Mayor
Andy Cook

City Council
Jim Ake
Steve Hoover
Robert L. Horkay
Chuck Lehman
Robert J. Smith
Cindy L. Spoljaric
Robert W. Stokes

Clerk Treasurer
Cindy J. Gossard

November 24, 2014

TO: Board of Public Works and Safety

FROM: Jesse Pohlman, Senior Planner
Department of Economic and Community Development

RE: Spring Mill Station Northeast Quadrant PUD Secondary Plat
(Kroger Building and Fuel Center)

In September 2014, the Common Council approved a new zoning ordinance for Washington Township to be known as the "Unified Development Ordinance" or "UDO".

The UDO includes a new requirement that in addition to the Plan Commission's Certificate, any plat within the City's corporate limits is required to have a certificate of acceptance of any public right-of-way by the Board of Public Works and Safety.

As a result, all secondary plats will now be presented to the Board of Public Works for its acceptance and signatures prior to being recorded.

Attached is a copy of a secondary plat for the Kroger building expansion and new fuel center located at the northeast corner of Springmill Road and 161st Street (please see attached location exhibit). The Plan Commission approved the Primary Plat on October 6, 2014, and the attached Secondary Plat has been reviewed by the Technical Advisory Committee and is now being presented to you for your acceptance and signatures prior to being recorded.

Attachments: Secondary Plat
Location Exhibit

Economic and
Community Development

(317) 804-3170 office
(317) 804-3181 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

CITY OF Westfield INDIANA

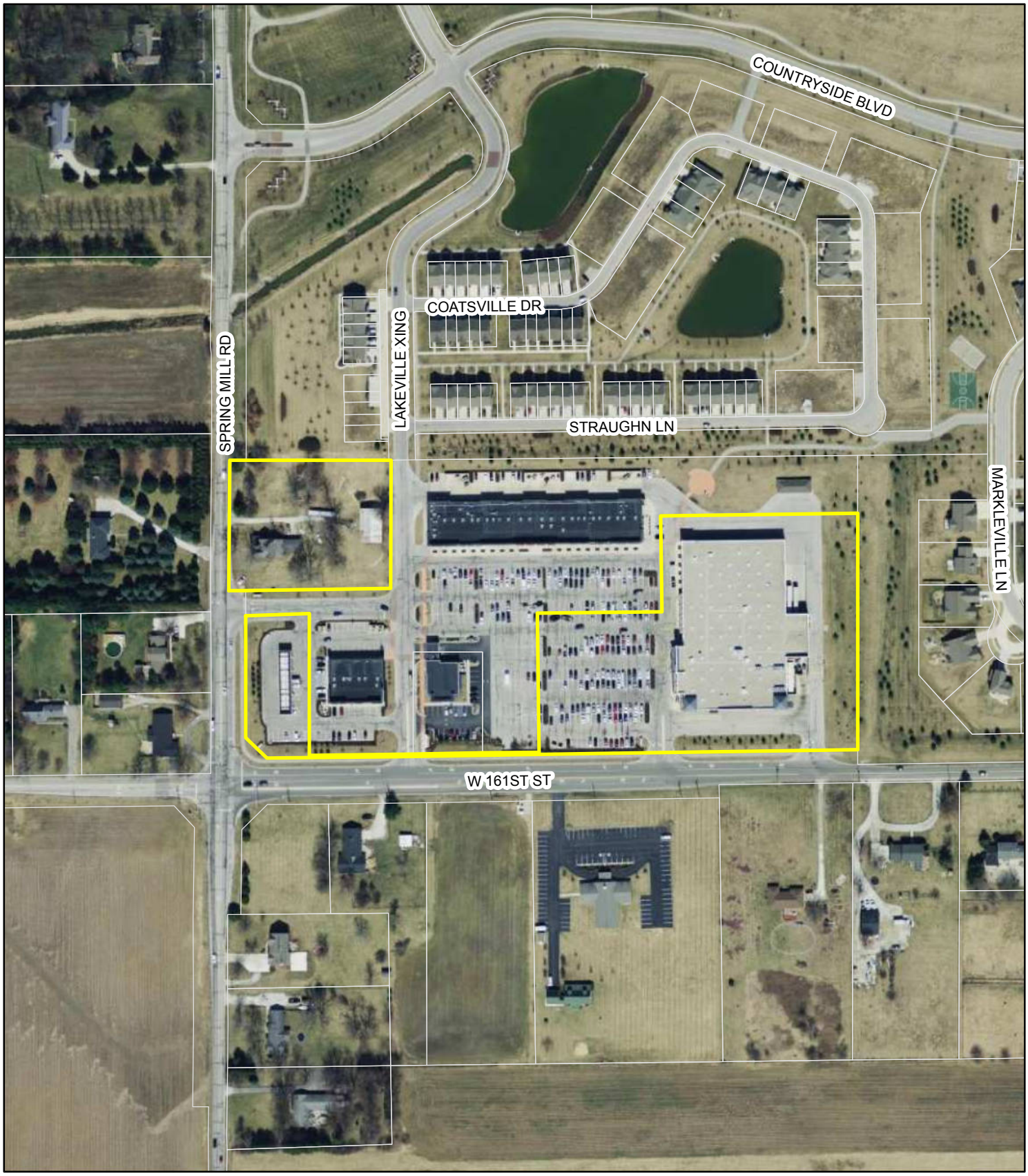
Property Location Map
Spring Mill Station Northeast Quadrant PUD
Secondary Plat

N W E S

Not To Scale

Aerial Location Map

Site



SECONDARY PLAT
OF

SPRING MILL STATION
NORTHEAST QUADRANT PUD

PART OF THE NW 1/4 OF SEC. 11-T18N-R03E
CITY OF WESTFIELD

LAND DESCRIPTION:

LOT 1 - OWNER OF RECORD: KROGER LIMITED PARTNERSHIP I

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, IN THE CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 1203.25 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST A DISTANCE OF 44.66 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 161ST STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1035.76 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 5.02 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 439.90 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 262.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 235.18 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 180.69 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 366.67 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 447.77 FEET TO THE POINT OF BEGINNING. CONTAINING 5.231 ACRES, MORE OR LESS; SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

LOT 2 - OWNER OF RECORD: KROGER LIMITED PARTNERSHIP I

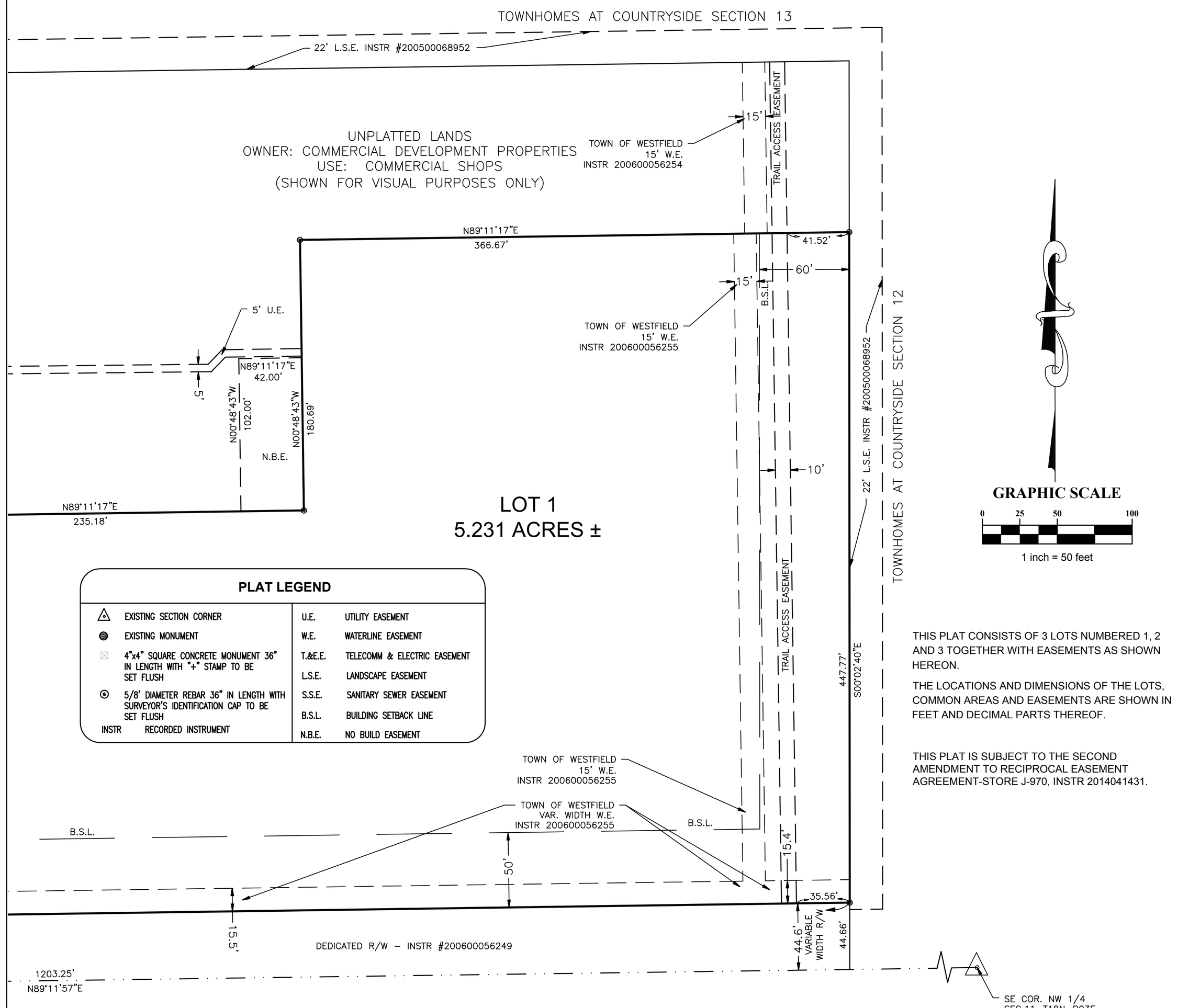
A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, IN THE CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 316.60 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 118.85 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 272.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 161ST STREET; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 82.30 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 43 SECONDS WEST A DISTANCE OF 55.79 TO THE EAST RIGHT-OF-WAY LINE OF SPRING MILL ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 232.90 FEET TO THE POINT OF BEGINNING. CONTAINING 0.736 ACRES, MORE OR LESS; SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

LOT 3 - OWNER OF RECORD: KROGER LIMITED PARTNERSHIP I

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, IN THE CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 361.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST A DISTANCE OF 312.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 41 SECONDS WEST A DISTANCE OF 249.02 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST A DISTANCE OF 312.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 249.02 FEET TO THE POINT OF BEGINNING; CONTAINING 1.784 ACRES, MORE OR LESS; SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.



PLAT LEGEND

△	EXISTING SECTION CORNER	U.E.	UTILITY EASEMENT
●	EXISTING MONUMENT	W.E.	WATERLINE EASEMENT
▨	4"x4" SQUARE CONCRETE MONUMENT 36" IN LENGTH WITH "+" STAMP TO BE SET FLUSH	T.&E.E.	TELECOMM & ELECTRIC EASEMENT
		L.S.E.	LANDSCAPE EASEMENT
⊙	5/8' DIAMETER REBAR 36" IN LENGTH WITH SURVEYOR'S IDENTIFICATION CAP TO BE SET FLUSH	S.S.E.	SANITARY SEWER EASEMENT
		B.S.L.	BUILDING SETBACK LINE
INSTR	RECORDED INSTRUMENT	N.B.E.	NO BUILD EASEMENT

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

THIS PLAT CONSISTS OF 3 LOTS NUMBERED 1, 2 AND 3 TOGETHER WITH EASEMENTS AS SHOWN HEREON.

THE LOCATIONS AND DIMENSIONS OF THE LOTS, COMMON AREAS AND EASEMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS PLAT IS SUBJECT TO THE SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT-STORE J-970, INSTR 2014041431.

SOURCE OF TITLE: LOT 1 & 2 INSTR 2006-3057, LOT 3 INSTR 2014-39708

REVISIONS

MARK	DATE	DESCRIPTION

Know what's below. Call before you dig.

OWNER
Kroger Limited Partnership I
5960 Castleway West Drive
Indianapolis, IN 46250
PH: 317.579.8463
FX: 317.579.8162

SECONDARY PLAT
FOR
SPRING MILL STATION
NORTHEAST QUADRANT PUD
SPRING MILL ROAD AND 161ST STREET
WESTFIELD, INDIANA

PREPARED BY:

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7440 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648
emht.com

Job No. 2014-0371

Date: NOVEMBER 17, 2014
Scale: 1" = 50'
Title: SECONDARY PLAT
Sheet: 1 of 3

SECONDARY PLAT
OF

SPRING MILL STATION
NORTHEAST QUADRANT PUD

PART OF THE NW 1/4 OF SEC. 11-T18N-R03E
CITY OF WESTFIELD

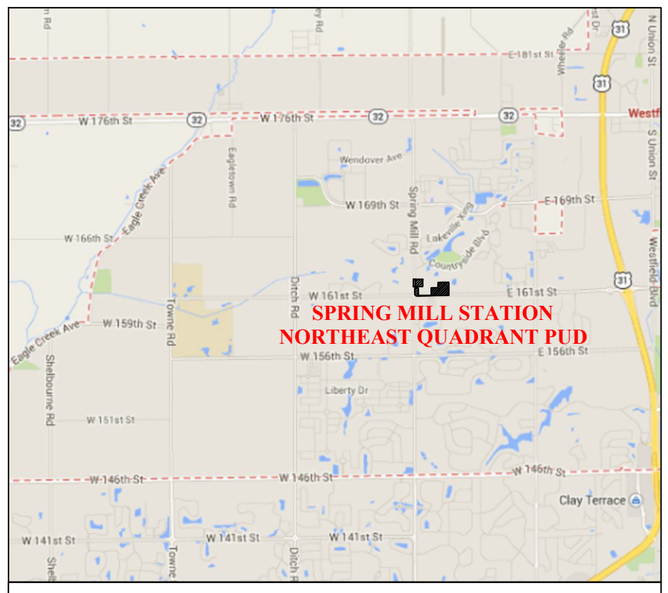
GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

NOTE: BOUNDARY INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY COMPLETED BY EMH&T, JOB NUMBER 2014-0371 AND DATED AUGUST 19, 2014 AND AN ALTA/ACSM LAND TITLE SURVEY COMPLETED BY EMH&T, JOB NUMBER 2013-1106 AND DATED OCTOBER 18, 2013.

NOTE: LOTS 1, 2 AND 3 ARE SUBJECT TO A PIPELINE EASEMENT IN FAVOR OF MARATHON PIPE LINE COMPANY IN MISCELLANEOUS RECORD 97, PAGE 11. THE ACTUAL, CONSTRUCTED PIPELINE DOES NOT APPEAR TO AFFECT SAID LOTS (SEE ALTA/ACSM LAND TITLE SURVEY COMPLETED BY EMH&T, JOB NUMBER 2014-0371 AND DATED AUGUST 19, 2014.)



SITE LOCATION MAP

No Scale

NW COR. NW 1/4
SEC.11–T18N–R03E
HARRISON MONUMENT
FOUND PER HAMILTON COUNTY
SURVEYOR'S OFFICE CORNER RECORD

TOWNHOMES AT COUNTRYSIDE SECTION 13

22' L.S.E. INSTR #200500068952

60.00' 312.00' S89°57'20"W 252.00'

S00°02'41"E 249.02'

55'

15'

15'

B.S.L.

TOWN OF WESTFIELD
15' W.E.
INSTR 200600056254

TOWN OF WESTFIELD
15' S.S.E.
INSTR #200600056256

65'

PSI ENERGY, INC. T.&E.E.
INSTR #200500060789

50'

5'

60' R/W

B.S.L.

LOT 3
1.784 ACRES ±
1.441 ACRES ± (NET)

249.02' N00°02'41"W

PSI ENERGY, INC. T.&E.E.
INSTR #200600018345

5' U.E.

5'

5'

60.00' 252.00' N89°57'20"E 312.00'

15'

15'

361.88'

45.00' N89°11'17"E 118.85'

PSI ENERGY, INC. T.&E.E.
INSTR #200600007201

15'

50'

60'

WEST LINE NW 1/4 SEC.11–T18N–R03E N00°02'40"W(M) (ASSUMED BEARING) 316.60'

SPRINGMILL ROAD

N00°03'23"W 232.90'

B.S.L.

LOT 2
0.736 ACRES ±

272.16' S00°48'43"E

TOWN OF WESTFIELD
15' S.S.E.
INSTR #9561333

TOWN OF WESTFIELD
VAR. WIDTH W.E.
INSTR 200600056255

TOWN OF WESTFIELD
15' W.E.
INSTR 200600056254

15'

15'

UNPLATTED LANDS
OWNER: CDP CAPITAL, LLC
USE: BANK
(SHOWN FOR VISUAL PURPOSES ONLY)

N89°11'17"E
235.18'

LOT 1
5.231 ACRES ±

N00°48'43"W 262.00'

B.S.L.

TOWN OF WESTFIELD
10' W.E.
INSTR 200600056254

N00°48'43"W 5.02'

N46°03'43"W 55.79'

82.30' S89°11'17"W

N89°11'17"E 439.90'

S89°11'17"W 1035.76'

50'

15.6'

44.4' VARIABLE WIDTH R/W

5.0'

TOWN OF WESTFIELD
VAR. WIDTH W.E.
INSTR 200600056255

TOWN OF WESTFIELD
10' W.E.
INSTR 200600056254

SOUTH LINE NW 1/4 SEC.11–T18N–R03E

1203.25' N89°11'57"E

161st STREET

SW COR. NW 1/4
SEC.11–T18N–R03E
MAG NAIL WITH BANNING WASHER
FOUND PER HAMILTON COUNTY
SURVEYOR'S OFFICE CORNER RECORD

PLAT LEGEND

△	EXISTING SECTION CORNER	U.E.	UTILITY EASEMENT
●	EXISTING MONUMENT	W.E.	WATERLINE EASEMENT
▨	4"x4" SQUARE CONCRETE MONUMENT 36" IN LENGTH WITH "+" STAMP TO BE SET FLUSH	T.&E.E.	TELECOMM & ELECTRIC EASEMENT
		L.S.E.	LANDSCAPE EASEMENT
⊙	5/8' DIAMETER REBAR 36" IN LENGTH WITH SURVEYOR'S IDENTIFICATION CAP TO BE SET FLUSH	S.S.E.	SANITARY SEWER EASEMENT
		B.S.L.	BUILDING SETBACK LINE
INSTR	RECORDED INSTRUMENT	N.B.E.	NO BUILD EASEMENT

SECONDARY PLAT
OF

SPRING MILL STATION
NORTHEAST QUADRANT PUD

PART OF THE NW 1/4 OF SEC. 11-T18N-R03E
CITY OF WESTFIELD

Plan Commission Certificate:

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the ____ day of _____, 20____.
Westfield-Washington Township Plan Commission

By: _____
Matthew Skelton, Esq., Director
Economic and Community Development Department

Board of Public Works and Safety Certificate:

This plat and the acceptance of any public rights-of-way dedicated herein was given approval by the Board of Public Works and Safety of the City of Westfield, Indiana, at a meeting held on the ____ day of _____, 20____.

_____
Andy Cook, Mayor

_____
Randy Graham, Member

_____
Kate Snedeker, Member

Registered Land Surveyor's Certificate:

I, Bruce E. Strack, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

That this plat correctly represents a survey completed by me on August 19, 2014, that all the monuments shown thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

_____
Bruce E. Strack, PLS

Deed of Dedication:

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as Spring Mill Station Northeast Quadrant PUD, an addition to The City of Westfield, Indiana. All rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witnessed my hand and seal this _____ day of _____, _____.

_____
Kroger Limited Partnership I

State of Indiana)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared

_____, _____, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.
Witness my hand and notary seal this _____ day of _____, _____.

Witnessed my hand and seal this _____ day of _____, _____.

_____
Commercial Development Properties

State of Indiana)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared

_____, _____, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.
Witness my hand and notary seal this _____ day of _____, _____.

Witnessed my hand and seal this _____ day of _____, _____.

_____
CDP Capital, LLC

State of Indiana)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared

_____, _____, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.
Witness my hand and notary seal this _____ day of _____, _____.