SURVEYOR INFORMATION:

VINCENT J. BARR, P.S VS ENGINEERING, INC. 4275 N. HIGH SCHOOL RD. INDIANAPOLIS, IN 46254 TELE (317) 293-3542

OWNER INFORMATION:

TRAILSIDE WOODS, LLC 2425 N. MERIDIAN ST.

2016036296 PLAT \$47.00 07/26/2016 10:48:01A 6 PGS Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

TRAILSIDE WOODS

A PLANNED DEVELOPMENT SECONDARY PLAT

PART SECTION 4-T18N-R4E, HAMILTON COUNTY

ZONING INFORMATION:

ZONING: R3/PD WIDTH: 70' MIN (MEASURED AT B.L.) FRONT YARD SETBACK: 30' SIDE YARD SETBACK: 5' (20' AGGREGATE BETWEEN HOMES) REAR YARD SETBACK: 20'

DULY ENTERED FOR TAXATION Subject to final acceptance for transfer 26 day of July ,20 16

NOBLESVILLE, INDIANA SUITE B110 Down Courdale Auditor of Hamilton County INDIANAPOLIS, IN 46208 TELE (317) 674-3404 -NORTH LINE OF THE NORTHWEST QUARTER SECTION 4-T18N-R 4E N 89°33'37" E 2,517.82' 5/8" REBAR WITH CAP STATE ROAD 32 (WESTFIELD ROAD) STAMPED "VSEI 0063" TO BE REPLACED WITH BOUNDARY MONUMENT N 89°34'11" E -SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 32 (WESTFIELD ROAD) 86.80' 5/8" REBAR WITH CAP TIMOTHY J. FRAZE INST. NO. 2010016143 04-14-2010 STAMPED "VSEI 0063" TO BE REPLACED WITH BOUNDARY WILLIAM EDGER CAREY, ET UX. D.R 207, PG. 158 10-05-1966 **MONUMENT** ALAN W. LAMBERT, ET UX. INST. NO. 8818079 08-26-1988 BRUCE CORNELIUS, JR. INST NO. 2007000344 01-03-2007 ET UX. D.R 292, PG. 526 11-12-1976 & U.E. NORTH 27.00'| 31.00' R M 5/8" REBAR WITH CAP STAMPED "VSEI 0063" TO BE REPLACED WITH PROPOSED (58. **BOUNDARY MONUMENT** S 0°12'42" W 329.63' N 89°34'32" E 1,100.00' TREE DRIVE -20' D. U. & S. E.--N 89°34'32" E 20.00' 30' 60' 120' 60' C.A. "A & B. E. 103.06' ~15' D. & U. E.~ 82.17 KEITH A. VAWTER, ET AL. D. & U. E. INST. NO. 2008026528 POND "NORTH" **RECORDED 05-20-2008 BOTTOM ELEV. = 835.50** 100-YR HWL. = 838.90 6 5 9,685 SF 10.955 SF N 89°47'34" W 13.01' 12.667 SF 27.00' 31.00' N 89°34'32" E 118.89' 30' B.L. –15' D. & U. E.-20' D. U. & S. E. 3 68.41' \27.00 9,600SF 2 N 89°34'32" E 12,676 SF <u>66.52'</u> 10,356 SF TULIP TREE DRIVE (54' R/W) D.U. & S.E. 30' B.L 20 D.U. & S.E. -63.36 18 0°58'16" E 27.0 12,374 SF 19 10.21'(S.E.) 9,581 SF 20 -15' D. & U. E. S 89°47'14" E 81.84' 13,512 SF 23 21 TRAILSIDE WOODS 22 11,629 SF 11,679 SF 41 10,360 SF 11,672 SF -15' D. & U. E.-129.14' S 89°47'14" E 50.00 S 89°47'14" E 394.96' VICINITY MAP 40 NOBLESVILLE TOWNSHIP, HAMILTON COUNTY D.& U. E. NOT TO SCALE 9,600 SF



ENGINEERING, INC.

OLIS, INDIANA 46254 FAX: (317) 293-4737 4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA TEL. (317) 293-3542 FAX: (317) 293

SECONDARY PLAT - TRAILSIDE WOODS

Pt. Nw. Quarter of Sect. 4, Twp. 18 N., R. 4 E. City of Noblesville, Hamilton County, Indiana

SCALE: 1"=60' DATE: **07/19/2016** DRAWN BY: VSE PROJECT NO.: 15-PD15003

DRAWING NO.

1 of

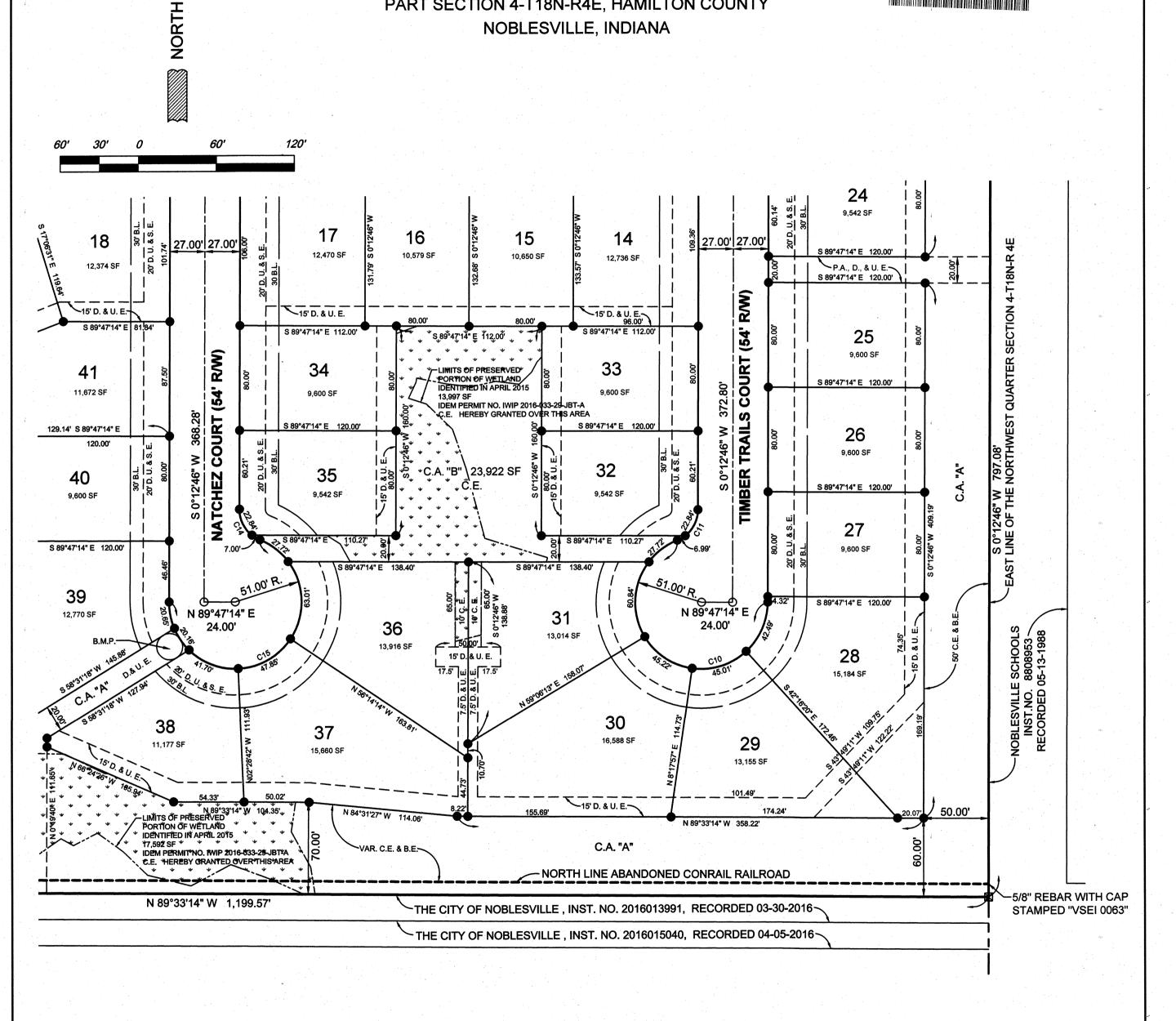
TRAILSIDE WOODS A PLANNED DEVELOPMENT 2016036296 PLAT \$47.00 07/26/2016 10:48:01A 6 PGS Jennifer Hayden HAMILTON County Recorder IN SECONDARY PLAT Recorded as Presented PART SECTION 4-T18N-R4E, HAMILTON COUNTY NORTH NOBLESVILLE, INDIANA NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4-T18N-R4E STEEL PIN IN CONCRETE **FOUND PER COUNTY** 60' 30' *60'* 120' SURVEYOR'S REFERENCES N 89°50'19" E 152.70' N 89°33'37" E 2,517.82' NORTH LINE OF THE NORTHWEST QUARTER SECTION 4-T18N-R 4E STATE ROAD 32 (WESTFIELD ROAD) ORVAL C. WAGGONER, TRUSTEE INST.NO. 2008034671 07-01-2008 S 0°12'46" W 250.00' -NOBLESVILLE SCHOOLS INST.NO. 8808953 RECORDED 05-13-1988 ANNIE WALKER, ET UX. INST.NO. 2014020066 5-30-2014 RICHARD SUTTON, ET UX. D.R. 216, PG. 67 11-04-1967 YUN LI INST.NO. 200400006669 01-30-2004 YUN LI INST. NO. 200300109205 10-20-2003 ALAN W. LAMBERT, ET UX. INST. NO. 8818079 08-26-1988 MARY M. COLEMAN D.R. 315, PG. 87 09-04-1979 N 89°34'32" E 1,100.00 -20' D. U. & S. E.-,100.00 5/8" REBAR WITH CAP STAMPED "MILLER S0083" C.A. "A" TO BE REPLACED WITH 50.00 & B. E. N 89°34'32" E 834.87 & B. E. **BOUNDARY MONUMENT** 149.77' ~15' D. & U. E. 83.00 80.00 80.00 82.17' -15' D. & U. E. 80.00 80.00 12 11 50' D. & U. 50' B.E. 10 6 7 9 9,472 SF 12,858 SF 8 " W 797.08' EST QUARTER SECTION 4-T18N-R 4E 9,600 SF 9,685 SF 9,600 SF 15' D. & U. 30' B.L. 30' B.L. 20' D. U. & S. E. 20' D. U. & S. E. 13 8 27.00 N 89°34'32" E 10,399 SF 27. N 89°34'32" E 406.03' 27.00 **TULIP TREE DRIVE (54' R/W)** 4' R/W) S 89°47'14" E 110.88' 80.00 20' D. U. & S. E. 2 30' B.L. 24 S 0°12'46' EAST LINE OF THE NORTHW \$ 27.00' 27.00' 🕏 S S. 9,542 SF COURT 30'B. 20'D. U. & S. t. 101.74' 372.80' 17 16 15 14 18 27.00' 27.00' 12,470 SF 10,579 SF 10,650 SF 12,736 SF COURT 12,374 SF ~P.A., D., & U. E.~ S 89°47'14" E 120.00' S 0°12'46" W TRAILS 368.28 ∕15' D. & U. E. ─15' D. & U. E.~ 96.00' ~15' D. & U. E. 96.00' NATCHEZ S 0°12'46" W S 89°47'14" E 81.84 S 89°47'14" E 112.00' 25 œ Ш 9,600 SF 34 33 41 S 89°47'14" E 120.00' 9,600 SF 11,672 SF 9,600 SF SCALE: 1"=60' DRAWNG NO. SECONDARY PLAT - TRAILSIDE WOODS ENGINEERING, INC. DATE: 07/19/2016 2 of 6 Pt. Nw. Quarter of Sect. 4, Twp. 18 N., R. 4 E. OLIS, INDIANA 46254 FAX: (317) 293-4737 DRAWN BY: VSE TEL. (317) 293-3542 City of Noblesville, Hamilton County, Indiana PROJECT NO.: 15-PD15003

TRAILSIDE WOODS

A PLANNED DEVELOPMENT SECONDARY PLAT

PART SECTION 4-T18N-R4E, HAMILTON COUNTY NOBLESVILLE, INDIANA

2016036296 PLAT \$47.0 07/26/2016 10:48:01A 6 PGS Jennifer Hayden HAMILTON County Recorder IN Recorded as Presented





S ENGINEERING, INC.

4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA 46254 TEL. (317) 293-3542 FAX: (317) 293-4737

SECONDARY PLAT - TRAILSIDE WOODS

Pt. Nw. Quarter of Sect. 4, Twp. 18 N., R. 4 E. City of Noblesville, Hamilton County, Indiana

SCALE: 1"=60'

DATE: 07/19/2016

DRAWN BY: VSE

PROJECT NO.: 15-PD15003

DRAWING NO.

NORTH

30'

60'

0

60'

TRAILSIDE WOODS

2016036296 PLAT \$47.00 07/26/2016 10:48:01A 6 PGS Jennifer Hayden HAMILTON County Recorder IN Recorded as Presented

120

A PLANNED DEVELOPMENT SECONDARY PLAT

PART SECTION 4-T18N-R4E, HAMILTON COUNTY NOBLESVILLE, INDIANA

CURVE TABLE

				the state of the s	
CURVE	RADIUS	DELTA ANG	LENGTH	CHORD BRG -	DISTANCE
C1	150.00'	111°13'40"	291.19'	S 55°24'08" E	247.58'
C2	123.00'	96°34'33"	207.33'	S 62°43'42" E	183.64'
C3	177.00'	77°18'25"	238.80'	S 72°21'46" E	221.11'
C4	300.00'	20°35'30"	107.82'	N 79°16'47" E	107.24'
C5	327.00'	20°35'30"	117.52'	N 79°16'47" E	116.89'
C6	273.00'	20°35'30"	98.11'	N 79°16'47" E	97.59'
C7	25.00'	44°17'35"	19.33'	N 68°48'34" E	18.85'
C8	46.00'	176°27'44"	141.67'	S 45°06'21" E	91.96'
C9	25.00'	42°54'45"	18.72'	S 21°40'08" W	18.29'
C10	51.00'	248°22'54"	221.09'	N 55°35'47" W	84.37'
C11	25.00'	68°22'54"	29.84'	N 34°24'13" E	28.10'
C12	25.00'	90°38'14"	39.55'	N 45°06'21" W	35.55'
C13	25.00'	89°21'46"	38.99'	S 44°53'39" W	35.16'
C14	25.00'	68°22'54"	29.84'	S 33°58'41" E	28.10'
C15	51.00'	248°22'54"	221.09'	S 56°01'19" W	84.37'
C16	25.00'	90°38'14"	39.55'	N 45°06'21" W	35.55'
C17	25.00'	75°04'57"	32.76'	N 71°15'02" W	30.47'
C18	25.00'	68°22'29"	29.83'	N 30°18'46" E	28.10'
040	477.00	0.400514.011	40.601	NI O4940IESII M	12 621

LEGEND

- SUBDIVISION BOUNDARY MONUMENT.
 4"X4"X36" CONCRETE MONUMENT WITH CUT CROSS
 ON TOP.
- LOT CORNER.
 5/8" DIA REBAR WITH CAP STAMPED "VSEI 0063".
- O STREET CENTERLINE MONUMENT.
 IRON ROD WITH 1-1 / 2" CAP (TO BE SET DURING
 FINAL STAGES OF CONSTRUCTION AT THE POINT OF
 CURVATURE AND THE POINT OF TANGENCY OF
 STREET CENTERLINE, CUL-DE-SAC RADIUS POINTS,
 AND INTERSECTIONS.
- C.A. COMMON AREA
 D.E. DRAINAGE EASEMENT
 U.E. UTILITY EASEMENT
 ST.E. STORM SEWER EASEMENT
 B.L. BUILDING LINE

 \boxtimes

- P.A.E. PUBLIC ACCESS EASEMENT
 S.E. SANITARY SEWER EASEMENT
 C.E. CONSERVATION EASEMENT
 R/W RIGHT-OF-WAY
- AC ACRES
 SF SQUARE FEET
 VAR. VARIABLE WIDTH
- B.E. PERIPHERAL LANDSCAPE BUFFER EASEMENT
 BMP LOCATION OF BEST MANAGEMENT PRACTICE
 STRUCTURE

PRESERVED WETLAND AREA C19 177.00' 04°05'10" 12.62' N 01°49'53" W S 89°47'14" E 81.84 S 89°47'14" E 112.00' 13,512 SF 27.00' 27.00' 23 21 S S 22 34 11,629 SF 11,679 SF 41 10,360 SF **COURT (54'** 11,672 SF 9,600 SF 368.28 ∕-15' D. & U. E.~ S 89°47'14" E 120.00' 129.14' S 89°47'14" E 50.00! 120.00 S 89°47'14" E 394.96 ⋛ 0°12'46" 35 NATCHEZ C.A. "A" 40 D.& U. E. 337,054 SF 9,542 SF 9,600 SF (INCLUDES PONDS) 110.27 S 89°47'14" E 120.00' 15' D. & U. E. D.& U. E. 39 B.M.P. N 89°47'14" E 12,770 SF 24.00' POND "SOUTH" BOTTOM = 825.50NWL = 833.50C.A. "A" 100-YR HWL = 838.90 D.& U. E. 38 37 11,177 SF LIMITS OF PRESERVED 15,660 SF PORTION OF WETLAND **IDENTIFIED IN APRIL 2015** C.E. HEREBY GRANTED OVER THIS AREA 50.02' N 89°33'14" W 104.35', -LIMITS OF PRESERVED PORTION OF WETLAND IDENTIFIED IN APRIL 2015 17,592 SF * C.A. "A" IDEM PERMITINO, TWIP 2016-033-29-JBT*A C.E. HEREBY GRANTED OVER THIS AREA

SLATER RUN SECTION TWO INST. NO. 2014041701 RECORDED 09/18/2014 SLATER RUN SECTION THREE INST. NO. 2016024904 RECORDED 06/01/2016



5/8" REBAR WITH CAP-

STAMPED "VSEI 0063"

VS ENGINEERING, INC.

4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA 46254 TEL. (317) 293-3542 FAX: (317) 293-4737 SECONDARY PLAT - TRAILSIDE WOODS

-DECLARATORY JUDGEMENT FOR THE COUNTY OF HAMILTON INST. No. 200500009995 DATED 02-22-2005 \cdot

Pt. Nw. Quarter of Sect. 4, Twp. 18 N., R. 4 E. City of Noblesville, Hamilton County, Indiana

SCALE: 1"=60'

DATE: **07/19/2016**DRAWN BY: **VSE**

PROJECT NO.: 15-PD15003

N 89°33'14" W 1,199.57



TRAILSIDE WOODS

A PLANNED DEVELOPMENT SECONDARY PLAT

PART SECTION 4-T18N-R4E, HAMILTON COUNTY NOBLESVILLE, INDIANA

2016036296 PLAT \$47.00 07/26/2016 10:48:01A 6 PGS Jennifer Hayden HAMILTON County Recorder IN Recorded as Presented

PROPERTY DESCRIPTION

TRAILSIDE WOODS

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STEEL PIN IN CONCRETE FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 0 DEGREES 12 MINUTES 46 SECONDS WEST (NAD83(2011) INDIANA STATE PLANE EAST ZONE) 250.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A REBAR WITH CAP STAMPED "MILLER S0083" FOUND AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 12 MINUTES 46 SECONDS WEST 79.08 FEET CONTINUING ALONG SAID EAST LINE, PASSING AT 787.08 FEET A 5/8 INCH REBAR WITH CAP") SET ON THE NORTH LINE OF THE ABANDONED CONRAIL RAILROAD, TO THE NORTHEAST CORNER OF THE 0.55 ACRE TRACT DESCRIBED IN INSTRUMENT NUMBER 2016013991 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND STATE; THENCE NORTH 89 DEGREES 33 MINUTES 14 SECONDS WEST 1, 199.57 FEET ALONG THE NORTH LINE OF SAID 0.55 ACRE TRACT TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 0 DEGREES 58 MINUTES 16 SECONDS EAST 969.79 FEET, PASSING AT 10.00 FEET A REBAR WITH CAP, TO A REBAR WITH CAP SET ON THE SOUTH BOUNDARY OF STATE ROAD NUMBER 32 AS DEFINED ON THE PLANS FOR INDIANA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER ST-088-4(024) APPROVED FEBRUARY 6, 2004; THENCE NORTH 89 DEGREES 34 MINUTES 11 SECONDS EAST 86.80 FEET ALONG SAID SOUTH BOUNDARY TO A REBAR WITH CAP SET AT A POINT LYING 1,100.00 FEET WEST (AS MEASURED PARALLEL WITH A LINE CONNECTING THE NORTHWEST AND NORTHEAST CORNERS OF SAID QUARTER SECTION) FROM THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 12 MINUTES 46 SECONDS WEST 190.72 FEET PARALLEL WITH SAID EAST LINE TO A REBAR WITH CAP SET; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 1,100.00 FEET PARALLEL WITH THE LINE CONNECTING THE NORTHWEST AND NORTHEAST CORNERS OF SAID QUARTER SECTION) FROM THE EAST LINE TO A REBAR WITH CAP SET; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 1,100.00 FEET PARALLEL WITH THE LINE CONNECTING THE NORTHWEST AND NORTHEAST CORNERS OF SAID QUARTER SECTION TO THE POINT OF BEGINNING AND CONTAINING 21.992 ACRES MORE OR LESS, SUBJECT TO ALL PERTINENT

THE SUBDIVISION CONSISTS OF FORTY-ONE (41) LOTS NUMBERED 1-41 (ALL INCLUSIVE) AND THREE (3) COMMON AREAS LABELED C.A. "A, B, AND C." THE SIZE OF THE LOTS AND WIDTH OF STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND, THAT THE HEREIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED BY VS ENGINEERING INC., THE PLAT OF WHICH SURVEY WAS SIGNED BY ME ON MARCH 25, 2015 AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA ON JUNE 28, 2016 AS INSTRUMENT NUMBER 2016/30425

WITNESS MY SIGNATURE THIS

Vust O. Dan

VINCENT J. BARR, P.S. PROFESSIONAL SURVEYOR NO. 9700015 STATE OF INDIANA

REGISTERED PROFESSIONAL SURVEYOR'S CERTIFICATE:

I, VINCENT J. BARR, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

9700015

SURTHIT

THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS, AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

VINCENT J. BARR, P.S.
PROFESSIONAL SURVEYOR NO. 9700015

STATE OF INDIANA

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT FACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

OFF, PLAN AND SUBDIN

DEED OF DEDICATION:

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAN AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS TRAILSIDE WOODS, IN HAMILTON COUNTY, INDIANA. ALL RIGHTS-OF-WAY SHOWN AND NOT HEREFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

ALL LOTS IN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED WITH THE RECORDER OF HAMILTON COUNTY, INDIANA AS INSTRUMENT NO. 2016036730

FRONT AND SIDE YARD SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THE AREAS MARKED AS "UTILITY EASEMENT" ARE RESERVED FOR THE USE OF APPROPRIATE AND NECESSARY UTILITY RELATED INFRASTRUCTURE. OWNERS SHALL TAKE THEIR TITLES SUBJECT THERETO AND SHALL NOT BE ALLOWED TO INTERFERE WITH SUCH PURPOSES.

THE AREAS MARKED AS "DRAINAGE EASEMENT" ARE RESERVED FOR THE USE OF APPROPRIATE AND NECESSARY STORM WATER RELATED INFRASTRUCTURE, AS WELL AS BOTH SURFACE AND SUBSURFACE DRAINAGE. OWNERS SHALL TAKE THEIR TITLES SUBJECT THERETO AND SHALL NOT BE ALLOWED TO INTERFERE WITH SUCH PURPOSES.

THE AREAS MARKED AS "STORM SEWER EASEMENT" ARE RESERVED FOR THE USE OF APPROPRIATE AND NECESSARY STORM WATER RELATED INFRASTRUCTURE. OWNERS SHALL TAKE THEIR TITLES SUBJECT THERETO AND SHALL NOT BE ALLOWED TO INTERFERE WITH SUCH PURPOSES.

THE AREAS MARKED AS "SANITARY SEWER EASEMENT" ARE RESERVED FOR THE USE OF APPROPRIATE AND NECESSARY SANITARY SEWER RELATED INFRASTRUCTURE. OWNERS SHALL TAKE THEIR TITLES SUBJECT THERETO AND SHALL NOT BE ALLOWED TO INTERFERE WITH SUCH PURPOSES.

THE AREAS MARKED AS "PUBLIC ACCESS EASEMENT" ARE RESERVED FOR THE USE OF NON-VEHICULAR TRANSIENT ACCESS TO THE PUBLIC. OWNERS SHALL TAKE THEIR TITLES SUBJECT THERETO AND SHALL NOT BE ALLOWED TO INTERFERE WITH SUCH PURPOSES.

THE AREAS MARKED AS "CONSERVATION EASEMENT" ARE RESERVED FOR THE PRESERVATION OF EXISTING NATURAL CONDITIONS IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED WITH THE RECORDER OF HAMILTON COUNTY, INDIANA AS INSTRUMENT NO. 2016036290

THE AREAS MARKED AS "PERIPHERAL LANDSCAPE BUFFER EASEMENT" ARE RESERVED FOR USE AS A PERIPHERAL LANDSCAPE BUFFER IN ACCORDANCE WITH THE APPROVED SUBDIVISION DETAILED DEVELOPMENT PLAN AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED WITH THE RECORDER OF HAMILTON COUNTY, INDIANA AS INSTRUMENT NO. 2016036290

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF A STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

THE EASEMENTS LABELED AS "BMP EASEMENT" SHALL BE USED FOR THE PURPOSE OF ACCESS, MONITORING, INSPECTION, AND GENERAL MAINTENANCE ACTIVITIES RELATED TO THE BMP. THE STORMWATER PRACTICE MAINTENANCE AGREEMENT AND ALL ASSOCIATED EXHIBITS HAS BEEN RECORDED AS INSTRUMENT NO. 2016035017 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER, NOBLESVILLE, INDIANA.

VINCENT J. BARR, P.S.



VS ENGINEERING, INC.

Nm Mistrois

4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA 46254 TEL. (317) 293-3542 FAX: (317) 293-4737

SECONDARY PLAT - TRAILSIDE WOODS

Pt. Nw. Quarter of Sect. 4, Twp. 18 N., R. 4 E. City of Noblesville, Hamilton County, Indiana

SCALE: NONE

DATE: 07/19/2016

DRAWN BY: VSE

PROJECT NO.: 15-PD15003

DRAWING NO.

5 of 6

TRAILSIDE WOODS

A PLANNED DEVELOPMENT SECONDARY PLAT

PART SECTION 4-T18N-R4E, HAMILTON COUNTY NOBLESVILLE, INDIANA

CERTIFICATE OF PLAN COMMISSION

2016036296 PLAT \$47.00 07/26/2016 10:48:01A 6 PGS Jennifer Hayden HAMILTON County Recorder IN Recorded as Presented

21 DAY OF July 2016. UNDER AUTHORITY PROVIDED BY THE ACTS OF 1981, P.C. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN **OWNERS** ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF NOBLESVILLE AS FOLLOWS: ADOPTED BY THE CITY PLAN COMMISSION AT A MEETING HELD ON THE 17TH DAY OF FEBRUARY, 2015. **NEIL GORADIA,** MANAGER, NOBLESVILLE PLAN COMMISSION TRAILSIDE WOODS, LLC STATE OF INDIANA COUNTY OF Hamilton SARAH REED, AICP, SECRETARY BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Neil D. Goradia, AND ACKNOWLEDGED THE EXECUTION OF THIS SECONDARY PLAT AS THEIR VOLUNTARY ACT AND DEED AND AFFIXED HIS SIGNATURE BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE: THERETO. THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF NOBLESVILLE, INDIANA, AT A MEETING HELD ON THE TOTAL PORTION OF LOCAL PROPERTY OF THE CITY OF NOBLESVILLE, INDIANA, AT A MEETING HELD ON THE TOTAL PORTION OF LOCAL PROPERTY OF THE CITY OF NOBLESVILLE, INDIANA, AT A MEETING HELD ON THE TOTAL PORTION OF LOCAL PROPERTY OF THE CITY OF NOBLESVILLE, INDIANA, AT A MEETING HELD ON THE TOTAL PORTION OF LOCAL PROPERTY OF THE CITY OF NOBLESVILLE, INDIANA, AT A MEETING HELD ON THE TOTAL PORTION OF LOCAL PROPERTY OF LOCAL PROP WITNESS MY SIGNATURE AND SEAL THIS 21 DAY OF JULY NERISSA L. JOHNSTON CAMPAGNE Seal Notary Public - State of Indiana Marion County Ay Commission Expires Dec 1, 2023 NOTARY PUBLIC COUNTY OF RESIDENCE: Marion MY COMMISSION EXPIRES: 12-01-2023 CITY OF NOBLESVILLE, INDIANA I, SARAH REED, DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE CITY OF NOBLESVILLE, PREPARED BY: VINCENT S. BARR HEREBY CERTIFY THAT THE APPLICATION FOR APPROVAL OF THIS PLAT MEETS ALL OF THE

VS ENGINEERING, INC.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS

4275 N. HIGH SCHOOL RD. INDIANAPOLIS, INDIANA 46254 TEL. (317) 293-3542 FAX: (317) 293-4737 SECONDARY PLAT - TRAILSIDE WOODS

DIRECTOR OF PLANNING AND DEVELOPMENT

Pt. Nw. Quarter of Sect. 4, Twp. 18 N., R. 4 E. City of Noblesville, Hamilton County, Indiana

SCALE: NONE

MINIMUM REQUIREMENTS SET FORTH IN THE COMPREHENSIVE PLAN OF NOBLESVILLE, INDIANA, AND SUCH OTHER APPLICABLE REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF THE CITY OF NOBLESVILLE - DECEMBER 11, 1961, AS AMENDED:

DATE: 07/19/2016

DATE: 07/10/201

DRAWN BY: VSE

PROJECT NO.: 15-PD15003

DRAWING NO.

