

PC 5, slide 523

SURVEYOR INFORMATION:

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

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



OWNER INFORMATION:

TRAILSIDE WOODS, LLC
2425 N. MERIDIAN ST.
SUITE B110
INDIANAPOLIS, IN 46208
TELE (317) 674-3404

TRAILSIDE WOODS

A PLANNED DEVELOPMENT SECONDARY PLAT

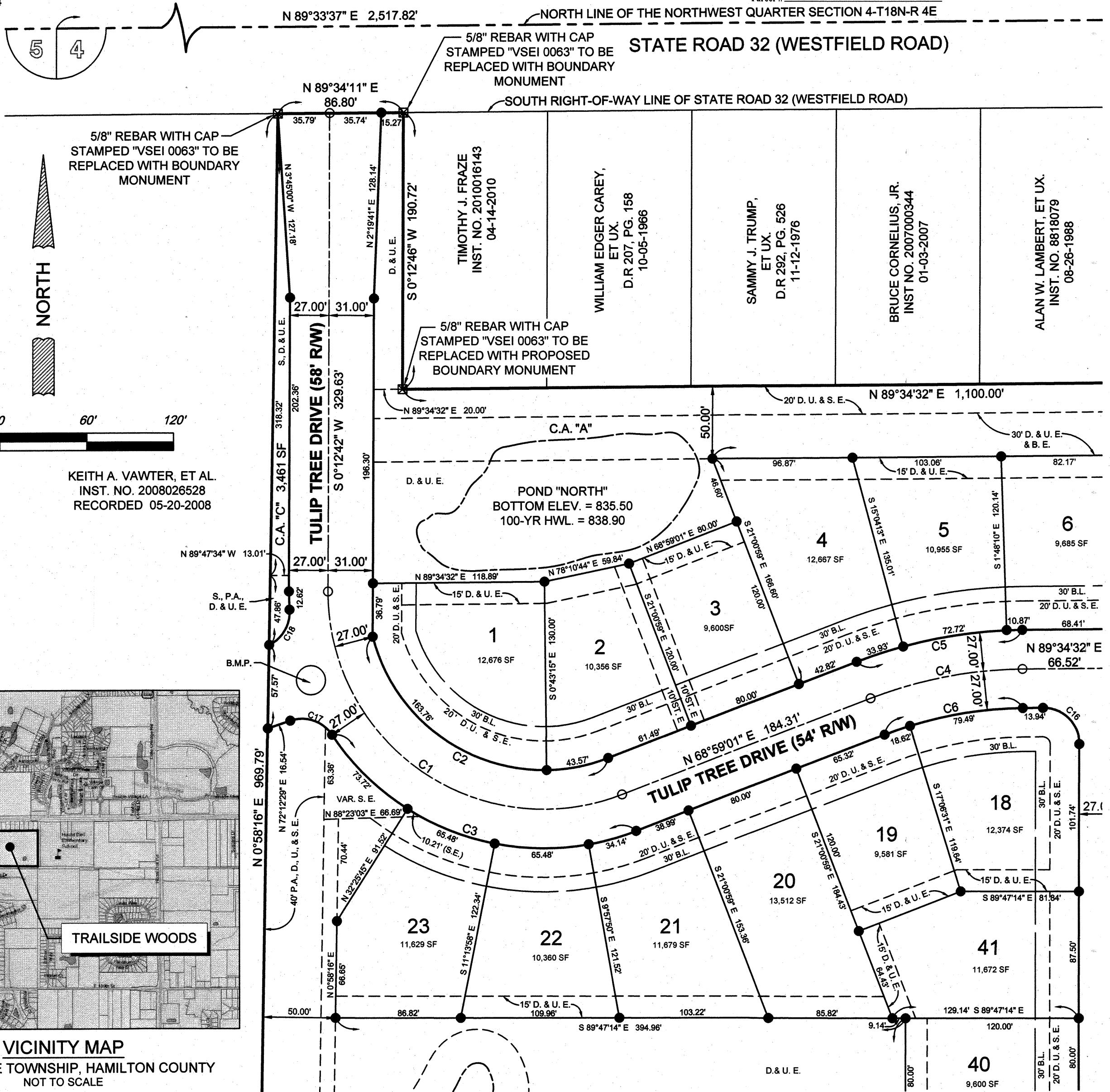
PART SECTION 4-T18N-R4E, HAMILTON COUNTY
NOBLESVILLE, INDIANA

ZONING INFORMATION:

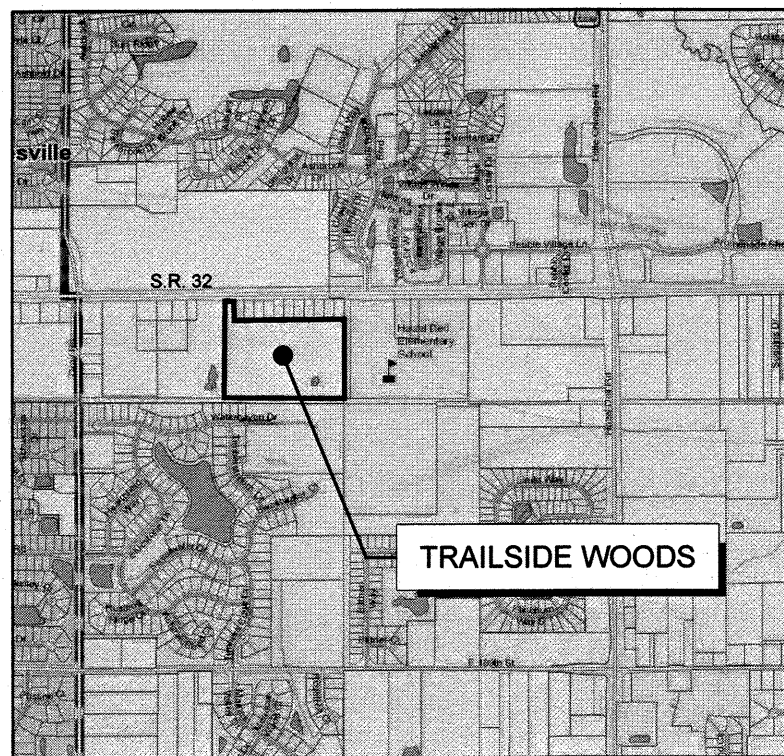
ZONING: R3/PD
WIDTH: 70' MIN (MEASURED AT B.L.)
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 5'
(20' AGGREGATE BETWEEN HOMES)
REAR YARD SETBACK: 20'

DULY ENTERED FOR TAXATION

Subject to final acceptance for transfer
26 day of July, 2016
Dawn Cozzadale Auditor of Hamilton County
Parcel #



KEITH A. VAWTER, ET AL.
INST. NO. 2008026528
RECORDED 05-20-2008



VICINITY MAP

NOBLESVILLE TOWNSHIP, HAMILTON COUNTY
NOT TO SCALE



VS 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.

1 of 6

PC5, Slide 523

TRAILSIDE WOODS

A PLANNED DEVELOPMENT

SECONDARY PLAT

PART SECTION 4-T18N-R4E, HAMILTON COUNTY

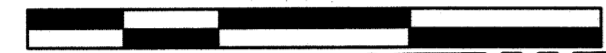
NOBLESVILLE, INDIANA

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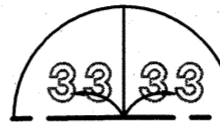
NORTH

60' 30' 0 60' 120'



N 89°33'37" E 2,517.82'

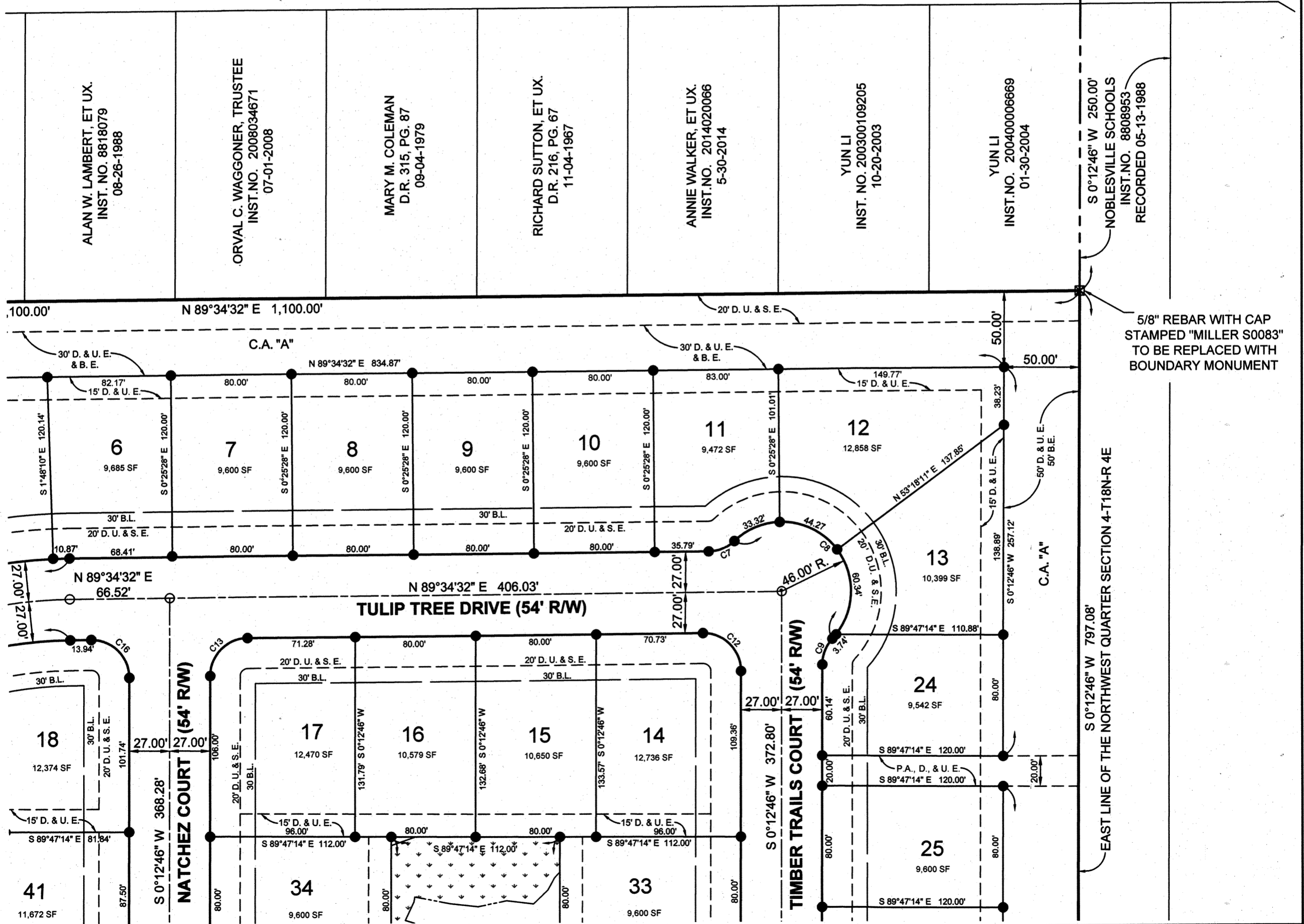
NORTH LINE OF THE NORTHWEST QUARTER SECTION 4-T18N-R 4E



N 89°50'19" E 152.70'

NORTHEAST CORNER
OF THE NORTHWEST
QUARTER OF
SECTION 4-T18N-R4E
STEEL PIN IN CONCRETE
FOUND PER COUNTY
SURVEYOR'S REFERENCES

STATE ROAD 32 (WESTFIELD ROAD)



5/8" REBAR WITH CAP
STAMPED "MILLER S0083"
TO BE REPLACED WITH
BOUNDARY MONUMENT

EAST LINE OF THE NORTHWEST QUARTER SECTION 4-T18N-R 4E



VS ENGINEERING, INC.

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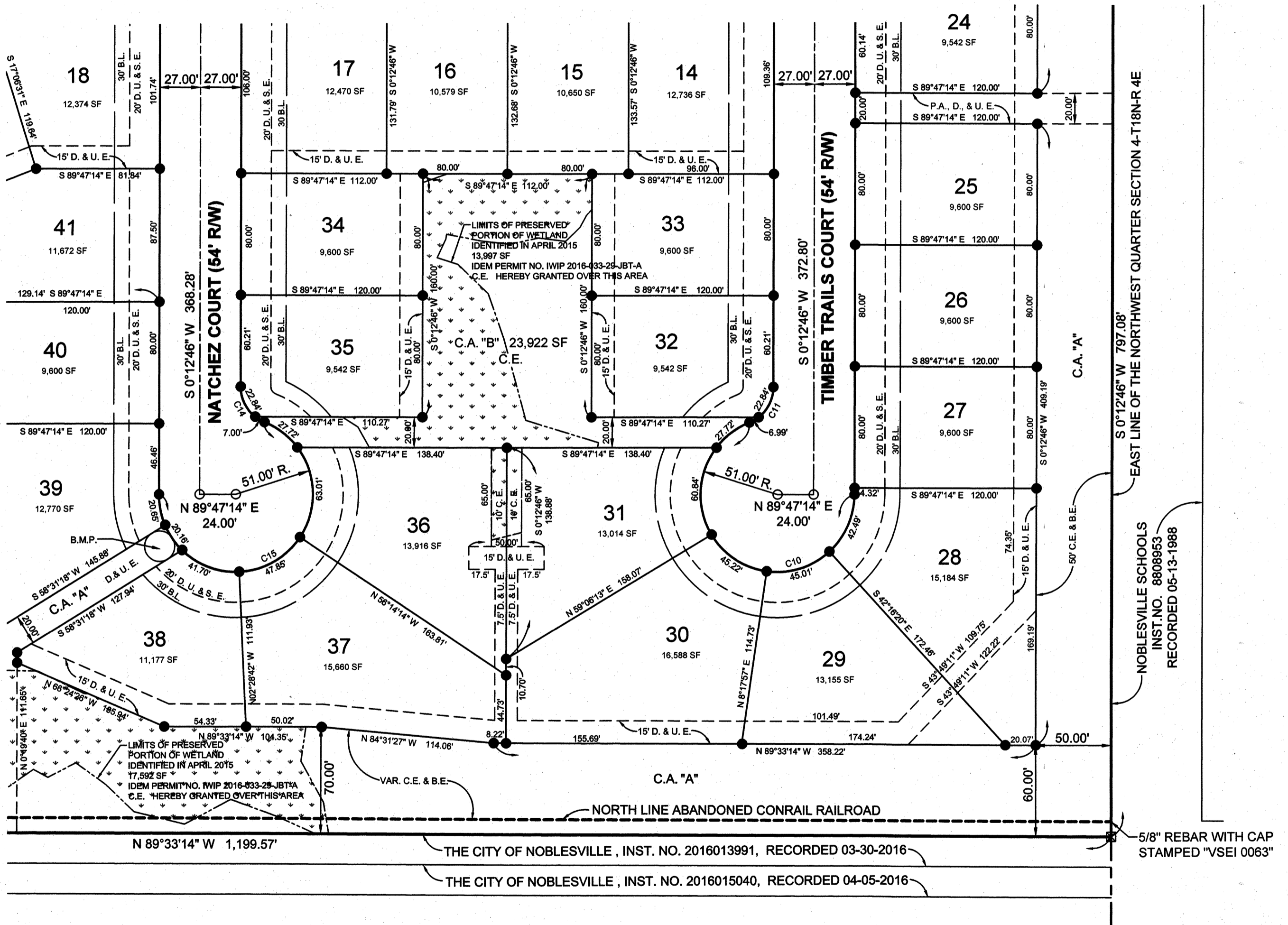
2 of 6

TRAILSIDE WOODS

A PLANNED DEVELOPMENT SECONDARY PLAT

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TRAILSIDE WOODS

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

CURVE TABLE

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'
C19	177.00'	04°05'10"	12.62'	N 01°49'53" W 12.62'

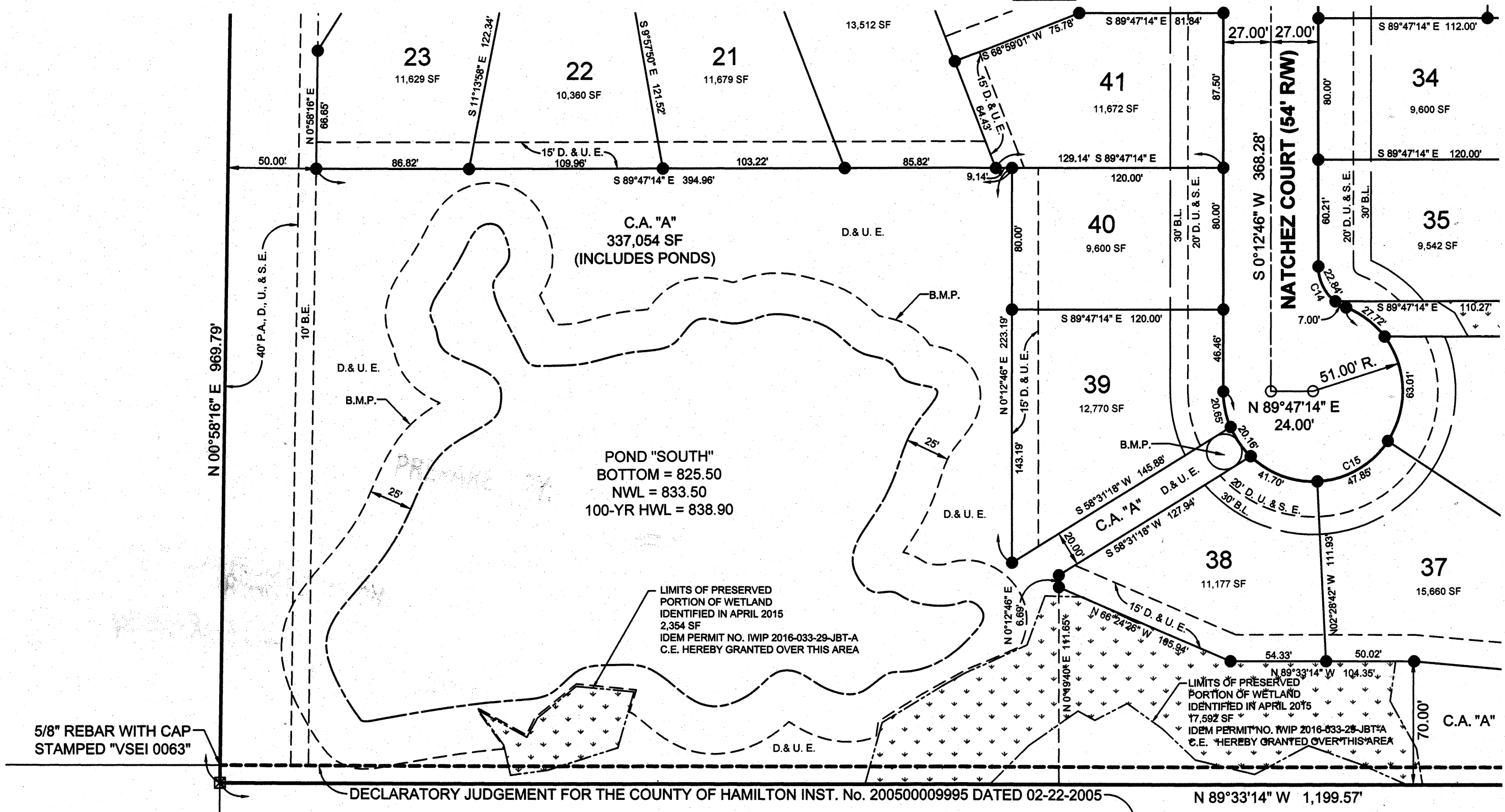


LEGEND

- ☒ SUBDIVISION BOUNDARY MONUMENT.
4"X4"X36" CONCRETE MONUMENT WITH CUT CROSS ON TOP.
- LOT CORNER.
5/8" DIA REBAR WITH CAP STAMPED "VSEI 0063".
- 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
- 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



SLATER RUN SECTION TWO
INST. NO. 2014041701
RECORDED 09/18/2014

SLATER RUN SECTION THREE
INST. NO. 2016024904
RECORDED 06/01/2016



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City of Noblesville, Hamilton County, Indiana

SCALE: 1"=60'

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4 of 6

TRAILSIDE WOODS

A PLANNED DEVELOPMENT SECONDARY PLAT

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

2016036296 PLAT \$47.00
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HAMILTON County Recorder IN
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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 797.08 FEET CONTINUING ALONG SAID EAST LINE, PASSING AT 787.08 FEET A 5/8 INCH REBAR WITH ORANGE CAP STAMPED "VSEI 0063" (HEREINAFTER REFERRED TO AS "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 TO THE POINT OF BEGINNING AND CONTAINING 21.992 ACRES MORE OR LESS, SUBJECT TO ALL PERTINENT EASEMENTS AND RIGHTS-OF-WAY.

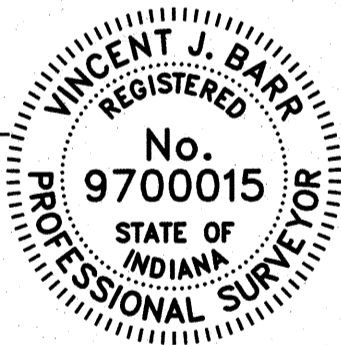
THE SUBDIVISION CONSISTS OF FORTY-ONE (41) LOTS NUMBERED 1-41 (ALL INCLUSIVE) AND THREE (3) COMMON AREAS LABELED C.A. "A, B, AND C." THE SIZE OF THE LOTS AND WIDTH OF STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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 2016030425.

WITNESS MY SIGNATURE THIS 19TH DAY OF JULY, 2016.

Vincent J. Barr

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:

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 07/19/2016

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 EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Vincent J. Barr 07/19/2016

VINCENT J. BARR, P.S.

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 HEREFOR 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. 2016036290.

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 ERRECTED 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 ERRECTED, 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.

TRAILSIDE WOODS

A PLANNED DEVELOPMENT SECONDARY PLAT

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

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HAMILTON County Recorder IN
Recorded as Presented

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

21st DAY OF July, 2016.

OWNERS



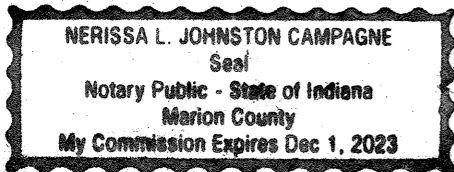
NEIL GORADIA,
MANAGER,
TRAILSIDE WOODS, LLC

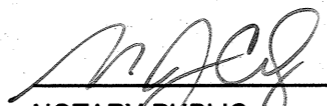
STATE OF INDIANA)

COUNTY OF Hamilton)

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
THERE TO.

WITNESS MY SIGNATURE AND SEAL THIS 21 DAY OF July, 2016




NOTARY PUBLIC

COUNTY OF RESIDENCE: Marion

MY COMMISSION EXPIRES: 12-01-2023


PREPARED BY: VINCENT J. BARR

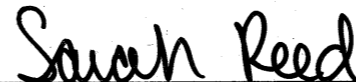
CERTIFICATE OF PLAN COMMISSION

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
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.


NOBLESVILLE PLAN COMMISSION

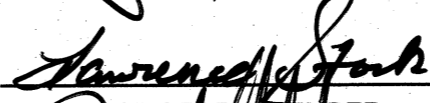

BRYAN GLOVER, PRESIDENT


SARAH REED, AICP, SECRETARY

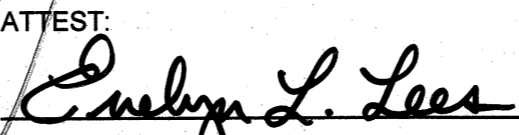
BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE:

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 26th DAY OF JULY, 2016.

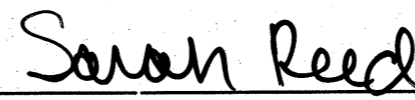

JOHN DITSLEAR, MAYOR


LAWRENCE STORK, MEMBER


JACK MARTIN, MEMBER

ATTEST:

EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE, INDIANA

I, SARAH REED, DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE CITY OF NOBLESVILLE,
HEREBY CERTIFY THAT THE APPLICATION FOR APPROVAL OF THIS PLAT MEETS ALL OF THE
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:


SARAH REED,
DIRECTOR OF PLANNING AND DEVELOPMENT

07-26-2016
DATE



VS 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.
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