

LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 2010027693

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 05 MINUTES 34 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 759.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 974.58 FEET TO THE EAST LINE OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 93-51375, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID REAL ESTATE 758.96 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 978.55 FEET TO THE POINT OF BEGINNING, CONTAINING 17.01 ACRES, MORE OR LESS.

EXCEPT THAT REAL ESTATE NOW DEDICATED TO HAMILTON COUNTY BOARD OF COMMISSIONERS AS PUBLIC RIGHT-OF-WAY BY DEDICATION OF PUBLIC RIGHT OF WAY RECORDED OCTOBER 1, 1998, AS INSTRUMENT 98-55262, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 05 MINUTES 34 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 759.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 45.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER 719.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 933.55 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST 40 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 978.55 FEET TO THE POINT OF BEGINNING. Subject to all pertinent easements, restrictions and right of ways.

PROPERTY OWNER:
WHEELER FARMS, LLC.
ZONING: AG - SF1

PROPERTY OWNER:
CRAIGIELEA ENTERPRISES, LLC.
ZONING: PUD

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME CITY OF WESTFIELD, COMMUNITY NUMBER 180083, MAP NUMBER 18057C0120 F, PANEL NUMBER 0120 F, DATED FEBRUARY 19, 2003.
REFERENCE NFIP MAP # 18057C0120 F
EFFECTIVE DATE: FEBRUARY 19, 2003.

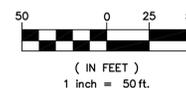


OWNER/DEVELOPER:

SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, INDIANA 46032
ATTN: BRIAN KIRCHNER
(317) 846-0620

ENGINEER:
CIVIL SITE GROUP, INC.
160 W. CARMEL DRIVE
SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677

SURVEYOR:
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: NATHAN ALTHOUSE
(317) 773-2644



REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY

LEGEND:

----- PROPERTY BOUNDARY

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/ACSM SURVEY DATED 05/29/2014 (JOB # B35228) AND A TOPOGRAPHIC SURVEY DATED 09/22/2014 (JOB #B35453) PREPARED BY MILLER SURVEYING, INC; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

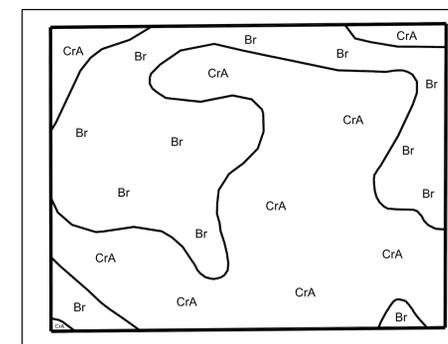
UTILITY SUMMARY

- SANITARY SEWER**
- NO PUBLIC SEWER AVAILABLE
 - EXISTING SEPTIC FIELD
- WATER SERVICE**
- NO PUBLIC WATER AVAILABLE
 - EXISTING WELL
 - ADD ADDITIONAL WELL FOR IRRIGATION PURPOSES
- GAS SERVICE**
- LP GAS TO BE USED ONSITE
- ELECTRIC SERVICE**
- EXISTING POWER BY DUKE ENERGY

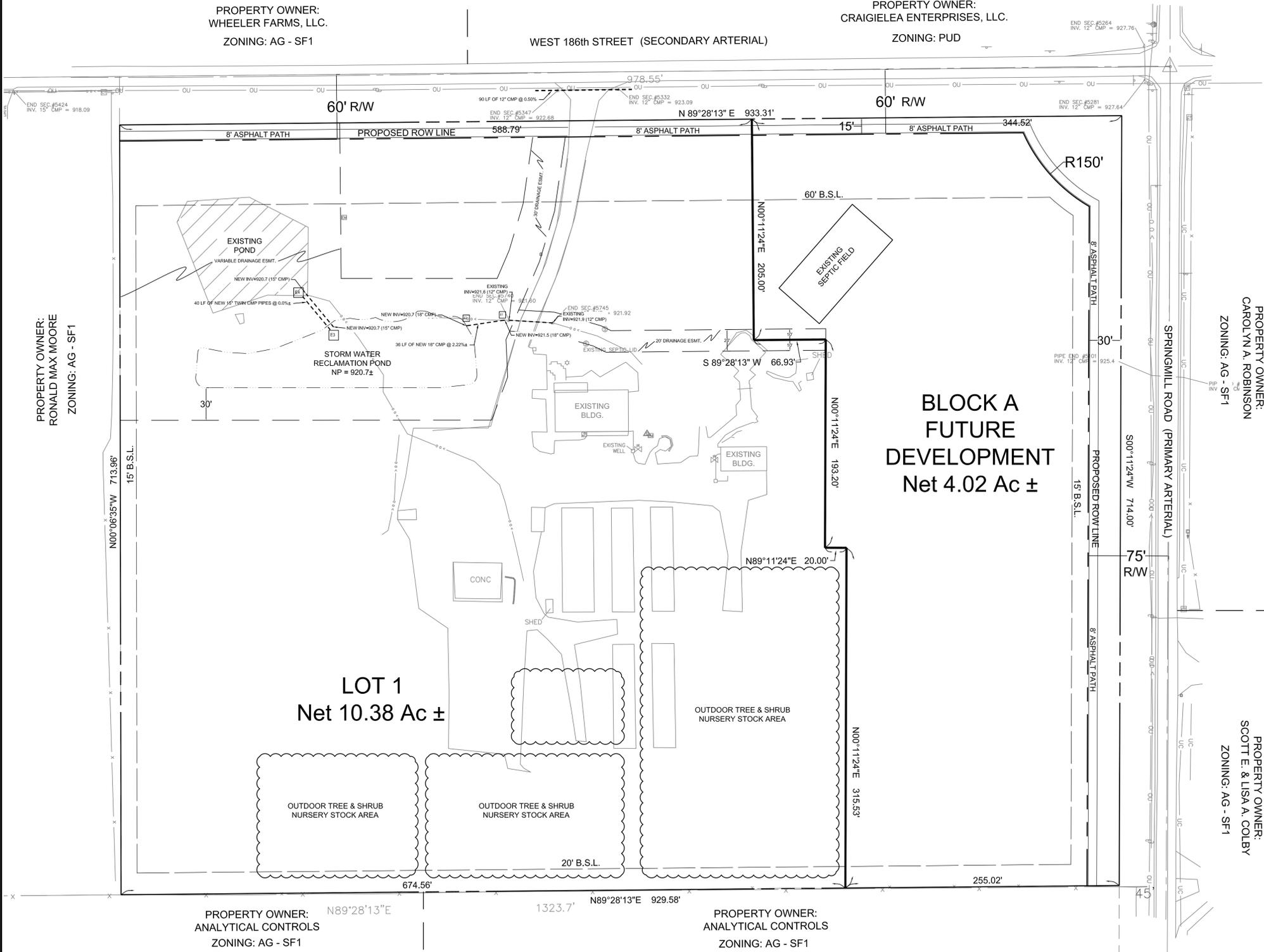


VICINITY MAP

SCALE: 1" = 1500'



SOILS MAP
SCALE: 1" = 200'



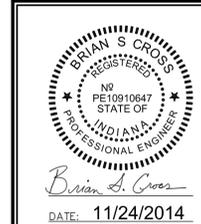
PROPERTY OWNER:
RONALD MAX MOORE
ZONING: AG - SF1

PROPERTY OWNER:
CAROLYN A. ROBINSON
ZONING: AG - SF1

PROPERTY OWNER:
SCOTT E. & LISA A. COLBY
ZONING: AG - SF1

SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, IN 46032

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679



DWN BY: KPB
CHKD. BY: BSC
SCALE: 1" = 50'
DATE: 11/24/14

GARDEN MARKET PRIMARY PLAT
505 W. 186TH STREET
WESTFIELD, IN 46074

PRIMARY PLAT
SECTION 34 - TOWNSHIP 19 NORTH - RANGE 3 EAST

PROJECT NUMBER
SDI.001

DRAWING NUMBER
PP
SHEET 2 OF 20