

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46032
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
770 3RD AVENUE SW
CARMEL, INDIANA 46032
CONTACT: CRAIG LINTNER
PHONE: 317-208-3769

TOTAL LOTS=28

SITE = 34.92Ac±
TOTAL COMMON AREA =4.72Ac±

OPEN SPACE PROVIDED:
4.72Ac± (Including 1.46Ac± Lake #1)

THIS PRELIMINARY PLAT SHALL
COMPLY WITH THE ZONING
COMMITMENTS AS RECORDED
INSTRUMENT #2014-030813

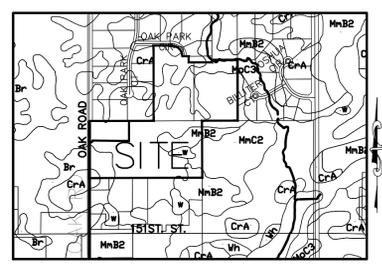
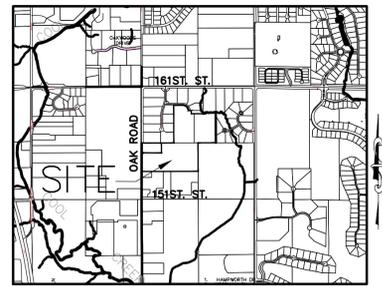
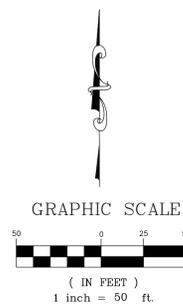
DESCRIPTION

A part of the Southeast Quarter of Section 7, Township 18, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence North 89 degrees 51 minutes 17 seconds East (assumed bearing) along the North line of said Quarter, Quarter and South line of Oak Park, Section 1, the plat of which is recorded in Plat Cabinet 1, Slide 492 as Instrument No. 9447716 in the Office of the Recorder in Hamilton County, Indiana a distance of 470.00 feet to the POINT OF BEGINNING of this description, (the following five (5) courses being along the easterly and southerly lines thereof); (1) continuing North 89 degrees 51 minutes 17 seconds East along said line, a distance of 290.00 feet; (2) North 00 degrees 00 minutes 00 seconds East 883.23 feet; (3) North 90 degrees 00 minutes 00 seconds East 212.42 feet to the point of curvature of a curve concave southwesterly, the radius point of said curve being South 00 degrees 00 minutes 00 seconds East 125.00 feet from said point; (4) southeasterly along said curve 196.35 feet to the point of tangency of said curve, said point being South 90 degrees 00 minutes 00 seconds East 125.00 feet from the radius point of said curve; (5) North 90 degrees 00 minutes 00 seconds East 75.00 feet to the Northwest corner of a tract of land recorded as Instrument No. 200300020298 in said Recorder's Office, (the following three (3) courses being along the westerly, southerly and easterly lines thereof); (1) South 00 degrees 00 minutes 00 seconds East 72.00 feet; (2) North 90 degrees 00 minutes 00 seconds East 275.00 feet; (3) North 00 degrees 00 minutes 00 seconds East 28.00 feet to the South line of said Oak Park, Section 1; thence North 89 degrees 51 minutes 41 along said South line a distance of 301.38 feet to the Northwest corner of Oak Park, Section 1A Final Plat Replat of Lots 19-22 Oak Park, Section 1, the plat of which is recorded in Plat Cabinet 2, Slide 242 as Instrument No. 9909917815 in said Recorder's Office; thence South 00 degrees 08 minutes 19 seconds East along the West line of said Replat a distance of 712.45 feet to the North line of the Southeast Quarter of said Southeast Quarter Section and the North line of a tract of land recorded as Instrument No. 2010033567 in said Recorder's Office; thence South 89 degrees 51 minutes 17 seconds West along said North line a distance of 419.06 feet to the Northwest corner of said Quarter, Quarter and the Northeast corner of a tract of land recorded as Instrument No. 9441330 in said Recorder's Office, (the following two (2) courses being along the East and South lines thereof); (1) South 00 degrees 04 minutes 06 seconds East 668.96 feet; (2) South 89 degrees 51 minutes 41 seconds West 1,332.26 feet to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 00 seconds East along said West line a distance of 416.81 feet to the Southwest corner of a tract of land recorded as Instrument No. 9441329 in said Recorder's Office, thence North 89 degrees 51 minutes 17 seconds East 20.00 feet; thence North 44 degrees 51 minutes 17 seconds East 31.47 feet; thence South 89 degrees 20 minutes 46 seconds East 427.83 feet; thence North 00 degrees 00 minutes 00 seconds East 235.71 feet to the place of beginning, containing 35.259 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

OAK PARK PRIMARY PLAT ZONING SF1

Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	48.33'	24.37'	48.12'	N80°37'54"E	18°27'33"
C2	150.00'	48.33'	24.37'	48.12'	N80°37'54"E	18°27'33"
C3	150.00'	235.24'	149.62'	211.86'	N44°55'39"E	89°51'18"
C4	150.00'	235.05'	149.43'	211.73'	N44°57'50"E	89°46'56"
C5	150.00'	234.03'	148.42'	211.00'	S45°18'15"E	89°23'30"

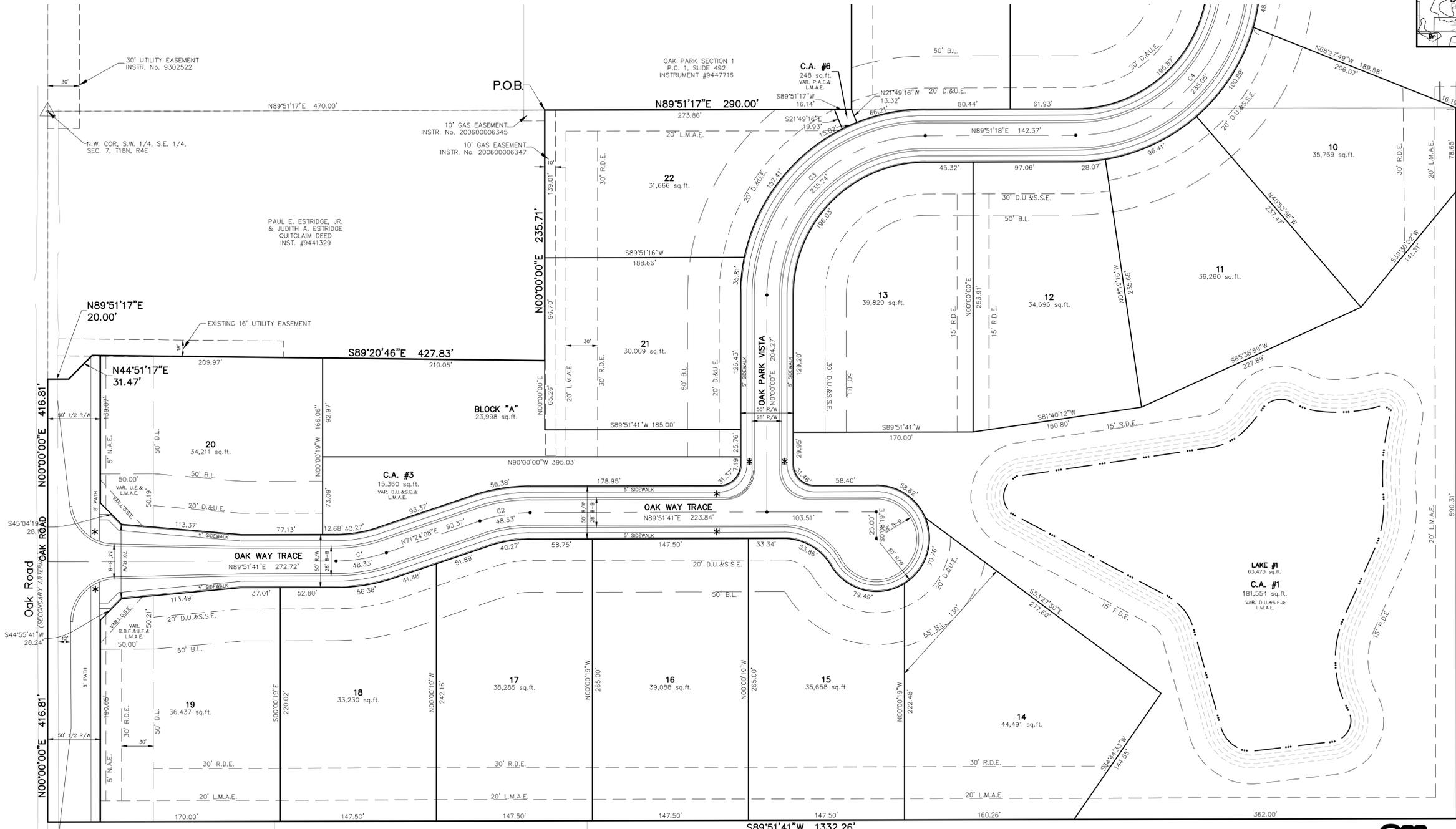


Br - Brookston silty clay loam
This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

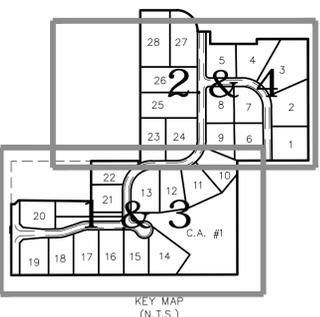
CrA - Crosby silt loam, 0 to 3 percent slopes
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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.

We - Westland silty clay loam
This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



- LEGEND
- 30 LOT NUMBER
 - R.D.E. REGULATED DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
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 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - B.L. BUILDING LINE
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - N.A.E. NON ACCESS EASEMENT
 - T.C.E. TREE CONSERVATION EASEMENT
 - * HANDICAP RAMP



SCOTT C. EVANS & MARCIA J. EVANS
WARRANTY DEED
BOOK 313, PAGE 604

CARL K. KLUTEY & WILMA J. KLUTEY
WARRANTY DEED
BOOK 313, PAGE 603

TIMOTHY A. SWINNEY
WARRANTY DEED
PARCEL 1
INST. #2011004707

REPRESENTATIVE OF THE UNSUPERVISED ESTATE OF
EARNEST E. ROBERTSON
PERSONAL REPRESENTATIVE QUITCLAIM DEED
INST. #200500045107



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

CERTIFIED: 8/29/2014

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

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

PREPARED FOR:
SECTION: 7 TOWNSHIP: 18 RANGE: 4E
DRAWN BY: JSM CHECKED BY: BKR
SHEET NO. 1 OF 4 SHEETS S & A JOB NO. 70100PED

PRIMARY PLAT
OAK PARK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

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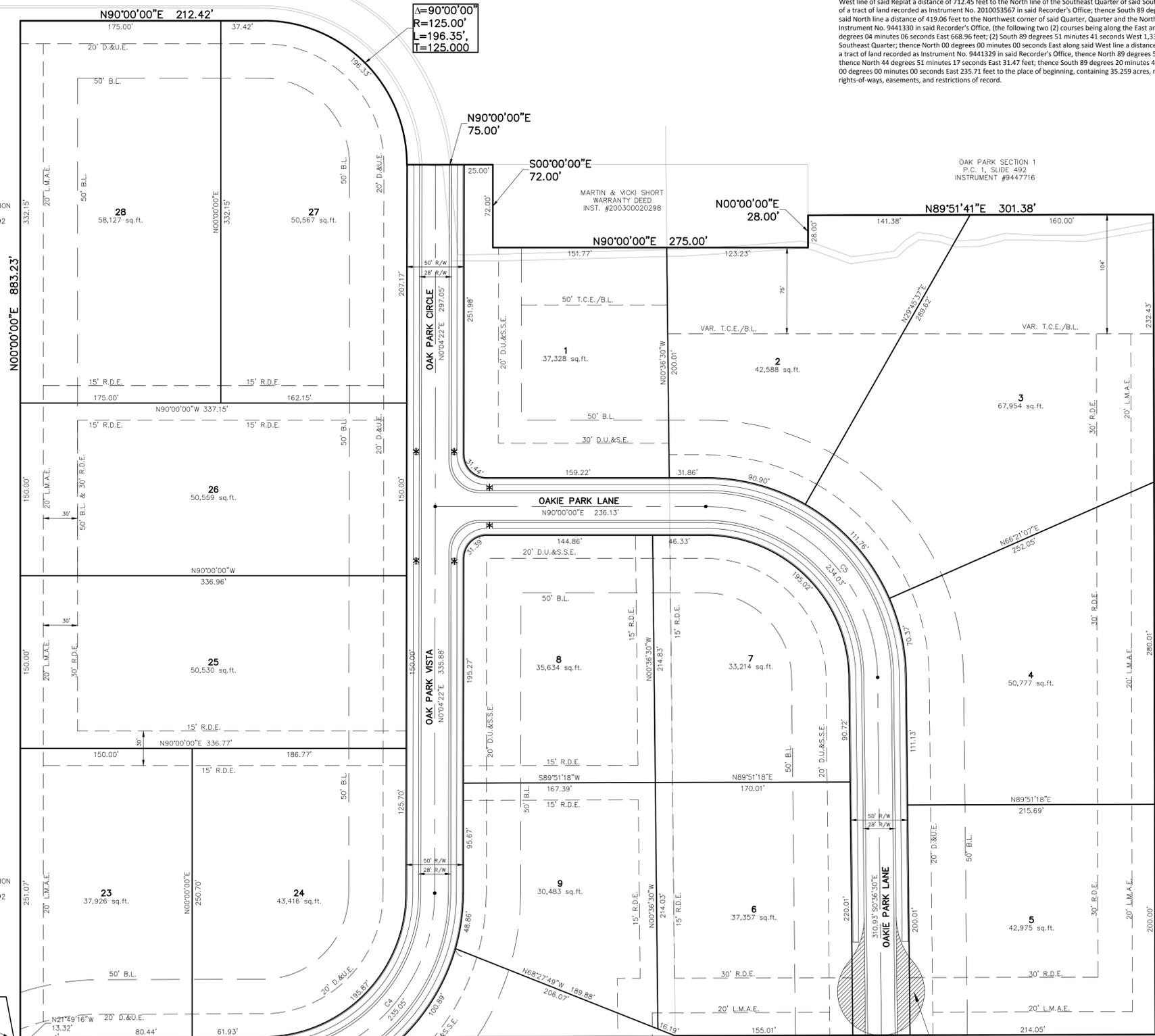
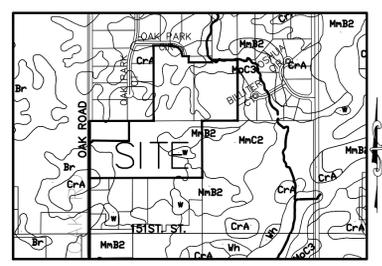
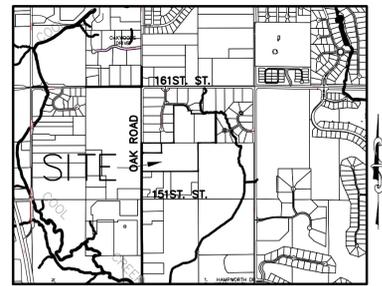
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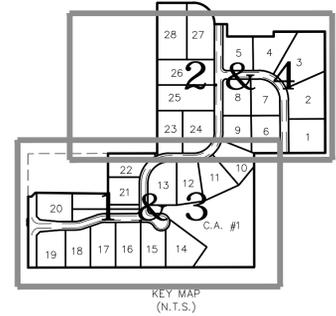
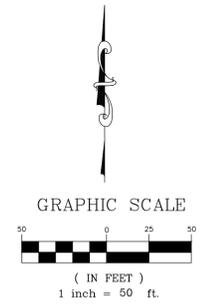
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OAK PARK SECTION 1A FINAL PLAT
REPLAT LOTS 19-22, OAK PARK SECTION 1
P.C. 2, SLIDE 242
INSTRUMENT #9909917815



REVISED PER	TAC COMMENTS	DATE	BY

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CERTIFIED: 8/29/2014

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ALWAYS ON.

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WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 7	TOWNSHIP: 18	RANGE: 4E
DRAWN BY: JSM	CHECKED BY: BKR	
SHEET NO. 2		
OF 4 SHEETS		
S & A JOB NO. 70100PED		