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Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
05-03-2005 At 10:08 am.
ORDINANCE 49.00

ORDINANCE NO. 04-33

**AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT
TO TITLE 16 - LAND USE CONTROLS**

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0406-PUD-04) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on August 24, 2004; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL
THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS
FOLLOWS:**

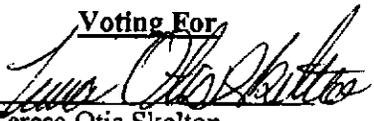
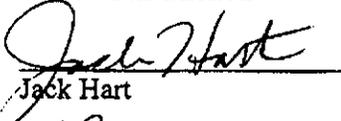
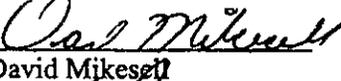
SECTION 1. WC-16-04.Zoning maps amended as follows:

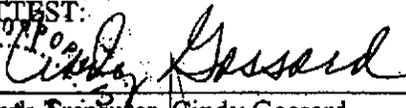
The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the Exhibit "A" as the Bridgewater PUD.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF
WESTFIELD, HAMITON COUNTY, INDIANA THIS 13 DAY OF
Sept, 2004

WESTFIELD TOWN COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 Teresa Otis Skelton	_____ Teresa Otis Skelton	_____ Teresa Otis Skelton
 Jack Hart	_____ Jack Hart	_____ Jack Hart
 David Mikesell	_____ David Mikesell	_____ David Mikesell
 Bob Smith	_____ Bob Smith	_____ Bob Smith
 Ron Thomas	_____ Ron Thomas	_____ Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard
SEAL
This ordinance prepared by
Jerry Rossberger, Town Manager

9/8/2004

Ordinance 04-33

**WESTFIELD WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield Washington Township Advisory Plan Commission met in regular session on Monday, August 23, 2004, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township 1977, as amended. Notice of public hearing on August 23, 2004, was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is as follows:

A change in zoning classification, from SF 2 and SF 3 to PUD,
at East 151st Street and Gray Road, generally
(Bridgewater Club PUD, Phase II, 0406-PUD-04).

A motion was approved to forward this request to the Westfield Town Council with a recommendation to approve (8-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield Washington Township Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield Washington Township Plan Commission held on August 23, 2004.



Kevin G. Buchheit, AICP, Secretary

August 24, 2004

Date

WESTFIELD, INDIANA
THE BRIDGEWATER CLUB

ORDINANCE NO. 04-33
CHANGING THE ZONING CLASSIFICATION
OF 77.147 ACRES, MORE OR LESS, AND AMENDING
THE TEXT OF THE BRIDGEWATER CLUB
PLANNED UNIT DEVELOPMENT DISTRICT
PUD ORDINANCE NO. 02-17

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AND SCHEDULE OF EXHIBITS

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EXHIBIT "A" – Legal description of the area of Bridgewater south of 151st Street

EXHIBIT "B" – Legal description of the "Real Estate"

EXHIBIT "C" – Legal description of Area X

EXHIBIT "D" – Legal description of Area Y

EXHIBIT "E" – The Concept Plan

ORDINANCE NO. 04-33

This Ordinance, to be known and referred to as the Bridgewater PUD Extension, amends (i) the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance") with respect to the 77.147 acres, more or less, legally described in what is attached hereto and incorporated herein by reference as Exhibit A ("Parcel 1") and (ii) the text of the Bridgewater Club Planned Unit Development District PUD Ordinance No. 02-17 (the "Bridgewater PUD");

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application filed by Throgmartin-Henke Development, LLP (i) to change the zoned district designation of Parcel 1 and (ii) to change the text of the Bridgewater PUD;

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted the 23rd day of August, 2004, by a vote of eight in favor and none opposed; and

NOW, THEREFORE, be it ordained by the Town Council meeting in regular session, that (i) the Zoning Ordinance and Zone Map (the "Zone Map") corresponding to the Zoning Ordinance are hereby amended as follows with respect to Parcel 1, and (ii) the text of the Bridgewater PUD is amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;

- F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Bridgewater PUD Extension supercede the development standards of the Zoning Ordinance and amend the text of the Bridgewater PUD. Unless otherwise specified herein, the owners of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance No. 02-10 (WC 16.04.190) (the "Enabling Legislation").

SECTION 3. REVISED AND ADDITIONAL DEFINITIONS. Unless otherwise specified in this Bridgewater PUD Extension, all capitalized terms set forth in this Bridgewater PUD Extension shall have the same meaning as ascribed to them in Exhibit 2 of the Bridgewater PUD, subject to the following changes and additions:

- A. The definition of External Streets, found in Exhibit 2 of the Bridgewater PUD, is hereby revised to also include 146th Street as an External Street.
- B. The definition of a "Parcel" found in Exhibit 2 of the Bridgewater PUD is hereby replaced and superseded as follows:

Parcel. Any of Parcels A-N shown on the Concept Plan. Any reference to Parcel D shall include subparcels D1, D2, and D3, any reference to Parcel G shall include subparcels G1, G2, G3, G4, G5, and G6, any reference to Parcel I shall include subparcels I1 and I2; any reference to Parcel K shall include subparcels K1 and K2, and any reference to Parcel M shall include subparcels M1, M2, and M3; provided, however, that any reference to a subparcel of a Parcel shall be to that subparcel only.

- C. The following definition of the Northwest Corner is hereby added to Exhibit 2 of the Bridgewater PUD:

The Northwest Corner. A square area which is 300 yards north of the centerline of 146th Street on Gray Road, thence 300 yards west, thence 300 yards south, thence 300 yards east on 146th Street, to the point of beginning.

- D. The definition of Internal Street, found in Exhibit 2 of the Bridgewater PUD, is hereby replaced and superseded with the following:

Internal Street. Any Public Street, Private Street, or Shared Drive other than Gray Road, Carey Road, 146th Street, 151st Street, or 161st Street.

- E. The following definition of an Assisted Living Facility is hereby added to Exhibit 2 of the Bridgewater PUD:

Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but not requiring 24 hour skilled medical care.

SECTION 4. OTHER REVISIONS TO THE BRIDGEWATER PUD. Parcel 1 is reclassified on the Zone Map from the SF-2 and SF-3 (Single Family Residential) classifications to the Planned Unit Development District classification, all per the terms, conditions and provisions of the Bridgewater PUD, which terms, conditions, and provisions of the Bridgewater PUD are hereby revised and amended as follows:

- A. The term "Real Estate" as used throughout the Bridgewater PUD shall no longer mean and refer to approximately 590.41 acres, more or less, legally described on Exhibit 1 of the Bridgewater PUD but, instead, shall now mean and refer to approximately 669.553 acres, more or less, legally described in what is attached hereto and incorporated herein by reference as Exhibit B;
- B. Section 4 of the Bridgewater PUD, entitled "RESIDENTIAL/GOLF COURSE AREA", is hereby revised so that Area X shall no longer mean and refer to approximately 555.37 acres, more or less, legally described in Exhibit 3 of the Bridgewater PUD but, instead, shall now mean and refer to approximately 608.143 acres, more or less, legally described in what is attached hereto and incorporated herein by reference as Exhibit C.
- C. Section 5 of the Bridgewater PUD, entitled "The Village Market Place", is hereby revised so that Area Y shall no longer mean and refer to approximately 25 acres, more or less, legally described in Exhibit 5 of the Bridgewater PUD but, instead, shall now mean and refer to approximately 51.368 acres, more or less, legally described in what is attached hereto and incorporated herein by reference as Exhibit D.
- D. The Concept Plan, referred to in Section 7 of the Bridgewater PUD, entitled "Uses", shall no longer mean and refer to Exhibit 9 to the

Bridgewater PUD but, instead, shall mean and refer to what is attached hereto and incorporated herein by reference as Exhibit E;

- E. The foregoing notwithstanding, the Developer, in the Developer's sole discretion, and without any notice, hearing, or approval, shall have the flexibility to change the configuration of Parcel K and Parcel M by (i) reducing Parcel M1 by up to four (4) acres and increasing Parcel K1 by a like amount and (ii) by increasing Parcel M2 by the number of acres by which Parcel M1 was reduced and reducing Parcel K2 by a like amount.
- F. Section 7 of the Bridgewater PUD, entitled "Uses", is hereby amended so that the maximum number of single family residential units within Area X is increased from 975 to 1,275;
- G. Section 7(A) of the Bridgewater PUD is hereby revised to add the following subparagraphs numbered (6) and (7):
 - (6) Apartments are a permitted use in what is identified on the Concept Plan as Parcel K-2; provided, however, that the maximum number of Apartments permitted in what is identified on the Concept Plan as Parcel K2 is 240. Within the Developer's discretion, Apartments may completely occupy all floors of all buildings in Parcel K2. For Apartments located within Parcel K-2, the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement.
 - (7) Assisted Living Facilities are a permitted use in what is identified on the Concept Plan as Parcel K-2; provided, however, that living units within Assisted Living Facilities shall not (i) be considered to be a detached single family residence, an attached single family residence, an Apartment, a Bed and Breakfast Room, or a room or suite in an Inn and (ii) be counted in determining density for any Parcel, District, or the entirety of the Real Estate.
- H. Section 7(B)(5) of the Bridgewater PUD is hereby amended so that the maximum number of bed and breakfast or inns is increased from 40 bedrooms or suites to 72 bedrooms or suites;
- I. Section 7(B)(22) and Section 7(B)(25) of the Bridgewater PUD are hereby amended to add the following sentence:

All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building.

- J. Section 7 is further amended to provide that, while traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafés, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.
- K. The last paragraph of Section 7(B) of the Bridgewater PUD is amended (i) to increase the total number of Apartments in Area Y and what is identified on the Concept Plan as Parcel N from 50 to 90, (ii) to increase from 40 to 72 the total number of bed and breakfast rooms or suites and rooms in an Inn located within Area Y and what is identified on the Concept Plan as Parcel N, (iii) to increase from 75 to 135 the total number of Apartments, bed and breakfast rooms or suites, and rooms or suites in an Inn located within Area Y and what is identified on the Concept Plan as Parcel N, combined.
- L. Exhibits 14 and 15 to the Bridgewater PUD are inapplicable to Apartments and, as such, (i) all references in Exhibit 14 to Parcel K are hereby replaced and superseded by reference to Parcel K1 and (ii) the proviso following the double asterisk (**) at the bottom of Exhibit 14 is hereby replaced and superseded by the following:
- Provided, however, that the maximum number of attached single family dwellings in Parcels I, J, and K1, combined, shall not exceed 630, less any Apartments, bed and breakfast rooms or suites, and rooms within inns located within Area Y or within what is identified on the Concept Plan as Parcel N.
- M. The column of Exhibit 12 to the Bridgewater PUD, pertaining to Parcel G, is hereby revised to provide that the Maximum Number of Units in Parcel G is 175.
- N. Section 8 of the Bridgewater PUD, entitled "Gross Residential Density", is hereby revised to increase the gross residential density, for all of the Real Estate, from 975 attached and detached single family residences to 1,275 attached and detached single family residences;

O. Section 8(A) of the Bridgewater PUD is hereby revised to provide that, for all of the Real Estate, the total number of (i) detached single family residences, plus (ii) attached single family residences, plus (iii) Apartments, bed and breakfast rooms or suites, or rooms or suites in an inn shall not exceed 1,275;

P. Section 8(B) of the Bridgewater PUD is hereby revised to provide as follows:

For all of the Real Estate, the total number of (i) attached single family residences plus (ii) Apartments, bed and breakfast rooms or suites, and rooms and suites in an Inn shall not exceed 870;

Q. Parking on the Northwest Corner shall be permitted to exist in front of buildings located partially or wholly within the Northwest Corner, so long as the landscape standards specified in Section 10(C)(2)(a) of the Bridgewater PUD are satisfied; provided, however, that the evergreen shrub row, shade trees, and ornamental trees shall not be required in any area where prohibited by easements for underground gas and/or petroleum distribution.

R. Section 9(F)(1) of the Bridgewater PUD is hereby revised to provide as follows:

Aggregate square footage of all buildings, regardless of use, within Area Y shall be 531,000, and the maximum parcel coverage within Area Y shall be 405,000;

S. Section 9(F)(7) and Section 9(F)(8) of the Bridgewater PUD are hereby deleted, in their entirety, and replaced and superseded by the following:

(7) The following size limitations shall apply to all Owner or Tenant Occupied spaced in Area Y:

(a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to 65,000 square feet;

(b) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to 40,000 square feet;

(c) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to 20,000 square feet;

(d) Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to 15,000 square feet; and

(e) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to 10,000 square feet.

- T. Section 13(D)(2) of the Bridgewater PUD is hereby revised to also permit one identification sign on the southwest corner of 151st Street and Gray Road, one identification sign on the northwest corner of 151st Street and Gray Road, and one identification sign on the northwest corner of 146th Street and Gray Road, one identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, and one identification sign at the entrance to what is identified on the Concept Plan as Parcel G2, and one identification sign at every other road cut into any Parcel.
- U. Section 13(D)(4) of the Bridgewater PUD is hereby revised to also permit one development sign on the southwest corner of 151st Street and Gray Road, one development sign on the northwest corner of 151st Street and Gray Road, and one development sign on the northwest corner of 146th Street and Gray Road, one identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, and one identification sign at the entrance to what is identified on the Concept Plan as Parcel G2, and one identification sign at every other road cut into any Parcel.

Section 5. Amended Bridgewater PUD. As modified and amended by this Bridgewater PUD Extension, all of the terms, conditions, and provisions of the Bridgewater PUD, as hereby amended and modified, are hereby ratified and confirmed and shall continue to be and shall remain in full force and effect.

Upon motion duly made and seconded, this Bridgewater Extension was fully passed by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

BY:	AYE		NAY
	_____	Teresa Otis Skelton	_____
	_____	John Hart	_____
	_____	David Mikesell	_____
	_____	Robert Smith	_____
	_____	Ronald Thomas	_____

EXHIBIT "A"

**THE BRIDGEWATER CLUB
ZONING DESCRIPTION - AREA SOUTH OF 151ST STREET**

Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section; thence South 00 degrees 46 minutes 18 seconds East along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the North line of said Southeast Quarter; thence North 89 degrees 52 minutes 47 seconds East along said North line 2186.78 feet to the POINT OF BEGINNING, containing .77.147 acres, more or less.

THE BRIDGEWATER CLUB DESCRIPTION

Part of the South Half of Section 8, part of the North Half of Section 17, and part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Northwest corner thereof; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter Section 2655.58 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office;

EXHIBIT "B" – Page 2 of 2

thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Southeast corner of the Northwest Quarter of said Section 17; thence South 89 degrees 46 minutes 23 seconds West along said South line 1776.82 feet to the Southeast corner of land described as an exception in Instrument No. 99-42295, recorded in said recorder's office; thence North 00 degrees 53 minutes 38 seconds West along the East line of said described land 385.19 feet to the Northeast corner thereof; thence South 89 degrees 02 minutes 02 seconds West along the North line of said described land 332.25 feet to the Northwest corner thereof; thence South 01 degrees 48 minutes 06 seconds West along the West line of said described land 381.12 feet to the South line of said Northwest Quarter; thence South 89 degrees 46 minutes 23 seconds West along said South line 518.40 feet to the POINT OF BEGINNING, containing 669.553 acres, more or less.

**THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA X**

Part of the South Half of Section 8, part of the North Half of Section 17, and part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Northwest corner thereof; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter Section 2655.58 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office;

EXHIBIT "C" – Page 2 of 3

thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Southeast corner of the Northwest Quarter of said Section 17; thence South 89 degrees 46 minutes 23 seconds West along said South line 1776.82 feet to the Southeast corner of land described as an exception in Instrument No. 99-42295, recorded in said recorder's office; thence North 00 degrees 53 minutes 38 seconds West along the East line of said described land 385.19 feet to the Northeast corner thereof; thence South 89 degrees 02 minutes 02 seconds West along the North line of said described land 332.25 feet to the Northwest corner thereof; thence South 01 degrees 48 minutes 06 seconds West along the West line of said described land 381.12 feet to the South line of said Northwest Quarter; thence South 89 degrees 46 minutes 23 seconds West along said South line 518.40 feet to the POINT OF BEGINNING, containing 669.553 acres, more or less.

EXCEPT:

A part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45

EXHIBIT "C" – Page 3 of 3

seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.042 acres, more or less.

ALSO EXCEPT:

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

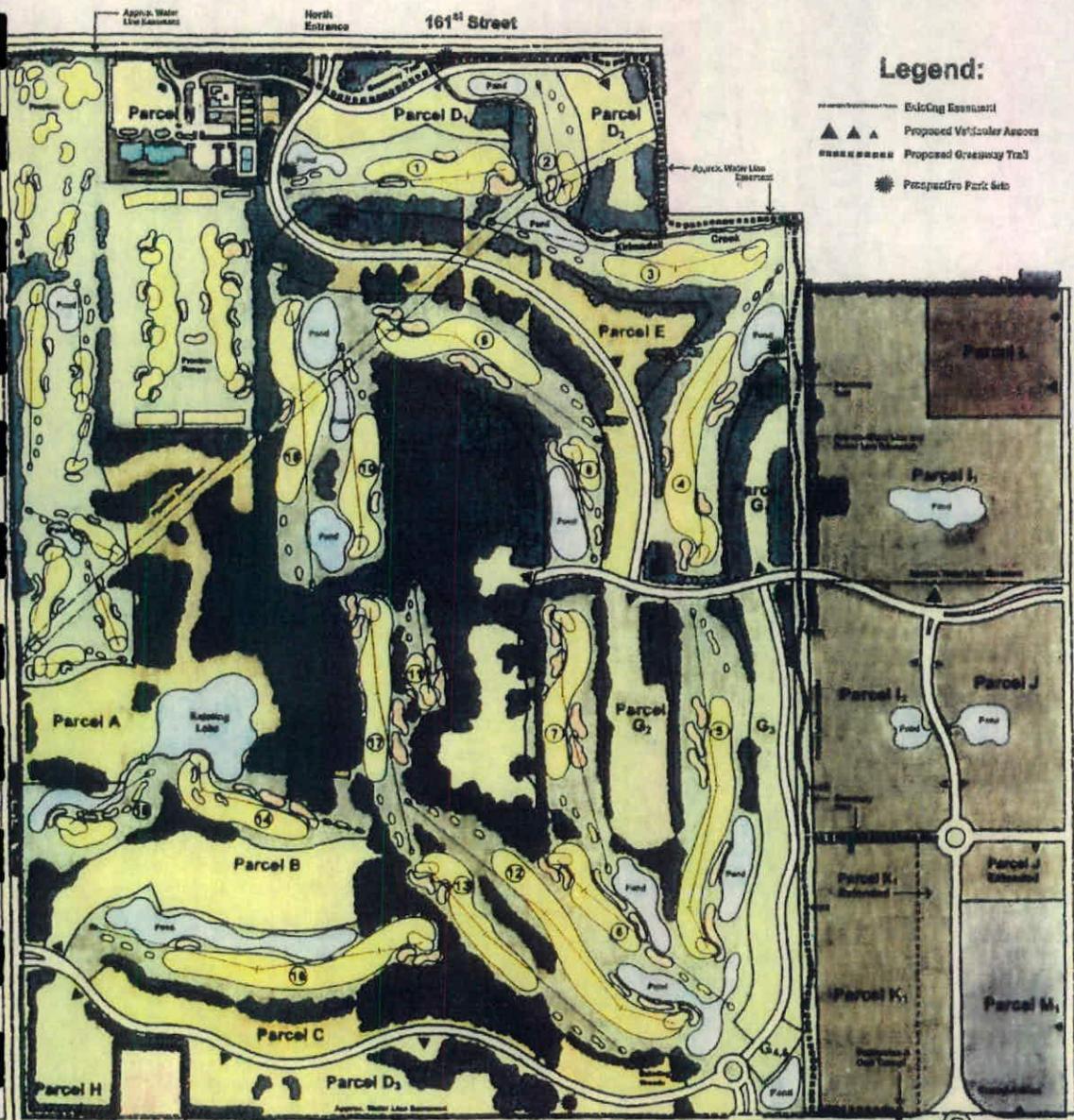
BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

EXHIBIT "D"

**THE BRIDGEWATER CLUB
ZONING DESCRIPTION - AREA Y**

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.



Legend:

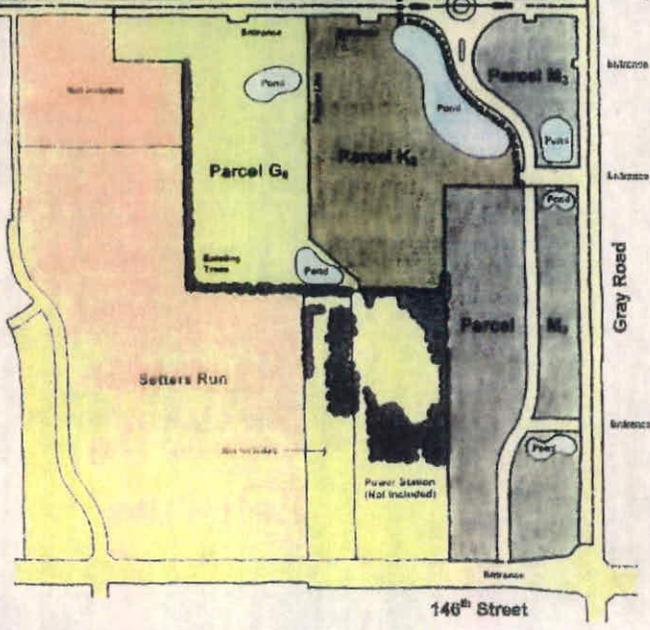
- Existing Easement
- Proposed Vertical Curves
- Proposed Greenway Trail
- Proposed Fire Park Set

Original Site Data:

Parcel	Land Use	Area	Density	Units
A	Estate Lots	40 Ac		
B	150' Lots	16 Ac		
C	120' Lots	16 Ac		
D _{1,2,3}	100' Lots	29 Ac		
E	90' Lots	29 Ac		
F	85' Lots	26 Ac		
G _{1,2,3,4}	125' Lots	28 Ac		
H	80' Lots	16 Ac		
I _{1,2}	Club Villas	50 Ac		
J	Club Condominiums	28 Ac		
K	Village Townhouses	45 Ac		
L	Office/Flex Space	10 Ac		
M	Village Marketplace	40 Ac		
N	Clubhouse Area	10 Ac		
O	Golf Course	260 Ac		
P	Open Space/B.D.W.	26 Ac		
Total Area		590 Ac		
Non-Commercial Area		565 Ac	176 U./Ac	970 U.

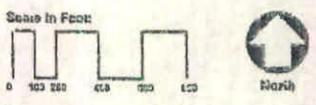
Revised Site Data:

Parcel	Land Use	Area
A	Estate Lots	40 Ac
B	150' Lots	16 Ac
C	120' Lots	16 Ac
D _{1,2}	100' Lots	29 Ac
E	90' Lots	29 Ac
F	85' Lots	26 Ac
G _{1,2}	125' Lots	28 Ac
H	80' Lots	16 Ac
I	Club Villas	50 Ac
J	Club Condominiums	28 Ac
K _{1,2}	Village Townhouses	45 Ac
L	Office/Flex Space	10 Ac
M _{1,2}	Village Marketplace	40 Ac
N	Clubhouse Area	10 Ac
O	Golf Course	260 Ac
P	Open Space/B.D.W.	26 Ac
Total Area		590 Ac



The Bridgewater

Concept Plan- Phase Two



Revised April 10, 2004

Revised April 6, 2004
 Revised March 16, 2003
 Revised March 11, 2002
 February 12, 2002

Prepared For
**Inaugurative-Hushe
 Development, LLC**

Prepared By
**InterpDesign
 Fess Dye, Inc.**

Concept Plan

The Bridgewater Club
 An Exclusive Golf Course Community in Westfield, Indiana