

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS: 162
SITE = 129.742 AC.
TOTAL COMMON AREA = 45.29 AC.
FLOOD - 22.45 AC.
WETLAND - 0.74 AC.
POND - 5.2 AC.
TOTAL - 28.39 AC.

45.29 AC. ± - 28.39 AC. (63%) = 31.095 AC. ±
OPEN SPACE PROVIDED:
31.095 AC. ± (24%)

SITE DATA	
ZONING	SF1 SINGLE-FAMILY LOW DENSITY (DISTRICT)
MIN. SIDE YARD	12 FEET
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1.00 SINGLE STORY, 100 TWP (STORY)
MAX. BUILDING HEIGHT	12 STORIES

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

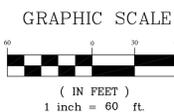
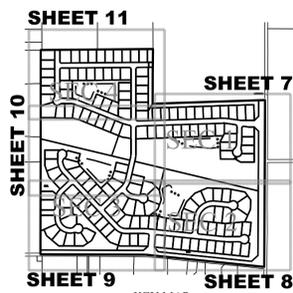
Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 02 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

S-#9160 legal PREL-PLAT of
January 13, 2005
(REG. # 9160)

BENT CREEK

OVERALL DEVELOPMENT PLAN

ZONING SF2



Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 200 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

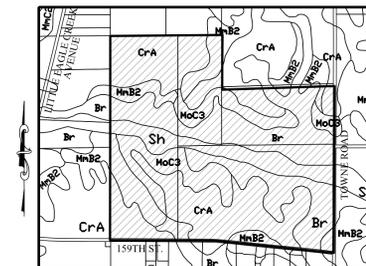
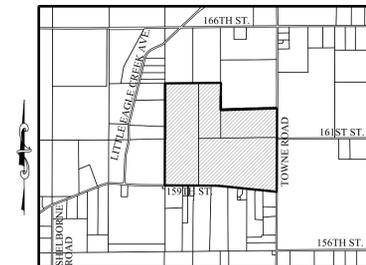
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shaak silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



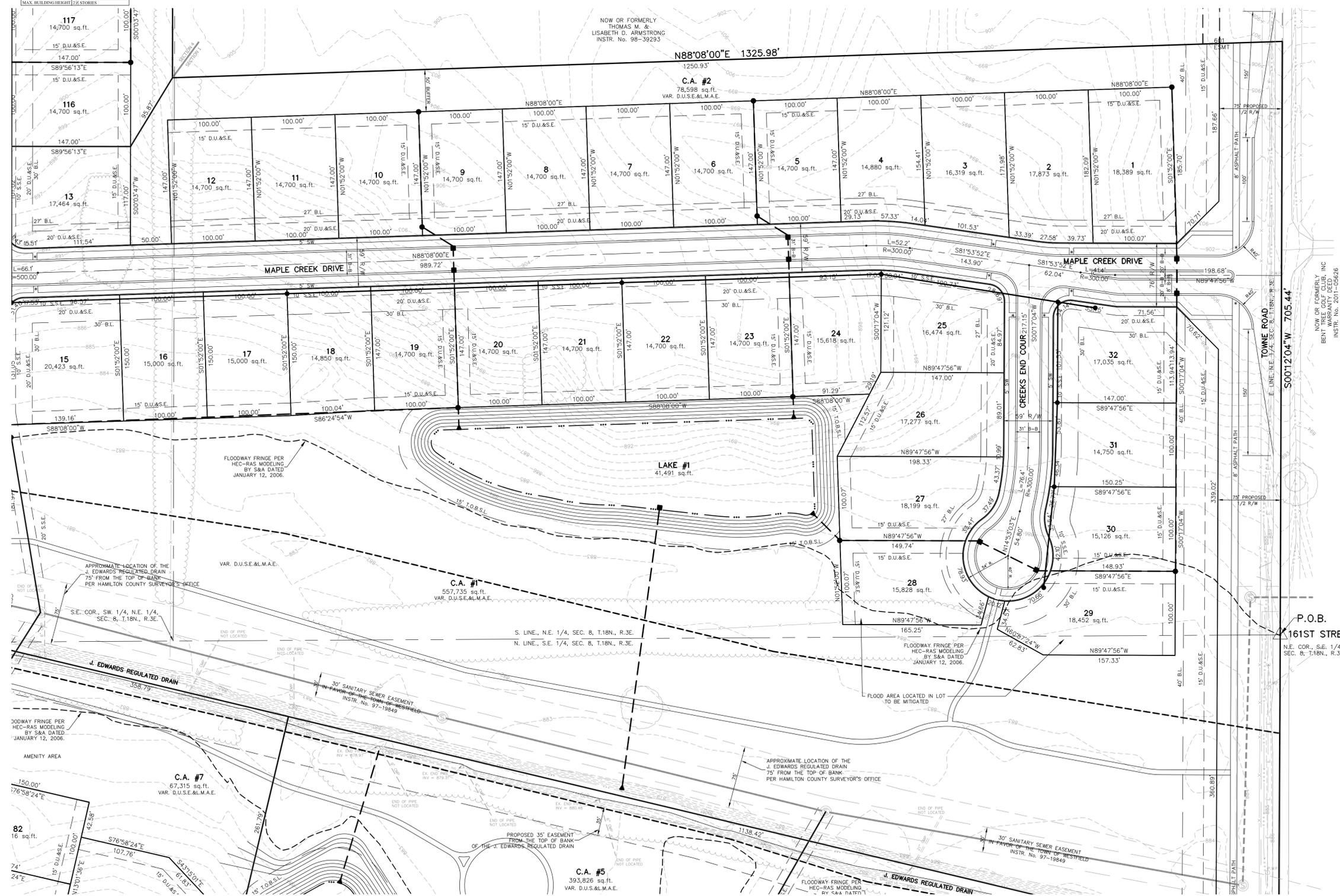
LEGEND

30	LOT NUMBER	30	TRAFFIC SIGNAL POLE
D.E.	DRAINAGE EASEMENT	30	TRAFFIC MANHOLE
D.U.A.S.E.	DRAINAGE UTILITY & SEWER EASEMENT	30	TRAFFIC CONTROL BOX
D.U.A.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT	30	GAS VALVE
D.U.E.	DRAINAGE & UTILITY EASEMENT	30	GAS METER
S.L.E.	SIGN & LANDSCAPE EASEMENT	30	WATER METER
B.L.	BUILDING LINE	30	WATER VALVE
C.A.	COMMON AREA	30	FIRE HYDRANT
R.W.	RIGHT OF WAY	30	MAILBOX
B-B	BACK TO BACK OF CURB		
*	HANDICAP RAMP		
*	EXISTING CONTOUR		
W	EXISTING WATER LINE		
W	PROPOSED SANITARY SEWER		
W	PROPOSED STORM SEWER		
W	PROPOSED WATER LINE		
W	FLOW LINE		
W	BURIED ELECTRIC LINE		
W	OVERHEAD ELECTRIC LINES		
W	BURIED TELEPHONE LINE		
W	TELEPHONE LINE		
W	BURIED CABLE T.V. LINE		
W	CABLE T.V. LINE		
W	GAS LINE		
W	WATER LINE		
W	SANITARY SEWER LINE: MANHOLE		
W	SANITARY CLEANOUT		
W	STORM SEWER LINE: MANHOLE & END SECTION		
W	CURB INLET		
W	BEEHIVE OR ROUND INLET		
W	SQUARE FLAT INLET		
W	FENCE LINE		
W	SET NAIL - UNLESS OTHERWISE NOTED		
W	SET CAPPED REBAR STAMPED S&A FIRM #0008		
W	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008		
W	HAMILTON COUNTY SURVEYOR		
W	MEASURED		
W	RECORDED		
W	NO ACCESS EASEMENT		
W	POWER POLE		
W	LIGHT POLE		
W	ELECT. TRANSFORMER		
W	ELECT. PEDESTAL		
W	ELECT. METER		
W	GUY WIRE		
W	TELEPHONE POLE		
W	TELEPHONE PEDESTAL		
W	TELEPHONE MANHOLE		
W	CABLE T.V. POLE		
W	CABLE T.V. PEDESTAL		



STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

OVERALL DEVELOPMENT PLAN
PREPARED FOR:
SECTION 8 TOWNSHIP 18N RANGE 3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 6
OF 10 SHEETS
S.E.A. # 00 NO.
49160 2014



SV49160.dwg Preliminary Plat 2.5-16.dwg 3/11/2016 10:06:05 AM gkhtz

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSLEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
TOWNE ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS: 162
SITE = 120.74 AC.
TOTAL COMMON AREA = 45.29 AC.
FLOOD - 22.45 AC.
WETLAND - 0.74 AC.
PONDS - 5.2 AC.
TOTAL - 28.39 AC.

45.29 AC. = 28.39 AC. (50%) = 31.09 AC.
OPEN SPACE PROVIDED:
31.09 AC. (24%)

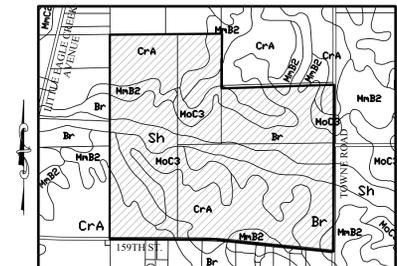
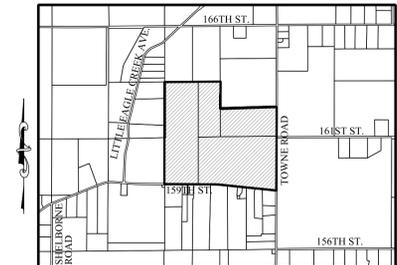
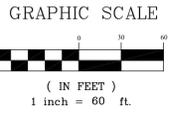
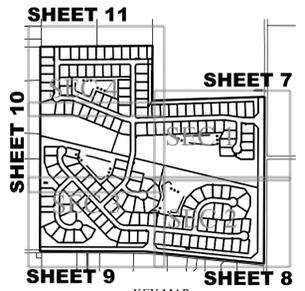
SITE DATA	
ZONING CLASSIFICATION	SF1 SINGLE-FAMILY LOW DENSITY DISTRICT
MIN. SIDE YARD	17' EXPOSED
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. SF. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	1 1/2 STORIES

DESCRIPTION
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.95 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

S-49160 Legal PREL-PLAT of
January 13, 2005
(06/06/06/P/06)

BENT CREEK OVERALL DEVELOPMENT PLAN ZONING SF2



LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R.W.	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
—●—	PROPOSED SANITARY SEWER
—●—	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
—	FLOW LINE
—●—	BURIED ELECTRIC LINE
—●—	OVERHEAD ELECTRIC LINES
—●—	BURIED TELEPHONE LINE
—●—	TELEPHONE LINE
—●—	BURIED CABLE T.V. LINE
—●—	CABLE T.V. LINE
—●—	GAS LINE
—●—	WATER LINE
—●—	SANITARY SEWER LINE: MANHOLE
—●—	SANITARY CLEANOUT
—●—	STORM SEWER LINE: MANHOLE & END SECTION
—●—	CURB INLET
—●—	BEEHIVE OR ROUND INLET
—●—	SQUARE FLAT INLET
—●—	FENCE LINE
—●—	SET NAIL - UNLESS OTHERWISE NOTED
—●—	SET CAPPED REBAR STAMPED S&A FIRM #0008
—●—	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
M	MEASURED
R	RECORDED
NO ACCESS EASEMENT	
POWER POLE	TRAFFIC SIGNAL POLE
LIGHT POLE	TRAFFIC MANHOLE
ELECT. TRANSFORMER	TRAFFIC CONTROL BOX
ELECT. PEDESTAL	GAS VALVE
ELECT. METER	GAS METER
GLY WIRE	WATER METER
TELEPHONE POLE	WATER VALVE
TELEPHONE PEDESTAL	FIRE HYDRANT
TELEPHONE MANHOLE	MAILBOX
CABLE T.V. POLE	
CABLE T.V. PEDESTAL	

THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

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

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942

OVERALL DEVELOPMENT PLAN
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION 8 TOWNSHIP 18N RANGE R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 7
OF 16 SHEETS
S & A FIRM NO. 49160 2014

Know what's below.
Call before you dig.

IUPPS Dig Safety
Indiana Underground Plant Protection Service

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
STOEPPEL WERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGOSTON
PHONE: 317-846-7017

TOTAL LOTS-162

SITE = 129.74Ac.±

TOTAL COMMON AREA = 45.29Ac.±

FLOOD - 22.45Ac.±

WETLAND - 0.74Ac.±

PONDS - 5.2Ac.±

TOTAL 28.39Ac.±

45.29Ac.± - 28.39Ac.± (50%) = 31.09Ac.±

OPEN SPACE PROVIDED:
31.09Ac.± (24%)

SITE DATA	
ZONING	SF2 SINGLE-FAMILY LOW DENSITY DISTRICT
CLASSIFICATION	MIN. SIDE YARD 17' EACH SIDE
MIN. FRONT YARD	30'
MIN. REAR YARD	30'
MIN. FRONT YARD	10'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 100 TROUBLE STORY
MAX. BUILDING HEIGHT	12.5 STORES

DESCRIPTION
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

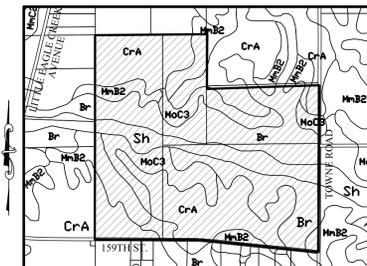
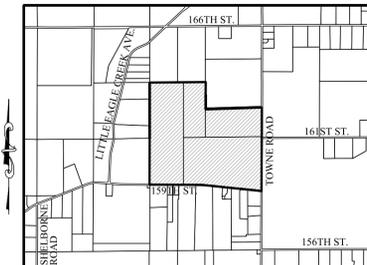
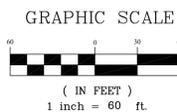
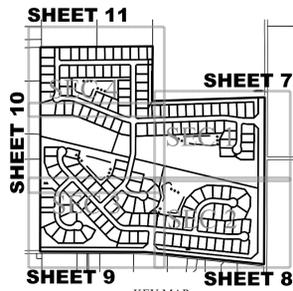
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S-49160 Legal Plat Plat of January 13, 2005 (1860K) (P&R)

BENT CREEK

OVERALL DEVELOPMENT PLAN

ZONING SF2



Br-Brookston silty clay loam
This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MmC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded
This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shoals silt loam
This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.

LEGEND

- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R.W. RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
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- TRAFFIC MANHOLE
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- ELECT. PEDESTAL
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- WATER VALVE
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- TELEPHONE MANHOLE
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- CABLE T.V. PEDESTAL
- FIRE HYDRANT
- MAILBOX



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CERTIFIED: 05/01/15

DENNIS D. OLMSHEAD
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LAND SURVEYOR

STOEPPEL WERTH
ALWAYS ON.

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Phone: (317) 849-5935 Fax: (317) 849-5942



OVERALL DEVELOPMENT PLAN

PREPARED FOR:

TOWNSHIP 18N
RANGE R3E
SECTION 8
DRAWN BY: HAM
CHECKED BY: BKR
SHEET NO.

HAMILTON CO., INDIANA

BENT CREEK

WASHINGTON TOWNSHIP

8 OF SHEETS
S & A FORM NO. 49160 2014



S-49160.dwg Preliminary Plat 2.5-16.dwg 3/11/2016 10:08:31 AM gkrtz

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
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(90% of base value point)

OPEN SPACE PROVIDED:
31.095Ac. (24%)

SITE DATA

ZONING	SF2 SINGLE FAMILY LOW
CLASSIFICATION	DENSITY (DENSITY)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
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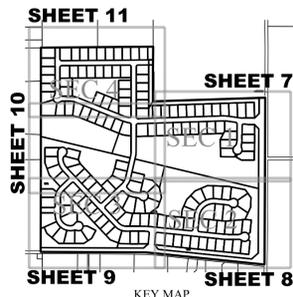
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S-49160 legal PREL-PLAT.rtf
January 13, 2009
(REGDOR, P/R/K)

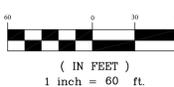
BENT CREEK

OVERALL DEVELOPMENT PLAN

ZONING SF2



GRAPHIC SCALE



Br-Brookston silty clay loam

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This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

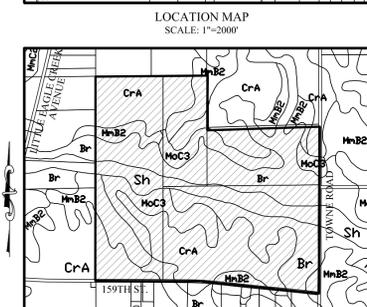
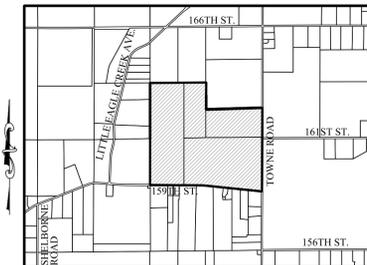
This gently sloping, deep, well drained soil is on rises on till plains and along drainage ways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainage ways on till plains. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

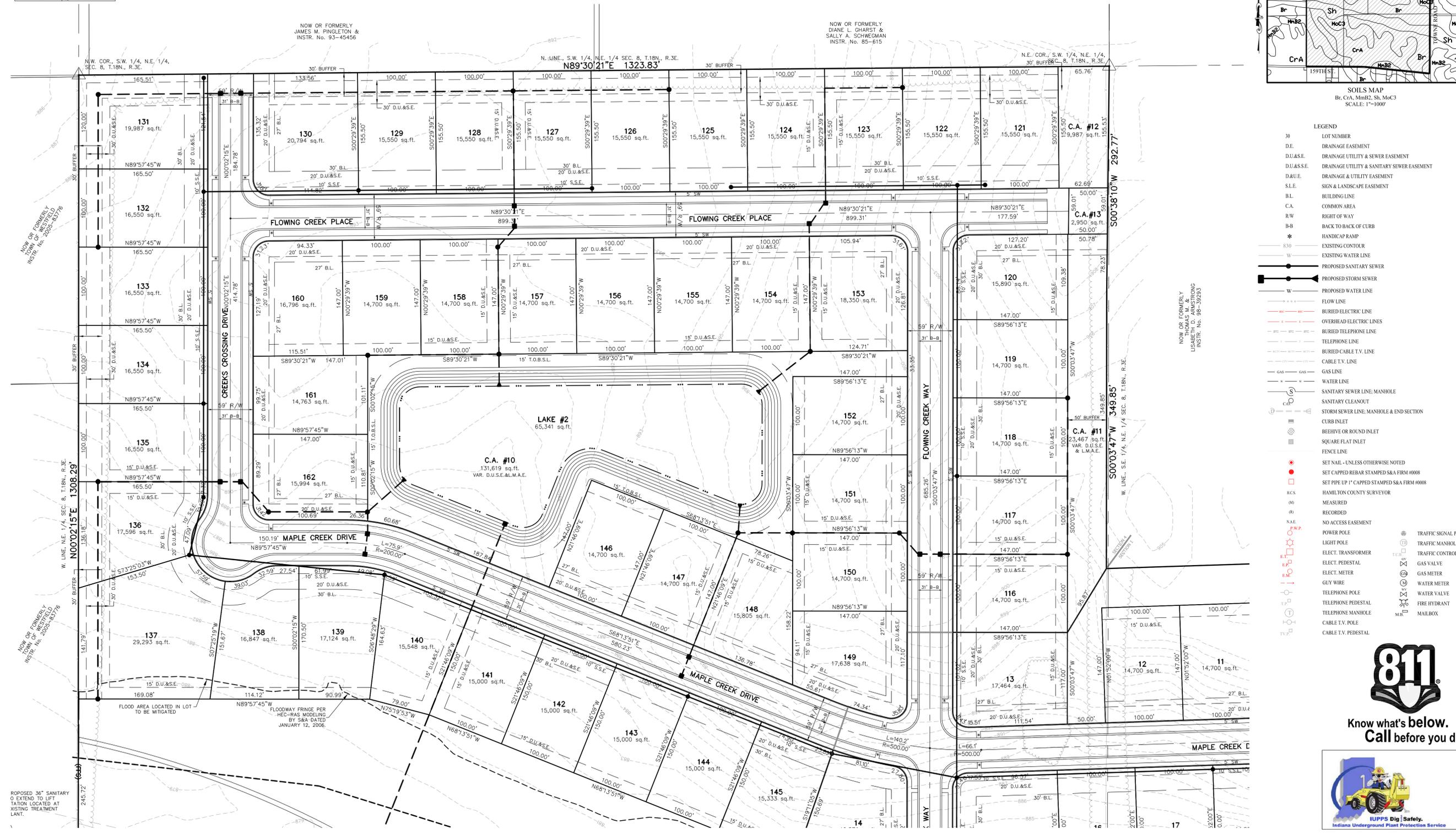
Sh - Shoals silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



LEGEND

- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.A.S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.A.S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.A.U.E. DRAINAGE & UTILITY EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R.W. RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE: MANHOLE
- SANITARY CLEANOUT
- STORM SEWER LINE: MANHOLE & END SECTION
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED S&A FIRM #0008
- SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE T.V. POLE
- CABLE T.V. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX



REV	PER	TAC	COMMENTS	DATE	BY

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

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

STOEPPELWERTH
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

OVERALL DEVELOPMENT PLAN

PREPARED FOR:

SECTION 8 TOWNSHIP 18N RANGE R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 10
OF 10 SHEETS
IUPPS Dig Safety
Indiana Underground Plant Protection Service

HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

BENT CREEK

49160 2014



Know what's below.
Call before you dig.

