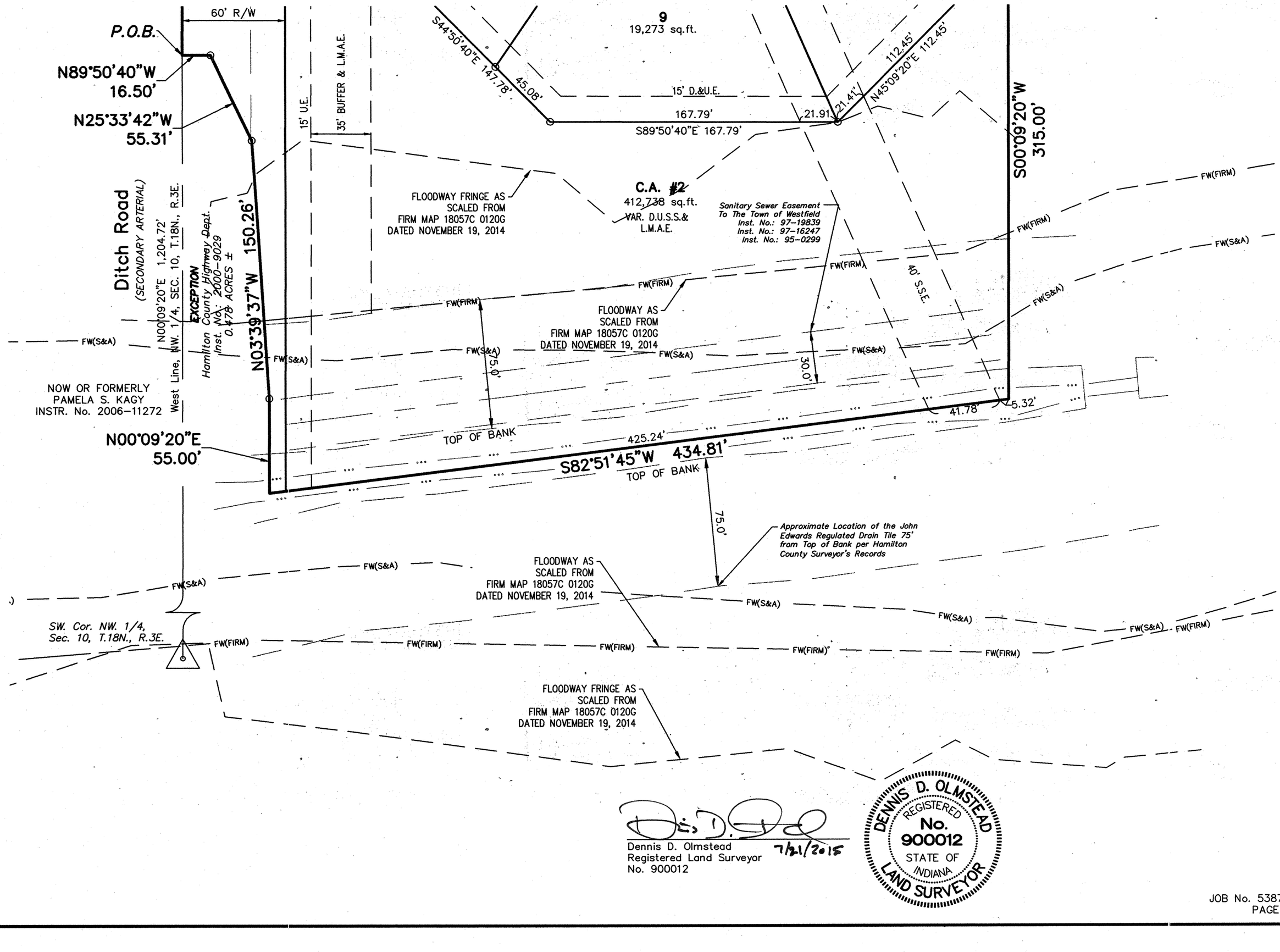
DERBY RIDGE
SECTION 1
SECONDARY PLAT

(PART OF NW 1/4, SECTION 10, T18N, R3E,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA)

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1" = 50 FT

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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7/21/2015

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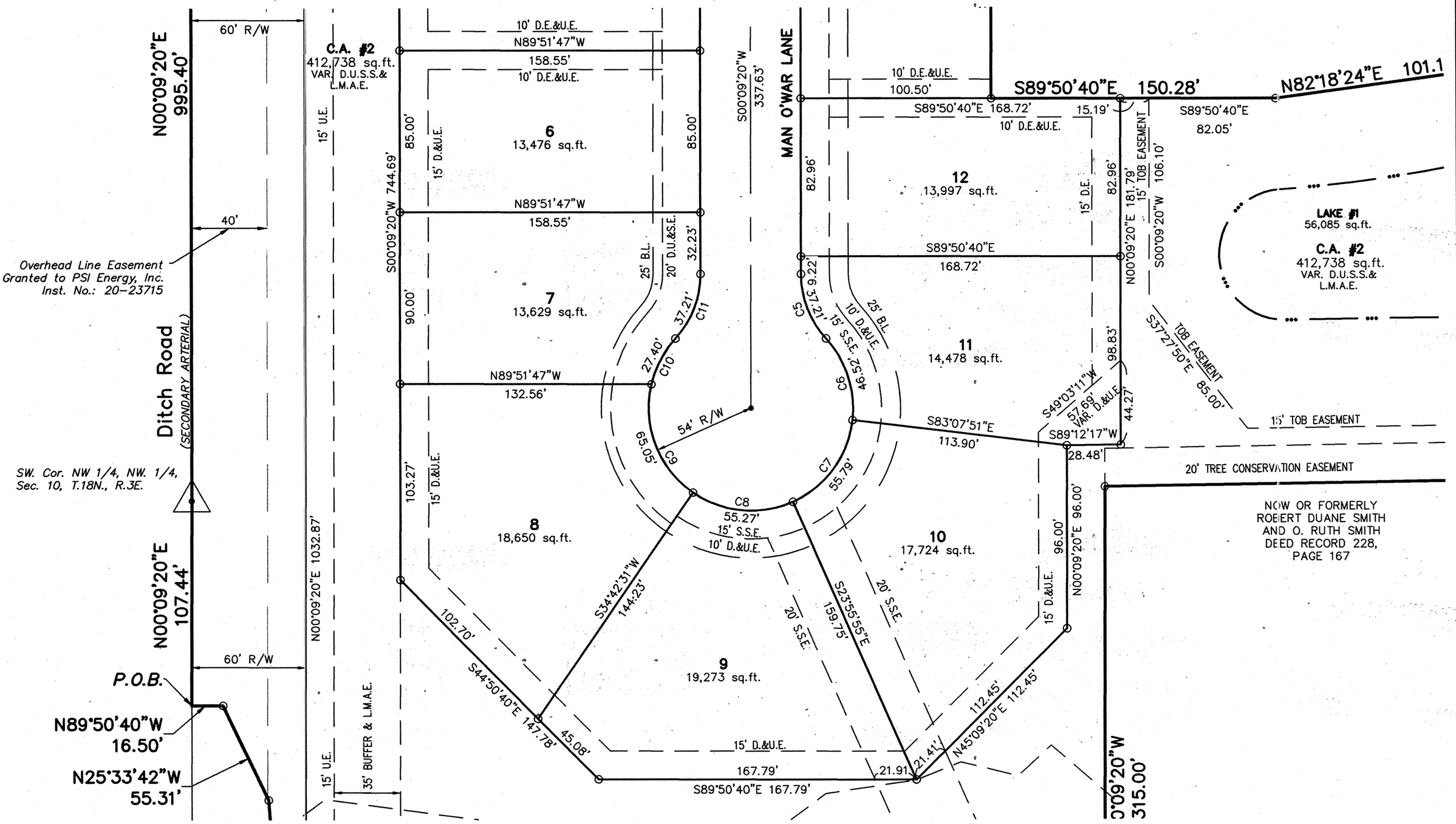

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
7/24/2015

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
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LAND SURVEYOR

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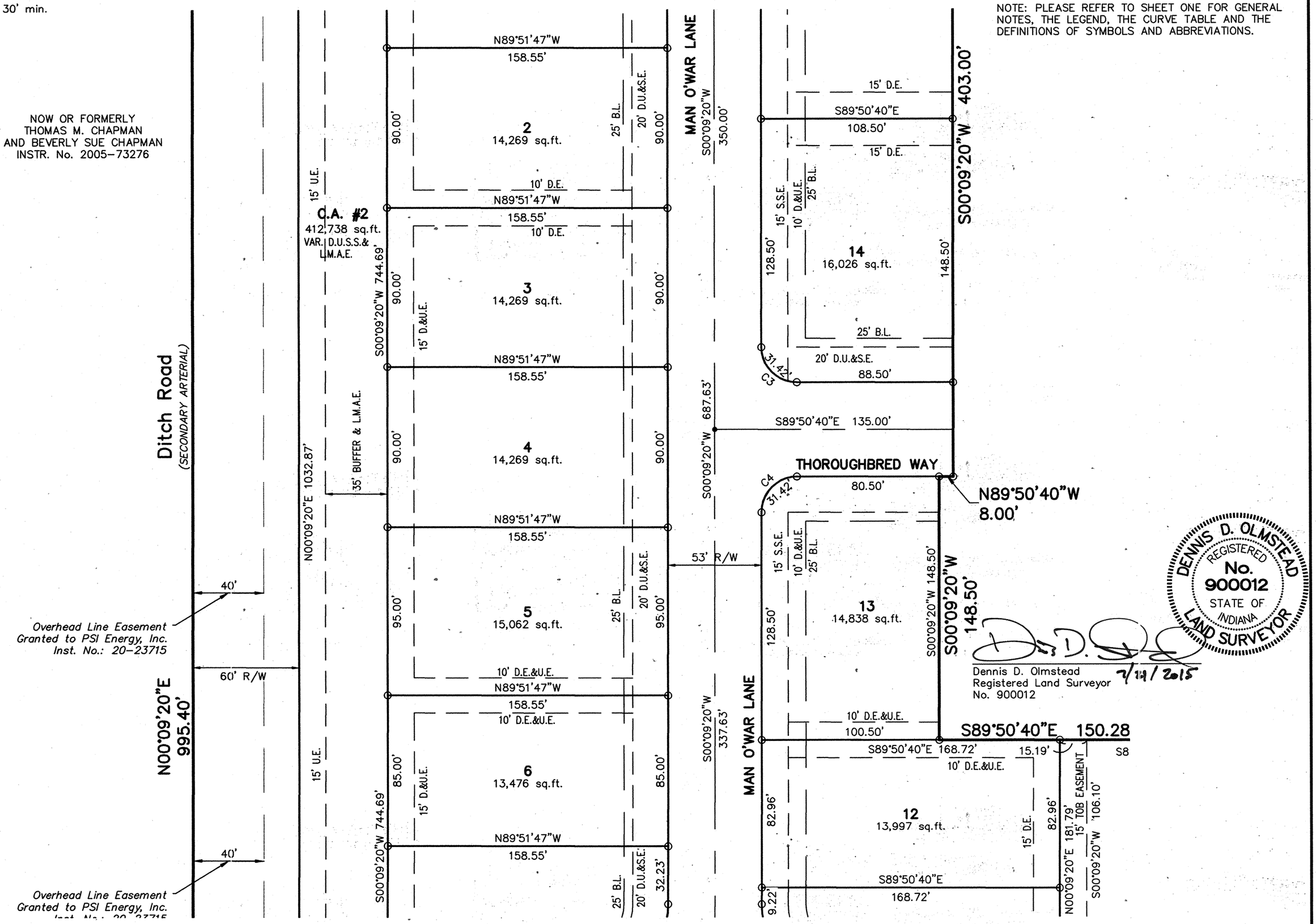

DENNIS D. OLMSTEAD
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STATE OF INDIANA
LAND SURVEYOR

Dennis D. Olmstead
Registered Land Surveyor
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7/14/2015

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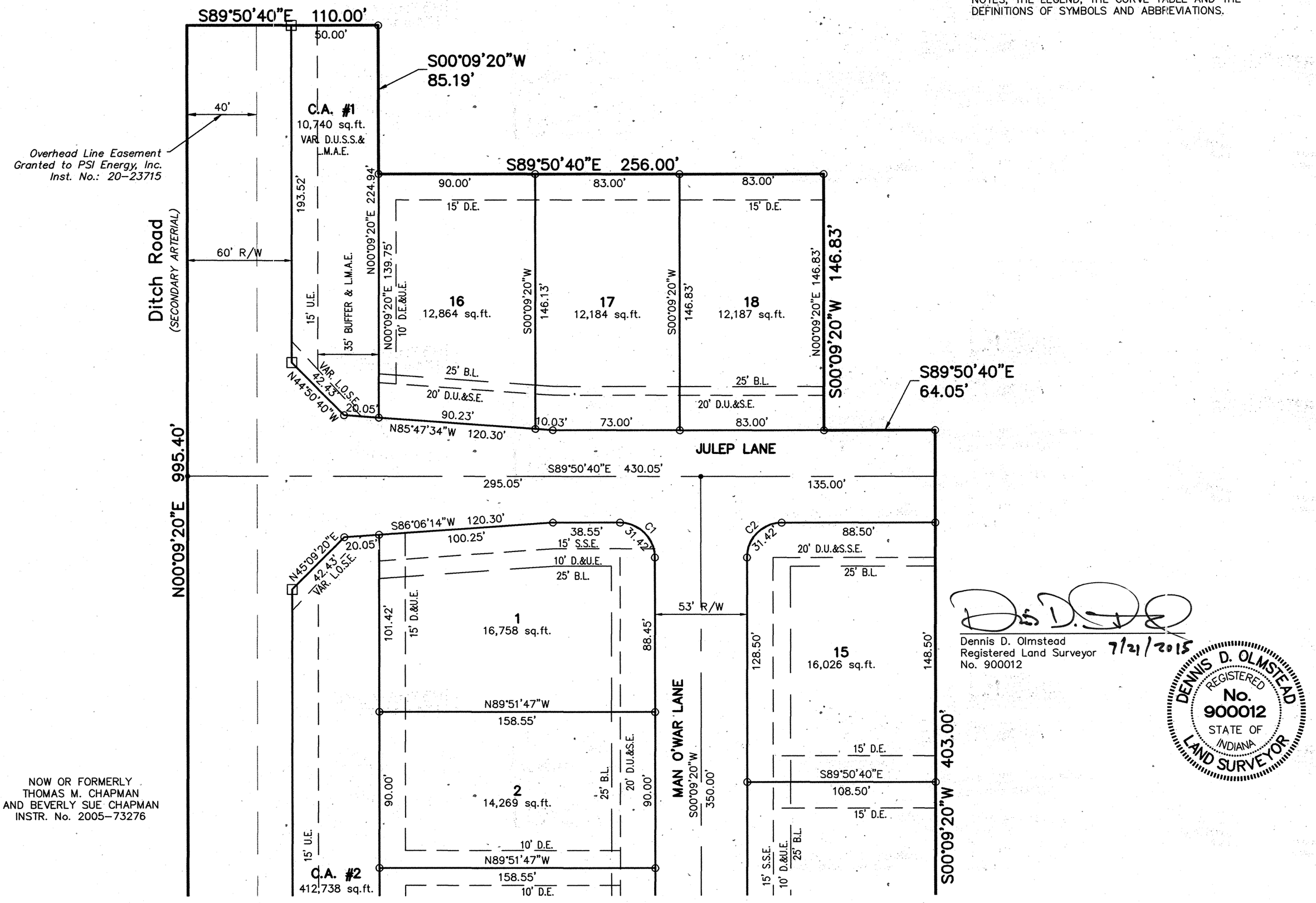

NOW OR FORMERLY
THOMAS M. CHAPMAN
AND BEVERLY SUE CHAPMAN
INSTR. No. 2005-73276

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
7/21/2015

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
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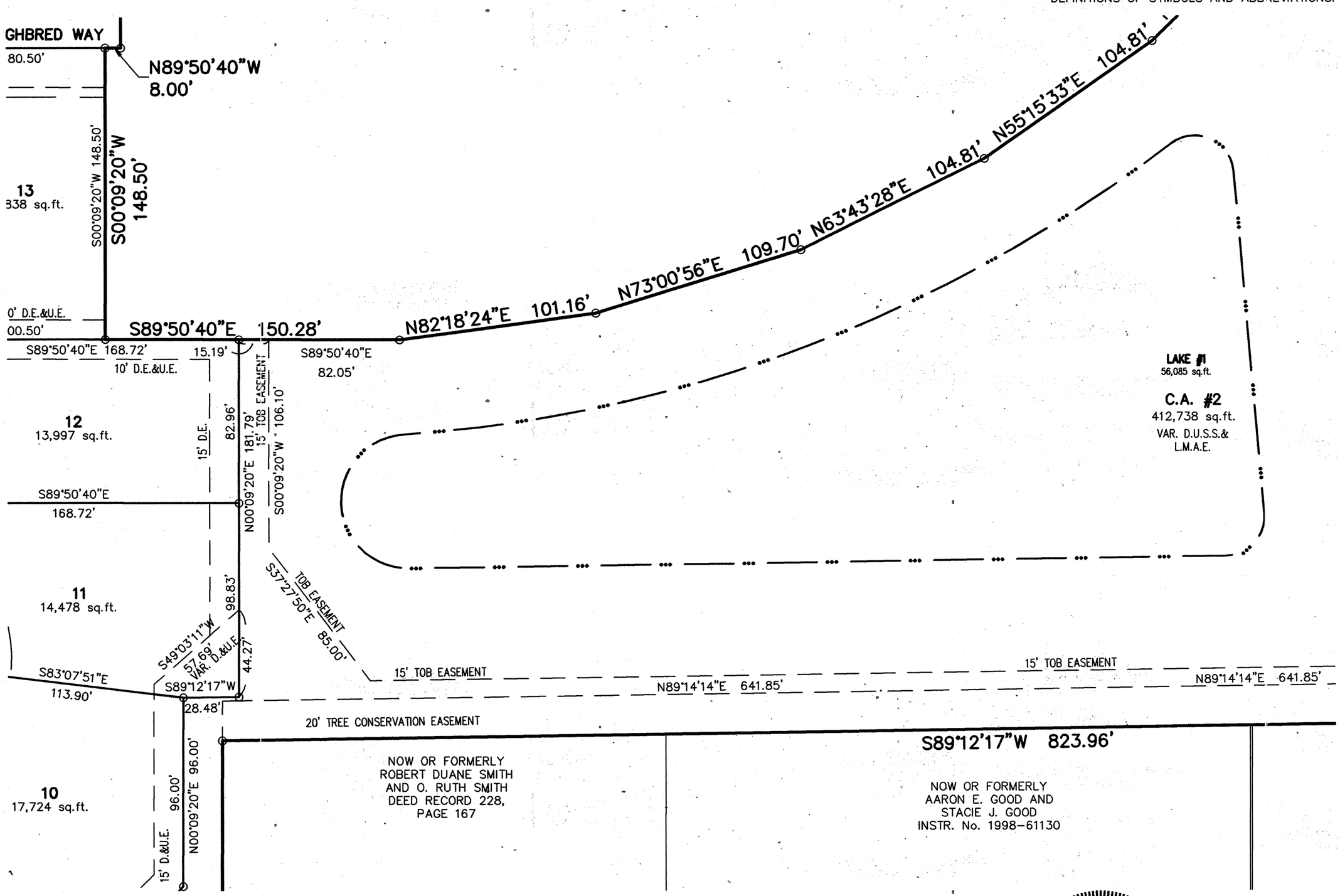

Dennis D. Olmstead
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7/21/2015

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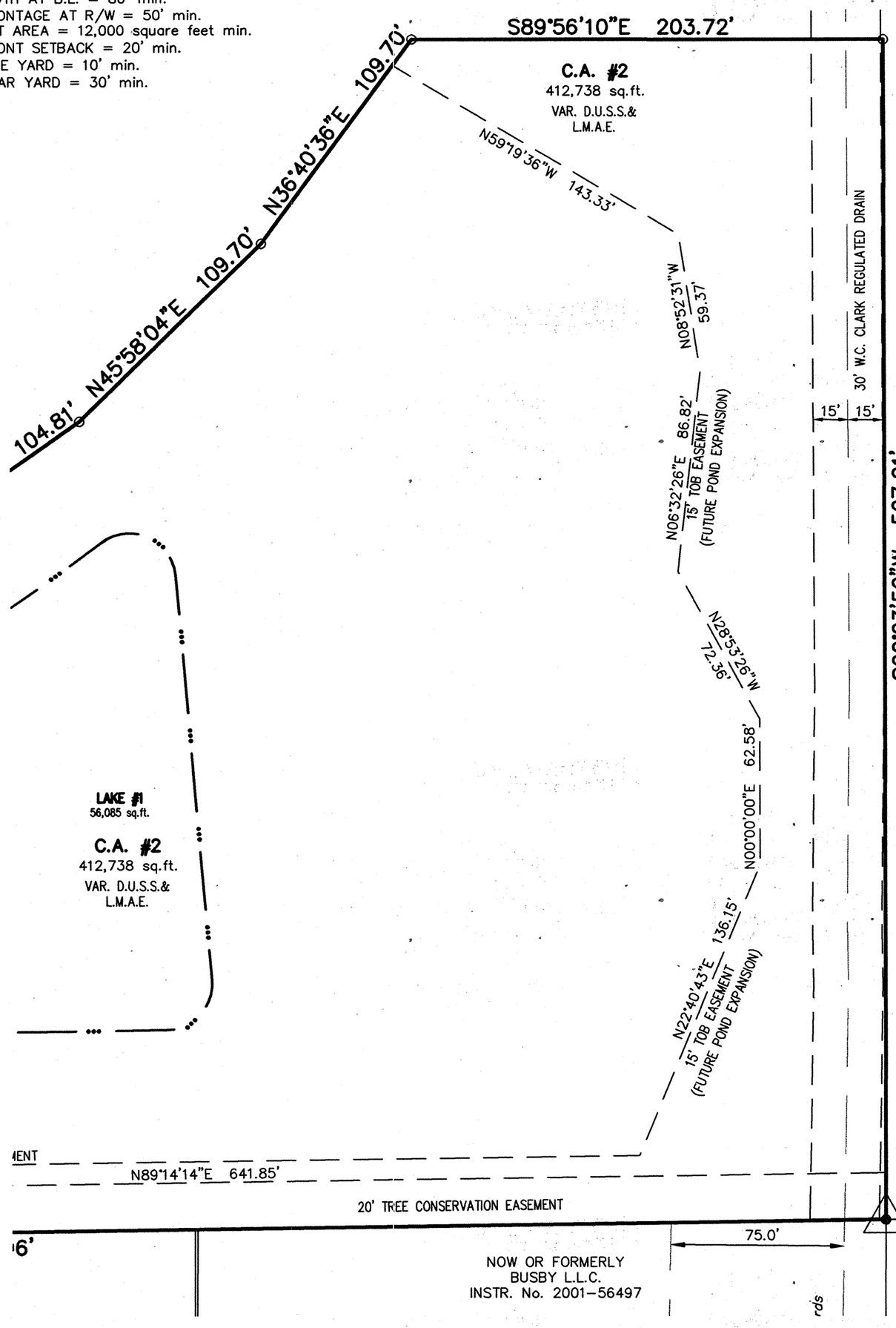

Dennis D. Olmstead
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7/21/2015

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DERBY RIDGE
SECTION 1
SECONDARY PLAT

(PART OF NW 1/4, SECTION 10, T18N, R3E,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA)

DERBY RIDGE, SECTION 1

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Northwest Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Northwest Quarter Section ; thence North 00 degrees 09 minutes 20 seconds East along the West line of said Quarter Section 1,204.72 feet to the POINT OF BEGINNING of this description; thence continuing North 00 degrees 09 minutes 20 seconds East along said West line 107.44 feet to the Southwest corner of the Northwest Quarter of said Northwest Quarter; thence continuing North 00 degrees 09 minutes 20 seconds East along said line 995.40 feet; thence South 89 degrees 50 minutes 40 seconds East 110.00 feet; thence South 00 degrees 09 minutes 20 seconds West 85.19 feet; thence South 89 degrees 50 minutes 40 seconds East 256.00 feet; thence South 00 degrees 09 minutes 20 seconds West 146.83 feet; thence South 89 degrees 50 minutes 40 seconds East 64.05 feet; thence South 00 degrees 09 minutes 20 seconds West 403.00 feet; thence North 89 degrees 50 minutes 40 seconds West 8.00 feet; thence South 00 degrees 09 minutes 20 seconds West 148.50 feet; thence South 89 degrees 50 minutes 40 seconds East 150.28 feet; thence North 82 degrees 18 minutes 24 seconds East 101.16 feet; thence North 73 degrees 00 minutes 56 seconds East 109.70 feet; thence North 63 degrees 43 minutes 28 seconds East 104.81 feet; thence North 55 degrees 15 minutes 33 seconds East 104.81 feet; thence North 45 degrees 58 minutes 04 seconds East 109.70 feet; thence North 36 degrees 40 minutes 36 seconds East 109.70 feet; thence South 89 degrees 56 minutes 10 seconds East 203.72 feet to the East line of Northwest Quarter of said Northwest Quarter; thence South 00 degrees 03 minutes 50 seconds West along said East line 507.91 feet to the Southeast corner of said Quarter, Quarter Section; thence South 89 degrees 12 minutes 17 seconds West along the South line of said Quarter, Quarter Section 823.96 feet; thence South 00 degrees 09 minutes 20 seconds West 315.00 feet; thence South 82 degrees 51 minutes 45 seconds West 434.81 feet to the East line of real estate described in Instrument Number 2000-9029 in the Office of the Recorder, Hamilton County, Indiana; the next four(4) calls being on and along the East lines of said real estate; (1) North 00 degrees 09 minutes 20 seconds East 55.00 feet; (2) North 03 degrees 39 minutes 37 seconds West 150.26 feet; (3) North 25 degrees 33 minutes 42 seconds West 55.31 feet; (4) North 89 degrees 50 minutes 40 seconds West 16.50 feet to the place of beginning, containing 19.137 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 18 lots numbered 1-18 (all inclusive) and 2 Common Areas labeled C.A. #1- C.A. #2(all inclusive). 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 October, 7 2014 prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number _____ 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 21st day of July, 2015.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD
REGISTERED
No.
900012
STATE OF
INDIANA
LAND SURVEYOR

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 Derby Ridge, Section 1 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 zoning commitments of Derby Ridge recorded as Instrument No. 2015002935 and any amendments thereto.

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. All easements are binding on all heirs, successors and assigns to the property in the easement.

"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 2 and 8 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 25 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.

"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 all requirements of Article 6.8 (E) of the Zoning Ordinance.

"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 overland 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.

THIS INSTRUMENT PREPARED BY:
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DERBY RIDGE
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(PART OF NW 1/4, SECTION 10, T18N, R3E,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA)

In Testimony whereof, witness the signatures of Owner and Declarant this 20th day of July, 2015.

Engineer's certificate:

I, Dennis D. Olmstead, hereby certify that I am a Registered Professional Engineer or Land Surveyor, as the case may be, licensed in compliance with the laws of the State of Indiana, and that I have inspected during their construction and installation all improvements and installations required for this subdivision, designated specifically as Derby Ridge, Section 1 and that such required improvements and installations have been made and installed in accordance with the specifications heretofore approved therefore.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

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 the monuments shown 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

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

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

SIGNATURE BLOCK:

GRAND COMMUNITIES, LTD.
a Kentucky limited partnership
By: Fischer Development Company
a Kentucky corporation
Its: General Partner

By: _____
Todd E. Huss, President

NOTARY CLAUSE:

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE

Be it remembered that on this 20th day of July, A.D., 2015, before me a Notary Public in and for said Commonwealth of Kentucky, personally appeared Todd E. Huss, President of Fischer Development Company, a Kentucky corporation and the General Partner of Grand Communities, Ltd., a Kentucky limited partnership, who represented that they are duly authorized in the premises and who acknowledged that they did sign the foregoing instrument and that the same is their voluntary act and deed for the uses and purposes in said instrument mentioned, in testimony whereof, I hereunto set my hand and affix my notarial seal on this day and date aforesaid.

Jaclyn Reno
Notary Public, Commonwealth of Kentucky
My Commission Expires 1/26/2016

JACLYN RENO
Notary Public - State at Large, Kentucky
My Commission Expires Jan. 26, 2016
Notary ID 459102

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

_____
Randell Graham, Member

_____
Kate Snedeker, Member