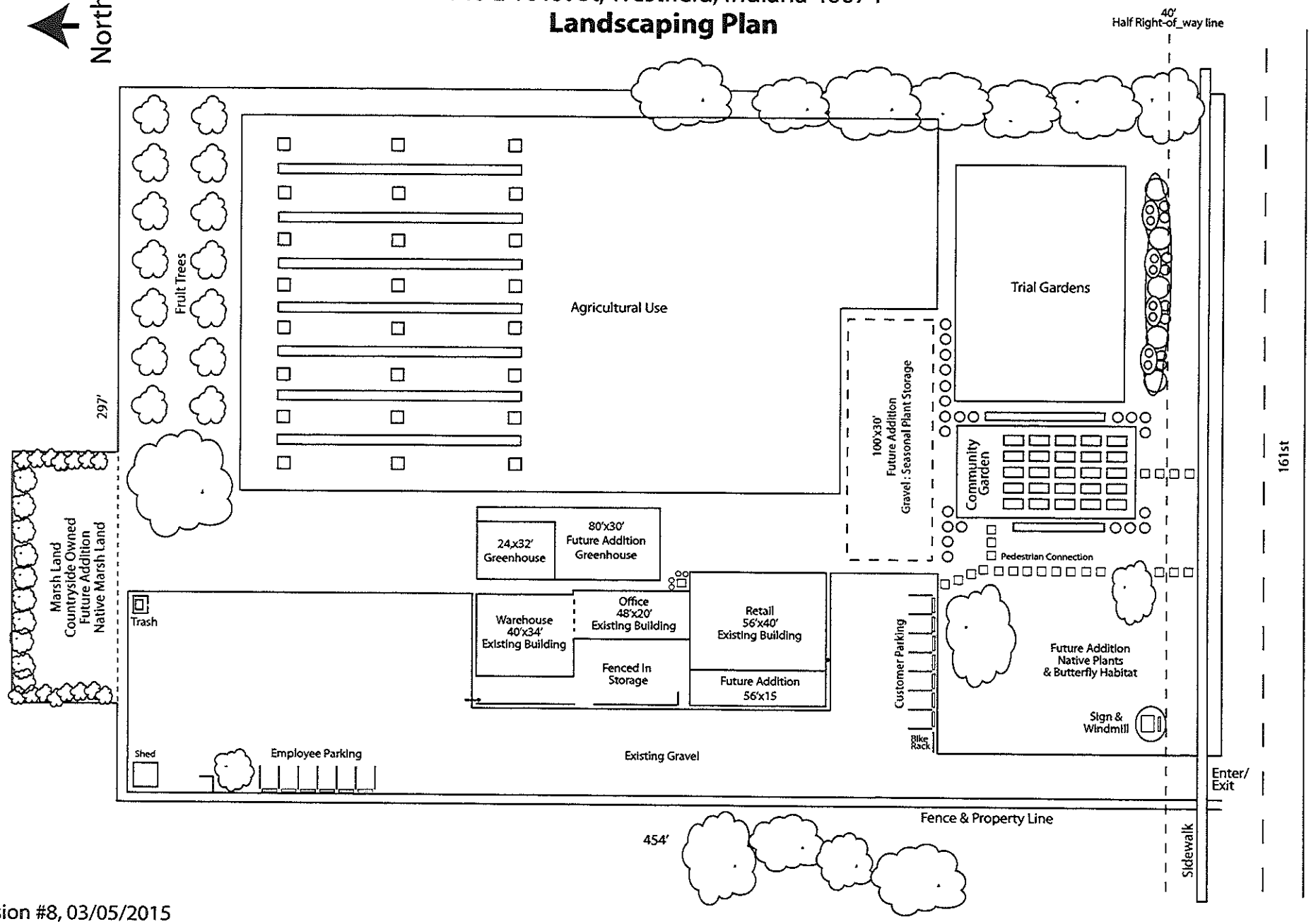
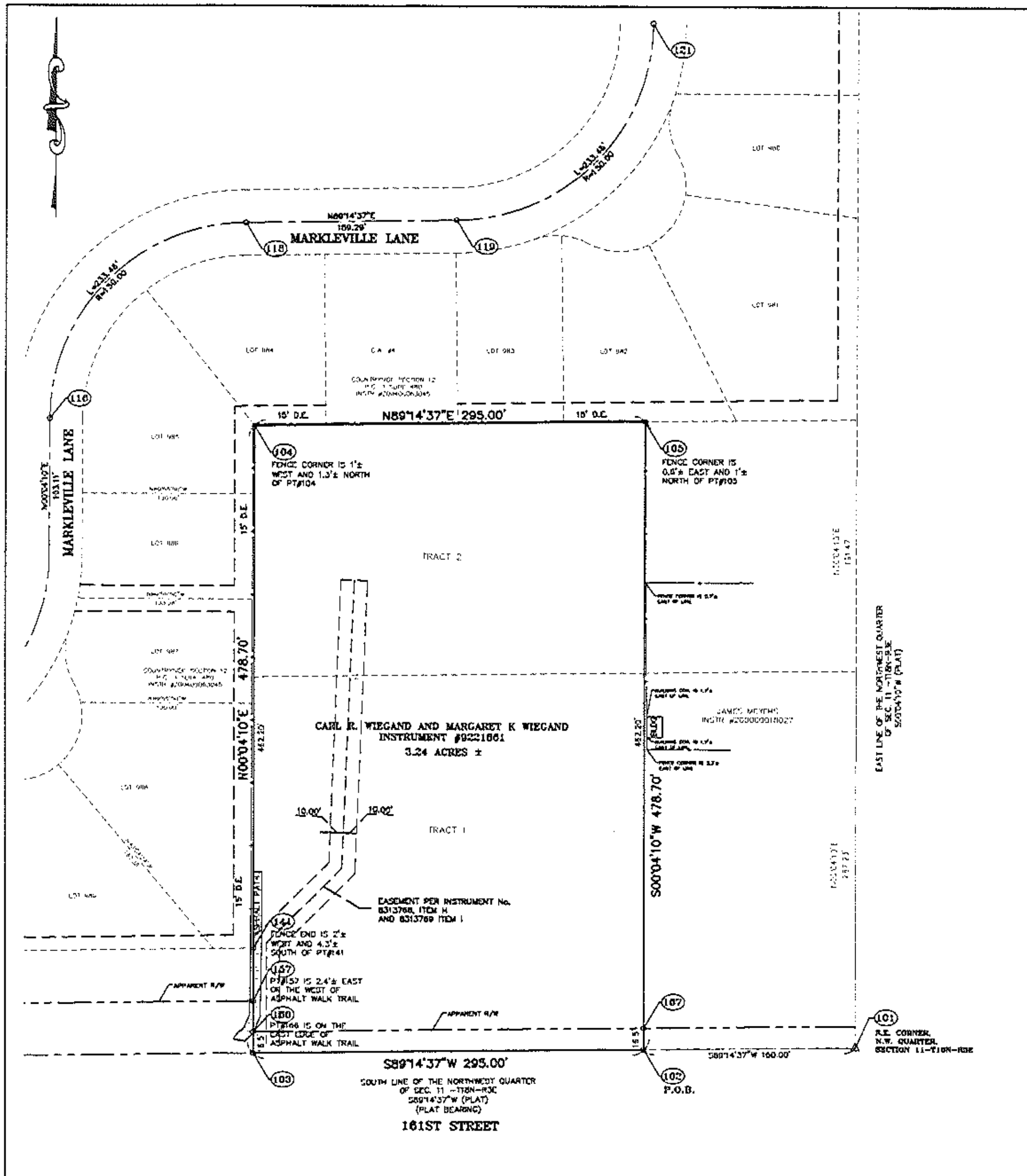
140 E 161st St, Westfield, Indiana 46074
Landscaping Plan



Revision #8, 03/05/2015



RETRACEMENT SURVEY

PART OF THE N.W. QUARTER, SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

LAND DESCRIPTION (HISTORIC DESCRIPTION)

INSTR #9221861

TRACT 1

SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 11; THENCE NORTH 90 DEGREES 00 MINUTES WEST ALONG THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 455.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 45 MINUTES EAST PARALLEL TO THE EAST LINE OF SAID QUARTER A DISTANCE OF 287.23 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 455.00 FEET TO A POINT; THENCE ON THE EAST LINE OF SAID QUARTER SOUTH 00 DEGREES 45 MINUTES WEST A DISTANCE OF 287.23 FEET TO THE POINT OF BEGINNING.

TRACT 2

PART OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED QUARTER, NORTH 00 DEGREES 45 MINUTES, ASSUMED BEARING, ALONG THE EAST QUARTER LINE 287.23 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, THENCE NORTH 90 DEGREES 00 MINUTES WEST 455.00 FEET, THENCE NORTH 00 DEGREES 45 MINUTES EAST 191.47 FEET, THENCE NORTH 90 DEGREES 00 MINUTES EAST 455.00 FEET, THENCE SOUTH 00 DEGREES 45 MINUTES WEST ALONG, ALONG THE EAST QUARTER LINE 191.47 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION

LAND DESCRIPTION (MODERN DESCRIPTION)

PART OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 14 MINUTES 37 SECONDS WEST (ASSUMED BEARING) 160.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON SAID SOUTH LINE SOUTH 89 DEGREES 14 MINUTES 37 SECONDS WEST 295.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9221861 AND BEING THE SOUTHEAST CORNER OF COUNTRYSIDE SECTION 12 AS RECORDED IN PLAT CABINET 3 SLIDE 480 INSTRUMENT NUMBER 200400063045; THENCE ON THE WEST LINE OF SAID TRACT OF REAL ESTATE AND ON THE EAST LINE OF SAID COUNTRYSIDE SUBDIVISION NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 478.70 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF REAL ESTATE; THENCE ON THE NORTH LINE OF SAID TRACT OF REAL ESTATE NORTH 89 DEGREES 14 MINUTES 37 SECONDS EAST 295.00 FEET TO A 5/8" REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200000018027; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST 478.70 TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES MORE OR LESS.

POINT #	REMARKS
(102)(103)	COMPUTED LOCATION (NOTHING SET)
(141)	MAG NAIL FOUND
(157)(166)	MAG NAIL SET
(105)(107)	5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET
(104)	5/8" IRON ROD WITH CAP STAMPED "D&A" FOUND

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0120F. AREA IN ZONE "X" MAP DATED FEBRUARY 19, 2003

LEGEND

P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
—x—	EXISTING FENCING

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEYS IN INDIANA), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION, IN RECORD DESCRIPTIONS AND PLATS, IN LINES OF OCCUPATION, AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(3), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.13 FEET PLUS 100 PPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS A RETRACEMENT SURVEY OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9221861 WITH AN EXCEPTION OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200000018027. THE SOUTH AND EAST LINES OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST WAS ESTABLISHED PER FOUND MONUMENT AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER AND PER FOUND CENTERLINE CONTROLLING MONUMENTS IN MARKLEVILLE LANE PER COUNTRYSIDE SECTION 12 AS RECORDED IN PLAT CABINET 3 SLIDE 480 INSTRUMENT NUMBER 200400063045.

THE SOUTH LINE OF THE SUBJECT PARCEL WAS ESTABLISHED PER SOUTH LINE OF SAID NORTHWEST QUARTER. THE WEST AND NORTH LINES OF THE SUBJECT PARCEL WERE ESTABLISHED PER RECORDED DISTANCES AND PER FOUND CENTERLINE CONTROLLING MONUMENTS IN SAID MARKLEVILLE LANE. THE EAST LINE OF THE SUBJECT PARCEL WAS ESTABLISHED PER THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200000018027.

BASIS OF BEARING: COUNTRYSIDE SECTION 12 AS RECORDED IN PLAT CABINET 3 SLIDE 480 INSTRUMENT NUMBER 200400063045

CONTROLLING MONUMENTS:

(101) S.E. CORNER, N.W. 1/4, SECTION 11-T18N-R3E HARRISON MARKER FOUND AT SURFACE (PER HAMILTON CO. SURVEYOR REFERENCE)

(116) BRASS PLUG FOUND IN THE CENTERLINE OF MARKLEVILLE LANE PER PLAT OF COUNTRYSIDE SECTION 12 PLAT CABINET 3 SLIDE 480

(118) BRASS PLUG FOUND IN THE CENTERLINE OF MARKLEVILLE LANE PER PLAT OF COUNTRYSIDE SECTION 12 PLAT CABINET 3 SLIDE 480

(119) BRASS PLUG FOUND IN THE CENTERLINE OF MARKLEVILLE LANE PER PLAT OF COUNTRYSIDE SECTION 12 PLAT CABINET 3 SLIDE 480

(121) BRASS PLUG FOUND IN THE CENTERLINE OF MARKLEVILLE LANE PER PLAT OF COUNTRYSIDE SECTION 12 PLAT CABINET 3 SLIDE 480

IN MY OPINION, THERE IS 0.25 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

1. POSSESSION TO THE SOUTH IS TO THE STREET IMPROVEMENTS OF 161ST STREET. POSSESSION TO THE NORTH, EAST AND WEST ARE TO EXISTING FENCING.

THERE ARE NO TITLE GAPS OR OVERLAPS PER FOUND RECORDED DEEDS.

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057C0120F OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED FEBRUARY 19, 2003)

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.

4. THE SURVEY HEREON DOES NOT PURPORT TO SHOW THE WATERSHED AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED DITCHES OR DRAINS.

5. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR THE ADJOINING TRACTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

TITLE COMMITMENT NOTES PER MERIDIAN TITLE CORPORATION COMMITMENT No. 13-5485, DATED 2-3-2013

H) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO PUBLIC SERVICE OF INDIANA IN AN INSTRUMENT DATED OCTOBER 28, 1983 AND RECORDED OCTOBER 28, 1983 IN EASEMENT RECORD 1, PAGE 473, AS INSTRUMENT NO. 8313768 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. AS SHOWN ON THE DRAWING

I) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO GENERAL TELEPHONE CO. OF INDIANA IN AN INSTRUMENT DATED OCTOBER 28, 1983 AND RECORDED OCTOBER 28, 1983 IN EASEMENT RECORD 1, PAGE 474, AS INSTRUMENT NO. 8313769 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. AS SHOWN ON THE DRAWING

J) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO SOCONY-VACUUM OIL COMPANY, INC. IN AN INSTRUMENT DATED JUNE 13, 1939 AND RECORDED JUNE 24, 1939 IN MISCELLANEOUS RECORD 34, PAGE 272 AND ASSIGNED TO MARATHON PIPE LINE COMPANY BY ASSIGNMENT RECORDED MARCH 14, 1987 IN BOOK 97, PAGE 20 ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. BLANKET EASEMENT

GRAPHIC SCALE
0 20 40 80
SCALE: 1" = 80'

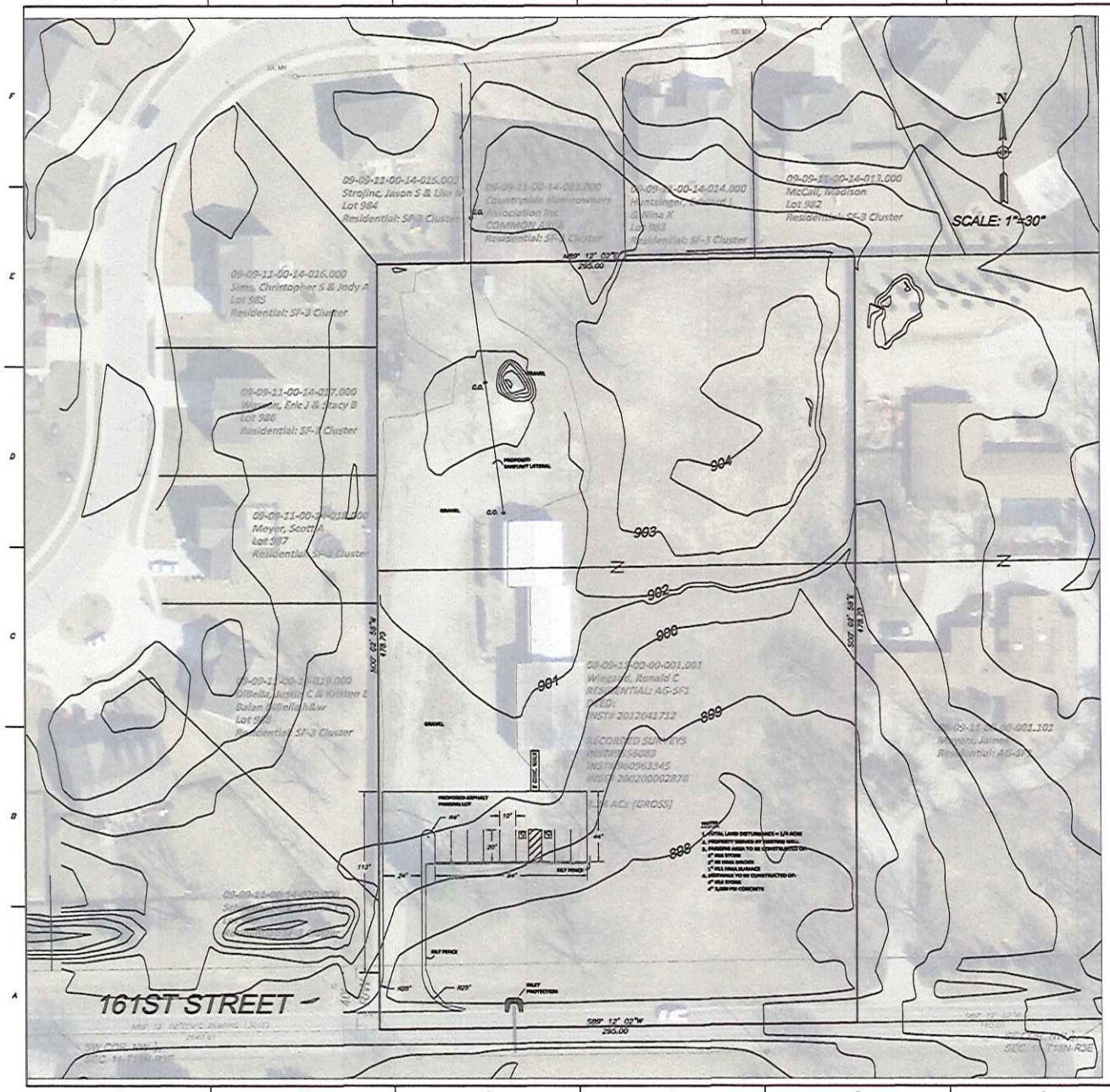
REVISIONS

REV. DATE	BY	DESCRIPTION
3-18-13	KNA	ADDED TITLE COMMITMENT NOTES, JOB 1135/79

07/08/2012
DATE

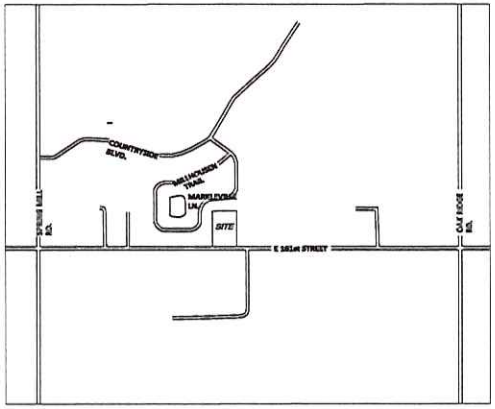
MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE, INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: PART OF THE NORTHWEST QUARTER, SECTION 11, T18N, R3E WASHINGTON TWP., HAMILTON COUNTY, INDIANA	DRAWN BY: MJJ	CHK'D BY: LDM
	SCALE: 1" = 40'	FIELD BOOK: 570
	DATE: 07/11/2012	PAGE: 8
FIELD WORK COMPLETED: 07/09/2012	JOB NUMBER	SURVEY # 62 COUNTRY
CLIENT: TINA 9220035		
DESCRIPTION: RETRACEMENT SURVEY	B34062	



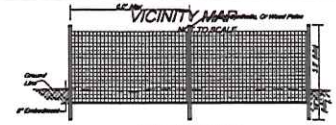
NOTES:

1. TOTAL LAND DISTURBANCE = 1.75 ACRE
2. PROPERTY SERVED BY EXISTING WELL
3. PARKING AREA TO BE CONSTRUCTED OF:
   - 6" #53 STONE
   - 2" #8 HMA BINDER
   - 1.5" #11 HMA SURFACE
4. SIDEWALK TO BE CONSTRUCTED OF:
   - 4" #53 STONE
   - 4" 3,000 PSI CONCRETE



VICINITY MAP

NOT TO SCALE



UNSUPPORTED SILT FENCE

NOTES:

Installation:
Along The Entire Fence Line, Dig An 8 Inch Deep, Flat Bottomed, Or V-Bottomed Trench. If Posts Are Incorporated In Installation, Place Posts 3 Feet Apart. Incorporate Fence Fabric Into Trench Leaving 4 Inches Of Fabric Extending Out Toward Upslope Direction. Place Fence Posts On Downslope Side Of Fabric. If The Fabric Needs To Overlap, Continue Overlapping Fence.

Maintenance:
Repair The Silt Fence Periodically, And After Each Storm Event.

If Fence Fabric Tears, Starts To Decomposes, Or In Any Way Becomes Ineffective, Replace The Affected Fabric Immediately.

Remove Deposited Sediment When It Reaches Half The Height Of The Fence At Its Lowest Point Or In Causing The Fence To Bulge.

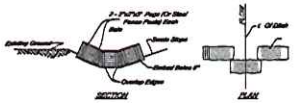
Take Care To Avoid Undermining The Fence During Clean Out.

After The Contributing Drainage Area Has Been Stabilized, Remove The Fence And Sediment Deposits, Bring The Disturbed Area To Grade, And Stabilize.

TRENCH DETAIL

SILT FENCE (SEDIMENT FENCE)

Scale: None



NOTES:

Installation:
Excavate A Trench At Least 4 Inches Deep, 4 Inches Width, And Long Enough That The Bale Ends Are Downslope Centerline Of The Sediment Trap (See Site Plan Cut Lines on The Plans).

Place Hay Bale In The Trench So The Strings Are Oriented Around The Bale. Place Two Rows Of Bales (To Overlap Joints Downslope), And Hold The Bales Tightly Against Each Other.

Anchor The Bale By Driving Two 36 Inch Long Steel Stakes Or #4 Rebar Through Every Though Each Bale (And Should Hold Into The Pan. Drive The First Stake Towards The Previously Laid Bale To Force The Bales Together.

Tightly Wedge Straw into Any Gaps Between The Bales To Prevent Sediment Loss Under Flows Running Through.

Backfill And Compact The Excavated Soil Against The Bales To Ground Level On The Downslope Side And To A Height Above Ground Level On The Upslope Side.

Maintenance:
Inspect Bale Dams After Each Storm Event, And Remove Any Sediment Deposits Promptly To Ensure Adequate Storage Volume For The Next Rain. Take Care Not To Undermine The Embedded Bales.

Inspect Periodically For Deterioration Or Damage From Construction Activities, And Repair Immediately.

After The Contributing Drainage Area Has Been Stabilized, Remove All Straw Bales And Sediment, Bring The Disturbed Area To Grade, And Stabilize.

STRAW BALE DAM (STRAW BALE FILTER)

Scale: None

TERRA SITE DEVELOPMENT, INC.
DEVELOPER & ENGINEERING CONSULTANTS

URBAN FARMERS
161ST Street

Parcel ID#: 18-10-31-00-00-002.000 PLSS: S-T-R: 31-18N-4E

NO.	DATE	BY	DESCRIPTION

DRAWING FILED:

DATE: JANUARY 08, 2015
PROJECT MANAGER:
DRAWN BY: RT
CHECKED BY: GM
SHEET TITLE: SITE PLAN
SHEET #: DP1
7 of 1