

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

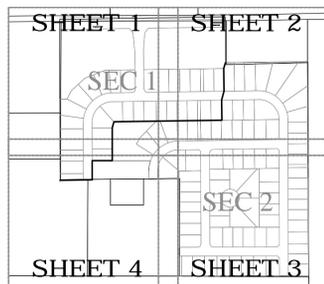
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LINDEN
PHONE: 219-558-8080, EXT. 308

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE, 12' BLDG. SEPARATION
MIN. REAR YARD	15'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,400 SINGLE STORY
MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=113

SITE = 39.13Ac±
TOTAL COMMON AREA = 7.19Ac±

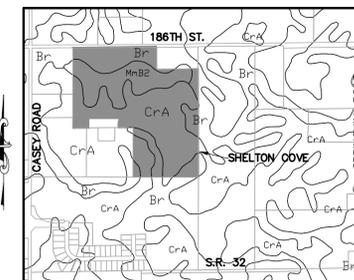
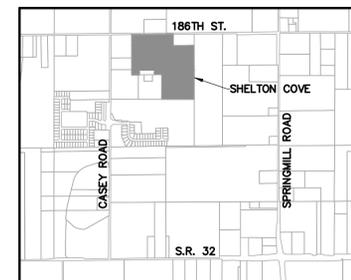
OPEN SPACE PROVIDED:
7.19Ac± (18.4%)



SHELTON COVE

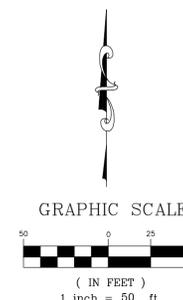
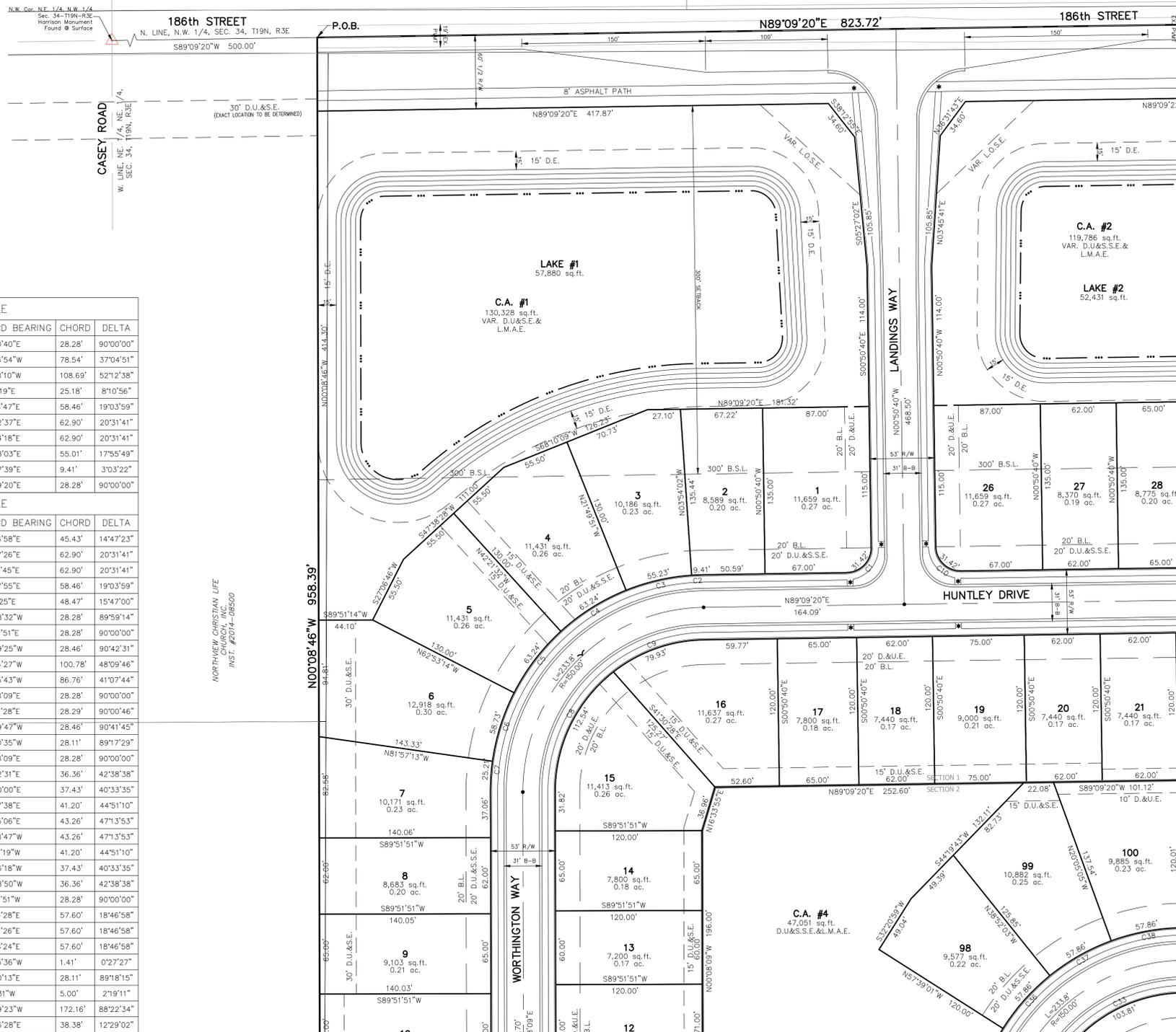
PRIMARY PLAT

ZONING PUD



LOCATION MAP
SCALE: 1"=2000'

SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C10	31.42'	20.00'	20.00'	S45°50'40"E	28.28'	90°00'00"
C9	79.93'	123.50'	41.42'	S70°36'54"W	78.54'	37°04'51"
C8	112.54'	123.50'	60.52'	S25°58'10"W	108.69'	52°12'38"
C7	25.21'	176.50'	12.62'	N35°57'19"E	25.18'	81°05'56"
C6	58.73'	176.50'	29.64'	N17°34'47"E	58.46'	19°03'59"
C5	63.24'	176.50'	31.96'	N37°22'37"E	62.90'	20°31'41"
C4	63.24'	176.50'	31.96'	N57°54'18"E	62.90'	20°31'41"
C3	55.23'	176.50'	27.84'	N77°08'03"E	55.01'	17°55'49"
C2	9.41'	176.50'	4.71'	N87°37'39"E	9.41'	3°03'22"
C1	31.42'	20.00'	20.00'	N44°09'20"E	28.28'	90°00'00"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C11	45.56'	176.50'	22.91'	S83°26'58"E	45.43'	14°47'23"
C12	63.24'	176.50'	31.96'	S65°47'26"E	62.90'	20°31'41"
C13	63.24'	176.50'	31.96'	S45°15'45"E	62.90'	20°31'41"
C14	58.73'	176.50'	29.64'	S25°27'55"E	58.46'	19°03'59"
C15	48.62'	176.50'	24.47'	S8°02'25"E	48.47'	15°47'00"
C16	31.41'	20.00'	20.00'	N45°08'32"W	28.28'	89°59'14"
C31	31.42'	20.00'	20.00'	N44°51'51"E	28.28'	90°00'00"
C32	31.66'	20.00'	20.25'	N45°29'25"W	28.46'	90°42'31"
C33	103.81'	123.50'	55.20'	S65°04'27"W	100.78'	48°09'46"
C34	88.65'	123.50'	46.33'	S20°25'43"W	86.76'	41°07'44"
C17	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C18	31.42'	20.00'	20.00'	N44°51'28"E	28.29'	90°00'46"
C19	31.66'	20.00'	20.24'	N45°29'47"W	28.46'	90°41'45"
C20	31.17'	20.00'	19.75'	S44°30'35"W	28.11'	89°17'29"
C21	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C22	37.21'	50.00'	19.52'	N68°32'31"E	36.36'	42°38'38"
C23	38.23'	54.00'	19.95'	N67°30'00"E	37.43'	40°33'35"
C24	42.27'	54.00'	22.29'	S69°47'38"E	41.20'	44°51'10"
C25	44.51'	54.00'	23.61'	S23°45'06"E	43.26'	47°13'53"
C26	44.51'	54.00'	23.61'	S23°28'47"W	43.26'	47°13'53"
C27	42.27'	54.00'	22.29'	S69°31'19"W	41.20'	44°51'10"
C28	38.23'	54.00'	19.95'	N67°46'18"W	37.43'	40°33'35"
C29	37.21'	50.00'	19.52'	N68°48'50"W	36.36'	42°38'38"
C30	31.42'	20.00'	20.00'	S44°51'51"W	28.28'	90°00'00"
C36	57.86'	176.50'	29.19'	N41°44'28"E	57.60'	18°46'58"
C37	57.86'	176.50'	29.19'	N60°31'26"E	57.60'	18°46'58"
C38	57.86'	176.50'	29.19'	N79°18'24"E	57.60'	18°46'58"
C39	1.41'	176.50'	0.70'	S88°55'36"W	1.41'	0°27'27"
C40	31.17'	20.00'	19.76'	N44°30'13"E	28.11'	89°18'15"
C41	5.00'	123.50'	2.50'	N11°18'31"W	5.00'	2°19'11"
C42	190.49'	123.50'	120.05'	N46°39'23"W	172.16'	88°22'34"
C35	38.46'	176.50'	19.30'	N26°06'28"E	38.38'	12°29'02"

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.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

DESCRIPTION

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

Commencing at the Northwest corner of the North Half of said Section; thence North 89 degrees 09 minutes 20 seconds East along the North line thereof a distance of 500.00 feet to the POINT OF BEGINNING of this description; thence continuing North 89 degrees 09 minutes 20 seconds East along said line 823.72 feet to the Northwest corner of the Northeast Quarter of said Section; thence North 89 degrees 08 minutes 41 seconds East along the North line of said Quarter 167.72 feet; thence South 00 degrees 08 minutes 55 seconds East 272.75 feet; thence North 89 degrees 08 minutes 41 seconds East 494.00 feet; thence South 00 degrees 08 minutes 55 seconds East 1,277.27 feet; thence South 89 degrees 51 minutes 51 seconds West 773.07 feet; thence North 00 degrees 07 minutes 43 seconds West 581.95 feet; thence South 89 degrees 09 minutes 20 seconds West 181.59 feet; thence North 00 degrees 08 minutes 09 seconds West 49.00 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 89 degrees 51 minutes 51 seconds East 176.50 feet from said point; thence northerly along said curve 61.62 feet to the point of tangency of said curve, said point being North 70 degrees 08 minutes 02 seconds West 176.50 feet from the radius point of said curve; thence South 89 degrees 51 minutes 51 seconds West 348.58 feet; thence South 00 degrees 08 minutes 09 seconds East 113.55 feet; thence South 89 degrees 09 minutes 20 seconds West 193.02 feet to the Southeast corner of the property owned by Northview Christian Life Church, Inc. as recorded in Inst. #2014-08500 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 08 minutes 46 seconds West along the West line of said property 958.39 feet to a point on the said North line of the Northeast Quarter of the Northwest Quarter, said point also being the place of beginning, containing 39.130 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 113 lots numbered 1-113 (all inclusive) and 9 Common Areas labeled C.A.#1 - C.A.#9 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

Tuesday, February 24, 2015
HAM



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

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY:	CHECKED BY:	
HAM	BKR	
SHEET NO.	OF 8 SHEETS	S & A JOB NO.
1		7031501F

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

CERTIFIED: 2/27/15

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

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

PREPARED FOR:

PRIMARY PLAT
SHELTON COVE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

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

THIS INSTRUMENT PREPARED FOR:
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ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

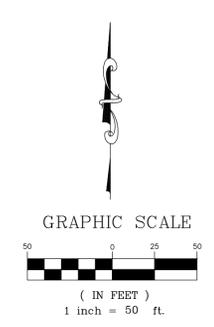
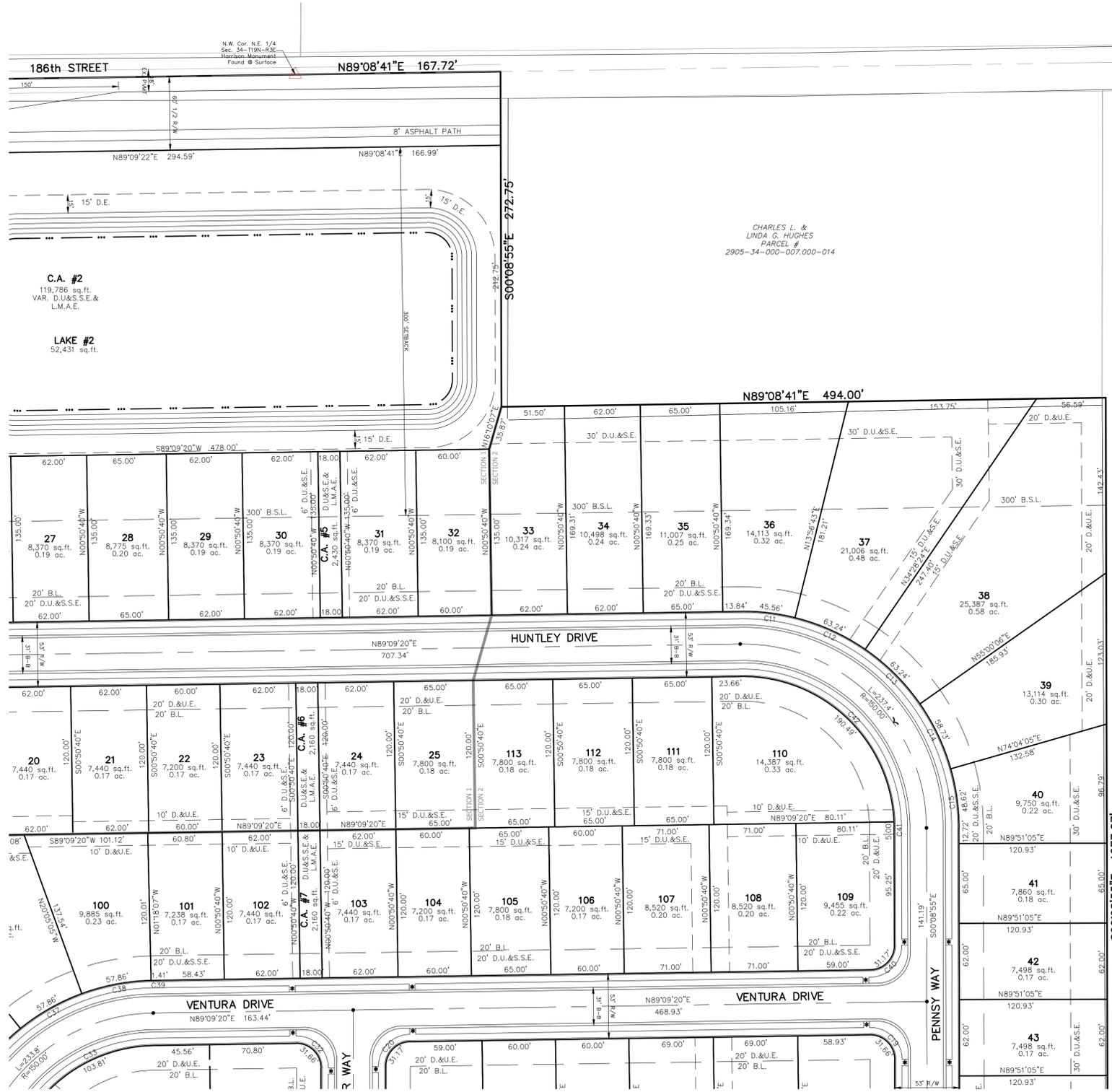
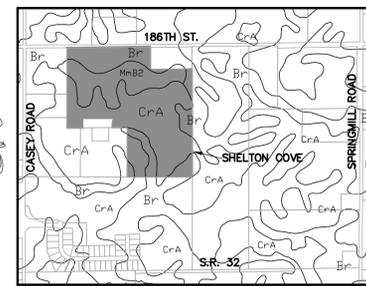
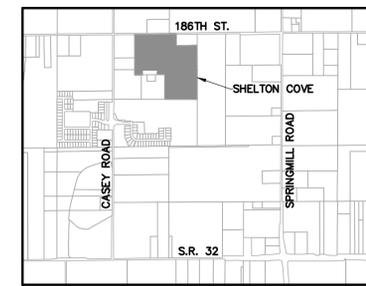
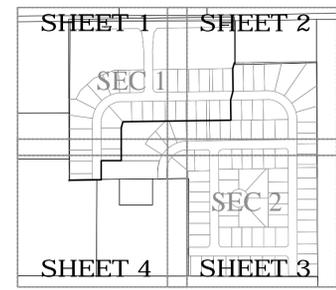
SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE, 12' BLDG. SEPARATION
MIN. REAR YARD	15'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,400 SINGLE STORY
MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=113
SITE = 39.13Ac±
TOTAL COMMON AREA= 7.41Ac±
OPEN SPACE PROVIDED:
7.41Ac± (18.9%)

SHELTON COVE

PRIMARY PLAT

ZONING PUD



LEGEND

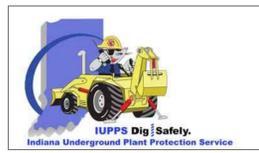
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

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Tuesday, February 24, 2015
HAM



811
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CERTIFIED: 2/27/15
D.D.O.
D.D.O.

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

PREPARED FOR:
SHELTON COVE
WASHINGTON TOWNSHIP

SECTION: 34 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 2 OF 8 SHEETS
S & A JOB NO. 7031501F

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPEL WERTH AND ASSOCIATES INC.
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CONTACT: JOE LINDENHAN
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SITE DATA	
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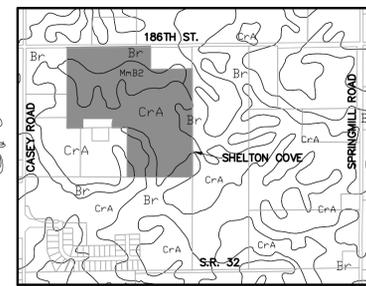
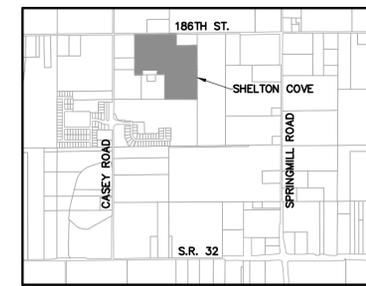
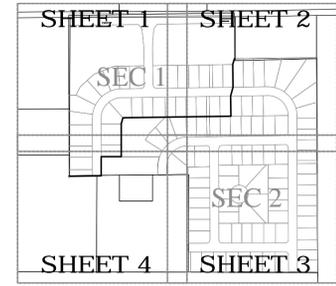
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TOTAL COMMON AREA = 7.41Ac±

OPEN SPACE PROVIDED:
7.41Ac± (18.9%)
C.A. #4
47,051 sq.ft.
U.&S.S.E.&L.M.A.E.

SHELTON COVE

PRIMARY PLAT

ZONING PUD



LOCATION MAP
SCALE: 1"=2000'

SOILS MAP
Br, CnA, MmB2
SCALE: 1"=1000'



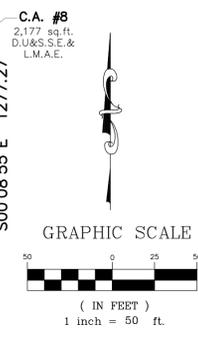
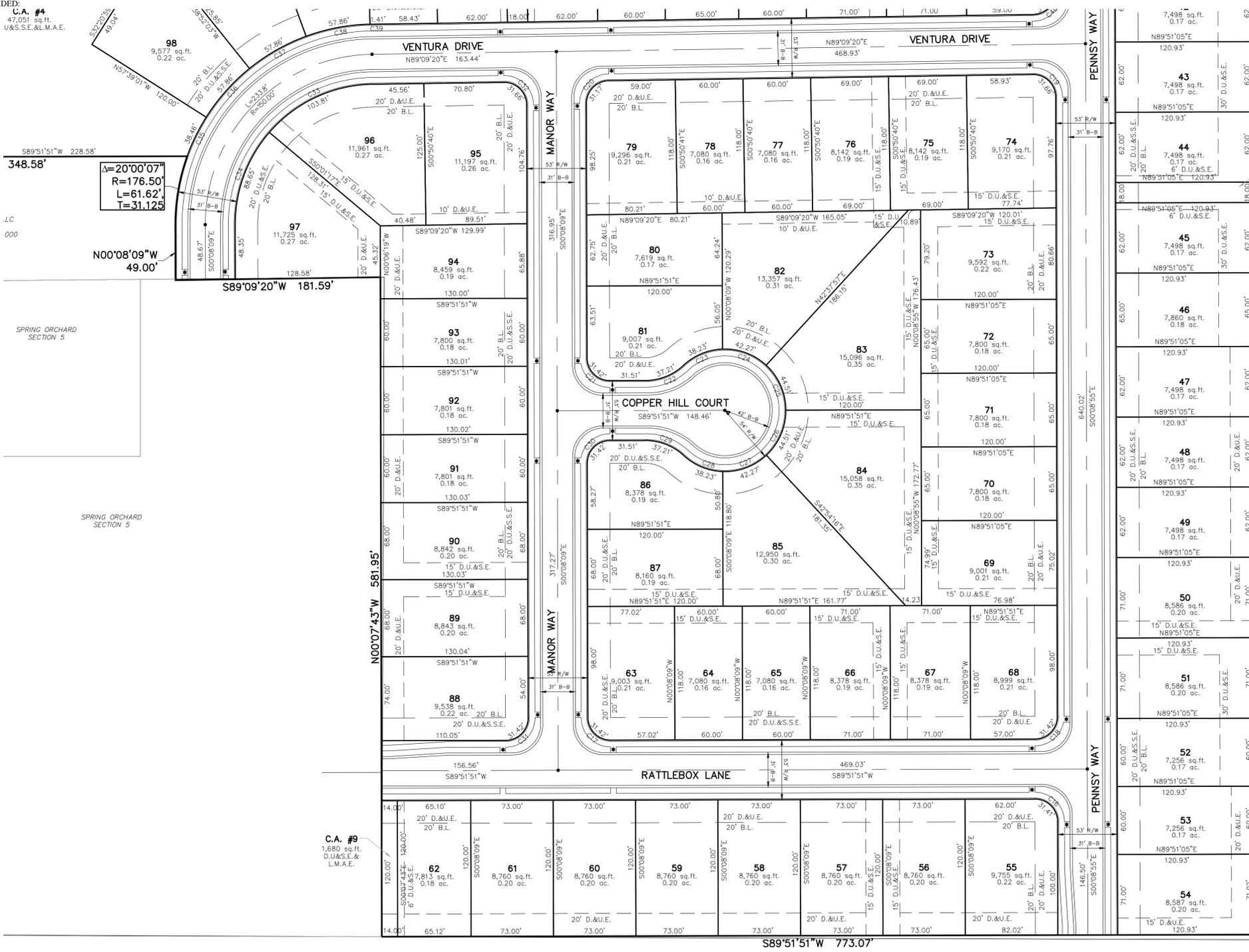
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CERTIFIED: 2/27/15
MARGARET BAKAS
08-05-34-00-00-008.000



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ALWAYS ON.
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PRIMARY PLAT
SHELTON COVE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 34 TOWNSHIP: 19N RANGE: R3F
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 3 OF 3 SHEETS
S & A JOB NO. 703150LF



Br-Brookston silt 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.

CnA - 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 30 acres in size.

LEGEND

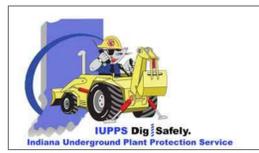
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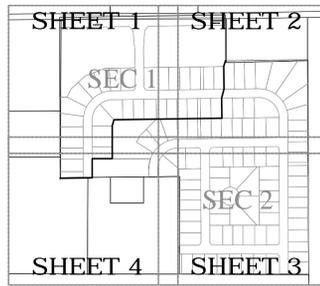
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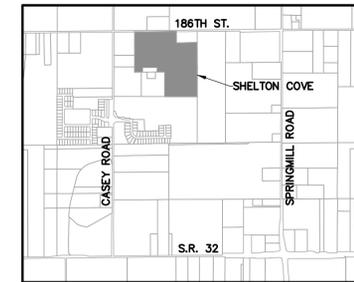
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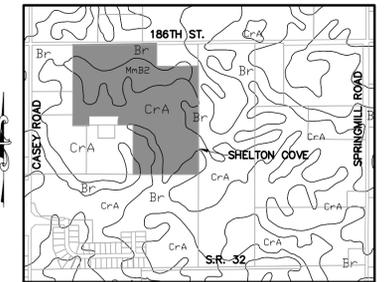


KEY MAP
N.T.S.

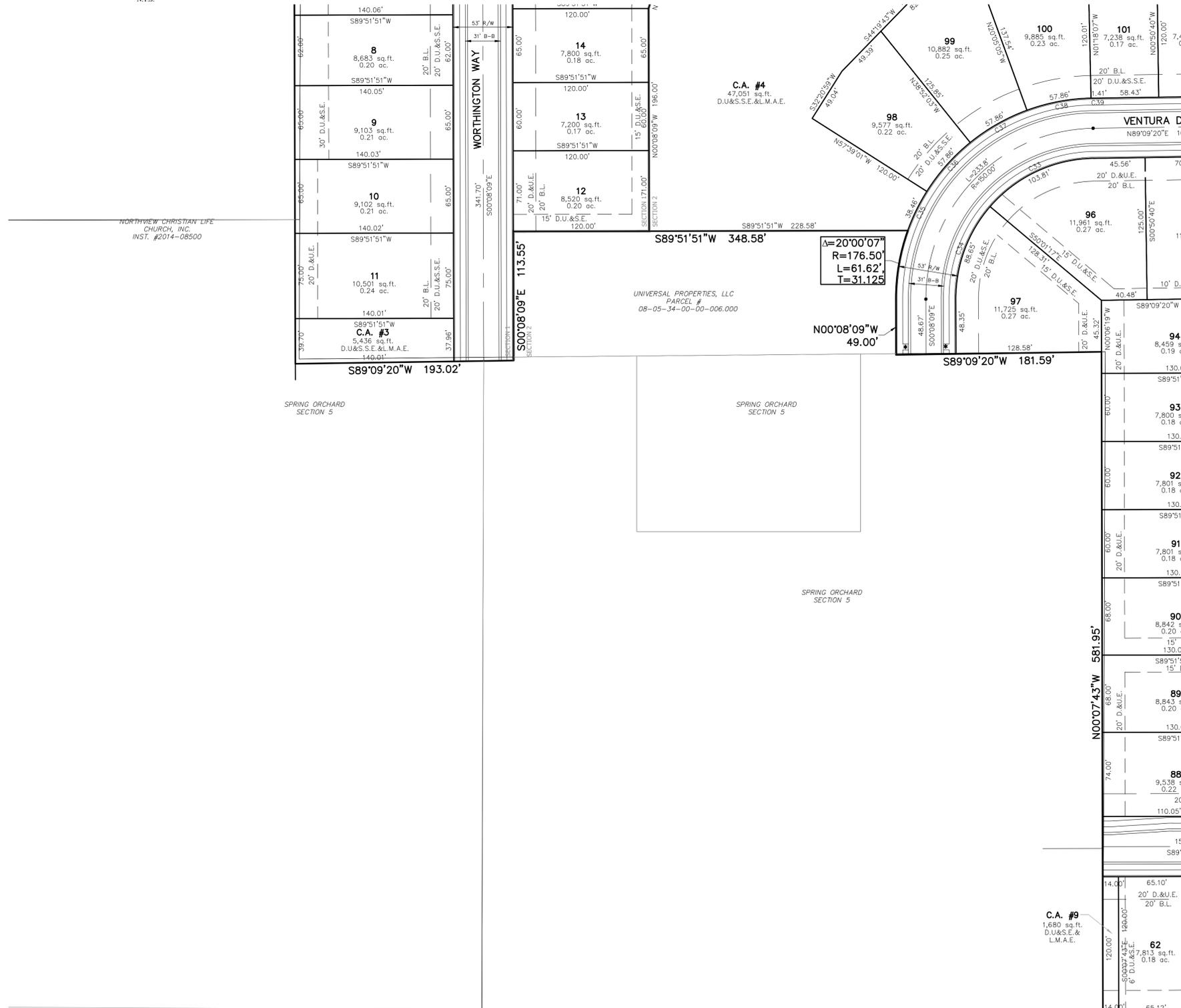
SHELTON COVE PRIMARY PLAT ZONING PUD



LOCATION MAP
SCALE: 1"=200'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'



Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainages 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

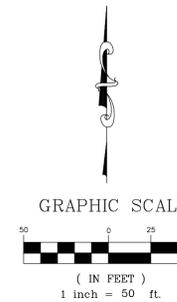
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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 drainage ways and streams. The mapped areas range from 3 to 50 acres in size.

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.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP



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

Commencing at the Northwest corner of the North Half of said Section; then North 89 degrees 09 minutes 20 seconds East along the North line thereof a distance of 500.00 feet to the POINT OF BEGINNING of this description; then continuing North 89 degrees 09 minutes 20 seconds East along said line 823.72 feet to the Northwest corner of the Northeast Quarter of said Section; then North 89 degrees 08 minutes 41 seconds East along the North line of said Quarter 167.72 feet; then South 00 degrees 08 minutes 55 seconds East 272.75 feet; then North 89 degrees 08 minutes 41 seconds East 494.00 feet; then South 00 degrees 08 minutes 55 seconds East 1,277.27 feet; then South 89 degrees 51 minutes 51 seconds West 773.07 feet; then North 00 degrees 07 minutes 43 seconds West 581.95 feet; then South 89 degrees 09 minutes 20 seconds West 181.59 feet; then North 00 degrees 08 minutes 09 seconds West 49.00 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 89 degrees 51 minutes 51 seconds East 176.50 feet from said point; then northerly along said curve 61.62 feet to the point of tangency of said curve, said point being North 70 degrees 08 minutes 02 seconds West 176.50 feet from the radius point of said curve; then South 89 degrees 51 minutes 51 seconds West 348.58 feet; then South 00 degrees 08 minutes 09 seconds East 113.55 feet; then South 89 degrees 09 minutes 20 seconds West 193.02 feet to the Southeast corner of the property owned by Northview Christian Life Church, Inc. as recorded in Inst. #2014-08500 in the Office of the Recorder of Hamilton County, Indiana; then North 00 degrees 08 minutes 46 seconds West along the West line of said property 958.39 feet to a point on the said North line of the Northeast Quarter of the Northwest Quarter, said point also being the place of beginning, containing 39.130 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 113 lots numbered 1-113 (all inclusive) and 9 Common Areas labeled C.A.#1 - C.A. #9 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

Tuesday, February 24, 2015
HAM



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PREPARED FOR:
PRIMARY PLAT
SHELTON COVE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 34	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: HAM	CHECKED BY: BKR	
SHEET NO. 4 OF 8 SHEETS S & A JOB NO. 7031501F		