THIS INSTRUMENT PREPARED BY:
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STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
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THIS INSTRUMENT PREPARED FOR:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
PRELIMINARY PLAT
ZONING PUD

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

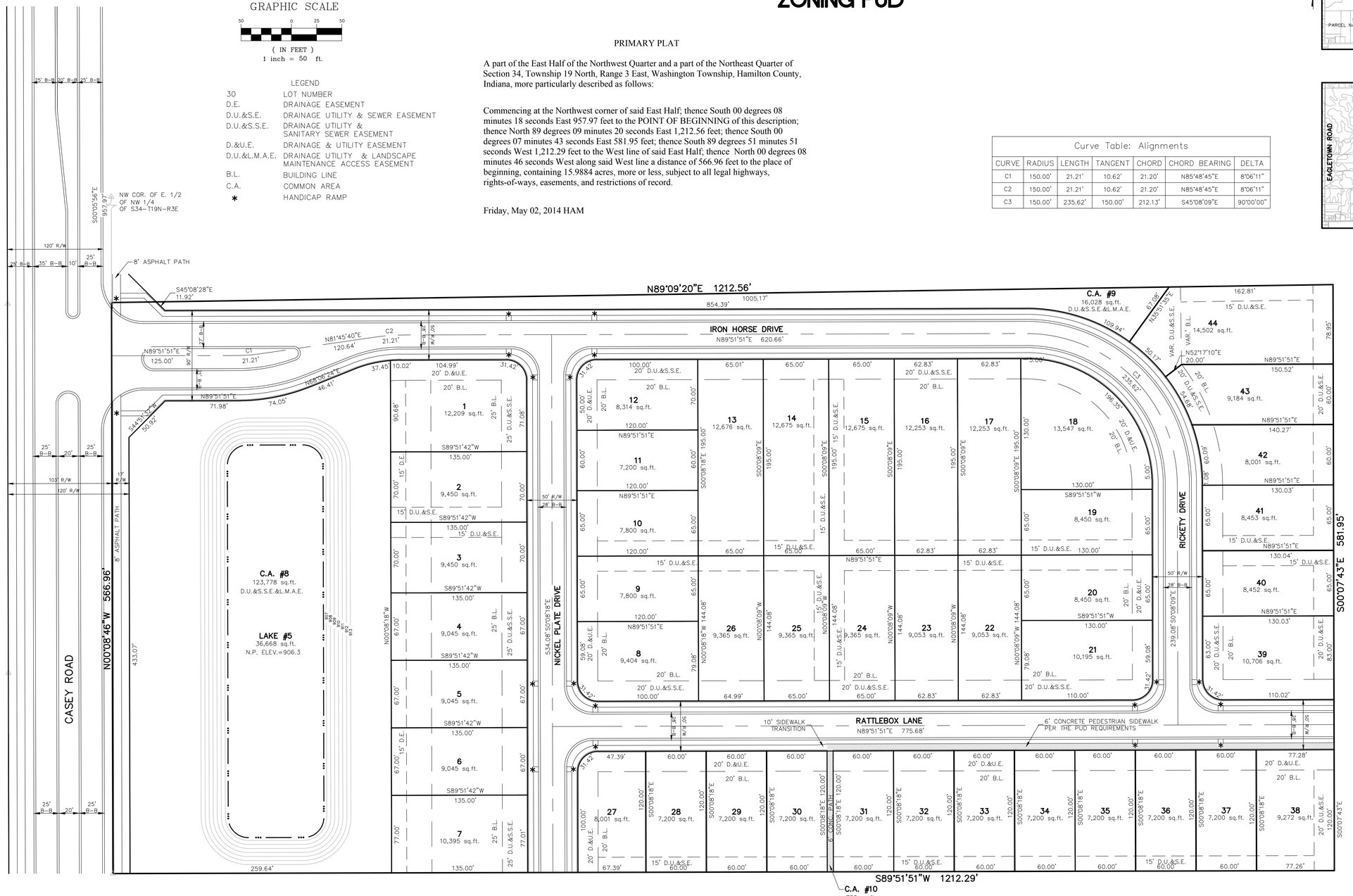
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&L.M.A.E.	DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
*	HANDICAP RAMP

PRIMARY PLAT

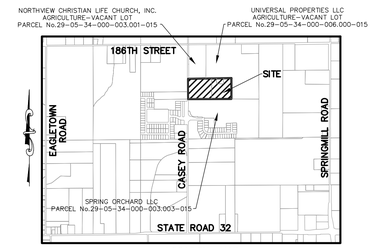
A part of the East Half of the Northwest Quarter and a part of the Northeast Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said East Half; thence South 00 degrees 08 minutes 18 seconds East 957.97 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 09 minutes 20 seconds East 1,212.56 feet; thence South 00 degrees 07 minutes 43 seconds East 581.95 feet; thence South 89 degrees 51 minutes 51 seconds West 1,212.29 feet to the West line of said East Half; thence North 00 degrees 08 minutes 46 seconds West along said West line a distance of 566.96 feet to the place of beginning, containing 15.9884 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

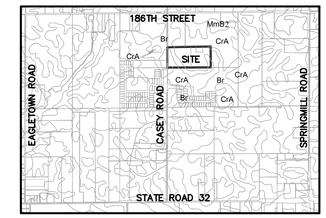
Friday, May 02, 2014 HAM



Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	21.21'	10.62'	21.20'	N85°48'45"E	8°06'11"
C2	150.00'	21.21'	10.62'	21.20'	N85°48'45"E	8°06'11"
C3	150.00'	235.62'	150.00'	212.13'	S45°08'09"E	90°00'00"



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
CrA,Br
(N.T.S.)

DESIGN DATA

44 LOTS
ACERAGE = 15.988 Ac.±
DENSITY = 2.75 LOTS/ACRE

TOTAL C.A. = 3.227 Ac.±
LAKE AREA = 0.842 Ac.±
USABLE OPEN SPACE = 2.385Ac.± (14.91%)

IRON HORSE DRIVE =	1,003.00 L.F.
RICKETY DRIVE =	380.43 L.F.
RATTLEBOX LANE =	534.08 L.F.
NICKEL PLATE DRIVE =	757.68 L.F.
TOTAL STREET LENGTH =	2,675.19 L.F.

ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 20'
SIDE YARD = 6'
REAR YARD = 15'
MIN. LOT AREA = 5,400 Sq. Ft.

REVISIONS

DATE

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

CERTIFIED: 05/04/2014

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

STOEPPELWERTH
ALWAYS ON.
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PRELIMINARY PLAT

PREPARED FOR:
SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 1 OF 1 SHEET

S & A JOB NO. 62390PLA-NORTH

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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