

THIS INSTRUMENT PREPARED BY:

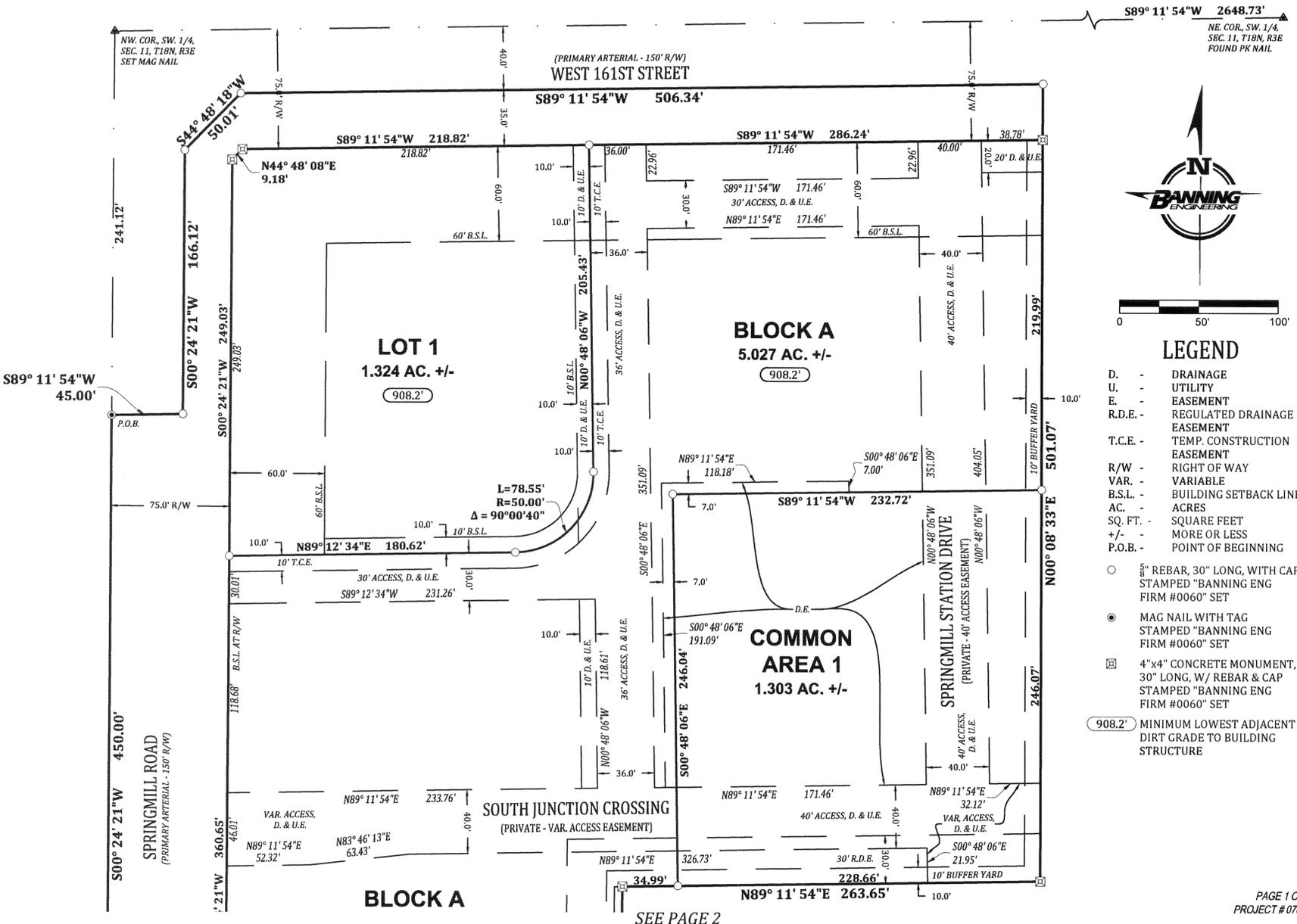


BRIAN L. HAGGARD, PS
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853 COLUMBIA ROAD, SUITE #101
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THIS INSTRUMENT PREPARED FOR:
COOPERSTOWN PARTNERS, LLC
C/O JIM ADAMS
836 EAST 64TH STREET
INDIANAPOLIS, INDIANA 46220
PHONE: 317-253-3447

SPRINGMILL STATION SE CORNER - SECONDARY PLAT

PART OF THE SW 1/4, SEC. 11, T18N-R3E
WESTFIELD, HAMILTON COUNTY, INDIANA



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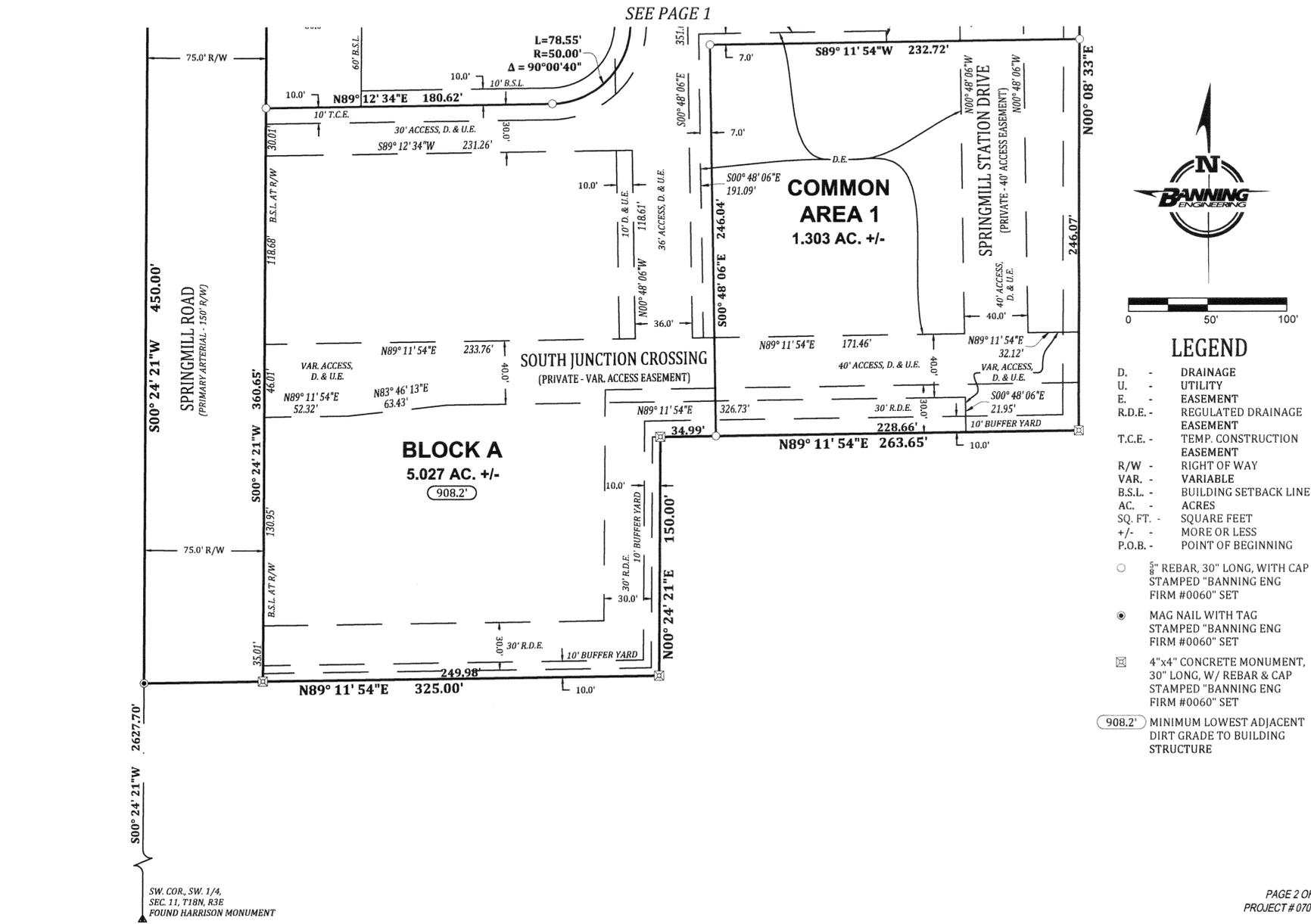


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SPRINGMILL STATION SE CORNER

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of part of the Southwest Quarter of Section 11, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Considering the east line of said Southwest Quarter as South 00 degrees 24 minutes 21 seconds West (assumed bearing) and all bearing contained within being relative thereto.

Commencing at a mag nail with "BANNING ENG FIRM #0060" tag set (herein referred to as "mag nail") marking the northwest corner of said Quarter Section; thence South 00 degrees 24 minutes 21 seconds West along the west line thereof 241.12 feet to the POINT OF BEGINNING, said point being the southwest corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9418999 in the Office of the Recorder of said county; thence continue South 00 degrees 24 minutes 21 seconds West along said west line 450.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with the north line of said Southwest Quarter 325.00 feet; thence North 00 degrees 24 minutes 21 seconds East parallel with said west line 150.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with said north line 263.65 feet; thence North 00 degrees 08 minutes 33 seconds East 501.07 feet to the southeast corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9419001 in said county records; thence along the south line thereof and the south line of said Board per Instrument Numbers 9419000 and 9418999 in said county records, being parallel with said north line of the Quarter Section South 89 degrees 11 minutes 54 seconds West 506.34 feet (the remaining courses are along the south and east lines of said land of the Board per Instrument Number 9418999); thence South 44 degrees 48 minutes 18 seconds West 50.01 feet; thence South 00 degrees 24 minutes 21 seconds West parallel with said west line 166.12 feet; thence South 89 degrees 11 minutes 54 seconds West parallel with said north line 45.00 feet to the POINT OF BEGINNING, containing 7.654 acres, more or less.

This subdivision consist of 1 Lot, numbered Lot 1; 1 Common Area, labeled C.A. # 1; and 1 Block, labeled Block A. The size of the lots, common areas, and blocks and the width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a Plat of Survey prepared by Banning Engineering, certified by Brian Haggard, PS, Project # 07053, and dated July 15, 2015 in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and recorded as Instrument Number _____ in the Office of the Recorder, Hamilton County, Indiana.

I, the undersigned, hereby certify that I am a Professional 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 plat of survey and that to the best of my knowledge and belief there has been no changes from the matters of survey revealed by the cross-referenced plat of survey on any lines that are common with this new subdivision. Furthermore, 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.

Witness my signature this 18th day of August, 2015.

Brian L. Haggard
Professional Surveyor
PS # LS29800001



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. Brian L. Haggard, PS

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SPRINGMILL STATION SE CORNER - SECONDARY PLAT

PART OF THE SW 1/4, SEC. 11, T18N-R3E
WESTFIELD, HAMILTON COUNTY, INDIANA

THIS INSTRUMENT PREPARED FOR:

COOPERSTOWN PARTNERS, LLC
C/O JIM ADAMS
836 EAST 64TH STREET
INDIANAPOLIS, INDIANA 46220
PHONE: 317-253-3447

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 Springmill Station, 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.

Landscaping Note: All Street Trees are to match the current City of Westfield Master Tree List. Street Trees shall not be within four (4) feet of any pavement. There shall be no trees within ten (10) feet of any storm sewer including sub-surface drains.

Common Areas are to be maintained by the Owners of the Lots and Blocks for the subdivision.

Common Areas are to be maintained by the DEVELOPER for the subdivision.

Cross reference is hereby made to the Declaration of Covenants, Conditions, and Restrictions for _____ recorded on _____ as Instrument Number _____, in the Office of the Recorder of Hamilton County, Indiana.

There are strips of ground 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 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.

Easement Certificate:

There are strips of land, the widths as shown on the plat, and labeled as Utility Easement, Drainage Easement, Regulated Drainage Easement, and Temporary Construction Easement either separately or in combination, which are reserved for use by the Developer, Public Utility Companies (not including transportation companies) and Government Agencies for the installation, operation and maintenance of improvements and facilities as follows:

- (1.) Utility Easements (U.E.) are reserved for use by the Developer, public utility companies and governmental agencies for the installation, operation and maintenance of poles, lines, wires, ducts, transformers, riser pedestals, gas mains, water mains, and appurtenances.
- (2.) Drainage easements (D.E.) and Regulated drainage easements (R.D.E.) are reserved for use by the Developer and governmental agencies, for the installation, operation and maintenance of storm water drainage pipes and structures, subsurface drainage tiles, lakes, ponds, drainage retention and/or detention areas, and surface drainage courses.
- (3.) Access 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 maneuvering vehicles.
- (4.) The Temporary Construction Easement (T.C.E.) is reserved for the use of the owner of Lot 1 for construction purposes and ceases to exist upon completion of construction of the Lot 1.

The above easements prohibit the property owners or any other person from placing any obstruction within the easement. The above easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantees or the City may enforce the provisions of the easements. The easements shall only be modified or vacated in the manner stipulated in the Westfield-Washington Township Unified Development Ordinance, or its successor ordinance.

The subdivider expressly covenants and warrants on behalf of itself and all future owners of lots within this subdivision that because the streets are private that all maintenance, repairs and replacement now and forever shall be undertaken at the expense of the lot owners in accordance with the terms and conditions set forth in the owners' association bylaws and articles. The subdivider, and their successors and assignees, hereby waive all rights to petition a governmental entity to be responsible for the maintenance and ownership of such private streets. No governmental entity has any duty or responsibility to maintain, repair or replace any private street.

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SPRINGMILL STATION SE CORNER - SECONDARY PLAT PART OF THE SW 1/4, SEC. 11, T18N-R3E WESTFIELD, HAMILTON COUNTY, INDIANA

THIS INSTRUMENT PREPARED FOR:
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C/O JIM ADAMS
836 EAST 64TH STREET
INDIANAPOLIS, INDIANA 46220
PHONE: 317-253-3447

Source of Title: Warranty Deed - Instrument No. 9424375

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

Fred H. Boyer
16041 Springmill Rd.
Westfield, Indiana 46074

Maureen A. Boyer
16041 Springmill Rd.
Westfield, Indiana 46074

State of Indiana)
)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Fred H. Boyer and Maureen A. Boyer and severally acknowledge the execution of the foregoing instrument as his and her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this _____ day of _____, ____.

Signature: _____

Printed: _____

County of Residence: _____

My Commission Expires: _____

Source of Title: Warranty Deed - Instrument No. 200200095087

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

Lisa K. Foreman
16025 Springmill Rd.
Westfield, Indiana 46074

Jeffrey W. Foreman
16025 Springmill Rd.
Westfield, Indiana 46074

State of Indiana)
)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Lisa K. Foreman and Jeffrey W. Foreman and severally acknowledge the execution of the foregoing instrument as his and her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this _____ day of _____, ____.

Signature: _____

Printed: _____

County of Residence: _____

My Commission Expires: _____

Source of Title: Warranty Deed - Instrument No. 200300119227

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

Herbert B. Feldmann
16001 Springmill Rd.
Westfield, Indiana 46074

Deborah C. Feldmann
16001 Springmill Rd.
Westfield, Indiana 46074

State of Indiana)
)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Herbert B. Feldmann and Deborah C. Feldmann and severally acknowledge the execution of the foregoing instrument as his and her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this _____ day of _____, ____.

Signature: _____

Printed: _____

County of Residence: _____

My Commission Expires: _____

Source of Title: Warranty Deed - Instrument No. 9809821428

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

Daniel E. Coverdale
15951 Springmill Rd.
Westfield, Indiana 46074

Lynne A. Coverdale
15951 Springmill Rd.
Westfield, Indiana 46074

State of Indiana)
)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Daniel E. Coverdale and Lynne A. Coverdale and severally acknowledge the execution of the foregoing instrument as his and her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this _____ day of _____, ____.

Signature: _____

Printed: _____

County of Residence: _____

My Commission Expires: _____

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