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 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
48.08Ac.± (37.1%)

SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

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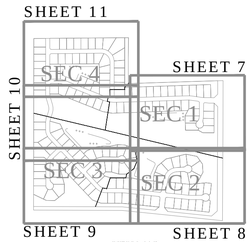
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(RGEBK (FJKHG

BENT CREEK
DEVELOPMENT PLAN
ZONING SF2



KEY MAP
1"=1000'

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

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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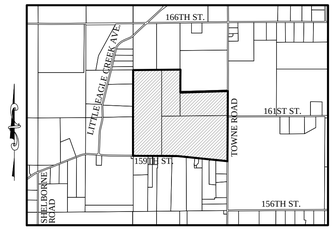
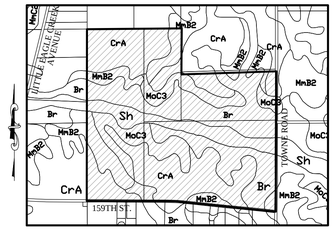
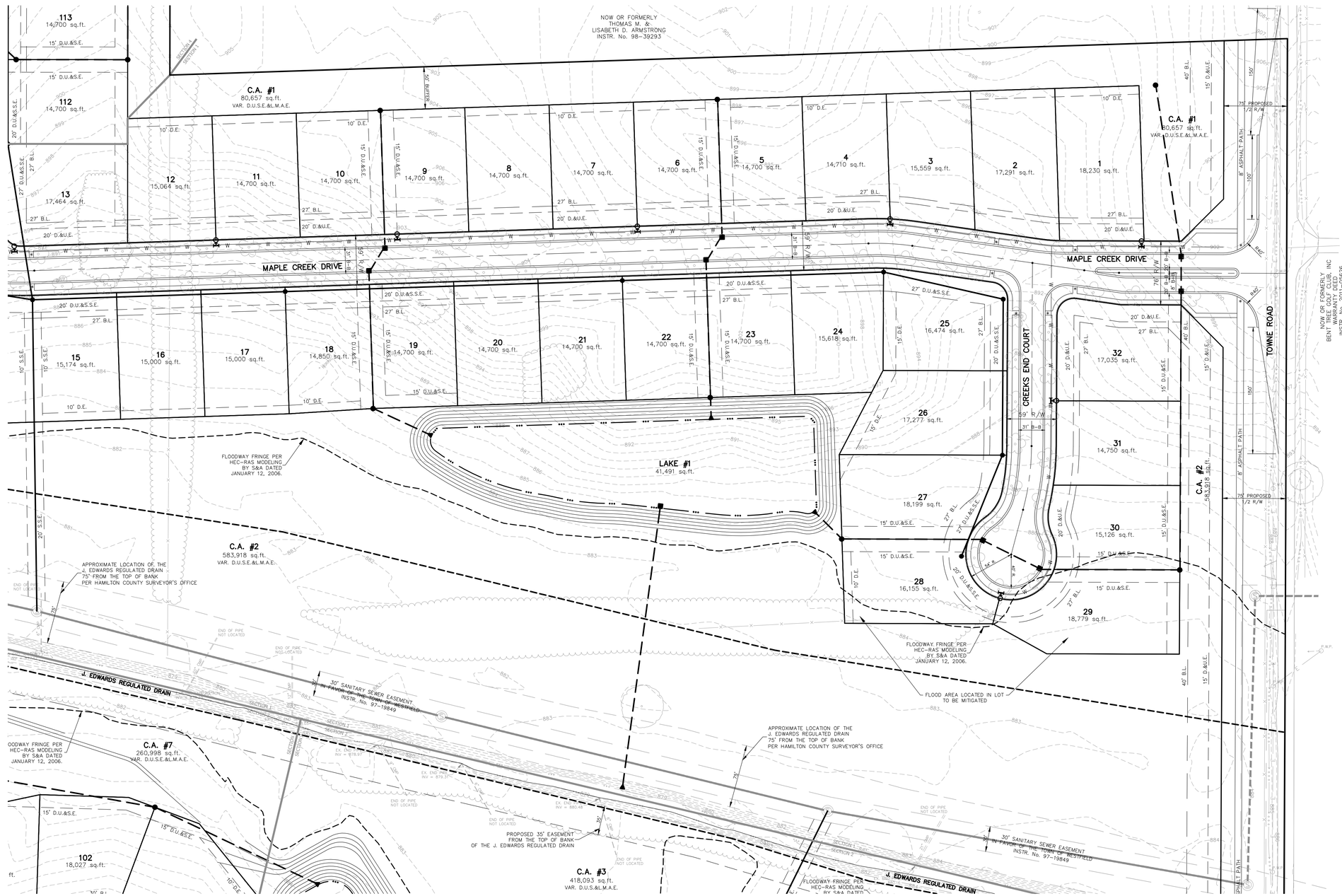


LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'



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
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
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
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CTV	CABLE T.V. LINE
GAS	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
D	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 FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
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	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
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M.B.	MAILBOX

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Know what's below.
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Indiana Underground Plant Protection Service

	DATE	REVISIONS	BY

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CERTIFIED: 05/01/15

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

DEVELOPMENT PLAN

PREPARED FOR:

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 7 OF 11 SHEETS

S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
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S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(RG)DK (FB)RG

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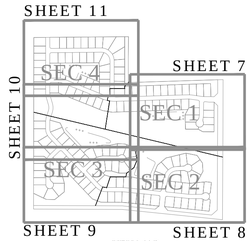
ZONING SF2



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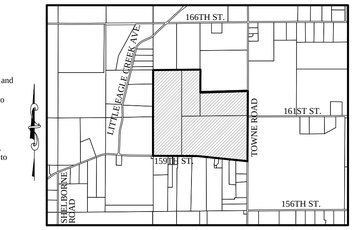
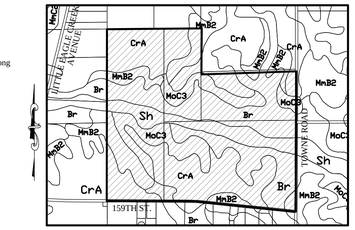


LOCATION MAP
SCALE: 1"=2000'



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Br, CrA, MmB2, Sh, MoC3
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Know what's below.
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Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

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CERTIFIED: 05/01/15

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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

DEVELOPMENT PLAN

PREPARED FOR:

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM		CHECKED BY: BKR

SHEET NO. 8 OF 11 SHEETS

S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
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BENT CREEK
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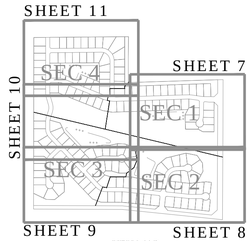
ZONING SF2



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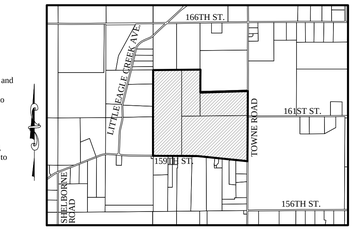

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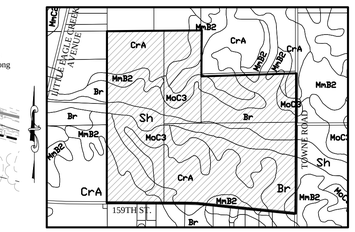

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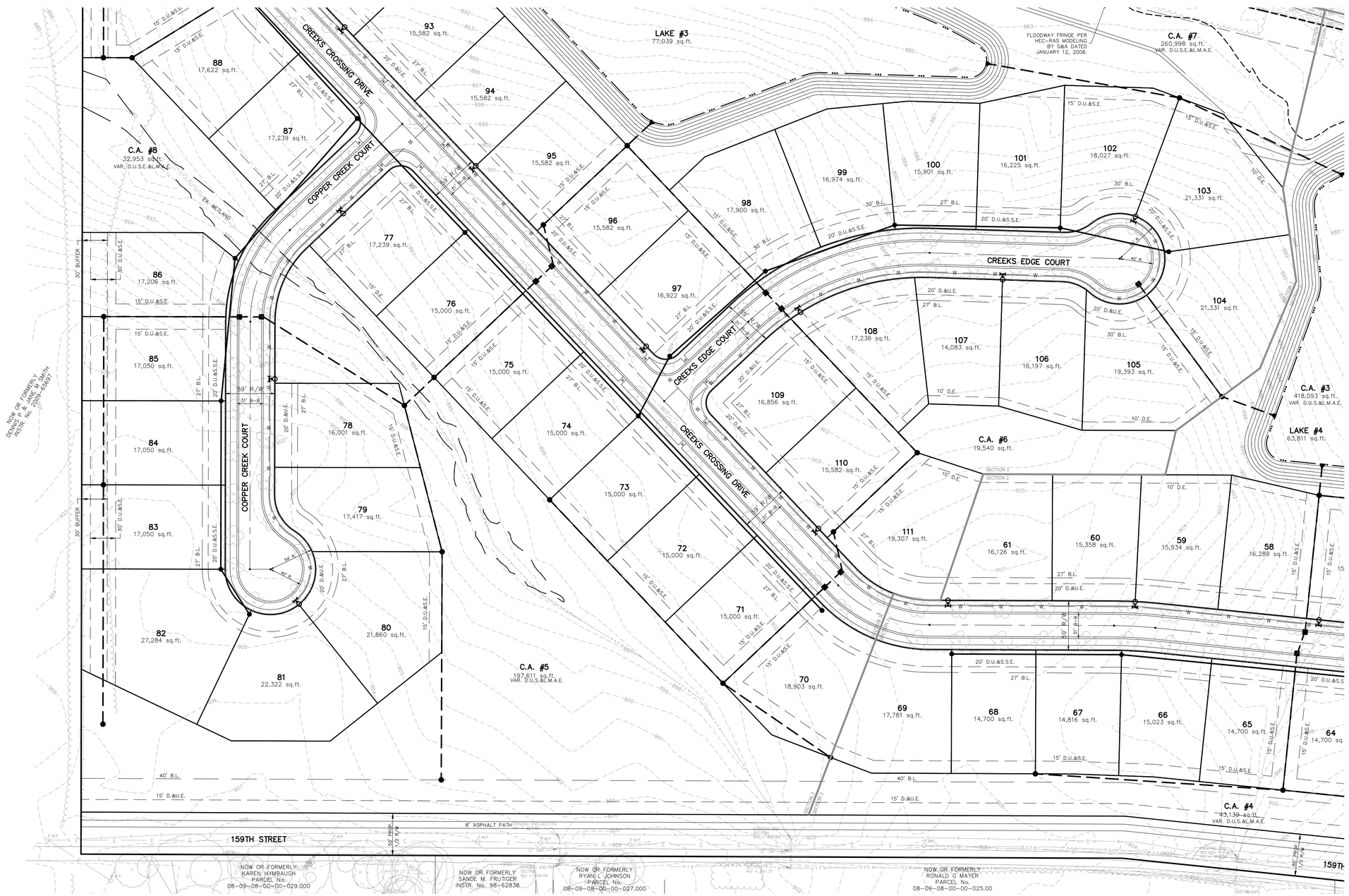

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DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO.
9
OF 11 SHEETS

S & A JOB NO.
49160 2014

BENT CREEK
DEVELOPMENT PLAN
ZONING SF2

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SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
48.08Ac.± (37.1%)

SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

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A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

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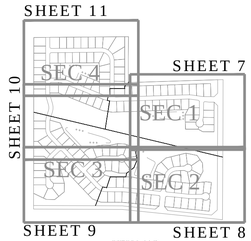
January 13, 2005
(R)GDK (F)KBG



KEY MAP
1"=1000'

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

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.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

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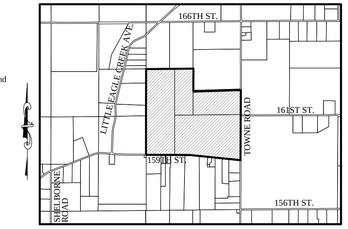
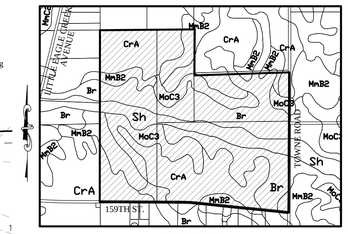


LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
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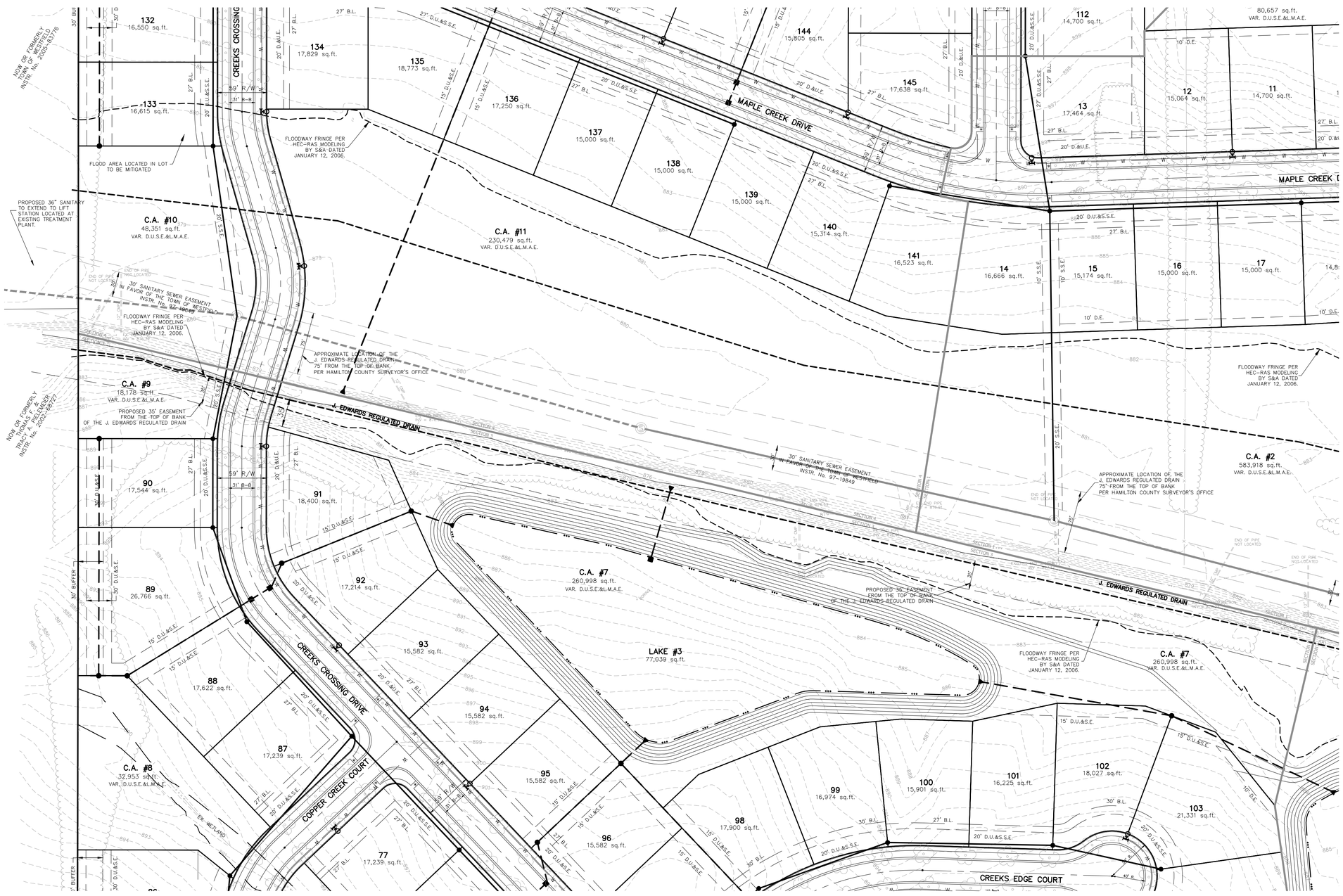

LEGEND

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
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C.A.	COMMON AREA
R/W	RIGHT OF WAY
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830	EXISTING CONTOUR
W	EXISTING WATER LINE
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C.O.	SANITARY CLEANOUT
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	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
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P.W.P.	POWER POLE
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E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
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Know what's **below.**
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Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

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

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR PURPOSES OF ESTABLISHING A PROPERTY SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 05/01/15

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

PREPARED FOR:

DEVELOPMENT PLAN

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM		CHECKED BY: BKR

SHEET NO. 10 OF 11 SHEETS

S & A JOB NO. 49160 2014

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 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

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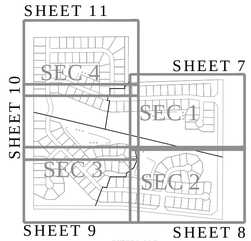
BENT CREEK
DEVELOPMENT PLAN
ZONING SF2



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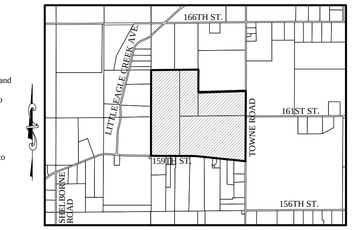

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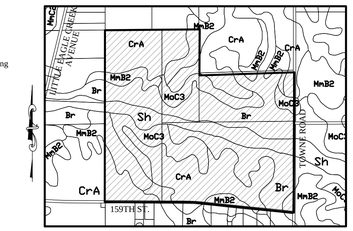

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