LEGAL DESCRIPTION

PARCEL "E"

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS EAST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 33.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE MONON RAILROAD; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE 1807.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST 452.17 FEET TO A POINT ON THE EAST LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 97-45676 (EXHIBIT C) IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 27 MINUTES 45 SECONDS WEST ON SAID EAST LINE 822.59 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 26 MINUTES 20 SECONDS WEST ON SAID NORTH LINE 448.24 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SAID MONON RAILROAD; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST ON SAID EAST RIGHT-OF-WAY LINE 803.81 FEET TO THE POINT OF BEGINNING, CONTAINING 8.40 ACRES, MORE OR LESS.

PARCEL "F"

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA; THENCE NORTH 87 DEGREES 45 MINUTES 58 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 2274.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 790.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 281.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE MONON RAILROAD; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON SAID WEST RIGHT-OF-WAY LINE 801.15 FEET TO A POINT ON SAID NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 45 MINUTES 58 SECONDS WEST ON SAID NORTH LINE 279.41 FEET TO THE POINT OF BEGINNING, CONTAINING 5.12 ACRES, MORE LESS.

LEGEND

21	LOT NUMBER
D.U.& S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
I.E.E.	INGRESS, EGRESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE (25')TYP.
V.W. D.&U.E.	VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
—x—	HORSE FENCE PER PUD
Ⓟ	PROPOSED PARKING SPACES
✻	ADA RAMP
✱	PROPOSED STREET LIGHT
875	EXISTING CONTOUR
—x—	EXISTING FENCE
P.O.B.	POINT OF BEGINNING
AC	ACRE
ROW	RIGHT OF WAY
EX.	EXISTING
—w—	EXISTING WATER

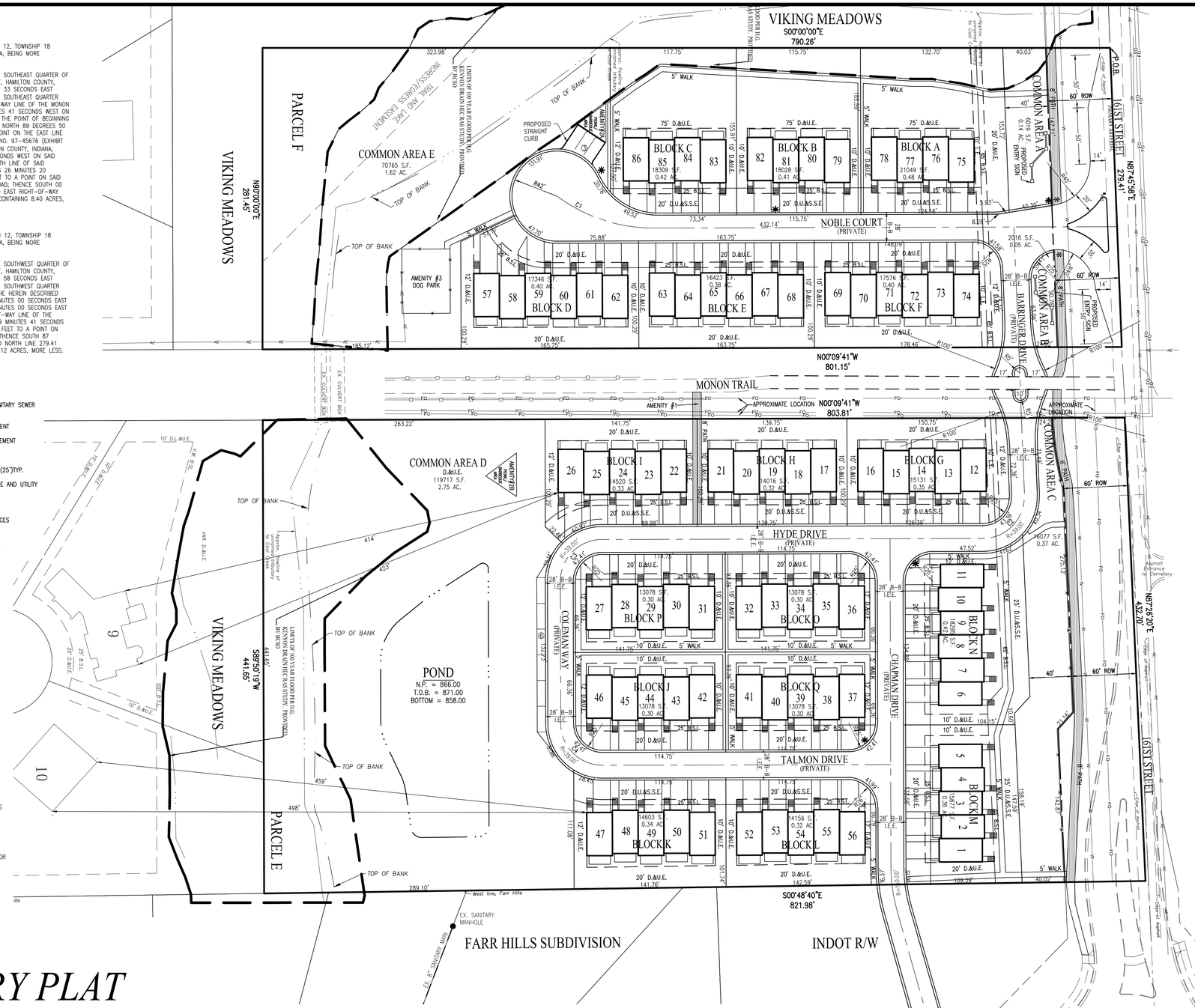
DESIGN DATA

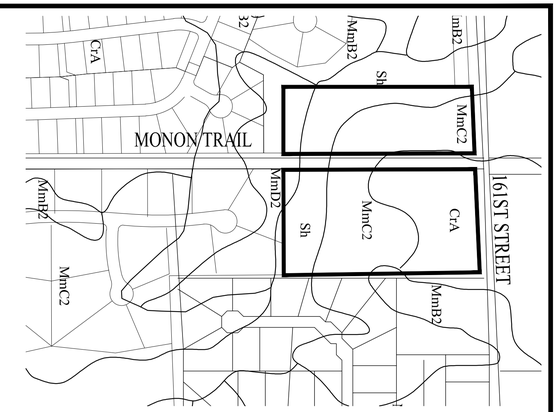
CURRENT ZONING:	P.U.D.
TOTAL ACRES:	13.52 AC.
TOTAL UNITS:	86
TOTAL BLOCKS:	17 BLOCKS
TOTAL COMMON AREA /GREEN SPACE:	4.79AC. (35.4% TOTAL GREEN SPACE)
PARKING:	9 SPACES
PRIVATE STREETS:	2166 L.F.

ALL STREETS ARE TO REMAIN PRIVATE UNLESS NOTED OTHERWISE.

PARKING TO OCCUR ONLY IN DESIGNATED SPACES, NO ON STREET PARKING SHALL BE PERMITTED, UNLESS OTHERWISE SHOWN.

A GRAVEL TEMPORARY EMERGENCY ACCESS FOR PARCEL F SHALL BE CONSTRUCTED ACROSS PARCEL E PRIOR TO PARCEL E BEING CONSTRUCTED.





SOILS MAP

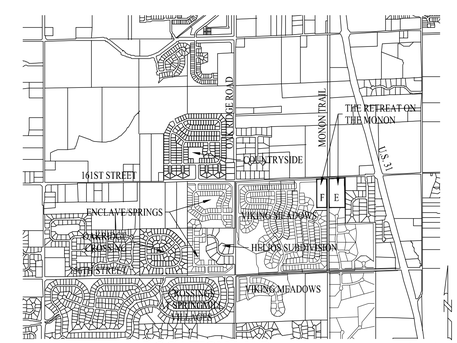
SCALE: 1"=300'

SOILS LEGEND

Br – BROOKSTON SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES.
CrA – CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES.
MmC2 – MIAMI SILT LOAM – 6 TO 12 PERCENT SLOPES.
MmD2 – MIAMI SILT LOAM – 12 TO 18 PERCENT SLOPES.
Sh – SHOALS SILT LOAM

NOTES;

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. THE AREA SHOWN ON THE PLAT AS "PRIVATE STREET" INCLUDING WITHOUT LIMITATION, NOBLE COURT, BARRINGER DRIVE, HYDE DRIVE, CHAPMAN DRIVE, COLEMAN WAY AND TALMON DRIVE, SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



LOCATION MAP

SCALE: 1"=2000'

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
PROJECT MANAGER: RICK M. ELLIS
ellisr@weihe.net
SURVEYOR: BRADY KUHN
Kuhnb@weihe.net

PLANS PREPARED FOR:

Pulte Group

11590 N. MERIDIAN STREET, SUITE 530
CARMEL, IN 46032
PHONE: (317) 814-3313
CONTACT PERSON: ASHLEY BEDELL

SCALE: 1" = 50'
0 25 50 100

PRIMARY PLAT
THE RETREAT ON THE MONON

WESTFIELD, INDIANA

TYPICAL BUILDING LAYOUT

AMENITY NO. 1
MONON TRAIL ACCESS
COMMITMENTS:
–SEATING FOR FOUR (4) PEOPLE
–TWO (2) TREES
–TWELVE (12) SHRUBS
–MONON TRAIL SIGN

AMENITY NO. 2A
PICNIC/BARBEQUE AREA
COMMITMENTS:
–AT LEAST ONE (1) GAS GRILL AND ONE (1) PICNIC TABLE PER 50 DWELLING UNITS

AMENITY NO. 2B
PICNIC/BARBEQUE AREA
COMMITMENTS:
–AT LEAST ONE (1) GAS GRILL AND ONE (1) PICNIC TABLE PER 50 DWELLING UNITS

AMENITY NO. 3
DOG PARK
COMMITMENTS:
NONE

SHEET 1 of 2

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

DATE: MAY 19, 2016

LOCATION: H:\2013\W13060\Surveying\Plat\Primary Plat\W13060 Primary Plat.dwg
DATE/TIME: May 19, 2016 – 2:24pm
PLOTTED BY: brady