

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northeast corner of said Quarter Section; thence North 89 degrees 53 minutes 48 seconds West 40.00 feet along the North line of said Southwest Quarter to the West Right-of-Way of Shady Nook Road as recorded in Instrument Number 9609652193 in the Office of the Recorder of Hamilton County, Indiana, also being the POINT OF BEGINNING of this description; thence South 90 degrees 21 minutes 21 seconds West 1,170.01 feet along said Right-of-Way line, parallel with the East line of said Southwest Quarter; thence North 89 degrees 53 minutes 48 seconds West 1,946.04 feet to the East line of Grassy Knoll, Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9338022, Plat Cabinet 1, Slide 333 in said Recorder's Office; thence North 00 degrees 22 minutes 35 seconds East 1,170.01 feet along said East line, also being the East line of Grassy Knoll, Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9430151, Plat Cabinet 1, Slide 436 in said Recorder's Office to the Northeast corner of said Section 2, also being the North line of said Southwest Quarter; thence South 89 degrees 53 minutes 48 seconds East 1,945.62 feet along said North line to said West Right-of-Way line also being the place of beginning, containing 52.264 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Thursday, January 29, 2015
HAM

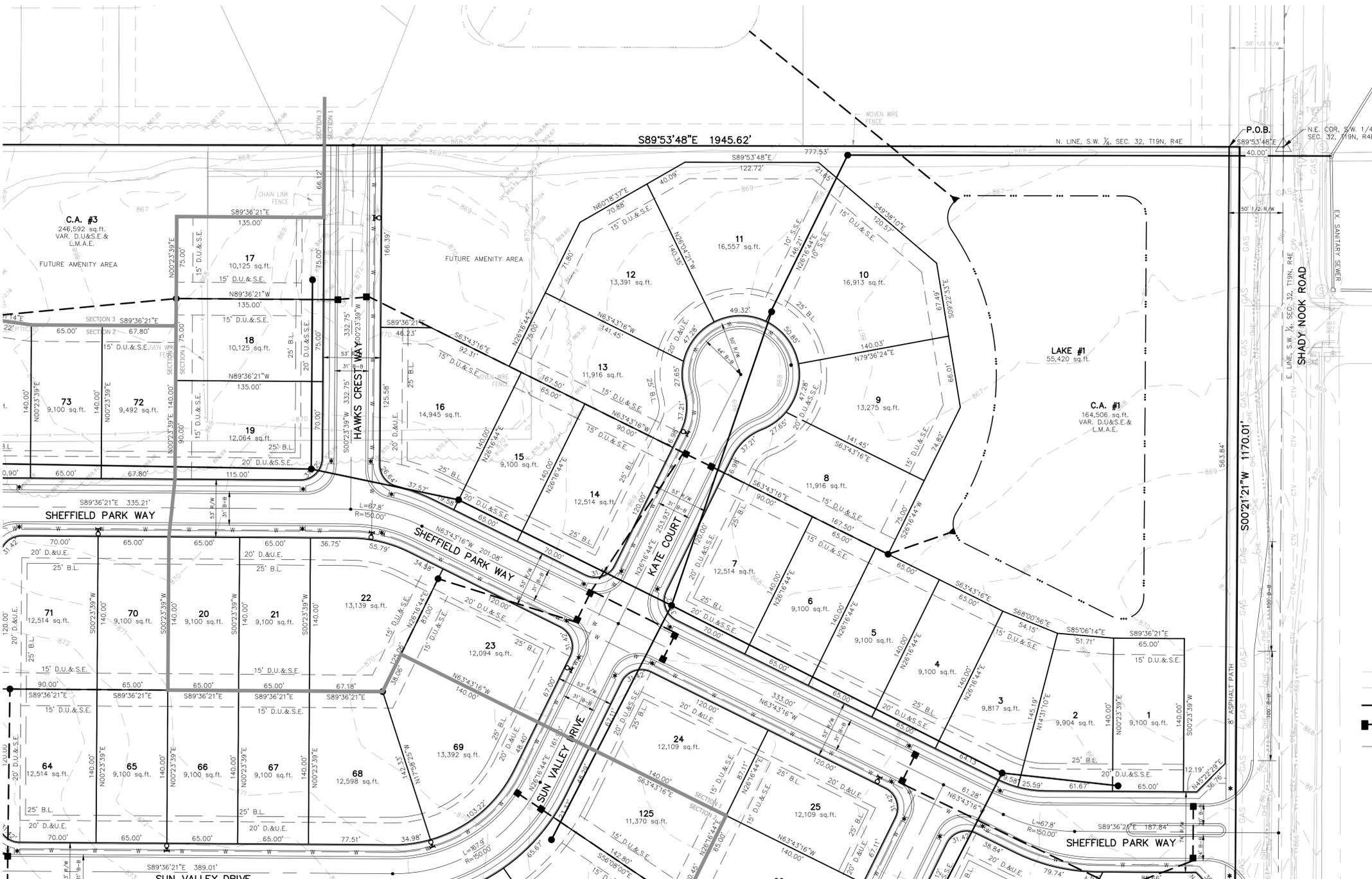
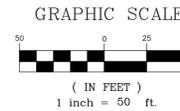
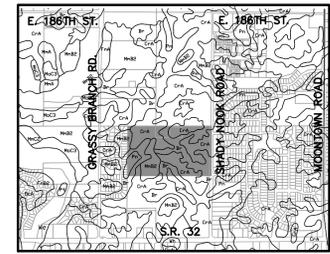
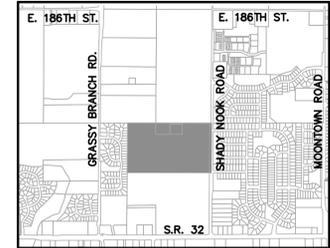
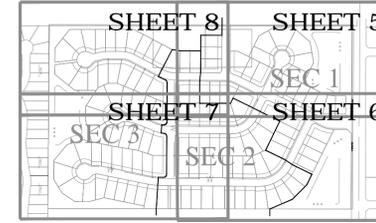
TOTAL LOTS=125

SITE = 52.264Ac±
TOTAL COMMON AREA = 12.46Ac±

OPEN SPACE PROVIDED:
12.46Ac± (23.8%)

ZONING PUD
FRONT YARD - 25' min.
SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.

SHEFFIELD PARK DEVELOPMENT PLAN ZONING PUD



SHEFFIELD PARK DEVELOPMENT PLAN ZONING PUD

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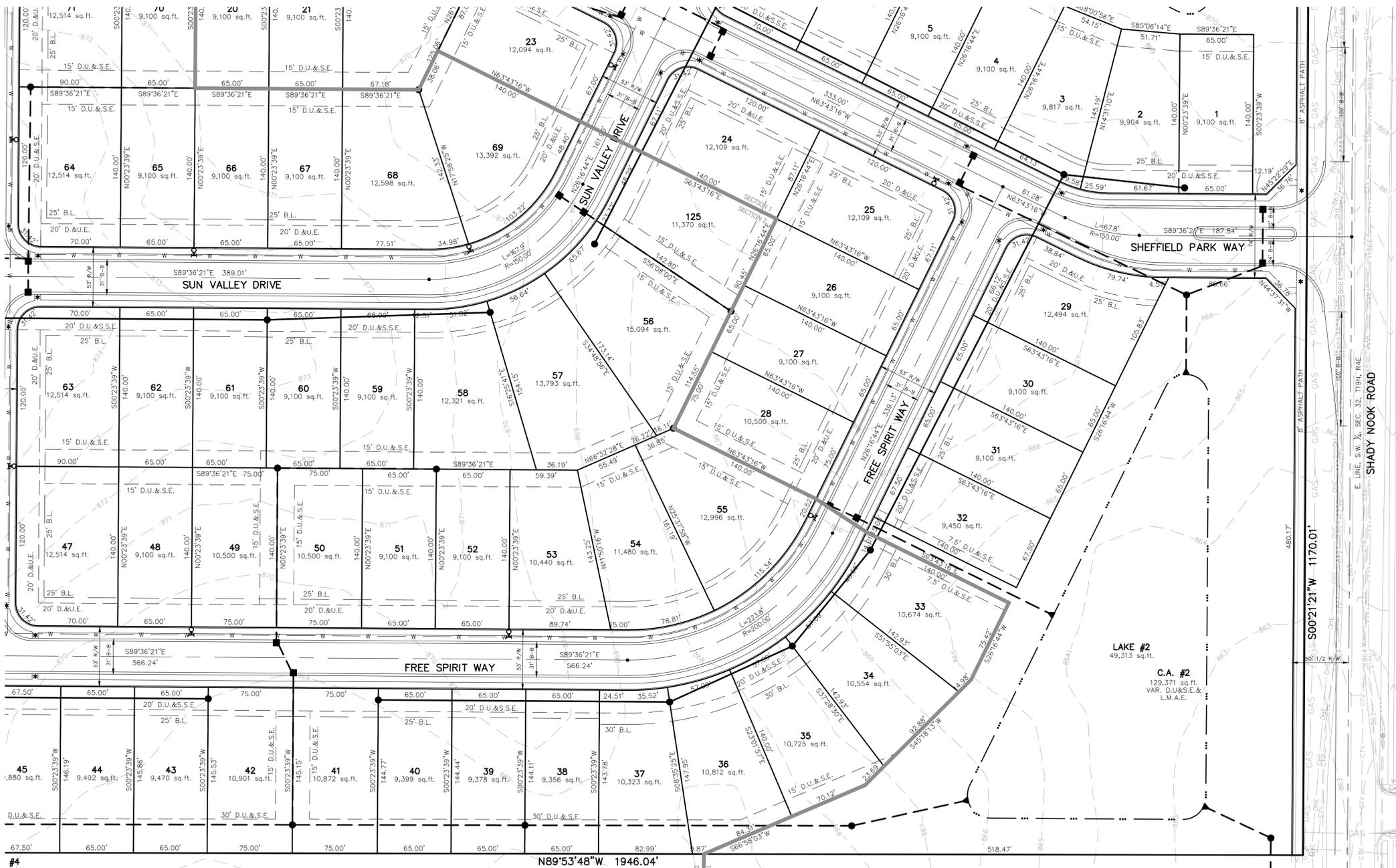
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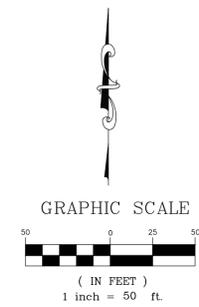
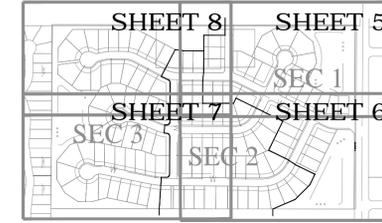
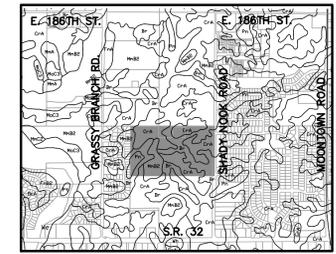
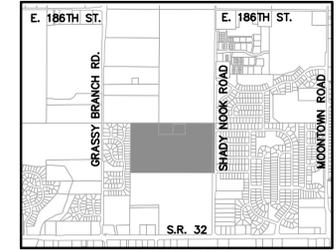
OPEN SPACE PROVIDED:
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ZONING PUD
FRONT YARD - 25' min.
SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.



#4
3 sq. ft.
J&S.E. &
A.E.

N89°53'48"W 1946.04'



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.

Cr-A-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

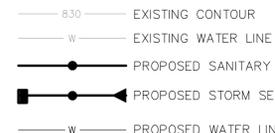
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pt-Patton silty clay loam

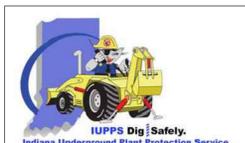
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

LEGEND

- | | | | |
|-----|--|-----|---------------------|
| --- | FLOW LINE | --- | POWER POLE |
| --- | BURIED ELECTRIC LINE | --- | LIGHT POLE |
| --- | OVERHEAD ELECTRIC LINES | --- | ELECT. TRANSFORMER |
| --- | BURIED TELEPHONE LINE | --- | ELECT. PEDESTAL |
| --- | TELEPHONE LINE | --- | ELECT. METER |
| --- | BURIED CABLE T.V. LINE | --- | GYM WIRE |
| --- | CABLE T.V. LINE | --- | TELEPHONE POLE |
| --- | GAS LINE | --- | TELEPHONE PEDESTAL |
| --- | WATER LINE | --- | TELEPHONE MANHOLE |
| --- | SANITARY SEWER LINE, MANHOLE | --- | CABLE T.V. POLE |
| --- | SANITARY CLEANOUT | --- | CABLE T.V. PEDESTAL |
| --- | STORM SEWER LINE, MANHOLE & END SECTION | --- | TRAFFIC SIGNAL POLE |
| --- | CURB INLET | --- | TRAFFIC MANHOLE |
| --- | RESERVE OR ROUND INLET | --- | TRAFFIC CONTROL BOX |
| --- | SQUARE FLAT INLET | --- | GAS VALVE |
| --- | FENCE LINE | --- | GAS METER |
| --- | SET NAIL - UNLESS OTHERWISE NOTED | --- | WATER METER |
| --- | SET CAPPED REBAR STAMPED S&A FIRM #0008 | --- | WATER VALVE |
| --- | SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008 | --- | FIRE HYDRANT |
| --- | H.C.S. HAMILTON COUNTY SURVEYOR | --- | MALBOX |
| --- | (M) MEASURED | | |
| --- | (R) RECORDED | | |
| --- | (N.A.) NO ACCESS EASEMENT | | |



Know what's below.
Call before you dig.



REVISIONS

DATE

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

CERTIFIED: 1/30/15

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

STOEPPELWERTH
ALWAYS ON.
7965 East 108th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
SHEFFIELD PARK
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 32
TOWNSHIP: 19N
RANGE: R4E

DRAWN BY: HAM
CHECKED BY: BKR

SHEET NO.
6
OF 8 SHEETS
S & A JOB NO.
70425LAN

SHEFFIELD PARK DEVELOPMENT PLAN ZONING PUD

THIS INSTRUMENT PREPARED BY:
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THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northeast corner of said Quarter Section; thence North 89 degrees 53 minutes 48 seconds West 40.00 feet along the North line of said Southwest Quarter to the West Right-of-Way of Shady Nook Road as recorded in Instrument Number 9609652193 in the Office of the Recorder of Hamilton County, Indiana, also being the POINT OF BEGINNING of this description; thence South 90 degrees 21 minutes 21 seconds West 1,170.01 feet along said Right-of-Way line, parallel with the East line of said Southwest Quarter; thence North 89 degrees 53 minutes 48 seconds West 1,946.04 feet to the East line of Grassy Knoll, Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9338022, Plat Cabinet 1, Slide 333 in said Recorder's Office; thence North 00 degrees 22 minutes 35 seconds East 1,170.01 feet along said East line, also being the East line of Grassy Knoll, Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9430151, Plat Cabinet 1, Slide 436 in said Recorder's Office to the Northeast corner of said Section 2, also being the North line of said Southwest Quarter; thence South 89 degrees 53 minutes 48 seconds East 1,945.62 feet along said North line to said West Right-of-Way line also being the place of beginning, containing 52.264 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

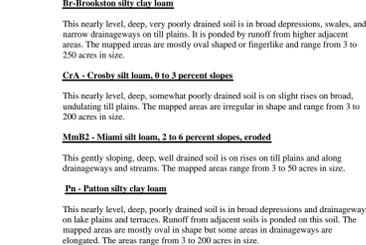
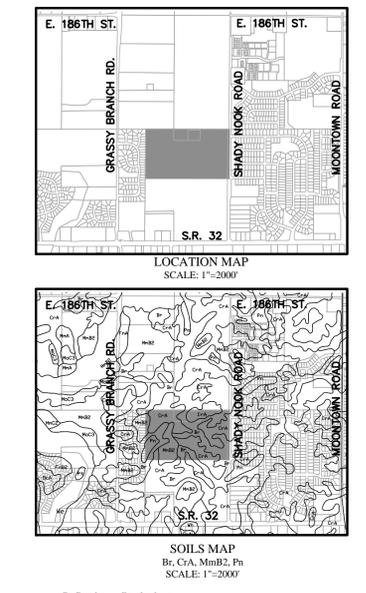
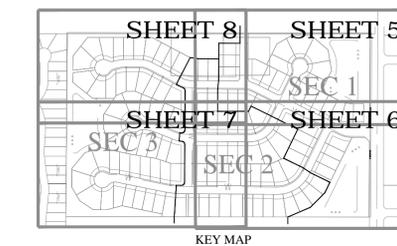
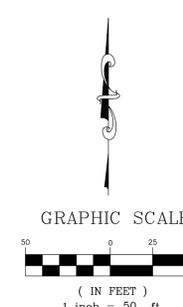
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ZONING PUD
FRONT YARD - 25' min.
SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.



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
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

	FLOW LINE		POWER POLE
	BURIED ELECTRIC LINE		LIGHT POLE
	OVERHEAD ELECTRIC LINES		ELECT. TRANSFORMER
	BURIED TELEPHONE LINE		ELECT. PEDestal
	TELEPHONE LINE		ELECT. METER
	BURIED CABLE T.V. LINE		CABLE T.V. LINE
	CABLE T.V. LINE		TELEPHONE PEDestal
	GAS LINE		TELEPHONE MANHOLE
	WATER LINE		CABLE T.V. PEDestal
	SANITARY SEWER LINE, MANHOLE		TRAFFIC SIGNAL POLE
	SANITARY SEWER LINE, MANHOLE & END SECTION		TRAFFIC MANHOLE
	STORM SEWER LINE, MANHOLE & END SECTION		TRAFFIC CONTROL BOX
	CURB INLET		GAS VALVE
	BEHIVE OR ROUND INLET		GAS METER
	SQUARE FLAT INLET		WATER METER
	FENCE LINE		WATER VALVE
	SET NAIL - UNLESS OTHERWISE NOTED		FIRE HYDRANT
	SET CAPPED REBAR STAMPED S&A FIRM #0008		MAILBOX

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DEVELOPMENT PLAN
SHEFFIELD PARK
HAMILTON CO., INDIANA

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SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 7
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S & A JOB NO. 70425LAN

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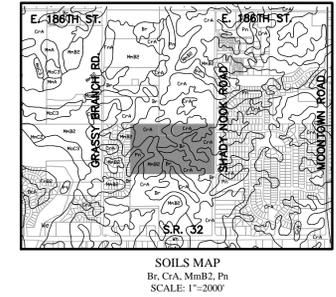
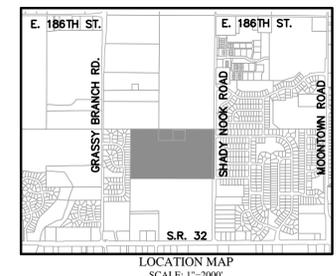
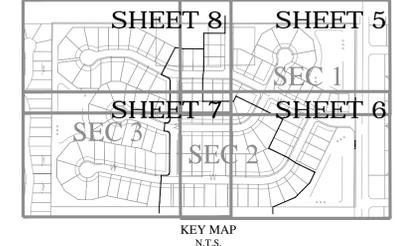
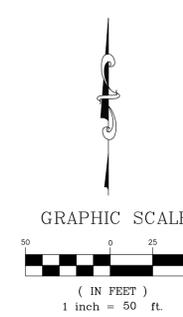
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- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
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- C.A. COMMON AREA
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- B.B. BACK TO BACK OF CURB
- * HANDICAP RAMP

- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE TV LINE
- CABLE TV LINE
- GAS
- GAS
- WATER LINE
- SANITARY SEWER LINE, MANHOLE
- SANITARY CLEANOUT
- STORM SEWER LINE, MANHOLE & END SECTION
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED S&A FROM #0008
- SET PIPE UP 1" CAPPED STAMPED S&A FROM #0008
- H.C.S. HAMILTON COUNTY SUPERVISOR
- (M) MEASURED
- (R) RECORDED
- (N.A.E) NO ACCESS EASEMENT
- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER LINE
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- CABLE TV. POLE
- CABLE TV. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX



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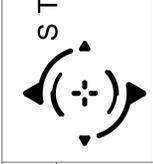
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SHEET NO. 00
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S & A JOB NO. 70425LAN

