# WATERS EDGE WEST

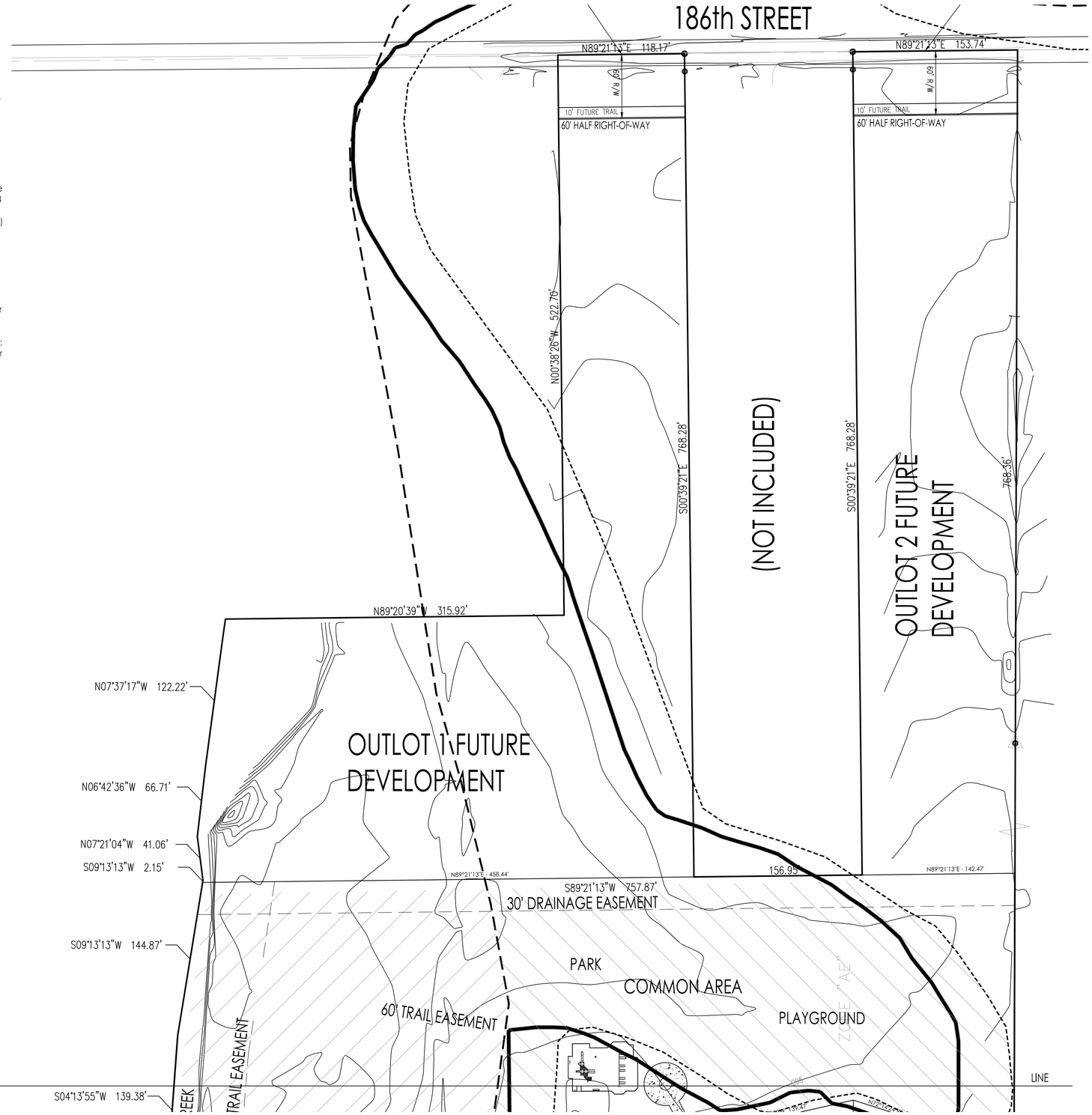
## OVERALL DEVELOPMENT PLAN

Part of the E½ of the NE¼ of Section 33, Township 19 North, Range 3 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

## LAND DESCRIPTION:

Part of the East Half of the Northeast Quarter of Section 33, Township 19 North, Range 3 East, IN Washington Township, Hamilton County, Indiana, being described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 33, Township 19 North, Range 3 East; thence on the East line of said Northeast Quarter South 00 degrees 10 minutes 40 seconds West (assumed bearing) 2652.44 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southeast corner of said Northeast Quarter Section; thence on the South line of said Northeast Quarter Section South 89 degrees 29 minutes 14 seconds West 1320.57 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southwest corner of the East half of said Northeast Quarter; thence on the West line of the East half of said Northeast Quarter section North 00 degrees 05 minutes 59 seconds East 935.20 feet more or less to the centerline of the Little Eagle Creek Drain, thence the following nineteen courses are on the centerline of said Little Eagle Creek Drain: (1) North 68 degrees 58 minutes 37 seconds East 19.35 feet; (2) thence North 10 degrees 18 minutes 45 seconds East 31.12 feet; (3) thence 29 degrees 35 minutes 47 seconds East 39.48 feet; (4) thence North 39 degrees 32 minutes 24 seconds East 110.28 feet; (5) thence North 51 degrees 47 minutes 14 seconds East 92.59 feet; (6) thence North 40 degrees 23 minutes 09 seconds East 57.84 feet; (7) thence North 53 degrees 40 minutes 03 seconds East 114.02 feet; (8) thence North 18 degrees 24 minutes 35 seconds East 65.41 feet; (9) thence North 44 degrees 35 minutes 50 seconds East 62.49 feet; (10) thence North 28 degrees 16 minutes 45 seconds East 128.55 feet; (11) thence South 86 degrees 06 minutes 09 seconds East 28.88 feet; (12) thence North 35 degrees 44 minutes 39 seconds East 80.80 feet; (13) thence North 16 degrees 18 minutes 20 seconds East 63.18 feet; (14) thence North 04 degrees 13 minutes 31 seconds East 139.38 feet; (15) North 09 degrees 12 minutes 49 seconds East 147.02 feet; (16) thence North 07 degrees 21 minutes 28 seconds West 41.06 feet; (17) thence North 05 degrees 42 minutes 12 seconds East 66.71 feet; (18) thence 07 degrees 36 minutes 53 seconds East 122.22 feet; (19) thence North 08 degrees 25 minutes 27 seconds East 15.72 feet; thence North 89 degrees 20 minutes 15 seconds East 315.92 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 522.72 feet to a Mag on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 118.15 feet to a Mag nail; thence South 00 degrees 39 minutes 45 seconds East 768.28 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 89 degrees 20 minutes 15 seconds East 157.03 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 768.28 feet to a Mag nail on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 153.82 feet to the POINT OF BEGINNING, containing 55.83 acres, more or less.




0 50' 100'

SCALE: 1" = 50'

TOTAL LOTS = 88

SITE =49.859 Ac±

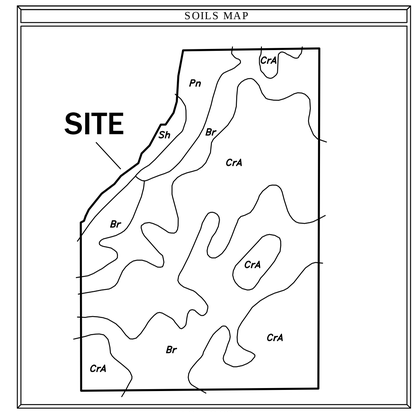
### LEGEND

| | |
|---|---|
| ● | 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "TERRA FIRM #0113" |
| ○ | 5/8" REBAR W/ ALUMINUM CAP STAMPED "TERRA FIRM #0113" |
| ◪ | 4"x4" x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS |
| S.& L.E. | SIGN & LANDSCAPE EASEMENT |
| D.& U.E. | DRAINAGE & UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| S.E. | EXCLUSIVE SANITARY SEWER EASMENT |
| L.E., M.& A.E. | LANDSCAPE, MAINTENANCE & ACCESS EASEMENT |
| FBSL | FRONT BUILDING SETBACK LINE |
| 00000 | PROPERTY ADDRESS |
| ✳ | LOW PREASSURE GRINDER LOT |
| TYPE "X" | A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01 |

PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

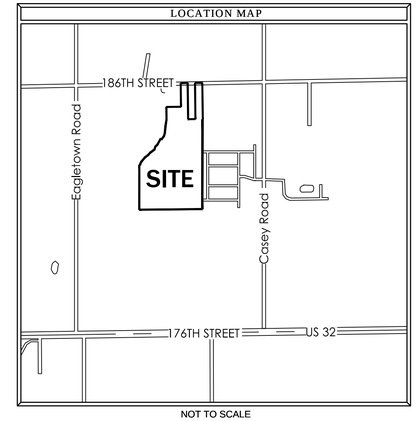
OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN

SOILS MAP




NOT TO SCALE

LOCATION MAP




NOT TO SCALE

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

GARY E. MURRAY REGISTERED No. 9300348 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE: OCTOBER 12, 2015


NORTH
3307 161st Street
Westfield, Indiana 46074

SOUTH
Purdue Technology Center of Indianapolis
5225 Exploration Drive, Suite 133
Indianapolis, Indiana 46241

P: 317.798.1216
F: 317.663.3049
www.TERRAsitedev.com

TERRA SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS


Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

REVISIONS:

| DATE | BY | DESCRIPTION |
|---|---|---|
| . | . | . |
| . | . | . |

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM | CHECKED BY: GEM
SHEET TITLE: Overall Development Plan
SHEET #: 1 of 3

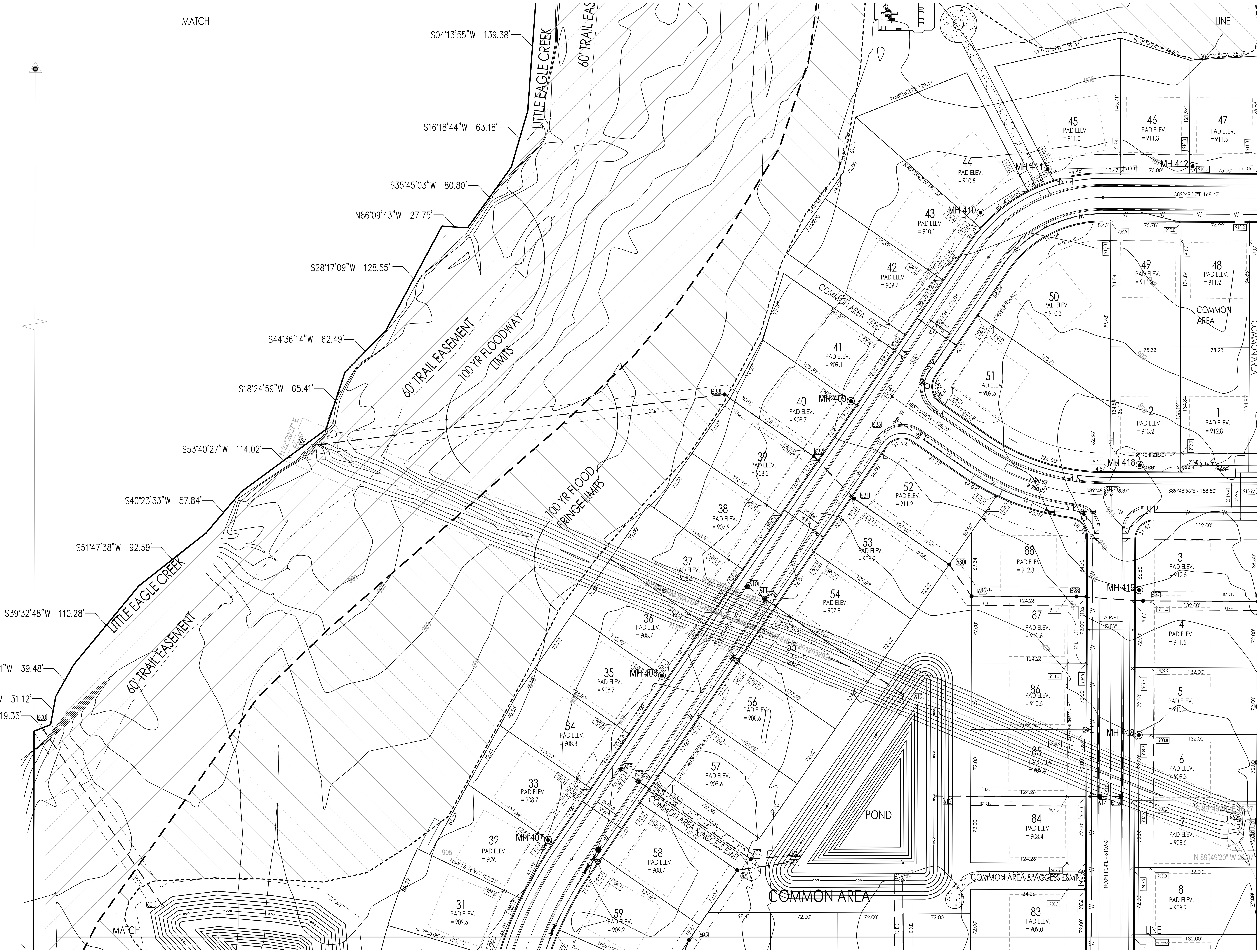

Plot Date: Oct 27, 2015 Plot Time: 4:59pm File Name: T:\Rudy Tavarez\From Desktop 9-4-15\Waters Edge\CIVIL\Plans\Dev Plan Base.dwg, Layout: Overall Dev Plan 1 By: TERRA-Gary Murray

# WATERS EDGE WEST

# OVERALL DEVELOPMENT PLAN

Part of the E½ of the NE¼ of Section 33, Township 19 North, Range 3 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)




## LEGEND

| | |
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| TYPE "X" | A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01 |

0 50' 100'
SCALE: 1" = 50'

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M/I HOMES, L.P.
8500 KEYSTONE CROSSING
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DATE OCTOBER 12, 2015


NORTH
1307 W. 161st Street
Westfield, Indiana 46074

SOUTH
Purdue Technology Center of Indianapolis
5225 Exploration Drive, Suite 133
Indianapolis, Indiana 46241

P: 317.399.1216
F: 317.663.3049
www.TERRAsitedev.com

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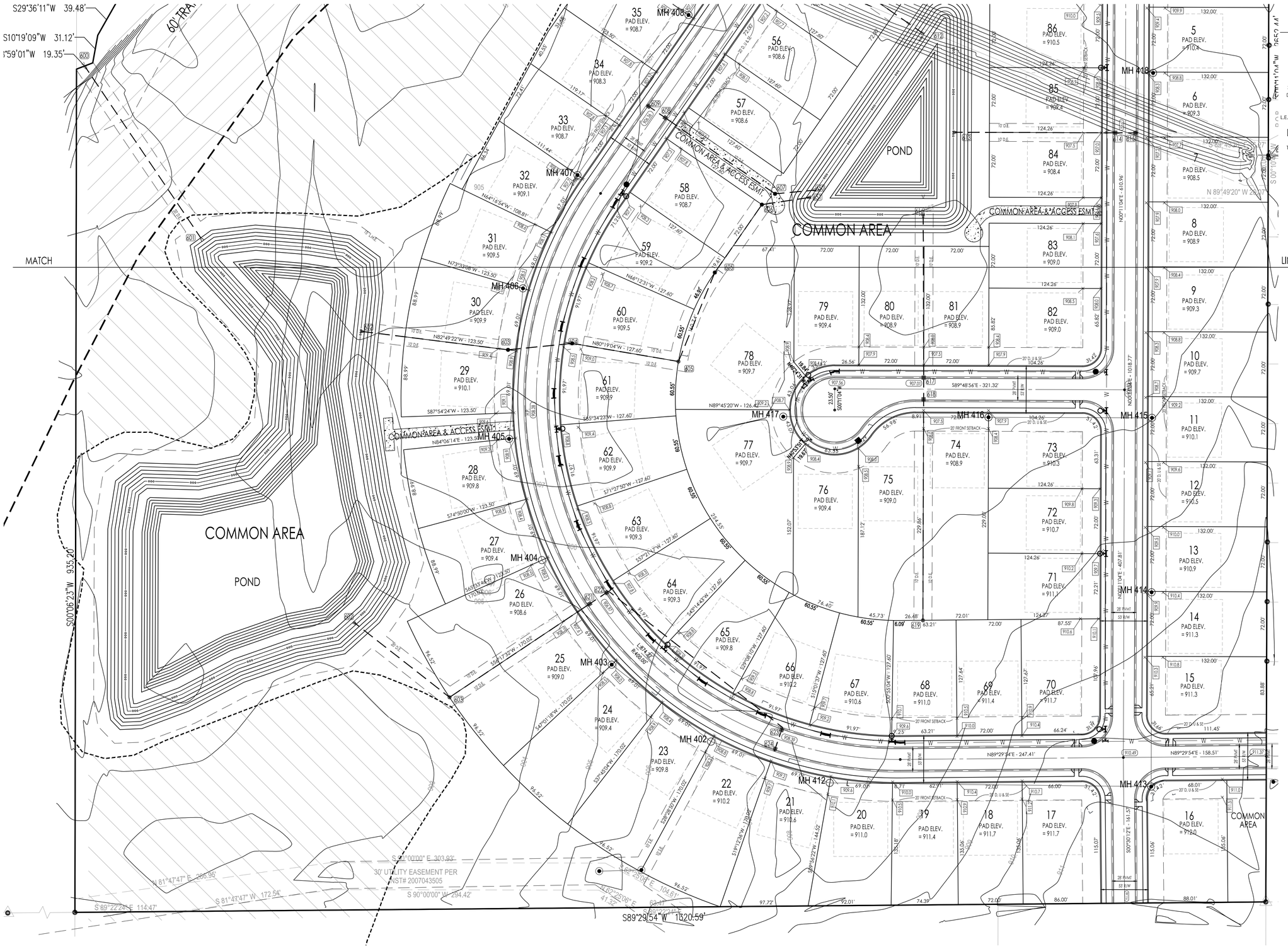
Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

| REVISIONS: DATE | BY | DESCRIPTION |
|---|---|---|
| - | - | - |

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM
CHECKED BY: GEM
SHEET TITLE: Overall Development Plan
SHEET #: 2 of 3

Plot Date: Oct 28, 2015 Plot Time: 6:13am File Name: T:\Rudy Tavarez\From Desktop 9-4-15\Waters Edge\CIVIL\Plans\Dev Plan Base.dwg, Layout: Overall Dev Plan 2 By: TERRA-Gary Murray




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

## LEGEND

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- L.E., M.& A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FBSL FRONT BUILDING SETBACK LINE
- 00000 PROPERTY ADDRESS
- * LOW PRESSURE GRINDER LOT
- TYPE "X" A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

GARY E. MURRAY REGISTERED No. 9300348 STATE OF INDIANA PROFESSIONAL ENGINEER
DATE: OCTOBER 12, 2015


NORTH:
130th W. 161st Street
Westfield, Indiana 46074
SOUTH
Purdue Technology Center of Indianapolis
5225 Exploration Drive, Suite 133
Indianapolis, Indiana 46241
P: 317.399.1216
F: 317.663.3349
www.TERRAsitedev.com


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DEVELOPMENT & ENGINEERING CONSULTANTS

# Waters Edge West
# Westfield, Indiana
# M/I Homes of Indiana, L.P.

REVISIONS:

| DATE | BY | DESCRIPTION |
|---|---|---|
| - | - | - |

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM | CHECKED BY: GEM
SHEET TITLE: Overall Development Plan
SHEET #: 3 of 3

# Water's Edge West

Westfield, IN

Overall Landscape Plan

Scale 1" = 60'-0"
October 28, 2015

Prepared for:
M/I Homes of Indiana
8500 Keystone Crossing, Ste. 590
Indianapolis, IN 46240

COMMON AREA
COMMON AREA
COMMON AREA
COMMON AREA
COMMON AREA
COMMON AREA
COMMON AREA
COMMON AREA & ACCESS ESMT.
COMMON AREA & ACCESS ESMT.
COMMON AREA & ACCESS ESMT.
POND
100 YR FLOODWAY LIMITS
100 YR FLOOD FRINGE LIMITS
4'X4' Entry Column
4'X4' Entry Column
4'X4' Entry Column
WATER'S EDGE @ SPRINGMILL TRAILS
20' LANDSCAPE BUFFER

## PLANT LEGEND

- Shade Trees
- Ornamental Trees
- Evergreen Trees
- Shrubs


Start to Finish
LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.769.2211 fax. 317.769.2210
email. starttofinish@tds.net
web. landscapingbystarttofinish.com


0' 60' 120' 180' North