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

# SHEFFIELD PARK

## PRIMARY PLAT

### ZONING PUD

TOTAL LOTS=125

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

OPEN SPACE PROVIDED:
12.46Ac.± (23.8%)

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

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Thursday, January 29, 2015
HAM

NOTES:

ALL HOMES WILL HAVE DUSK TO DAWN COACH LIGHTS ATTACHED TO EACH HOME.

CURVE TABLE

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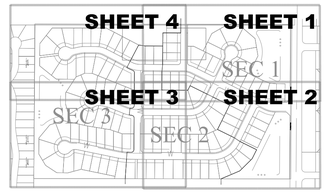

KEY MAP
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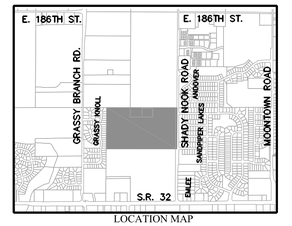
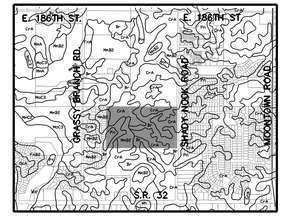


LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Pn
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**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.

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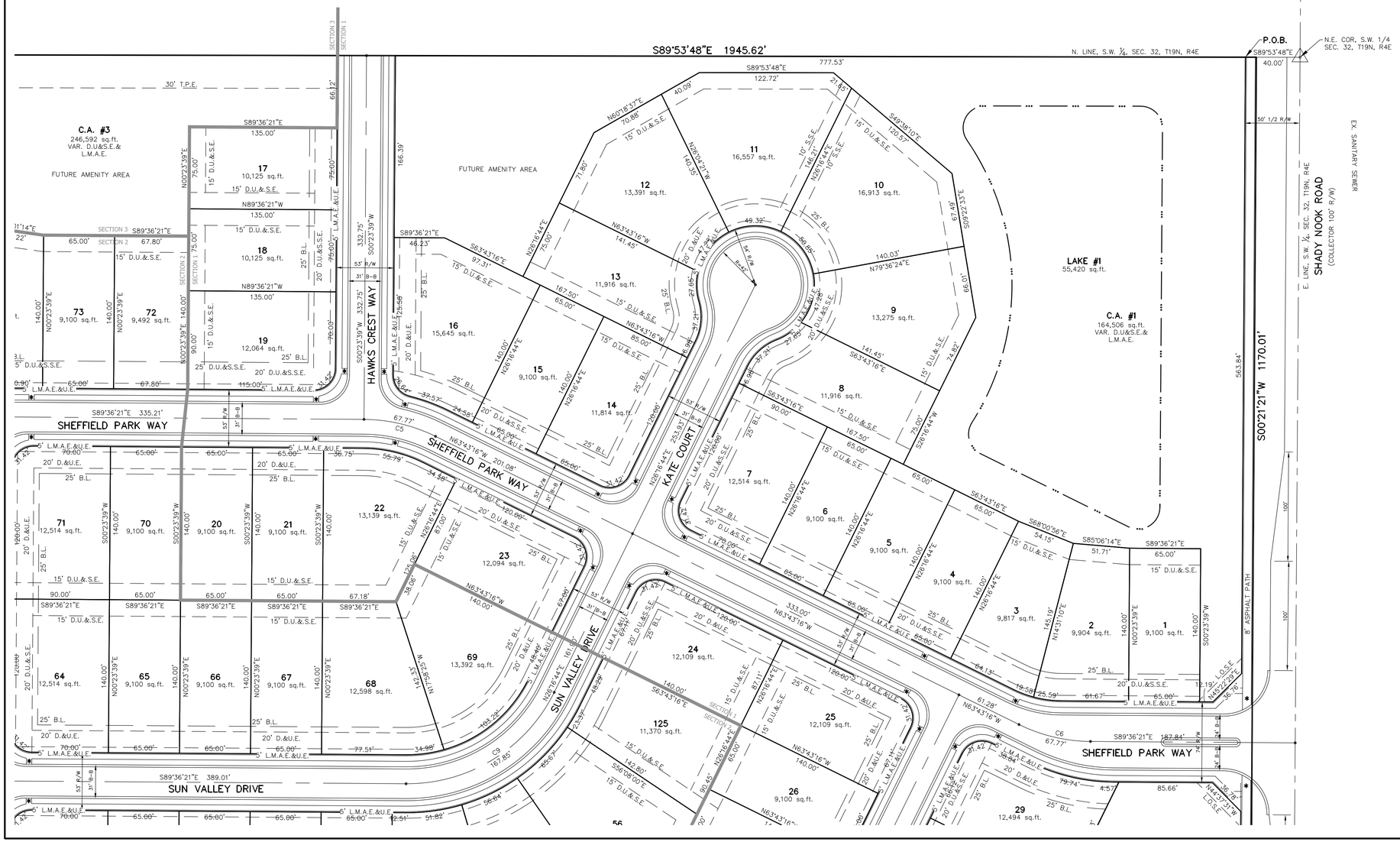


LEGEND

| | |
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| * | HANDICAP RAM |

Know what's below. Call before you dig.

| DATE | REVISIONS | BY |
|---|---|---|
| 02/18/14 | REVISED PER TAC COMMENTS | AGF |

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CERTIFIED: 1/30/15

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

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

PRIMARY PLAT

PREPARED FOR:

SHEFFIELD PARK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

| SECTION: | TOWNSHIP: | RANGE: |
|---|---|---|
| 32 | 19N | R4E |

| DRAWN BY: | CHECKED BY: |
|---|---|
| HAM | BKR |

SHEET NO. 1 OF 8 SHEETS

S & A JOB NO. 70425LAN

S:\70425LAND\WG\Preliminary Plat.dwg, Sheet 1, 3/12/2015 4:39:15 PM, afranzon, 1:1

# SHEFFIELD PARK

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Thursday, January 29, 2015
HAM

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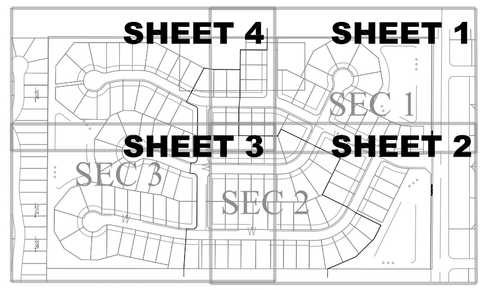

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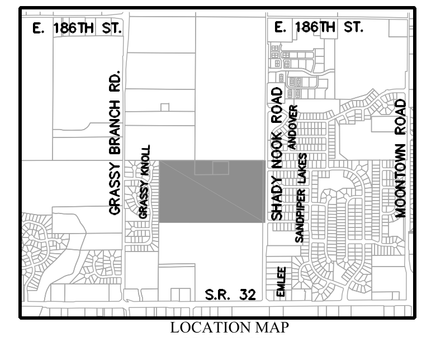

LOCATION MAP
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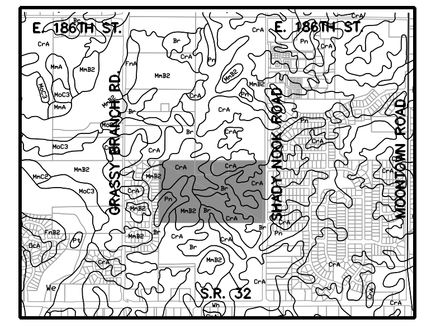

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| DATE | REVISIONS | BY |
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| 02/16/15 | REVISED PER TAC COMMENTS | AGF |

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PREPARED FOR:
SHEFFIELD PARK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

| SECTION | TOWNSHIP | RANGE |
|---|---|---|
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| DRAWN BY: | CHECKED BY: |
|---|---|
| HAM | BKR |

SHEET NO. 2 OF 8 SHEETS

S & A JOB NO. 70425LAN

S:\70425LAN\DWG\Preliminary Plat.dwg, Sheet 2, 3/12/2015 4:40:07 PM, afranzon, 1:1

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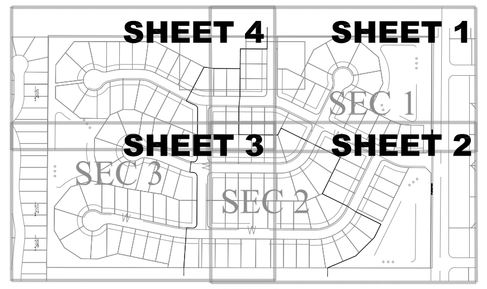

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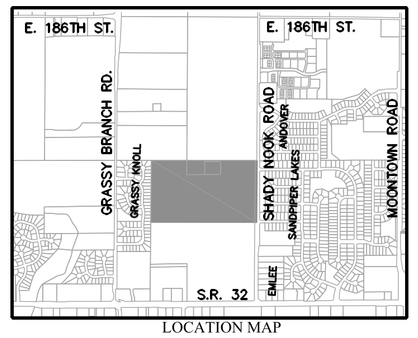

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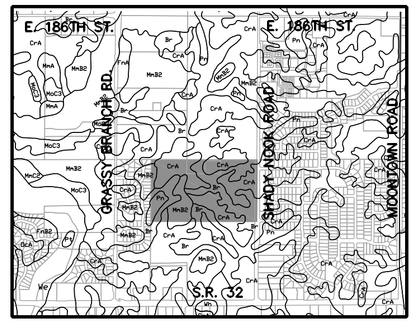

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SHEET NO. 3 OF 8 SHEETS

S & A JOB NO. 70425LAN

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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


TOTAL LOTS=125

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

OPEN SPACE PROVIDED:
12.46Ac.± (23.8%)

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

NOTES:

ALL HOMES WILL HAVE DUSK TO DAWN COACH LIGHTS ATTACHED TO EACH HOME.

DESCRIPTION

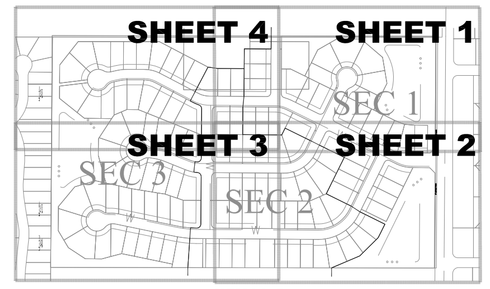
A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

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 00 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.

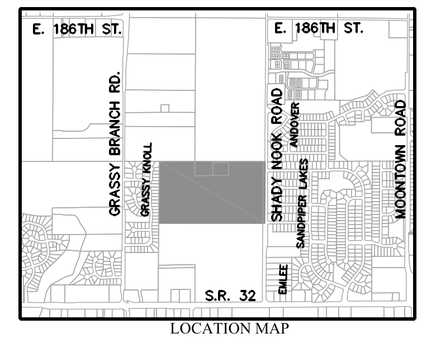
Thursday, January 29, 2015
HAM

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD BEARING | CHORD | DELTA |
| C12 | 223.80' | 200.00' | 125.25' | N58°20'12"E | 212.31' | 64°06'55" |
| C9 | 167.85' | 150.00' | 93.94' | N58°20'12"E | 159.23' | 64°06'55" |
| C5 | 67.77' | 150.00' | 34.47' | N76°39'48"W | 67.19' | 25°53'05" |
| C2 | 72.09' | 150.00' | 36.76' | N76°07'40"W | 71.40' | 27°32'15" |
| C3 | 71.33' | 150.00' | 36.35' | S75°58'57"E | 70.66' | 27°14'48" |
| C11 | 97.96' | 500.00' | 49.14' | S83°59'35"E | 97.80' | 11°13'31" |
| C8 | 56.12' | 150.00' | 28.39' | S78°53'18"E | 55.79' | 21°26'05" |
| C1 | 43.73' | 200.00' | 21.95' | S83°50'23"W | 43.64' | 12°31'37" |
| C10 | 56.40' | 150.00' | 28.54' | N89°09'11"W | 56.07' | 21°32'42" |
| C6 | 67.77' | 150.00' | 34.47' | S76°39'48"E | 67.19' | 25°53'05" |
| C7 | 68.18' | 300.00' | 34.24' | N74°40'54"W | 68.03' | 13°01'16" |

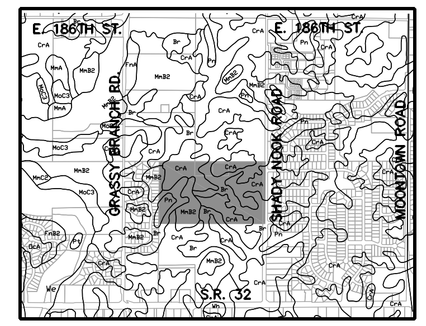
GRAPHIC SCALE
50 0 25 50
( IN FEET )
1 inch = 50 ft.



KEY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Pn
SCALE: 1"=2000'

**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**

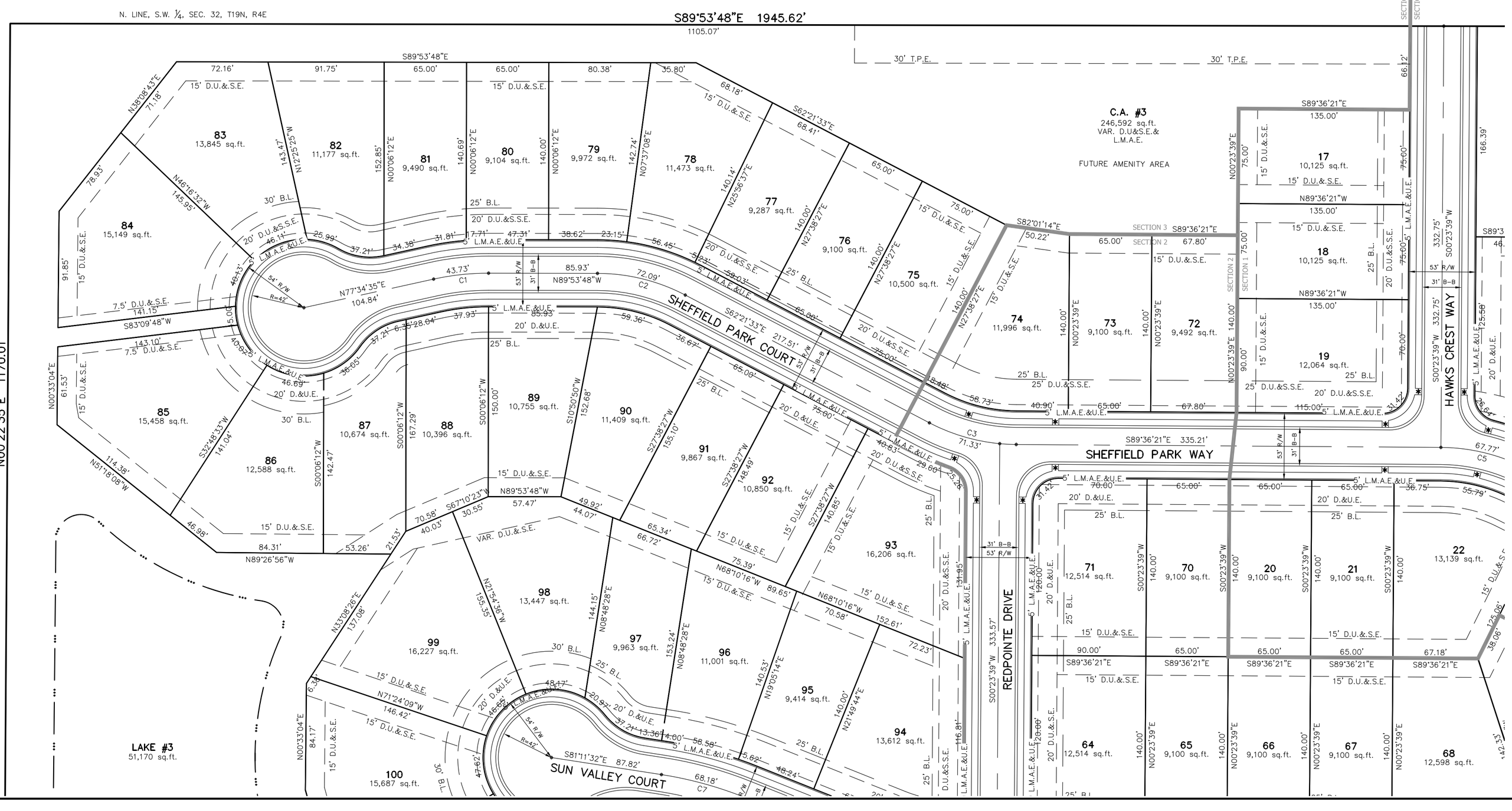
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

**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.

**Pn - 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

| | |
|---|---|
| 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 |
| L.M.A.E.& U.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT AND UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE 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 |
| T.P.E. | TREE PRESERVATION EASEMENT |
| * | HANDICAP RAMP |

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

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

| DATE | REVISIONS | BY |
|---|---|---|
| 02/18/15 | REVISED PER TAC COMMENTS | AGF |

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

CERTIFIED: 1/30/15

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


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


PRIMARY PLAT

PREPARED FOR:
SHEFFIELD PARK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

| SECTION: | TOWNSHIP: | RANGE: |
|---|---|---|
| 32 | 19N | R4E |
| DRAWN BY: | CHECKED BY: | |
| HAM | BKR | |

SHEET NO.
4
OF 8 SHEETS
S. & A. JOB NO.
70425LAN

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