



LEGAL DESCRIPTION

Deed Legal Description (Instrument No. 2013052337)
A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail; said point also being the POINT OF BEGINNING; thence continue North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a yellow cap stamped "POLARIS 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a PK nail stamped "BORDENET 20100044"; thence South 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

Survey Legal Description

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 13 minutes 00 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a PK nail with magnetic tag stamped "BORDENET 20100044"; said point also being the POINT OF BEGINNING; thence continue North 89 degrees 13 minutes 00 seconds East along the North line of said Southeast Quarter 250.00 feet to a PK nail stamped "BORDENET 20100044"; thence South 00 degrees 02 minutes 12 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a yellow cap stamped "BORDENET 20100044"; thence South 89 degrees 13 minutes 00 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with a yellow cap stamped "BORDENET 20100044"; thence North 00 degrees 02 minutes 12 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

SURVEYOR'S CERTIFICATE

To Noah Herron:

This survey was performed under my direction, and to the best of this surveyor's knowledge and belief was executed according to survey requirements in 865 IAC 1-12 for the State of Indiana.

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that the within topography survey is accurate to the best of my knowledge and belief. The elevations shown were accumulated by electronic total station GPS instrumentation and are accurate to +/- 0.10 feet or one half contour interval.

Date Field Work Completed: April 25, 2016
Dated Survey Certified: April 26, 2016

D. Scott Bordenet
Registered Land Surveyor No. 20100044, State of Indiana



GENERAL NOTES

- 1. This survey was performed without the benefit of a current land title insurance commitment which may have disclosed information that affects the surveyed tract.
2. Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP, PANEL 120 of 300, MAP NO. 18057C0120G for Hamilton County, Indiana, dated November 19, 2014, the within described real estate IS NOT located within a Special Flood Hazard Area inundated by 100-year flood as established by the Federal Emergency Management Agency for the National Flood Insurance Program. The within described real estate IS NOT located within (unshaded) Zone X (Areas determined to be outside 500-year flood plain). Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential.
3. The surveyed premises contains a total of 5.00 acres, more or less (Net area INCLUDES right of way).
4. The underground utilities depicted on the attached plat of survey have been located per utility location markings on the ground as provided by the Indiana Underground Plant Protection Service. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Service at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.
5. Per the Hamilton County online mapping data, no part of this property contains a legal (regulated) drain.
6. No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, wetlands, recording information, zoning and regulated drains. In no event will Bordenet Civil Engineering and Land Surveying, LLC, its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

SURVEYOR'S REPORT

Client: Noah Herron
Job Number: 2016-158
Location of Survey: 303 E. 161st Street, Westfield, Indiana
Type of Survey: Boundary / Topographic Survey
Class of Survey: Urban Survey (865 IAC 1-12-7)
Field Work Completed: April 25, 2016

Theory of Location

The subject parcel's property lines are qualified to the north and east line of the parcel's southeast quarter section. Therefore, the controlling monuments are the northwest, northeast, and southeast corners of said quarter section. These corners were found as marked by the county surveyor.

The Hamilton County Surveyor's Office corner records indicate that the north and east quarter section corner of the subject southeast quarter exist as a PK nail (north quarter corner of the southeast quarter) and stone (east quarter corner of the southeast quarter). These corners were not original PLSS corners and could not be found. The lines of the southeast quarter are established to be the corners.

Limited evidence of the north parcel corners were found. Road patching, tone from a magnetic locator, and limited digging indicated the possible existence of PK's below the roadway surface. No PK's were found. The possible locations were approximately 0.3' northwest of the calculated and hereby set corners (PK with magnetic tag marked Bordenet, 20100044).

The record description referenced capped rebar marking the southeast and southwest corners. These capped rebar were found and determined to be approximately 1.7' west of the calculated and hereby set corners (5/8" rebar with cap marked Bordenet, 20100044). It is my opinion that these corners were previous set by deed bearings in the record description. The east and west property line should not have been controlled by the record bearing dimensions but to the qualified east quarter section line.

Survey Limitations and Uncertainty

In accordance with Title 865, Article 1, Chapter 12 (Rule 12) of the Indiana Administrative Code (IAC), the following observations and opinions are submitted regarding the uncertainty in the position of the lines and corners established and/or reestablished on this survey as a result of:

- A. Availability and condition of reference monuments;
B. Occupation or possession lines.
C. Clarity and/or ambiguity of the record description(s) used and/or the adjoining descriptions; and
D. Measurements (Relative Positional Accuracy)

A. Availability and condition of reference monuments

Monuments which control the lines and corners of the surveyed property are as follows:

- 1. The northwest corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.
2. The northeast corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.
3. The southeast corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.

Estimated uncertainty: None, the controlling section corners were easily identifiable.

B. Occupation or possession lines

At the time the field work was completed, physical evidence of the lines and/or inconsistencies in the lines of occupation of the surveyed tract consisted of the following:

- 1. A 255' (+) long vinyl fence belonging to the east adjoiner lies along the north portion of the east line of the subject parcel. Measurements indicated that this fence lies within 0.1', more or less, of the calculated property line.

Estimated uncertainty: None, an existing fence fell remarkably close (on) the calculated property line.

C. Clarity and/or ambiguity of the record description(s)

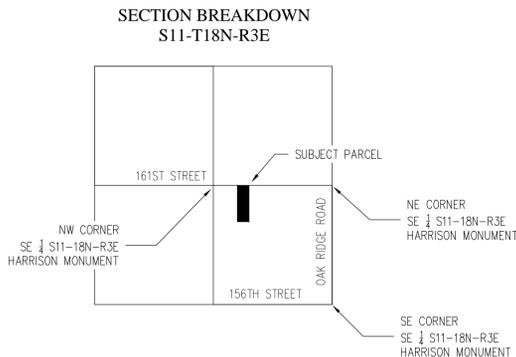
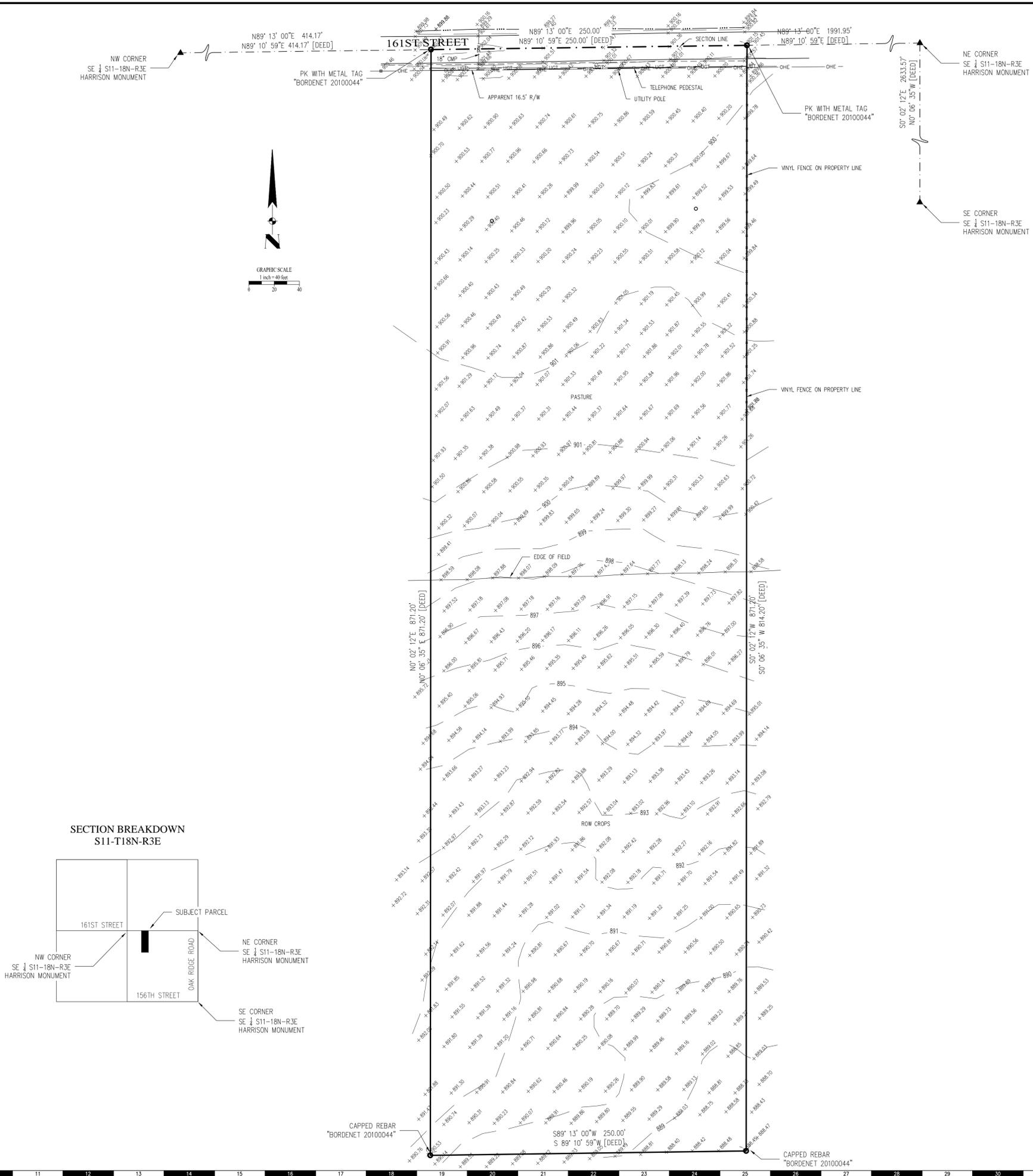
The record descriptions for the adjoining real estate were obtained and mathematically retraced in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjoining. It is this surveyor's professional opinion that there are no significant uncertainties in the lines of the surveyed real estate and those of the adjoining due to discrepancies in the record descriptions.

Estimated uncertainty: None, the subject and adjacent parcels' property lines reference the same controlling section line(s).

D. Measurements (Relative Positional Accuracy)

The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for an Urban survey (+/- 0.07 foot plus 50 parts per million). ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

Estimated uncertainty: None, measurements were made using methods and techniques allowing for the required relative accuracy.



URBAN VINES BOUNDARY SURVEY

Westfield, Indiana
Owner: Noah Herron
Ph: 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

Land Surveyor: Bordenet Civil Engineering & Land Surveying, LLC
Ph: 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

BOUNDARY SURVEY
865 IAC ARTICLE 1 RULE 12 RETRACEMENT

SURVEY NOTES

Public Land Survey System Sections
Southeast Quarter S11-T18N-R3E

City: Westfield, Indiana
County: Hamilton County
Civil Township: Washington Township

Horizontal Datum
US State Plane 1983
Indiana State Plane East [1301]
Grid Coordinates (Note: Labeled line dimensions have been projected to ground distances to conform to record dimensions.)

Vertical Datum
NAVD 88
Originating Benchmark Information:
Described by Coast and Geodetic Survey 1934, 1.8 miles south along the Chicago, Indianapolis and Louisville railway from the station at Westfield, Hamilton County, 6-1/2 rails south of culvert B 165.1, in the northeast angle of a gravel-road crossing, 9 yards east of the east rail, 6 yards north of the centerline of the road, and about 3 feet higher than the rail a standard disk, stamped v42 1934 and set in the top of a concrete post projecting one-half foot above ground. Elev. 884.62.

Site Control
Northwest Property Corner
N 1738815.28 [SPC]
E 191609.12 [SPC]
Z 902.12 [NAVD88]
Northeast Property Corner
N 1738816.70 [SPC]
E 191859.09 [SPC]
Z 901.35 [NAVD88]

REVISION BLOCK

Table with 3 columns: REV, DESCRIPTION, DATE. Row 1: 1, INITIAL RELEASE, 4-26-16

Bordenet Civil Engineering & Land Surveying, LLC
Ph: 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number: 2015-158

Sheet No.: C2.0



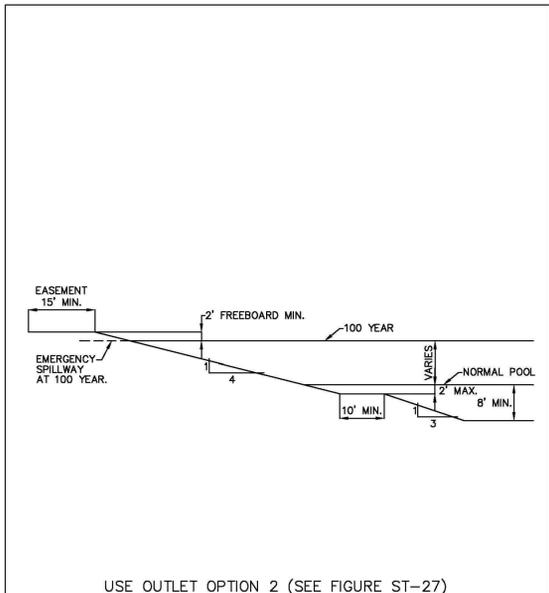












USE OUTLET OPTION 2 (SEE FIGURE ST-27)

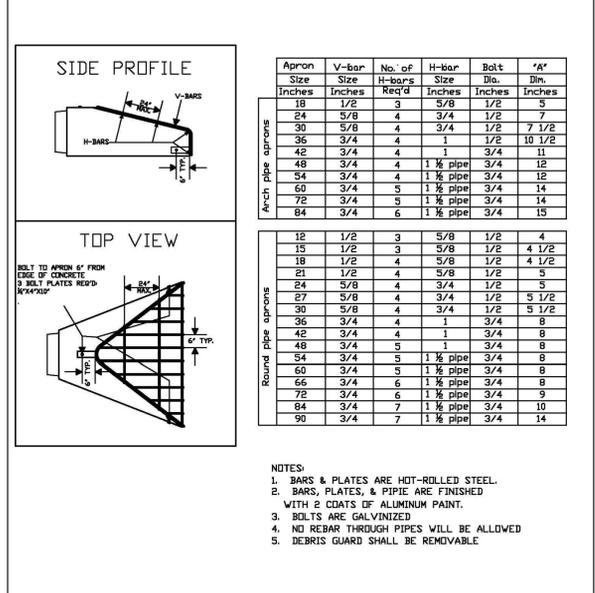
LAKE CROSS SECTIONS: OPTION 2

CITY OF WESTFIELD, INDIANA

Westfield INDIANA

Professional Engineer Seal: Neil B. VanFleet, No. 10809022, State of Indiana, Registered Professional Engineer, dated 4/1/13.

FIGURE ST-24



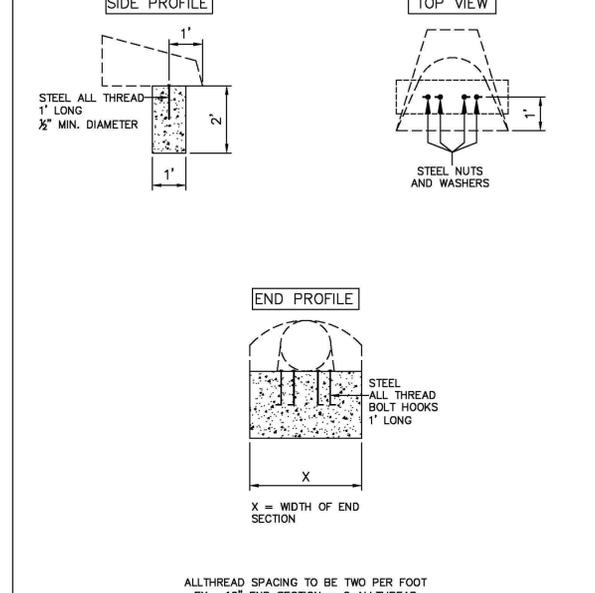
DEBRIS GUARD

CITY OF WESTFIELD, INDIANA

Westfield INDIANA

Professional Engineer Seal: Neil B. VanFleet, No. 10809022, State of Indiana, Registered Professional Engineer, dated 4/1/13.

FIGURE ST-29



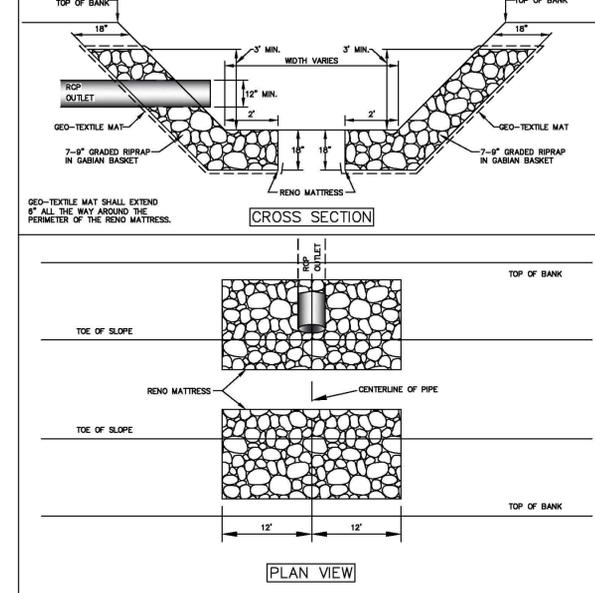
ANCHOR FOR CONCRETE END SECTIONS

CITY OF WESTFIELD, INDIANA

Westfield INDIANA

Professional Engineer Seal: Neil B. VanFleet, No. 10809022, State of Indiana, Registered Professional Engineer, dated 4/1/13.

FIGURE ST-30



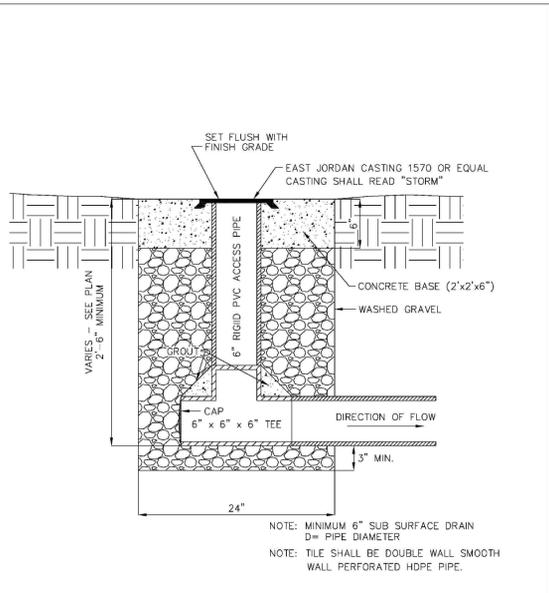
BANK ARMORMENT AT OUTLET PIPE IN OPEN CHANNELS

CITY OF WESTFIELD, INDIANA

Westfield INDIANA

Professional Engineer Seal: Neil B. VanFleet, No. 10809022, State of Indiana, Registered Professional Engineer, dated 4/1/13.

FIGURE ST-31



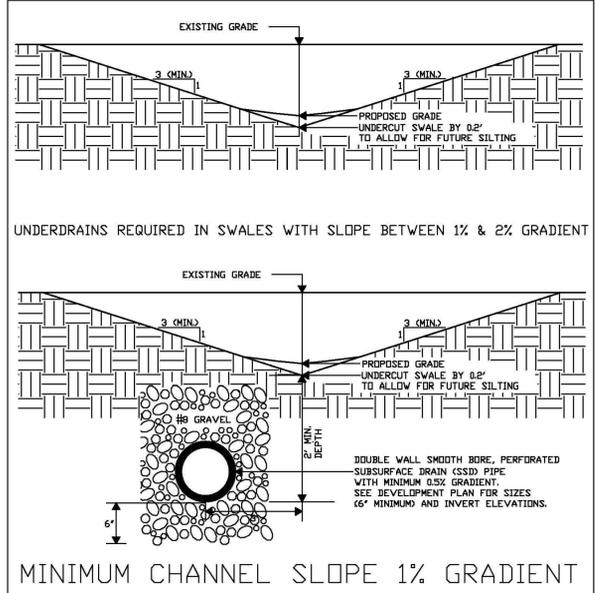
SUBSURFACE DRAIN (SSD) RISER DETAIL

CITY OF WESTFIELD, INDIANA

Westfield INDIANA

Professional Engineer Seal: Neil B. VanFleet, No. 11300022, State of Indiana, Registered Professional Engineer, dated 2/26/16.

FIGURE ST-37



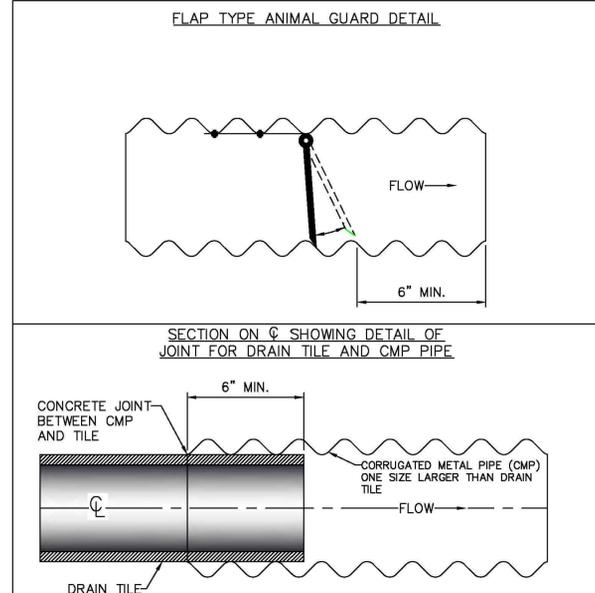
TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA

Westfield INDIANA

Professional Engineer Seal: Neil B. VanFleet, No. 10809022, State of Indiana, Registered Professional Engineer, dated 4/1/13.

FIGURE ST-43



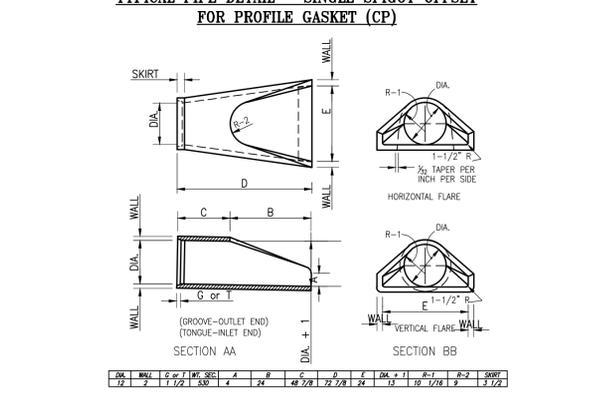
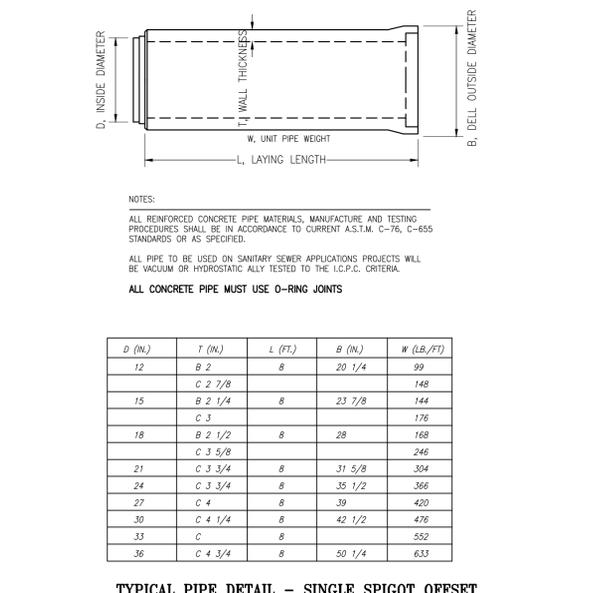
DRAIN OUTLET DETAIL #2

CITY OF WESTFIELD, INDIANA

Westfield INDIANA

Professional Engineer Seal: Neil B. VanFleet, No. 10809022, State of Indiana, Registered Professional Engineer, dated 4/1/14.

FIGURE ST-45



PRECAST CONCRETE END SECTIONS (ES)

CITY OF WESTFIELD, INDIANA

Professional Engineer Seal: Neil B. VanFleet, No. 10809022, State of Indiana, Registered Professional Engineer, dated 4/1/14.

FIGURE ST-45

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron  
Ph. 317-600-2807  
120 E. 161st Street  
Westfield, Indiana 46074

Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC  
Ph. 317-536-6181  
8902 Alibek Ct.  
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development  
Ph. 317-804-3170  
Fax 317-804-3181  
2728 E. 171st Street  
Westfield, Indiana 46074

SITE DETAILS

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016

Professional Engineer Seal: Neil B. VanFleet, No. 19900113, State of Indiana, Registered Professional Engineer, dated 4/1/13.

General Notes:

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16

Bordenet Civil Engineering & Land Surveying, LLC  
Ph. 317-536-6181  
Fax: 317-536-6220  
8902 Alibek Ct.  
Indianapolis, IN 46256

Project Number: 2015-158

Sheet No.: C3.2

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# Design House 516732 Monterey Outdoor Dark Sky Downlight, 10.25-Inch by 12-Inch, Oil Rubbed Bronze

by Design House

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| 20 answered questions

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Price: **\$44.60**

You Save: **\$10.00 (18%)**

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Color: **Oil Rubbed Bronze**

- Features an oil rubbed bronze finish with a metal shade
- Perfect for porch, entry or patio lighting
- Attaches with a wall mount and has full cut-off illumination
- Uses a 60-watt bulb (sold separately) and is UL listed to ensure the highest quality possible
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+ \$9.05 shipping

Sold by: UnbeatableSale, Inc

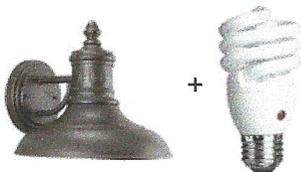
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**\$9.97** 2,648



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Brown  
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