

**Aurora Primary Plat
Phases 1, 2 and 3**

Docket Number 0803-SPP-01

RECEIVED

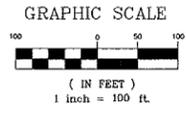
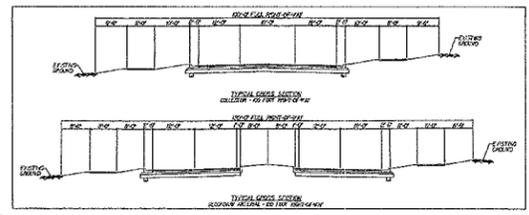
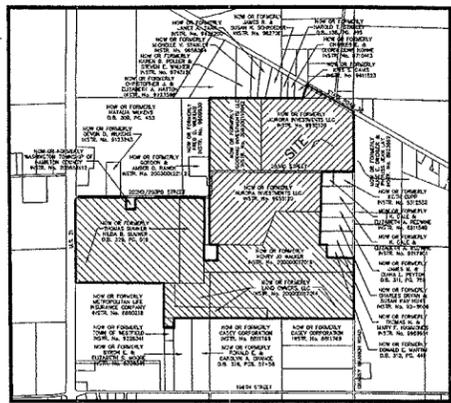
MAR 07 2008

WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038-2505
PHONE: (317) 849-5935

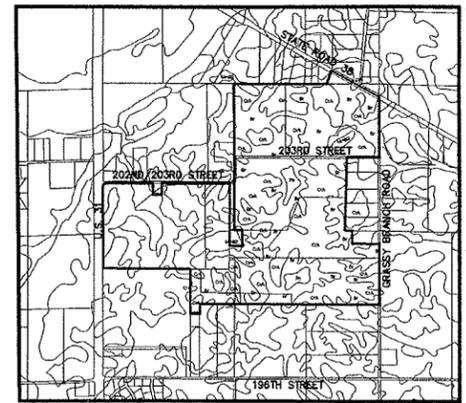
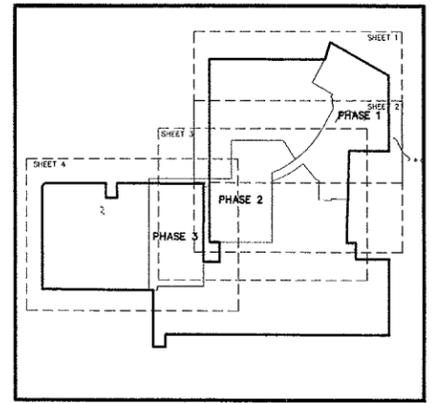
THIS INSTRUMENT PREPARED FOR:
CR WHITE DEVELOPMENT, LLC
15553 BRIDGEWATER CLUB BLVD
CARUL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

AURORA PRELIMINARY PLAT, PHASE 1 ZONING PUD



SHT.	DESCRIPTION
1-2	PRELIMINARY PLAT, PHASE 1
3	PRELIMINARY PLAT, PHASE 2
4	PRELIMINARY PLAT, PHASE 3
5-6	DEVELOPMENT PLAN, KINGSLEY GARDENS
7-10	LANDSCAPE PLANS, INDIVIDUAL BUILDING PLANTING

ABBR.	DESCRIPTION
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
D.U.&L.M.A.E.	DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
C.E.	CONSERVATION EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
I.E.E.	INGRESS & EGRESS EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT

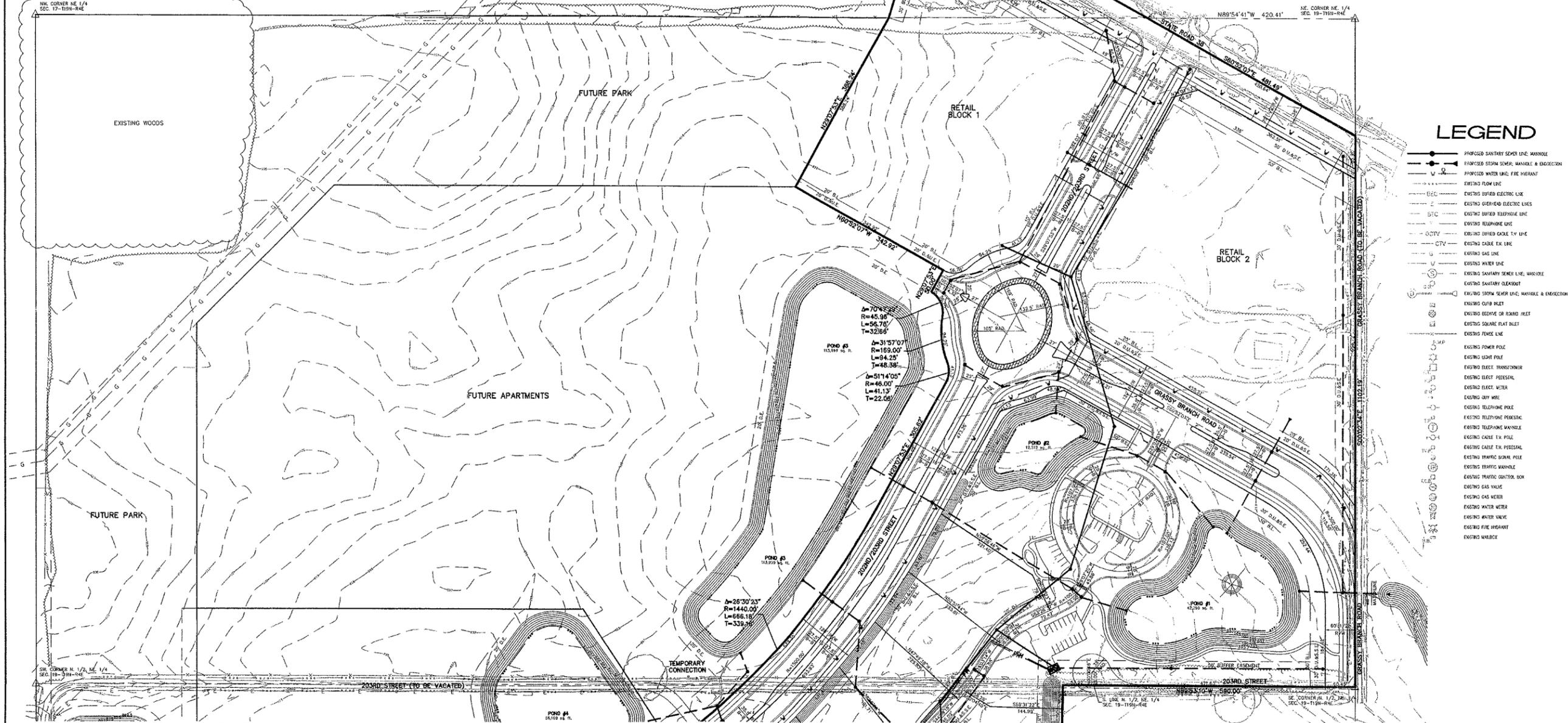


CR1 Crsly silt loam, 0-3 percent slopes—This soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with low permeability. It has high available water for plant growth and moderate organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate erosion-susceptibility, high potential frost action and low permeability.

IR Brnclay silty clay loam—This soil is dark colored, silty in texture and on depositional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 10 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate erosion-susceptibility, moderate permeability and ponded surface water.

HR22 Miami silty loam, 2 to 8 percent slopes, erodible—This moderately well drained soil has a seasonal high water table at 2.0 to 3.5 ft. and is on a siltstone and rises on uplands. Slopes are 2 to 8 percent. The native vegetation is hardwood. The surface layer is silt loam and has moderate low organic matter content (1.0 to 2.0 percent). Permeability is very slow (c 0.08 in/hr) in the most restrictive layer above 60 inches. Available water capacity is low (5.9 inches in the upper 60 inches). The pH of the surface layer in non-tilled areas is 5.1 to 6.0. Drainage and water erosion are management concerns for crop production.

PH Pottin silty clay loam, 0 to 2 percent slopes—This is a deep poorly drained soil and has a seasonal high water table at 0.5 to 2.0 ft. and is in broad depressions and on uplands. Slopes are 0 to 2 percent. The native vegetation is grasses. The surface layer is silt loam and has moderate low to moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (c 0.08 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-tilled areas is 5.1 to 6.0. Drainage and water erosion are management concerns for crop production. This soil responds well to the drainage.



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

STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 East 106th Street, Fishers, IN 46038-2505
 Phone: (317) 849-5935 Fax: (317) 849-5942
 Toll Free: (800) 728-6917

PRELIMINARY PLAT, PHASE 1
 AURORA
 WASHINGTON TOWNSHIP
 HAMILTON COUNTY, INDIANA

SHEET NO. 1
 OF 14 SHEETS
 S.A. & NO. 55285CRW

DATE: 2/5/08
 BY: [Signature]
 CHECKED BY: [Signature]

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038-2505
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CR WHITE DEVELOPMENT, LLC
15658 BRIDGEWATER CLUB BLVD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-8116

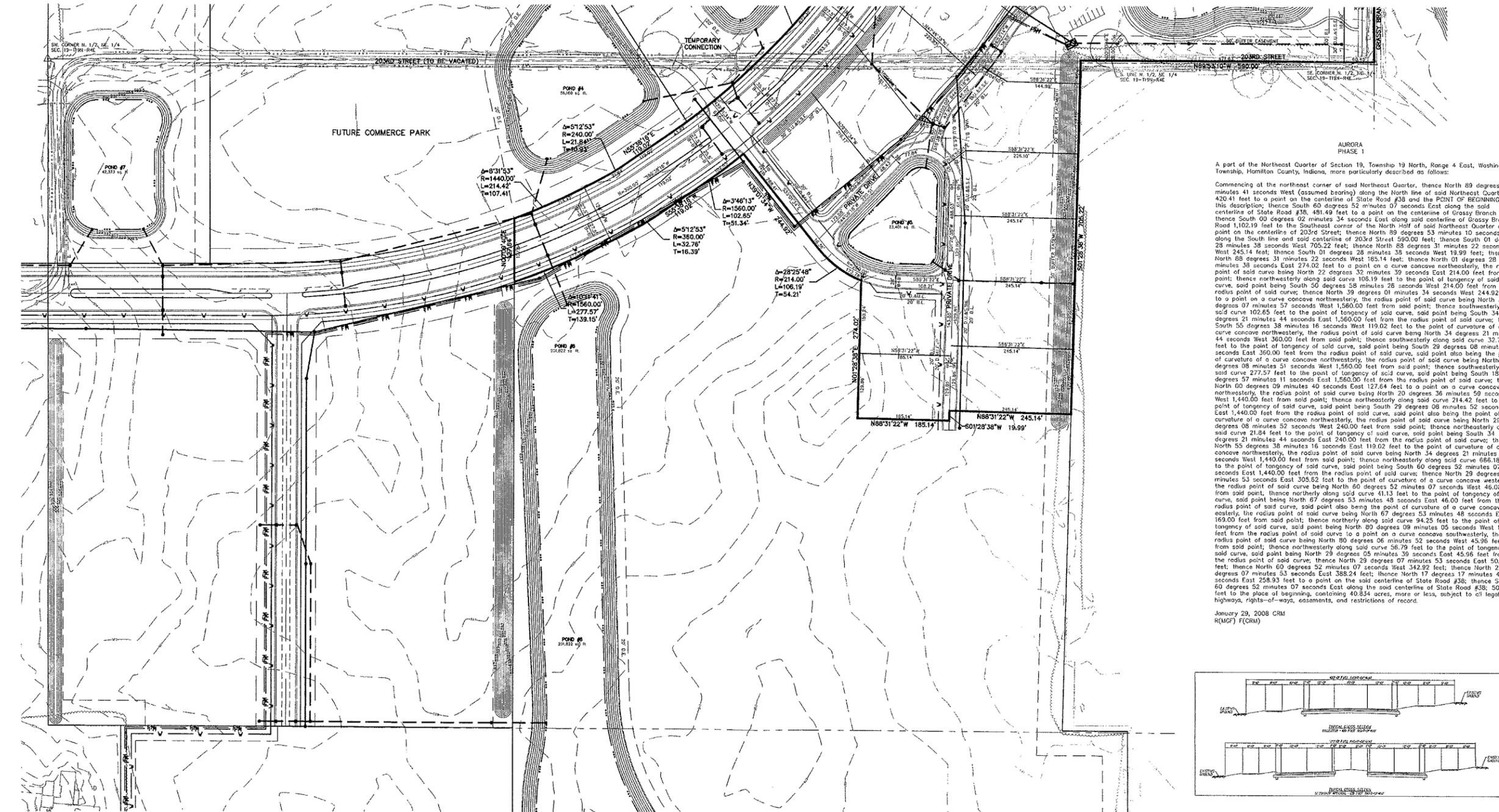
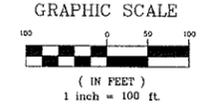
AURORA PRELIMINARY PLAT, PHASE 1 ZONING PUD

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
D.U.&L.M.A.E.	DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
C.E.	CONSERVATION EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
I.E.E.	INGRESS & EGRESS EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT

LEGEND

PROPOSED SANITARY SEWER LINE, MANHOLE	EXISTING POWER POLE
PROPOSED STORM SEWER, MANHOLE & DISCHARGE	EXISTING LIGHT POLE
PROPOSED WATER LINE, FIRE HYDRANT	EXISTING GLEET TRANSFORMER
EXISTING FROM LINE	EXISTING GLEET PEDESTAL
EXISTING BURIED ELECTRIC LINE	EXISTING GLEET METER
EXISTING OVERHEAD ELECTRIC LINES	EXISTING GUY WIRE
EXISTING BURIED TELEPHONE LINE	EXISTING TELEPHONE POLE
EXISTING TELEPHONE LINE	EXISTING TELEPHONE PEDESTAL
EXISTING BURIED CABLE TV LINE	EXISTING TELEPHONE MANHOLE
EXISTING CABLE TV LINE	EXISTING CABLE TV POLE
EXISTING GAS LINE	EXISTING GLEET TX. PEDESTAL
EXISTING WATER LINE	EXISTING STAFFIC SIGNAL POLE
EXISTING SANITARY SEWER LINE, MANHOLE	EXISTING STAFFIC CONTROL BOX
EXISTING SANITARY GLEET/OUT	EXISTING GAS VALVE
EXISTING STORM SEWER LINE, MANHOLE & DISCHARGE	EXISTING GAS METER
EXISTING GUY WIRE	EXISTING WATER VALVE
EXISTING BURIED OR EXPOSED RAIL	EXISTING FIVE HYDRANT
EXISTING SQUARE FLAT PAULT	EXISTING FENCE LINE
EXISTING FENCE LINE	



A part of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Northeast Quarter, thence North 89 degrees 54 minutes 41 seconds West (assumed bearing) along the North line of said Northeast Quarter 420.41 feet to a point on the centerline of State Road #38 and the POINT OF BEGINNING of this description; thence South 60 degrees 52 minutes 07 seconds East along the said centerline of State Road #38, 481.49 feet to a point on the centerline of Grassy Branch Road; thence South 00 degrees 02 minutes 34 seconds East along said centerline of Grassy Branch Road 1,102.19 feet to the Southeast corner of the North Half of said Northeast Quarter and a point on the centerline of 203rd Street; thence North 89 degrees 53 minutes 10 seconds West along the South line and centerline of 203rd Street 590.00 feet, thence South 01 degrees 28 minutes 38 seconds West 705.22 feet; thence North 88 degrees 31 minutes 22 seconds West 245.14 feet; thence South 01 degrees 28 minutes 38 seconds West 19.99 feet; thence North 89 degrees 53 minutes 22 seconds West 165.14 feet; thence North 01 degrees 28 minutes 38 seconds East 274.02 feet to a point on a curve concave northeasterly, the radius point of said curve being North 22 degrees 32 minutes 39 seconds East 214.00 feet from said point, thence northwesterly along said curve 105.19 feet to the point of tangency of said curve, said point being South 50 degrees 58 minutes 26 seconds West 214.00 feet from the radius point of said curve; thence North 39 degrees 01 minutes 34 seconds West 244.92 feet to a point on a curve concave northwesterly, the radius point of said curve being North 38 degrees 07 minutes 57 seconds West 1,560.00 feet from said point; thence southwesterly along said curve 102.65 feet to the point of tangency of said curve, said point being South 34 degrees 21 minutes 44 seconds East 1,560.00 feet from the radius point of said curve; thence South 55 degrees 38 minutes 16 seconds West 119.02 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 34 degrees 21 minutes 44 seconds West 360.00 feet from said point; thence southwesterly along said curve 32.76 feet to the point of tangency of said curve, said point being South 29 degrees 08 minutes 31 seconds East 360.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave northwesterly, the radius point of said curve being North 29 degrees 08 minutes 31 seconds West 1,560.00 feet from said point; thence southwesterly along said curve 277.57 feet to the point of tangency of said curve, said point being South 18 degrees 57 minutes 11 seconds East 1,560.00 feet from the radius point of said curve; thence North 00 degrees 09 minutes 40 seconds East 127.64 feet to a point on a curve concave northwesterly, the radius point of said curve being North 20 degrees 36 minutes 59 seconds West 1,440.00 feet from said point; thence northeasterly along said curve 214.42 feet to the point of tangency of said curve, said point being South 29 degrees 08 minutes 52 seconds East 1,440.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave northwesterly, the radius point of said curve being North 29 degrees 08 minutes 52 seconds West 240.00 feet from said point; thence northeasterly along said curve 21.84 feet to the point of tangency of said curve, said point being South 34 degrees 21 minutes 44 seconds East 240.00 feet from the radius point of said curve; thence North 55 degrees 38 minutes 16 seconds East 119.02 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 34 degrees 21 minutes 44 seconds West 1,440.00 feet from said point; thence northeasterly along said curve 666.18 feet to the point of tangency of said curve, said point being South 60 degrees 52 minutes 07 seconds East 1,440.00 feet from the radius point of said curve; thence North 29 degrees 07 minutes 53 seconds East 305.62 feet to the point of curvature of a curve concave westerly, the radius point of said curve being North 60 degrees 52 minutes 07 seconds West 46.00 feet from said point; thence northerly along said curve 41.13 feet to the point of tangency of said curve, said point being North 67 degrees 53 minutes 48 seconds East 46.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave easterly, the radius point of said curve being North 67 degrees 53 minutes 48 seconds East 169.00 feet from said point; thence northerly along said curve 84.25 feet to the point of tangency of said curve, said point being North 80 degrees 09 minutes 05 seconds West 169.00 feet from the radius point of said curve; thence northwesterly along said curve 45.36 feet from said point; thence northwesterly along said curve 56.79 feet to the point of tangency of said curve, said point being North 29 degrees 05 minutes 39 seconds East 45.36 feet from the radius point of said curve; thence North 29 degrees 07 minutes 53 seconds East 50.00 feet; thence North 60 degrees 52 minutes 07 seconds West 342.92 feet; thence North 29 degrees 07 minutes 53 seconds East 368.24 feet; thence North 17 degrees 17 minutes 46 seconds East 258.33 feet to a point on the said centerline of State Road #38; thence South 60 degrees 52 minutes 07 seconds East along the said centerline of State Road #38, 509.50 feet to the place of beginning, containing 40.834 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

January 29, 2008 CRM
R(MGF) F(CRM)



STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942
Toll Free: (800) 728-8917



PRELIMINARY PLAT, PHASE 1
AURORA
WASHINGTON TOWNSHIP
HAMILTON COUNTY, INDIANA

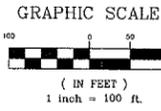
DRAWN BY: CRM
CHECKED BY: BKR

SHEET NO. 2
OF 10 SHEETS
S & A JOB NO. 55285CRW

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLIVASTRO
STOEPPELWERTH AND ASSOCIATES INC.
7065 EAST 106TH STREET
FISHERS, INDIANA 46038-2505
PHONE: (317) 849-5935

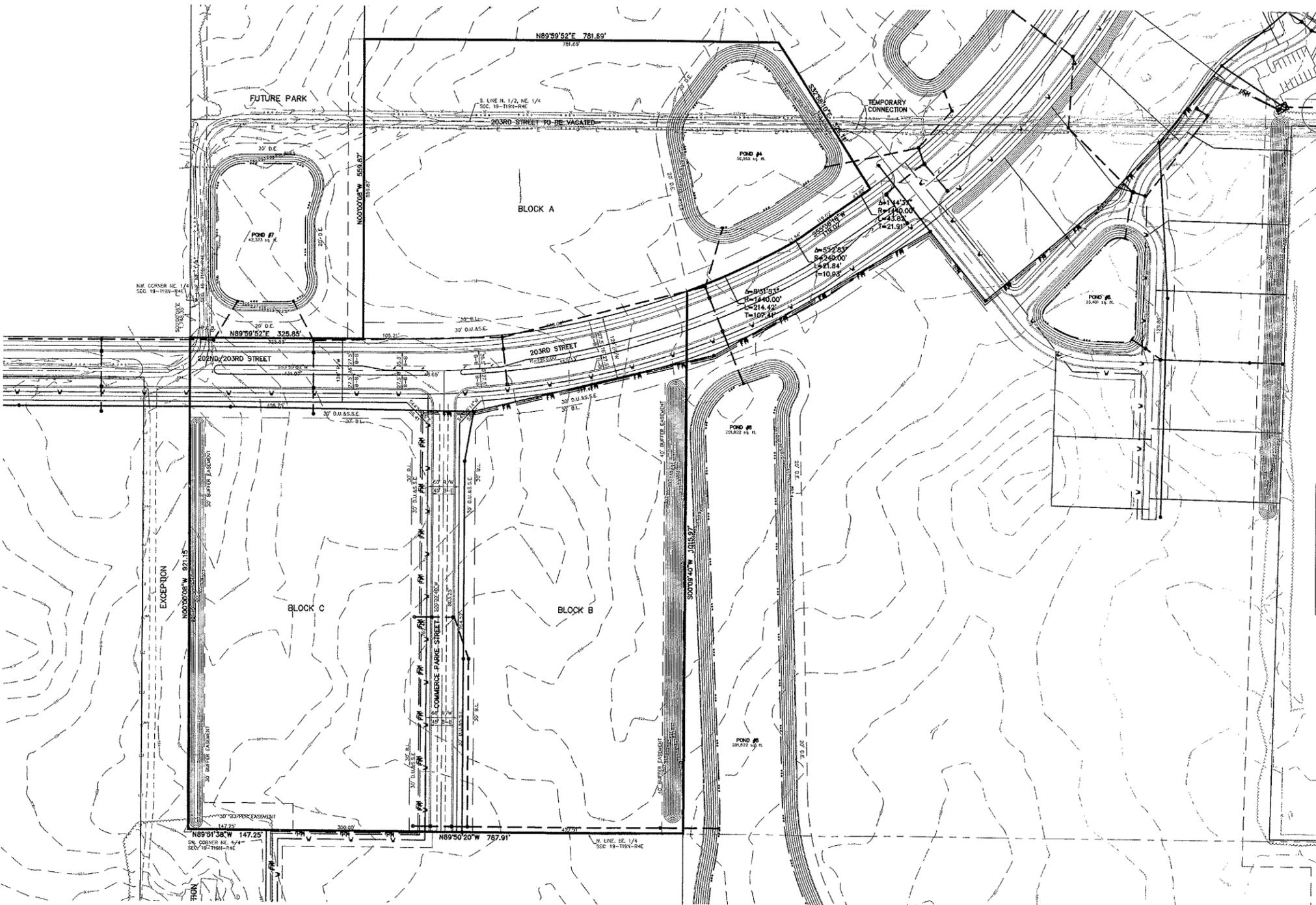
THIS INSTRUMENT PREPARED FOR:
OR WHITE DEVELOPMENT, LLC
15658 BRIDGEWATER CLUB BLVD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

AURORA PRELIMINARY PLAT, PHASE 2 ZONING PUD



- LEGEND
- 30 LOT NUMBER
 - D.E. DRAINAGE 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.U.&L.M.A.E. DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - C.E. CONSERVATION EASEMENT
 - B.L. BUILDING LINE
 - C.A. COMMON AREA
 - I.E.E. INGRESS & EGRESS EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - S.L.E. SIGN & LANDSCAPE EASEMENT

- LEGEND
- PROPOSED SANITARY SEWER LINE, MANHOLE
 - PROPOSED STORM SEWER, MANHOLE & DRAINAGE
 - PROPOSED WATER LINE, FIRE HYDRANT
 - EXISTING FLOW LINE
 - EXISTING BURIED ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINES
 - EXISTING BURIED TELEPHONE LINE
 - EXISTING TELEPHONE LINE
 - EXISTING BURIED CABLE TV LINE
 - EXISTING CABLE TV LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE, MANHOLE
 - EXISTING SANITARY CLEANOUT
 - EXISTING STORM SEWER LINE, MANHOLE & DRAINAGE
 - EXISTING CURB INLET
 - EXISTING BENCH OR ROUND INLET
 - EXISTING SQUARE FLAT INLET
 - EXISTING FENCE LINE
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING ELECT. TRANSFORMER
 - EXISTING ELECT. PEDESTAL
 - EXISTING ELECT. METER
 - EXISTING GUY WIRE
 - EXISTING TELEPHONE POLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING CABLE TV POLE
 - EXISTING CABLE TV PEDESTAL
 - EXISTING TRAFFIC SIGNAL POLE
 - EXISTING TRAFFIC SIGNAL POLE
 - EXISTING TRAFFIC CONTROL BOX
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WARDEN

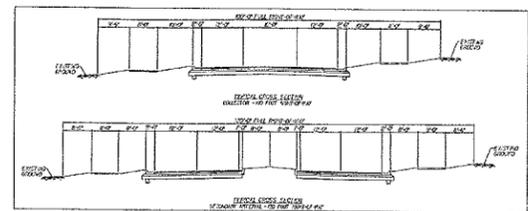


AURORA
PHASE 2

A part of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence South 00 degrees 03 minutes 08 seconds East (assumed bearing) along the West line of said Northeast Quarter 1,748.35 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 59 minutes 52 seconds East 325.85 feet; thence North 00 degrees 00 minutes 08 seconds West 559.57 feet; thence North 89 degrees 59 minutes 52 seconds East 781.88 feet; thence South 32 degrees 58 minutes 10 seconds East 326.11 feet to a point on a curve concave northwesterly, the radius point of said curve being North 36 degrees 06 minutes 22 seconds West 1,440.00 feet from said point; thence southwesterly along said curve 43.82 feet to the point of tangency of said curve, said point being South 34 degrees 21 minutes 44 seconds East 1,440.00 feet from the radius point of said curve; thence South 55 degrees 38 minutes 16 seconds West 119.02 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 34 degrees 21 minutes 44 seconds West 240.00 feet from said point; thence southwesterly along said curve 21.84 feet to the point of tangency of said curve, said point being South 29 degrees 08 minutes 51 seconds East 240.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave northwesterly, the radius point of said curve being North 29 degrees 08 minutes 51 seconds West 1,440.00 feet from the radius point of said curve; thence South 00 degrees 09 minutes 40 seconds West 1,015.97 feet; thence North 89 degrees 50 minutes 20 seconds West 787.91 feet; thence North 89 degrees 51 minutes 38 seconds West 147.25 feet; thence North 00 degrees 00 minutes 08 seconds West 921.15 feet to the place of beginning, containing 30.184 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

January 30th, 2008
R(MGF) F(CRM)



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OF A SURVEYOR LOCATION REPORT.

CERTIFIED: 2/5/08

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7985 East 108th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942
Toll Free: (800) 728-6817



PRELIMINARY PLAT, PHASE 2

AURORA

HAMILTON COUNTY, INDIANA

DWN. BY: CRM
CHK. BY: BKR
SHEET NO. 3
OF 10 SHEETS
P.L. & A. JOB NO. 55285CRW

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES, INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038-2505
PHONE: (317) 849-5935

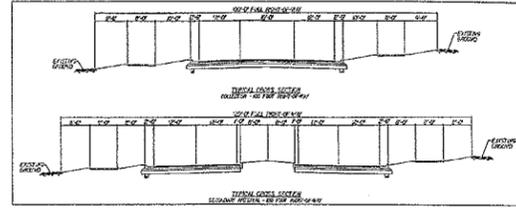
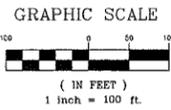
THIS INSTRUMENT PREPARED FOR:
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CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

AURORA PRELIMINARY PLAT, PHASE 3 ZONING PUD

LEGEND

- | | | | |
|--------|------------------------------------------------|---|------------------------------|
| —●— | PROPOSED SANITARY SEWER LINE, MANHOLE | ⊙ | EXISTING POWER POLE |
| —○— | PROPOSED STORM SEWER, MANHOLE & ENCLOSURE | ⊙ | EXISTING LIGHT POLE |
| —V— | PROPOSED WATER LINE, FIRE HYDRANT | ⊙ | EXISTING ELECT. TRANSFORMER |
| — | EXISTING FLOW LINE | ⊙ | EXISTING ELECT. PEDESTAL |
| —REC— | EXISTING REAR ELECTRIC LINE | ⊙ | EXISTING ELECT. METER |
| —E— | EXISTING OVERHEAD ELECTRIC LINES | ⊙ | EXISTING GUY WIRE |
| —SIC— | EXISTING SUPER TELEPHONE LINE | ⊙ | EXISTING TELEPHONE POLE |
| — | EXISTING TELEPHONE LINE | ⊙ | EXISTING TELEPHONE PEDESTAL |
| —CCTV— | EXISTING CABLE TV LINE | ⊙ | EXISTING TELEPHONE MANHOLE |
| — | EXISTING GAS LINE | ⊙ | EXISTING CABLE TV POLE |
| — | EXISTING WATER LINE | ⊙ | EXISTING CABLE TV PEDESTAL |
| — | EXISTING SANITARY SEWER LINE, MANHOLE | ⊙ | EXISTING TRAFFIC SIGNAL POLE |
| — | EXISTING SANITARY CLEANOUT | ⊙ | EXISTING TRAFFIC MANHOLE |
| — | EXISTING STORM SEWER LINE, MANHOLE & ENCLOSURE | ⊙ | EXISTING TRAFFIC CONTROL BOX |
| — | EXISTING CURB INLET | ⊙ | EXISTING GAS VALVE |
| — | EXISTING SEWER OR ROAD INLET | ⊙ | EXISTING GAS METER |
| — | EXISTING SQUARE FLAT INLET | ⊙ | EXISTING WATER METER |
| — | EXISTING FENCE LINE | ⊙ | EXISTING WATER VALVE |
| | | ⊙ | EXISTING FIRE HYDRANT |
| | | ⊙ | EXISTING MAILBOX |

- 30 LOT NUMBER
D.E. DRAINAGE 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.U.&L.M.A.E. DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
C.E. CONSERVATION EASEMENT
B.L. BUILDING LINE
C.A. COMMON AREA
I.E.E. INGRESS & EGRESS EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E. SIGN & LANDSCAPE EASEMENT

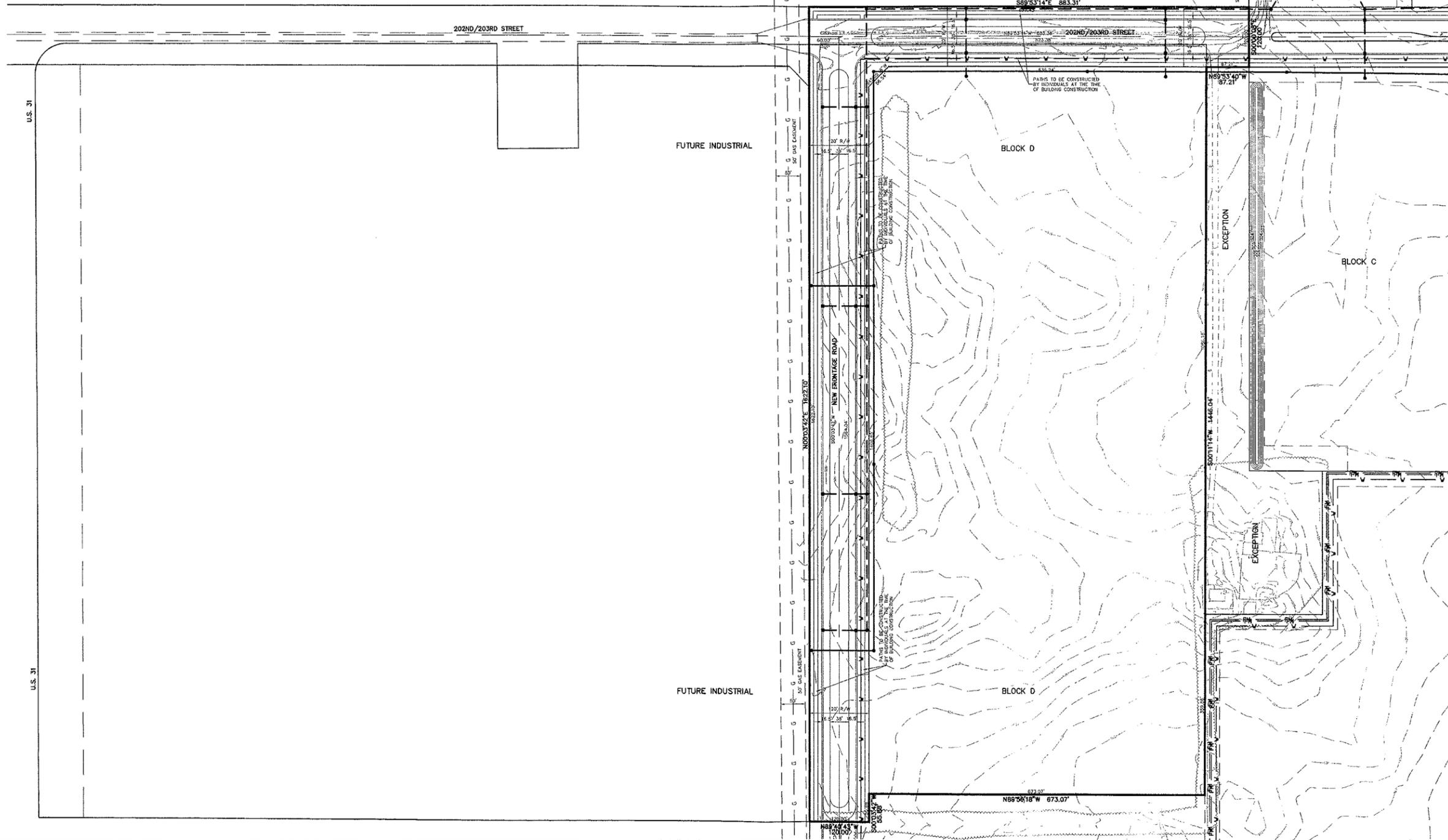


AURORA
PHASE 3

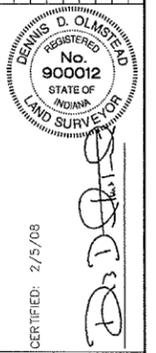
A part of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said Northeast Quarter, thence South 00 degrees 00 minutes 08 seconds East (assumed bearing) along the West line of said Northeast Quarter 1,748.35 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 00 minutes 08 seconds East along said West line 120.00 feet; thence North 89 degrees 53 minutes 40 seconds West 87.21 feet; thence South 00 degrees 11 minutes 14 seconds West 1,446.04 feet; thence North 89 degrees 56 minutes 18 seconds West 673.07 feet; thence South 00 degrees 03 minutes 42 seconds West 55.88 feet; thence North 89 degrees 40 minutes 43 seconds West 120.00 feet; thence North 00 degrees 03 minutes 42 seconds East 1,522.10 feet; thence South 89 degrees 53 minutes 14 seconds East 883.31 feet to the place of beginning, containing 28.973 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

January 30th, 2008
R(MGF) F(CRM)



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OF ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.



CERTIFIED: 2/5/08

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942
Toll Free: (800) 728-9817



PRELIMINARY PLAT, PHASE 3

AURORA

WASHINGTON TOWNSHIP
HAMILTON COUNTY, INDIANA

DRAWN BY	CRM	OK BY	BKR
SHEET NO.	4		
OF	10 SHEETS		
DATE	2.5.08		
PROJECT NO.	55285CRW		