

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:
TOWNSHIP ROAD DEVELOPMENT, INC.
1123 SOUTH BRANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162
SITE = 129.74Ac±
TOTAL COMMON AREA =45.22Ac±
OPEN SPACE PROVIDED:
45.22Ac± (34.9%)

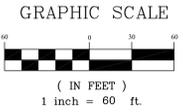
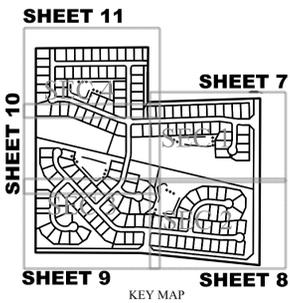
SITE DATA	
ZONING	SF2 (SINGLE-FAMILY)
CLASSIFICATION	LOW DENSITY DISTRICT
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2 1/2 STORIES

DESCRIPTION
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:\016\legal\PREL-PLAT.rvt
January 13, 2015
09:00K (PKRG)

BENT CREEK DEVELOPMENT PLAN ZONING SF2



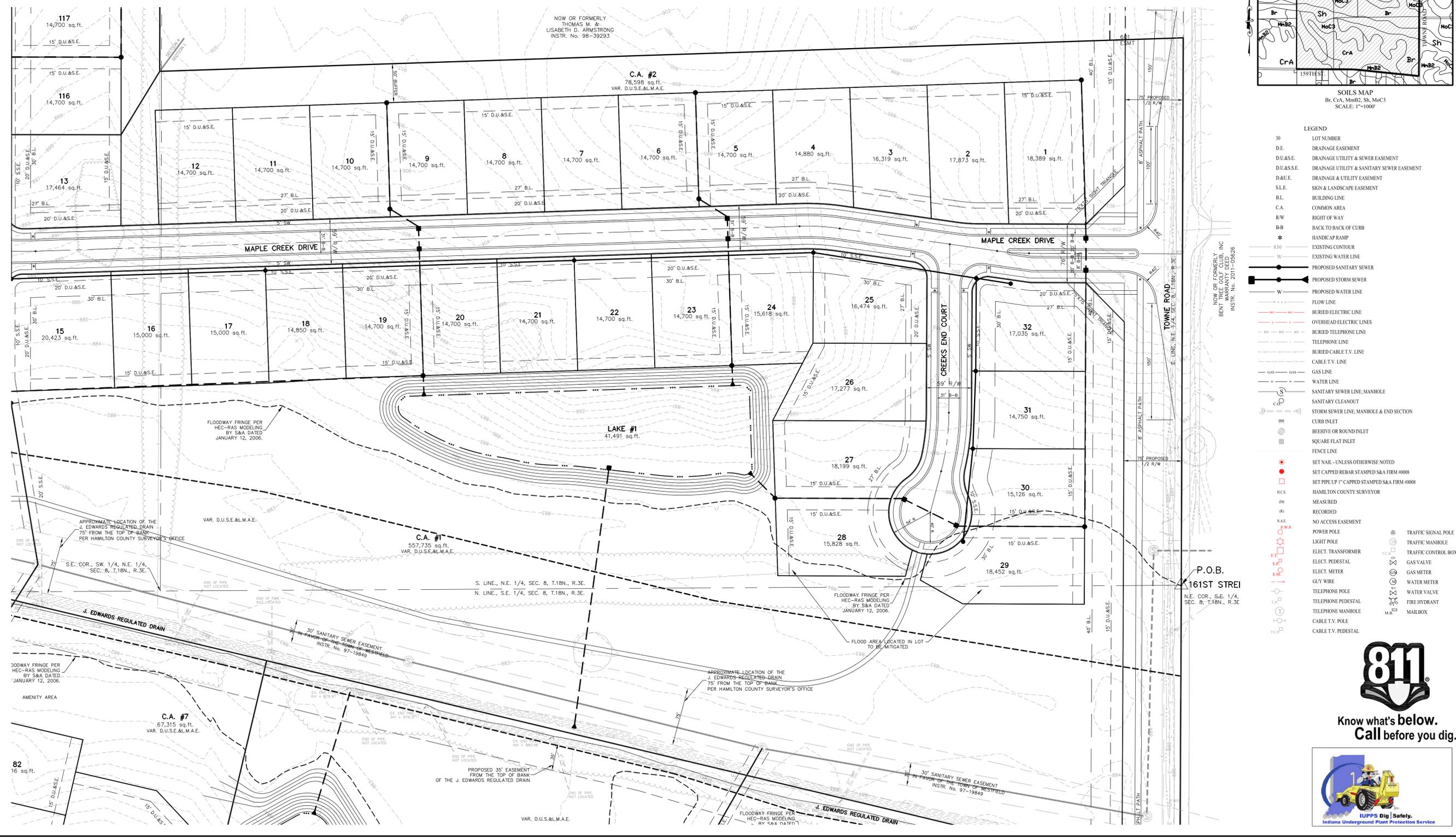
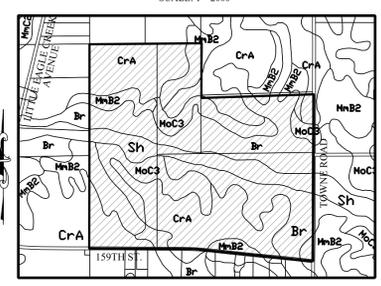
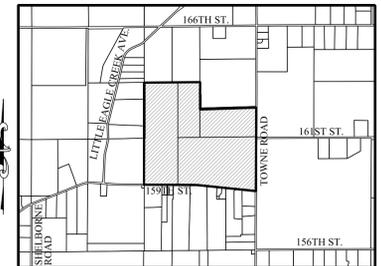
Br - Brookston silt clay loam
This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

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
This moderately sloping, deep, well drained soil is on knobs and breaks along streams drainageways and on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shoals silt loam
This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



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
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
S30	EXISTING CONTOUR
W	EXISTING WATER LINE
W	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
---	FLOW LINE
---	BURIED ELECTRIC LINE
---	OVERHEAD ELECTRIC LINES
---	BURIED TELEPHONE LINE
---	TELEPHONE LINE
---	BURIED CABLE T.V. LINE
---	CABLE T.V. LINE
---	GAS LINE
---	WATER LINE
---	SANITARY SEWER LINE, MANHOLE
---	SANITARY CLEANOUT
---	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
HCS	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
NAE	NO ACCESS EASEMENT
---	POWER POLE
---	LIGHT POLE
---	ELECT. TRANSFORMER
---	ELECT. PEDESTAL
---	ELECT. METER
---	GUY WIRE
---	TELEPHONE POLE
---	TELEPHONE PEDESTAL
---	TELEPHONE MANHOLE
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---	CABLE T.V. PEDESTAL
---	TRAFFIC SIGNAL POLE
---	TRAFFIC MANHOLE
---	TRAFFIC CONTROL BOX
---	GAS VALVE
---	GAS METER
---	WATER METER
---	WATER VALVE
---	FIRE HYDRANT
---	MAILBOX



Know what's below. Call before you dig.



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

CERTIFIED: 05/01/15

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 900012
STATE OF INDIANA

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

DEVELOPMENT PLAN
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 7
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:
TOWNSHIP ROAD DEVELOPMENT, INC.
112 SOUTH BRANGLINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

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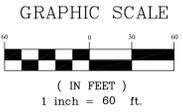
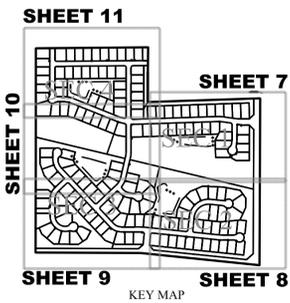
SITE DATA	
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S:\09160\legal\PREL-PLAT.rvt
January 13, 2015
RDKDK (PKRG)

BENT CREEK DEVELOPMENT PLAN ZONING SF2



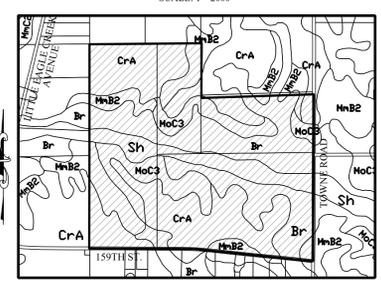
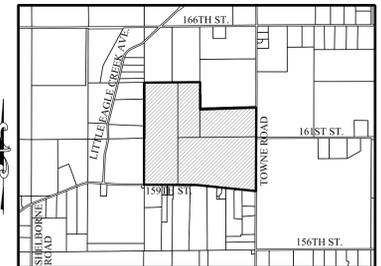
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D.E.	DRAINAGE EASEMENT
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D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
S30	EXISTING CONTOUR
W	EXISTING WATER LINE
—●—●—	PROPOSED SANITARY SEWER
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W	PROPOSED WATER LINE
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NAE	NO ACCESS EASEMENT
—●—●—	POWER POLE
—●—●—	LIGHT POLE
—●—●—	ELECT. TRANSFORMER
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—●—●—	GAS VALVE
—●—●—	WATER METER
—●—●—	WATER VALVE
—●—●—	FIRE HYDRANT
—●—●—	MAILBOX

NOW OR FORMERLY
BEN W. WRENN
REGISTERED SURVEYOR
INSTR. NO. 2011-05626



Know what's below.
Call before you dig.



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CERTIFIED: 05/01/15

REGISTERED SURVEYOR
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
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
TOWNSHIP ROAD DEVELOPMENT, INC.

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

SHEET NO. 8
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:
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1122 SOUTH BRANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
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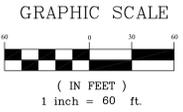
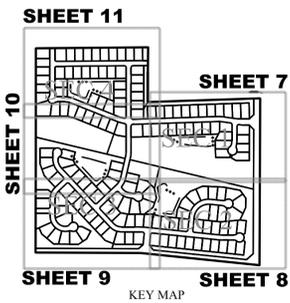
SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
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S:\09160\legal\PREL-PLA.rvt
January 13, 2016
09DKD/PKRG

BENT CREEK DEVELOPMENT PLAN ZONING SF2



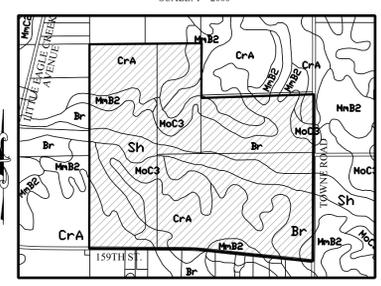
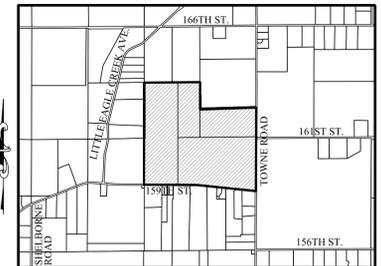
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CERTIFIED: 05/01/15

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 BENT CREEK HAMILTON CO., INDIANA

PREPARED FOR: SECTION 8 TOWNSHIP 18N RANGE R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 9 OF 11 SHEETS
S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
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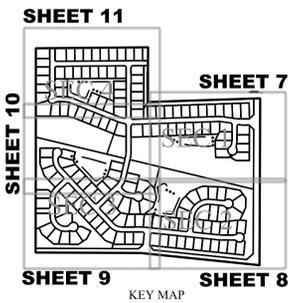
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DESCRIPTION
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Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 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, 2016
RDKD (P/KRG)

BENT CREEK DEVELOPMENT PLAN ZONING SF2



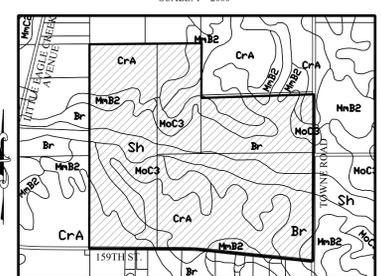
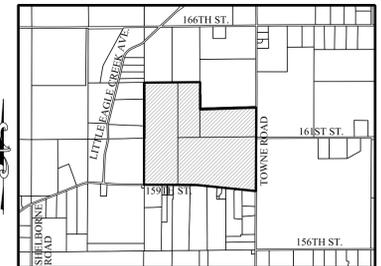
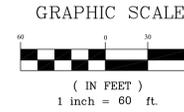
Br-Brookston silt clay loam
This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Cross 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
This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on till plains. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shoals silt loam
This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY 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
---	EXISTING CONTOUR
---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED WATER LINE
---	FLOW LINE
---	BURIED ELECTRIC LINE
---	OVERHEAD ELECTRIC LINES
---	BURIED TELEPHONE LINE
---	TELEPHONE LINE
---	BURIED CABLE T.V. LINE
---	CABLE T.V. LINE
---	GAS LINE
---	WATER LINE
---	SANITARY SEWER LINE, MANHOLE
---	SANITARY CLEANOUT
---	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
HCS	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
NAE	NO ACCESS EASEMENT
---	POWER POLE
---	LIGHT POLE
---	ELECT. TRANSFORMER
---	ELECT. PEDESTAL
---	ELECT. METER
---	GUY WIRE
---	TELEPHONE POLE
---	TELEPHONE PEDESTAL
---	TELEPHONE MANHOLE
---	CABLE T.V. POLE
---	CABLE T.V. PEDESTAL
---	TRAFFIC SIGNAL POLE
---	TRAFFIC MANHOLE
---	TRAFFIC CONTROL BOX
---	GAS VALVE
---	GAS METER
---	WATER METER
---	WATER VALVE
---	FIRE HYDRANT
---	MAILBOX



Know what's below.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE OR CURB FOR LOCATION.

CERTIFIED: 05/01/15

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

BENT CREEK

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION	TOWNSHIP	RANGE
8	18N	R3E
DRAWN BY	CHECKED BY	
HAM	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:
TOWNS ROAD DEVELOPMENT, INC.
1122 SOUTH BRANGLINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162
SITE = 129.74Ac±
TOTAL COMMON AREA =45.22Ac±
OPEN SPACE PROVIDED:
45.22Ac± (34.9%)

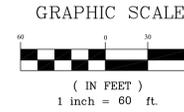
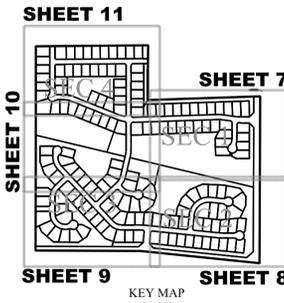
SITE DATA	
ZONING	SF2 (SINGLE-FAMILY)
CLASSIFICATION	LOW DENSITY DISTRICT
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2 1/2 STORIES

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S:\09\legal\PREL-PLAT.rvt
January 13, 2015
RDKDK (PKRG)

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