PRIMARY PLAT
for
WEST OAK SUBDIVISION

CERTIFICATE OF LAND SURVEY:
This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified to the following.

To: Anfield Advisors, BPIC LLC, an Indiana limited liability company, West Oak Investments, L.P., an Indiana limited partnership, Chicago Title Insurance Company and Hamilton National Title LLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1–4, 7(a), 7(b)(1), 8–11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: August 14, 2012

Brian C. Rismiller
Registered Land Surveyor of the State of Indiana
Registration Number LS20200083

BRIAN CRAIG RISMILLER REGISTERED No. LS20200083 STATE OF INDIANA LAND SURVEYOR

Land Description PARCEL 3:
A part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 87 degrees 27 minutes 34 seconds East (bearings based upon the record description for the parent tract, Instrument #200400058707 in the Office of the Recorder in Hamilton County, Indiana) along the north line of said Quarter Section a distance of 341.40 feet to a rebar with yellow cap stamped "SEA GROUP FIRM #0091" (hereafter referred to as "rebar with cap") and the Point of Beginning; thence continuing North 87 degrees 27 minutes 34 seconds East along said line a distance of 220.27 feet to a rebar with cap; thence South 00 degrees 03 minutes 25 seconds West a distance of 400.92 feet to a rebar with cap on the north right-of-way line of Southpark Drive as described in Instrument #200500037040 in said Recorder's Office; thence North 89 degrees 56 minutes 47 seconds West along said line a distance of 220.04 feet to a rebar with cap and the southeast corner of a tract of land described in Instrument #200400083783 in said Recorder's Office; thence North 00 degrees 03 minutes 25 seconds East along the east line of said tract of land a distance of 390.95 feet to the Point of Beginning, containing 2.00 acres, more or less.

Record Description (Parent Tract)
Instrument #200400058707
A part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 03 minutes 25 seconds West (assumed bearing) on the west line of said Northwest Quarter 620.99 feet to the northwest corner of the real estate described in Instrument No. 2001-9484 in the Office of the Recorder of Hamilton County, Indiana; thence the following three calls on the perimeter of said real estate: 1.) North 87 degrees 59 minutes 45 second East 517.24 feet; 2.) South 00 degrees 03 minutes 25 seconds West 168.73 feet; 3.) South 87 degrees 59 minutes 45 seconds West 517.24 feet to the west line of said Northwest Quarter; thence South 00 degrees 03 minutes 25 seconds West on said west line 62.03 feet to the northwest corner of the real estate described in Instrument No. 2001-9151; thence North 87 degrees 41 minutes 43 seconds East on the north line of said real estate 1291.00 feet; thence North 00 degrees 11 minutes 26 seconds East 857.16 feet to a point on the north line of said Northwest Quarter; thence South 87 degrees 27 minutes 34 seconds West on the north line of said Northwest Quarter 1293.23 feet to the Point of Beginning, containing 23.32 acre, more or less.

Land Surveyor's Report
In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying; Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million.

The purpose of this project was to perform and prepare an Original survey of a 2.00 acre tract of land, being a part of a tract of land noted as Parcel 1 in Instrument #200600060271 and described in Instrument #200400058707. Said 2.00 acre tract of land has been described hereon, under direction and instructions from the client. The north, west and south lines are contiguous with the lines of said Parcel 1. The east line was held parallel with said west line.

Relative positional accuracy (RPA) 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 ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The Theory of Location applied for this project is as follows.
The basis of bearings for this project is North 89 degrees 56 minutes 35 seconds West along the centerline of Southpark Drive per the record deed for the parent tract of land recorded as Instrument #200600060271 in the Office of the Recorder in Hamilton County, Indiana.

A railroad spike was found at the northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East per the Hamilton County Surveyors reference tie sheets. A mag nail was found at the southwest corner of the Northwest Quarter of said Northwest Quarter. The reference tie sheets call for a railroad spike at this location. Said corner is also the northwest corner of Ridgewood, Section Two. The location of the northeast corner of the Northwest Quarter of the Northwest Quarter was calculated per the record deed for the Retention Pond – Parcel 2, Instrument #200600060271 in said Recorder's Office.

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:
(A) Availability and condition of reference monuments
- Additional monuments were found at or near the established corners for the subject real estate and its adjoiners and any variances have been annotated hereon.
- The amount of uncertainty created by the controlling monuments and any other monuments shown hereon is negligible.

(B) Occupation or possession lines
- A concrete pad with a transformer on it lies 1.1' east of the west line. A cable tv pedestal lies 4.8' east of said line.
- The north line lies within a tree row.
- The amount of uncertainty created by these discrepancies is equal to 4.8'

(C) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines
- No gaps or overlaps in title or deed lines were discovered during this survey.

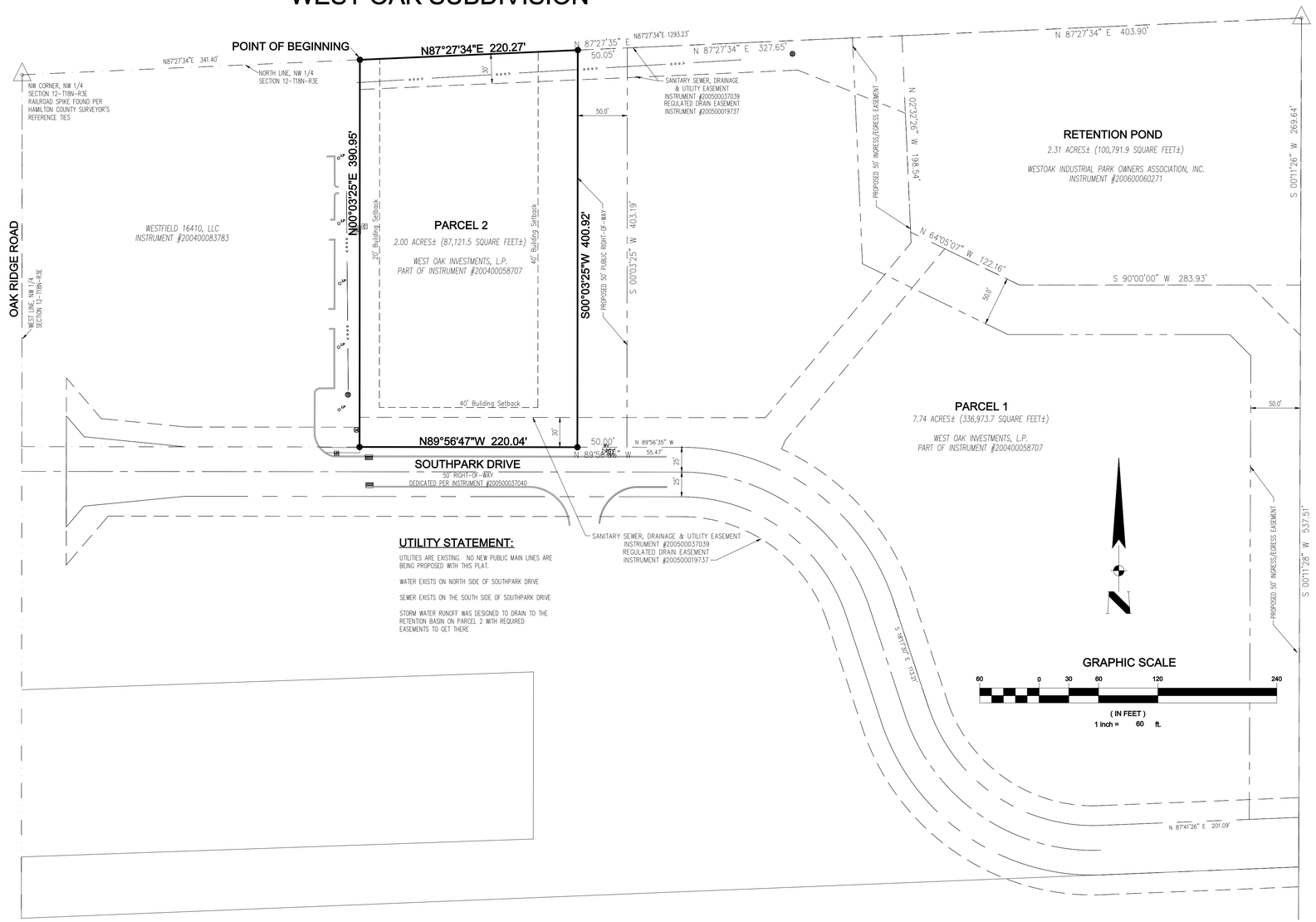
(D) The relative positional accuracy of the measurements
- This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes
Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will SEA Group, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. 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 Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/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 zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will SEA Group, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.



UTILITY STATEMENT:

UTILITIES ARE EXISTING. NO NEW PUBLIC MAIN LINES ARE BEING PROPOSED WITH THIS PLAT.

WATER EXISTS ON NORTH SIDE OF SOUTHPARK DRIVE

SEWER EXISTS ON THE SOUTH SIDE OF SOUTHPARK DRIVE

STORM WATER RUNOFF WAS DESIGNED TO DRAIN TO THE RETENTION BASIN ON PARCEL 2 WITH REQUIRED EASEMENTS TO GET THERE

Legal Drain Tile or Ditch Note
A search of County Surveyor records and information shows that the Subject Real Estate is not burdened by either a Legal Drain Tile or a Legal Drain Ditch.

Flood Information Note
Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at http://msc.fema.gov/.

The Subject Real Estate described hereon was mathematically calculated and scaled on the FIRM Maps of the Town of Westfield, Hamilton County, Indiana, Map Number 18057C0119F, dated February 19, 2003, and was found to be located in Flood Zone X, being within Community Panel Number 180083 0119 F.

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

SYMBOL LEGEND

	SEA GROUP MONUMENT SET		SIGN	FM	FIRE MAIN	GAS	GAS LINE MARKER
	CUT "X" SET or FOUND		LARGE SIGN		FIRE HYDRANT	GV	GAS VALVE
	BRASS PLUG / COPPER WELD		UTILITY POLE	WM TR	WATER METER	GM TR	GAS METER
	SURVEY MARKER FOUND		LIGHT POLE	WV	WATER VALVE	TL	TELEPHONE MANHOLE
	PK or MAG NAIL FOUND		GROUND LIGHT	W	WATER WELL	T	TELEPHONE UTILITY
	SECTION CORNER (AS NOTED)	EM TR	ELECTRIC METER		BEE-HIVE INLET	TEL	TELEPHONE LINE MARKER
	BENCHMARK (AS NOTED)	E	ELECTRIC UTILITY		CURB INLET	SAN	SANITARY SEWER MANHOLE
	RIGHT OF WAY MARKER		DECIDUOUS TREE		DRAINAGE INLET	SAN	SANITARY SEWER MARKER
	TRAFFIC SIGNAL POLE		EVERGREEN TREE	MH	MANHOLE	STM	STORM SEWER MANHOLE
AC	AIR CONDITONER	MB	MAIL BOX	A/V	AIR / VACUUM EQUIPMENT	C	CABLE UTILITY

SEA Group Land Surveyors
494 Gradle Drive
Carmel, IN 46032
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Fax: 317.844.3383
www.SEAGroupLLC.com

SOUTHPARK AT OAK RIDGE
OAK RIDGE RD & SOUTHPARK DR
WESTFIELD, IN

PROJECT LOCATED IN:

SECTION 12 - TOWNSHIP 18 NORTH - RANGE 3 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

ALTA/ACSM
LAND TITLE SURVEY
ORIGINAL SURVEY

PREPARED FOR:

BPIC, LLC
Aditya (Ed) Agarwal
172 W. Carmel Drive
Carmel, IN 46032

REV. #	DATE	REV. DESC.
.	../../..	...

DRAWING LEGEND

	EXISTING METAL-TYPE FENCE
	EXISTING WOOD-TYPE FENCE
GAS	GAS = UNDERGROUND GAS LINES
CATV	CATV = UNDERGROUND CABLE TELEVISION LINES
WTR	WTR = UNDERGROUND WATER LINES
STM	STM = UNDERGROUND STORM SEWER
SAN	SAN = UNDERGROUND SANITARY SEWER
FBOP	FBOP = UNDERGROUND FIBER-OPTIC
UGT	UGT = UNDERGROUND TELEPHONE
UGE	UGE = UNDERGROUND ELECTRIC
OHE	OHE = OVERHEAD ELECTRIC
OHT	OHT = OVERHEAD TELEPHONE
OVHD	OVHD = OVERHEAD UTILITY
TRAF	TRAF = OVERHEAD TRAFFIC LINES
IRR	IRR = UNDERGROUND IRRIGATION LINES
	SECTION LINE (AS NOTED)
	R.O.W. = RIGHT OF WAY (AS NOTED)
	CENTERLINE AS NOTED
	B.S.L. = BUILDING SETBACK LINE
	EASEMENT (AS NOTED)
	REAL ESTATE LINES (AS NOTED)
	SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
	EXISTING CONC. CURB (AS NOTED)
TOB	TOB = TOP OF BANK
TOS	TOS = TOE OF SLOPE
	EXISTING FLOWLINE
	CONTOURS - MAJOR INTERVAL
	CONTOURS - MINOR INTERVAL

(P) = PLATTED BEARING AND DIMENSION
(D) = DEEDED BEARING AND DIMENSION
(C) = CALCULATED BEARING AND DIMENSION
(M) = MEASURED BEARING AND DIMENSION

VICINITY MAP - NOT TO SCALE

Approved By:	BCR
Drawn By:	CAW
Date of Last Field Work:	8/13/2012
Date Plotted:	8/14/2012

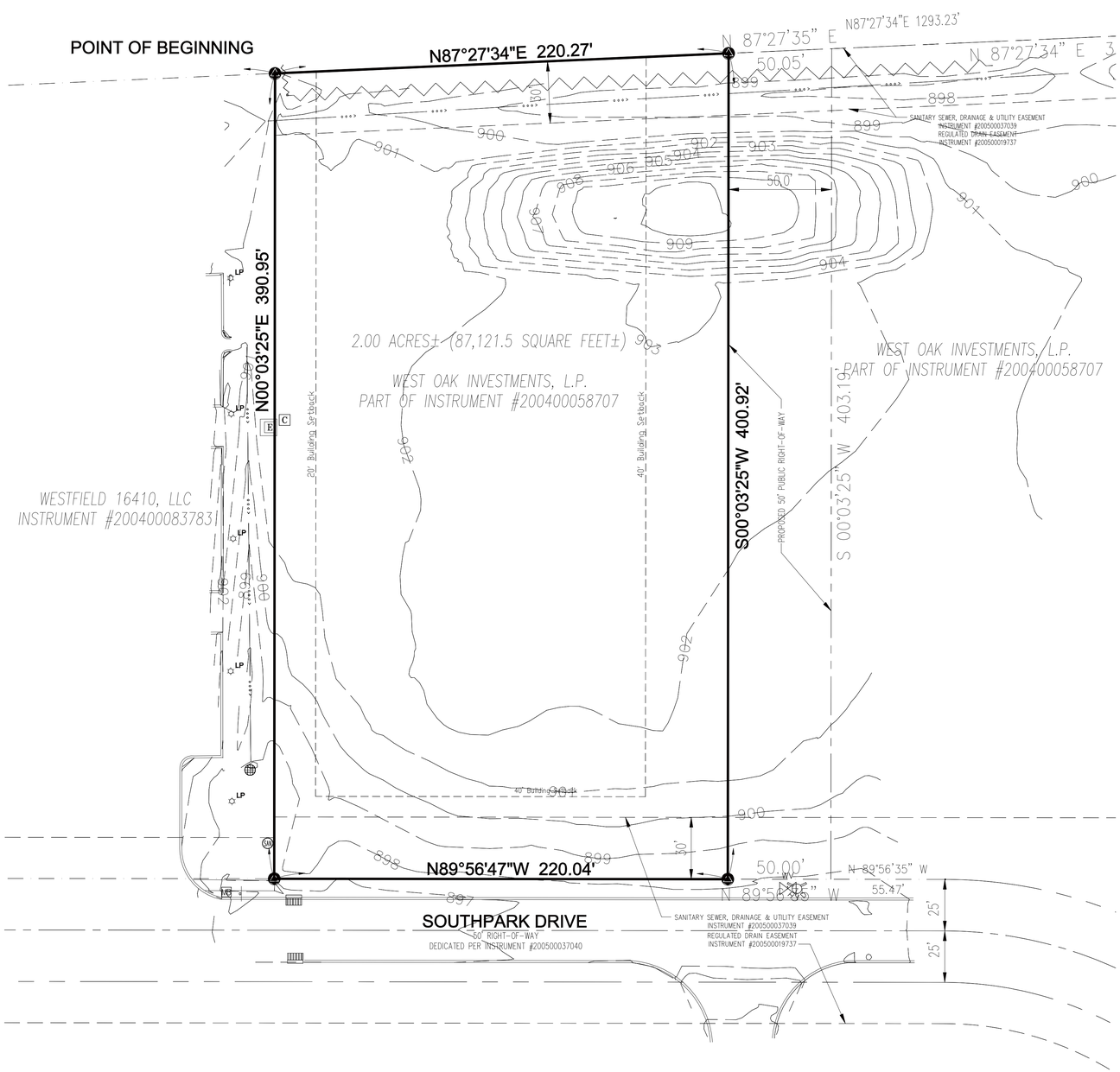
Reference #: C12-7178

Project Number:

M12-7428

Sheet Number :

1 of 1



Know what's **below.**
Call before you dig.

N

20 0 10 20
(IN FEET)
1 Inch = 20 ft.

SYMBOL LEGEND

	SEA GROUP MONUMENT SET		SIGN	FM	FIRE MAIN	GAS	GAS LINE MARKER
	CONCRETE MONUMENT SET		LARGE SIGN		FIRE HYDRANT	GV	GAS VALVE
	CUT "X" SET		UTILITY POLE	WM TR	WATER METER		GAS METER
	BRASS PLUG FOUND		LIGHT POLE	WV	WATER VALVE	TL	TELEPHONE MANHOLE
	COPPER WELD FOUND		GROUND LIGHT	W	WATER WELL	T	TELEPHONE UTILITY
	SURVEY MARKER FOUND	EMTR	ELECTRIC METER		BEE-HIVE INLET	TEL	TELEPHONE LINE MARKER
	PK or MAG NAIL FOUND	E	ELECTRIC UTILITY		CURB INLET	SAN	SANITARY SEWER MANHOLE
	SECTION CORNER (AS NOTED)		LARGE TREE		DRAINAGE INLET	SAN	SANITARY SEWER MARKER
	BENCHMARK (AS NOTED)		AIR CONDITONEER	MH	MANHOLE		STORM SEWER MANHOLE
	RIGHT OF WAY MARKER		MAIL BOX		AIR / VACUUM EQUIPMENT	C	CABLE UTILITY

SEA Group
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Engineers Architects
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Fax: 317.844.3383
www.SEAGroupLLC.com

SOUTHPARK AT OAK RIDGE:

OAK RIDGE RD & SOUTHPARK DR
WESTFIELD, IN

PROJECT LOCATED IN:

SECTION 12 TWP 18 NORTH, RANGE 03 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

EXISTING CONDITIONS DEMO PLAN

PREPARED FOR:

BPIC, LLC
Aditya (Ed) Agarwal
172 W. Carmel Drive
Carmel, IN 46032

REV. #	DATE	REV. DESC.
--	--/--/--	...

CERTIFIED BY:

BRIAN CRAIG RIEMILLER
REGISTERED
No. LS20200083
STATE OF INDIANA
LAND SURVEYOR

DATE: --/--/--

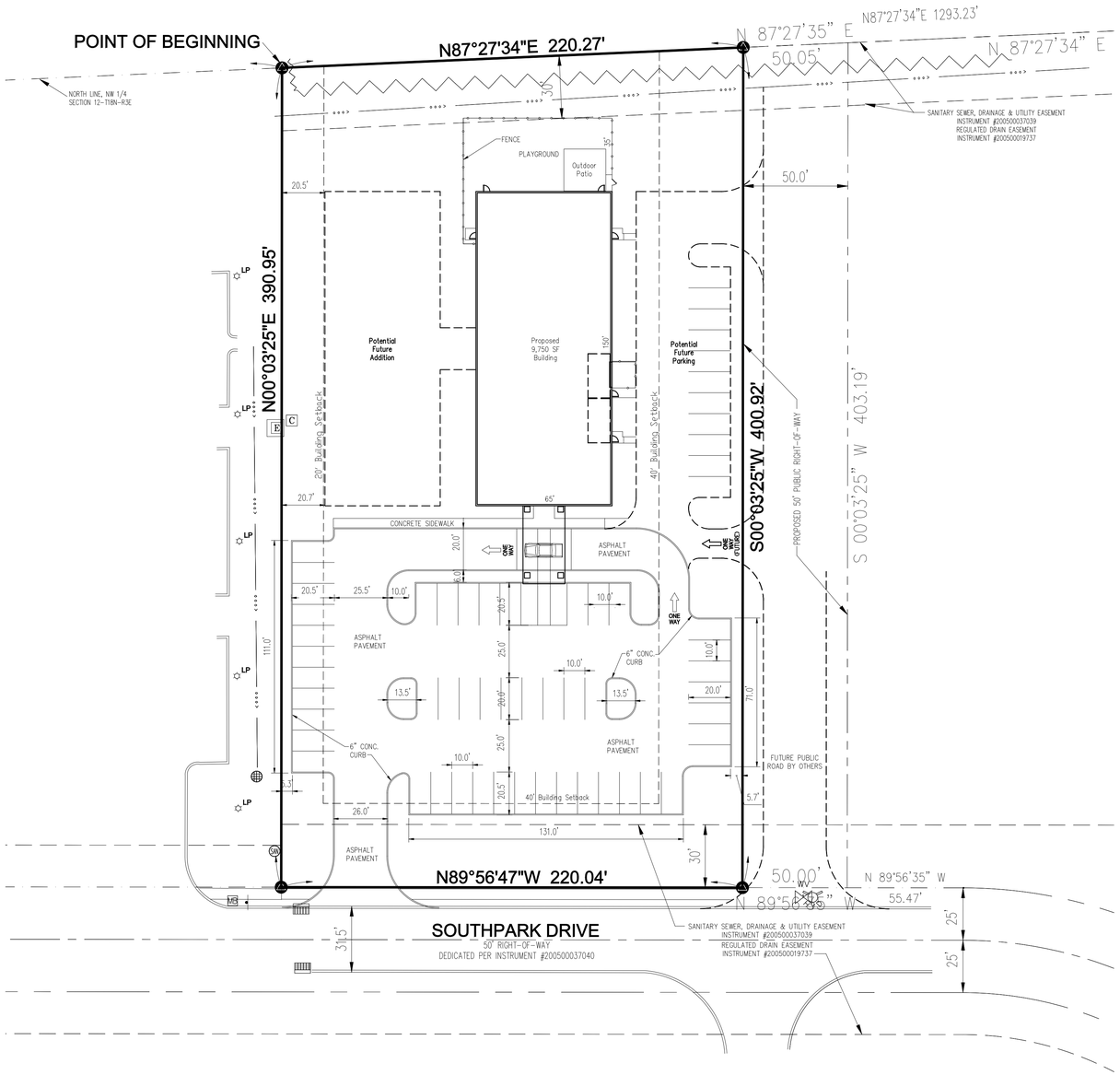
APPROVED BY:	BCR
DRAWN BY:	CAW
DATE OF LAST FIELD WORK:	8/13/12
DATE PLOTTED:	--/--/--

REFERENCE #:C12-7178

PROJECT NUMBER:

M12-7428

C1.0



811 Know what's below. Call before you dig.

N

(IN FEET)
1 inch = 20 ft.

SYMBOL LEGEND

	SEA GROUP MONUMENT SET		SIGN	FM	FIRE MAIN	GAS	GAS LINE MARKER
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	CUT "X" SET		UTILITY POLE	WM	WATER METER		GAS METER
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SOUTHPARK AT OAK RIDGE:

OAK RIDGE RD & SOUTHPARK DR
WESTFIELD, IN

PROJECT LOCATED IN:

SECTION 12 TWP 18 NORTH, RANGE 03 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

SITE PLAN

PREPARED FOR:

BPIC, LLC
Aditya (Ed) Agarwal
172 W. Carmel Drive
Carmel, IN 46032

REV. #	DATE	REV. DESC.
--	--/--/--	...

CERTIFIED BY:

BRIAN CRAIG RISMILLER
REGISTERED
No. LS20200083
STATE OF INDIANA
LAND SURVEYOR

DATE: --/--/--

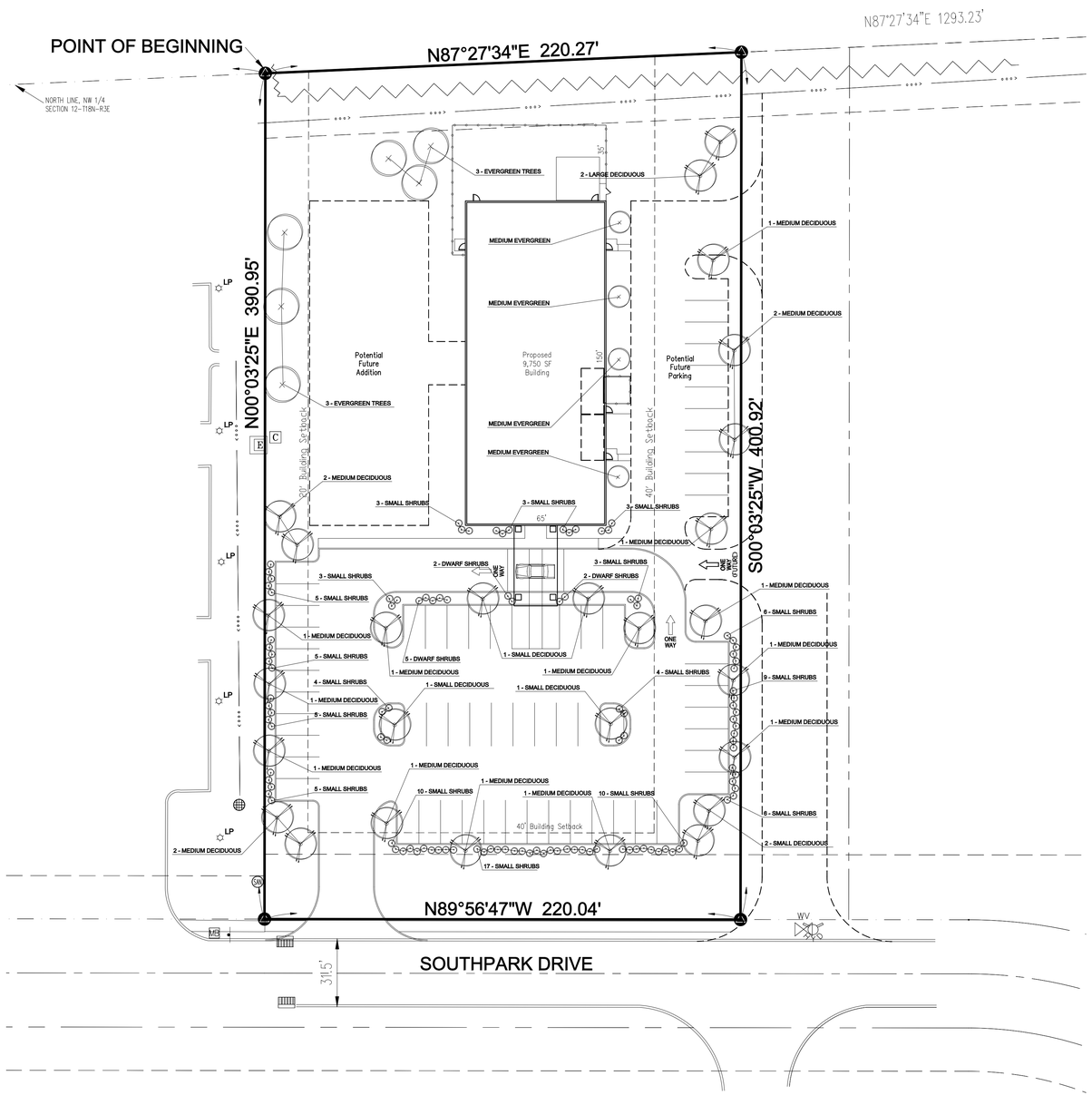
APPROVED BY:	BCR
DRAWN BY:	CAW
DATE OF LAST FIELD WORK:	8/13/12
DATE PLOTTED:	--/--/--

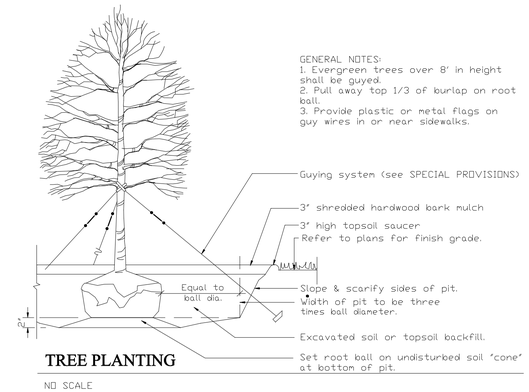
REFERENCE #:C12-7178

PROJECT NUMBER:

M12-7428

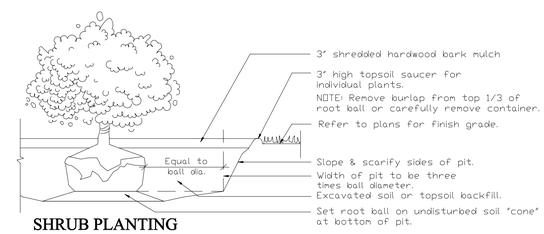
C2.0





TREE PLANTING

NO SCALE



SHRUB PLANTING

NO SCALE

Know what's below. Call before you dig.

20 0 10 20

(IN FEET)
1 inch = 20 ft.

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WESTFIELD, IN

PROJECT LOCATED IN:

SECTION 12 TWP 18 NORTH, RANGE 03 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR:

BPIC, LLC
Aditya (Ed) Agarwal
172 W. Carmel Drive
Carmel, IN 46032

REV. #	DATE	REV. DESC.
--	--/--/--	...

CERTIFIED BY:

BRIAN CRAIG RISMILLER
REGISTERED
No. LS20200083
STATE OF INDIANA
LAND SURVEYOR

DATE: --/--/--

APPROVED BY:	BCR
DRAWN BY:	CAW
DATE OF LAST FIELD WORK:	8/13/12
DATE PLOTTED:	--/--/--

REFERENCE #:C12-7178

PROJECT NUMBER:

M12-7428

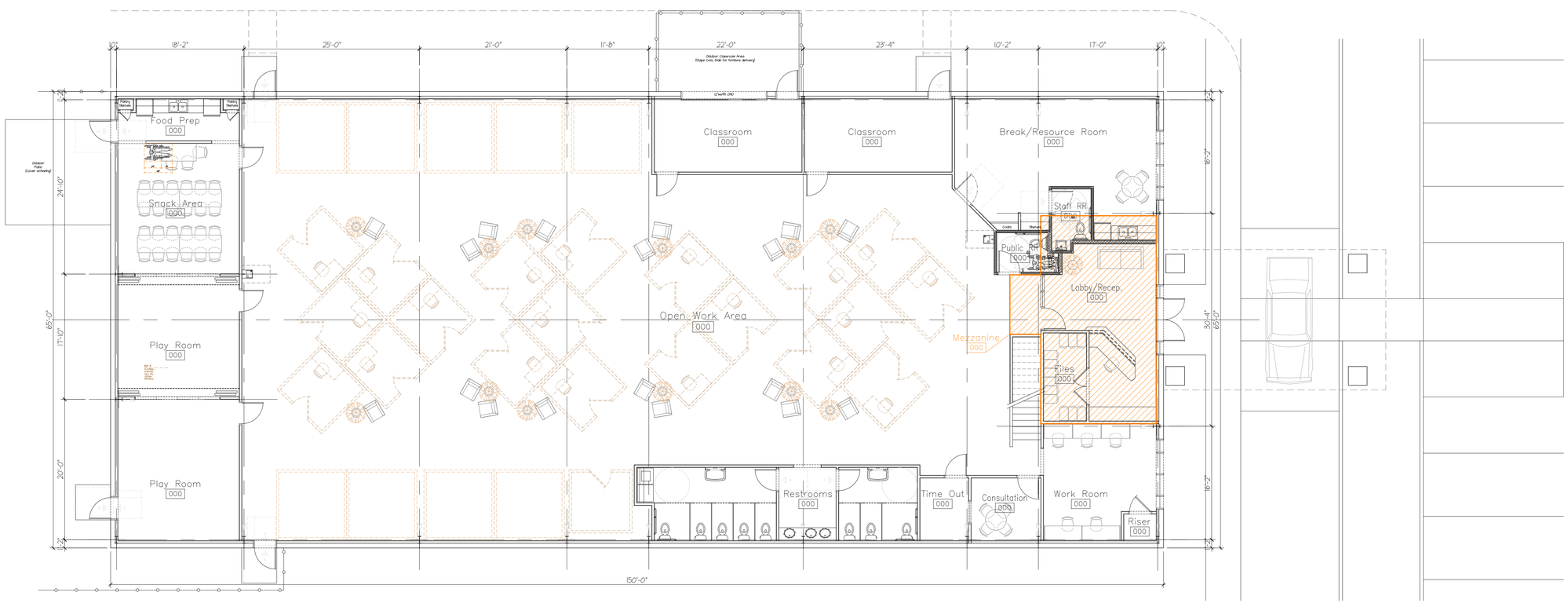
C6.0

West Side Building Elevation (East Side Similar)

SCALE: 1/4" = 1'-0"

South Side Building Elevation

SCALE: 1/4" = 1'-0"



Floor Plan

SCALE: 1/8" = 1'-0"

9,750± S.F.

Building to be Fully Sprinklered

Bierman ABA

Address

LEECH·HENSLEY ARCHITECTS INC

7785 East 126th St. Fishers, IN 46038
tel 317 842 1931 fax 317 842 7994

DRAWING REVIEW ISSUE	
a	November 5, 2012
b	November 20, 2012
c	•
d	•
BUILDING AGENCY SUBMITTAL	
	•
CONSTRUCTION BID/ISSUE	
	•
REVISIONS	
1	•
2	•
3	•
4	•
5	•

PRELIMINARY

FILE - DATE - TIME

T 09/14/10 09:58

PLOT SCALE	DRAWN BY:
SEEDING = 1'-0"	???

Bierman ABA

* WESTFIELD, INDIANA

developed by:

BPIC, Inc.

Preliminary Floor Plan

A1.1

PROJECT NO.

1288