

**Exhibit A**

**“Real Estate”**

Part of the Southwest quarter of the Northwest quarter of Section 3, Township 18 N., Range 4E; beginning at the West line of said section at a point 20 feet south of the center of the tracks of Midland Rail Road as now located, and running South 16 rods and 3 feet; thence East 64 rods; thence North 16 rods and 3 feet to the rights-of-way of said railroad; thence West on said right-of-way to the place of beginning.

ALSO:

A part of the northwest quarter and part of the southwest quarter of Section 3, Township 18 north, Range 4 East, described as follows: Begin at a point 830 feet north of the southwest corner of the north half of the southwest quarter, Section 3, Township 18 North, Range 4 East, thence north on the west line of Section 3, township 18 north, Range 4 East, 1530 feet to a point; thence east along an old fence 1122 feet; thence south along old fence line 1014.6 feet to stone marked X. said stone being on the line between the northwest quarter and the southwest quarter of said section 3 and 1532.4 feet west of the southeast corner of said northwest quarter; thence south 500 feet to a stone; thence west along said fence line 1122 feet to place of beginning. Containing 39.21 acres, more or less, except twenty two one-half acres (22 1/2), by parallel lines, off of the entire south side thereof.

ALSO:

A part of the northwest quarter and part of the southwest quarter of Section 3, Township 18 north, Range 4 east, described as follows:

Begin at a point 830 feet north of the Southwest corner of north half of southwest quarter, Section 3, Township 18 North, Range 4 East, thence north on west line of section 3, township 18 north, range 4 east, 1530 feet to a point; thence east along an old fence 1122 feet; thence south along old fence line 1014.6 feet to stone marked X, said stone being on the line between the northwest quarter and the southwest quarter of said section 3; thence south 500 feet to a stone; thence west along said fence line 1122 feet to place of beginning.

**Exhibit B**

**“Preliminary Development Plan”**

# COURTYARDS OF HAZEL DELL

## NOBLESVILLE, INDIANA

### PRELIMINARY DEVELOPMENT PLAN

#### DOCKET #LEGP

PLANS PREPARED BY:  
 KIMLEY-HORN & ASSOCIATES, INC.  
 10000 N. STATE AVENUE, SUITE 100  
 INDIANAPOLIS, IN 46220  
 PHONE: (317) 812-4470  
 EMAIL: BRETT.HUFFBUNLEY@KIMLEY-HORN.COM

DEVELOPMENT STANDARDS SEE  
 COURTYARDS OF HAZEL DELL PUD

#### UTILITY AND GOVERNING AGENCY CONTACTS

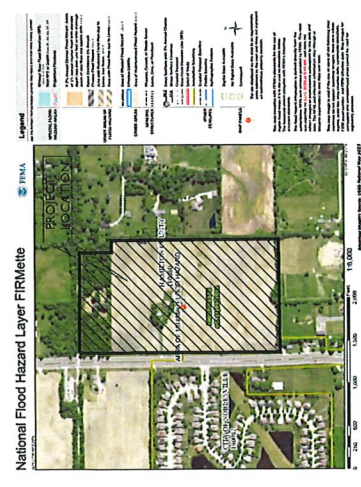
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITY OF NOBLESVILLE WASTEWATER DEPARTMENT	100 WEST WASHINGTON STREET NOBLESVILLE, IN 46060	317.776.4533	BRIAN PETERS
WATER	CITY OF NOBLESVILLE WATER DEPARTMENT	2100 DR. MARTIN LUTHER KING JR. SPRINGDALE, IN 46224	317.697.4851	BRIAN PETERS
STREETS	CITY OF NOBLESVILLE DEPT. OF PUBLIC WORKS	18 SOUTH 10TH STREET, SUITE 100 NOBLESVILLE, IN 46060	317.776.4530	BRIAN PETERS
DRAINAGE	CITY OF NOBLESVILLE DEPT. OF PUBLIC WORKS	18 SOUTH 10TH STREET, SUITE 100 NOBLESVILLE, IN 46060	317.776.4530	BRIAN PETERS
ELECTRICITY	DUKE ENERGY INDIANA	100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46062	317.776.2636	MARC OLLER
NATURAL GAS	VIETREN ENERGY	1600 ALLISONVILLE ROAD NOBLESVILLE, INDIANA 46060	317.776.5357	CATHY WIESEN
TELEPHONE & COMMUNICATIONS	AT&T - ENGINEERING	240 N. MERIDIAN STREET, 2ND FLOOR, ROOM 260 INDIANAPOLIS, IN 46204	317.252-4087	BRIAN PETERS
FIBER OPTICS	MCLEOD USA	5405 S. PRINCE HWY. BOX 3177 CEDAR RAPIDS, IA 52404	317.697.2893	BRIAN PETERS

#### PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	EPCON COMMUNITIES	100 WEST WASHINGTON STREET, SUITE 120 CARMEL, IN 46032	317.266.9746	mharlan@epconcommunities.com	MATT HARLAN
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	10000 N. STATE AVENUE, SUITE 100 INDIANAPOLIS, IN 46220	317.812.4470	brett.huff@kimley-horn.com	BRETT HUFF
LANDSCAPE ARCHITECT	EMHART	5500 NEW ALGONA ROAD COLUMBIANA, OH 43084	614.775-4710	irenewy@emhart.com	LINDA MENERY

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE, AND NATURE OF HEARING ON AN APPLICATION FOR FILING BEFORE THE NOBLESVILLE PLAN COMMISSION AND UNDER THE AUTHORITY PROVIDED BY STATE STATUTE AND ALL ACTS AMENDATORY THEREOF, THE CITY OF NOBLESVILLE HAS GRANTED APPROVAL FOR THE CITY OF NOBLESVILLE PLAN COMMISSION AT THE MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PLAN COMMISSION  
 PRESIDENT - WALANDA WILCOX  
 SECRETARY - STEVEN R. HUNNLEY

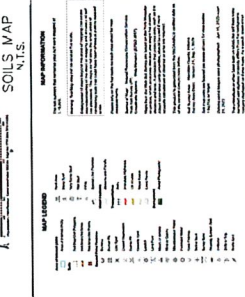
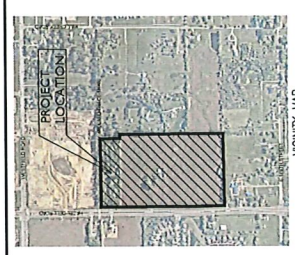


#### PROJECT INFORMATION

TOTAL AREA	42.87 AC
TOTAL LOTS	110
DESIGN SPEED LIMIT	35 MPH
TOTAL V.A.C.	12.2 AC (28.7%)
DEVELOPABLE AREA	34.4 AC
DENSITY	3.1 UNITS/AC

#### STREETS

STREET NAME	LENGTH (LF)
STREET A	100
STREET B	100
STREET C	100
STREET D	100
STREET E	100
TOTAL	500



#### Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
P100	PRIMARY PLAN
D100	DRAINAGE PLAN
E100	EROSION CONTROL PLAN
F100	EMERGENCY FLOOD FLOODING
G100	EMERGENCY FLOOD FLOODING
H100	EROSION CONTROL PLAN
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C-301

SHEET NUMBER

12/17/2023

KHA PROJECT NO.

12/29/2023

ORIGINAL ISSUE

COURTYARDS OF HAZEL DELL PRIMARY PLAT

EMERGENCY FLOOD ROUTING



APPROVAL PENDING NOT FOR CONSTRUCTION

DESIGNED BY: JAH  
CHECKED BY: BAH  
SCALE: AS SHOWN  
DATE: 12/17/2023  
PROJECT: HAZEL DELL PRIMARY PLAT  
DRAWN BY: OMS  
DATE: 12/17/2023  
PROJECT: HAZEL DELL PRIMARY PLAT  
DESIGNED BY: JAH  
CHECKED BY: BAH  
SCALE: AS SHOWN  
DATE: 12/17/2023  
PROJECT: HAZEL DELL PRIMARY PLAT

DESIGNED BY: JAH  
CHECKED BY: BAH  
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DATE: 12/17/2023  
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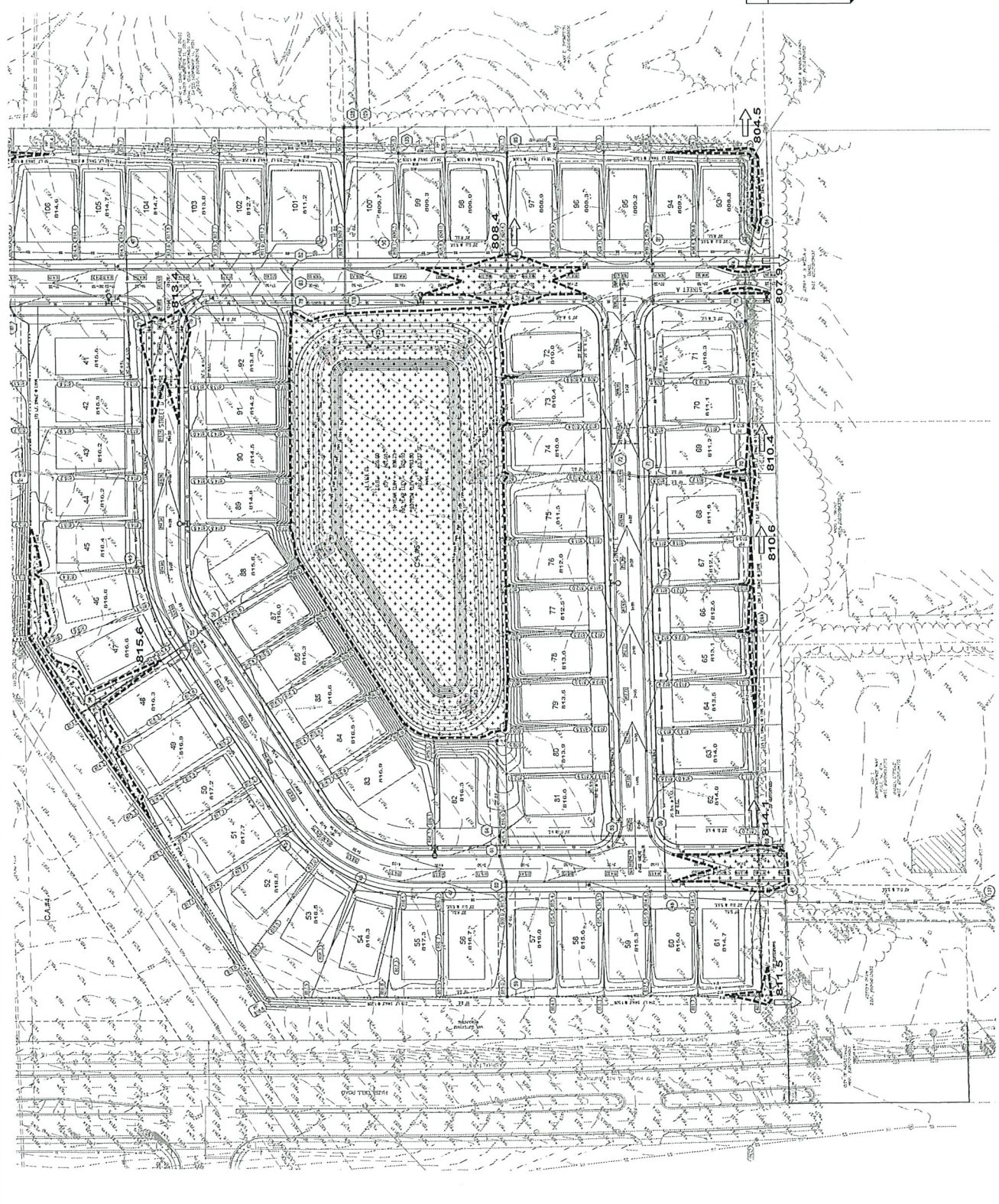


**LEGEND**

- EMERGENCY FLOOD ROUTING
- HAZARDS
- UTILITY LINES
- EASEMENTS
- PROPERTY LINES
- OTHER FEATURES

NOTES:  
 - FOR BEST RESULTS ALL ALIETS ARE TO BE INSTALLED AT THE PROPOSED LOCATION.  
 - VERIFY EXISTING UTILITY LINES AND EASEMENTS.  
 - VERIFY EXISTING PROPERTY LINES AND EASEMENTS.  
 - VERIFY EXISTING SURFACE ELEVATIONS.  
 - VERIFY EXISTING ADJACENT GRADE.  
 - VERIFY EXISTING FLOOD PLAIN.

Indiana Utilities Protection Service  
**Call 811**  
 before you dig



This drawing is the property of the designer and shall remain the property of the designer. It is provided for the use of the client and shall not be used for any other purpose without the written consent of the designer. The designer shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for obtaining all necessary permits and approvals. The designer shall not be responsible for any damage to property or persons resulting from the use of this drawing. The client shall be responsible for obtaining all necessary permits and approvals. The designer shall not be responsible for any damage to property or persons resulting from the use of this drawing.

ORIGINAL ISSUE:  
12/20/2023  
KHA PROJECT NO:  
17077022  
SHEET NUMBER:  
C400

COURTYARDS OF  
HAZEL DELL  
PRIMARY PLAT

EROSION  
CONTROL PLAN

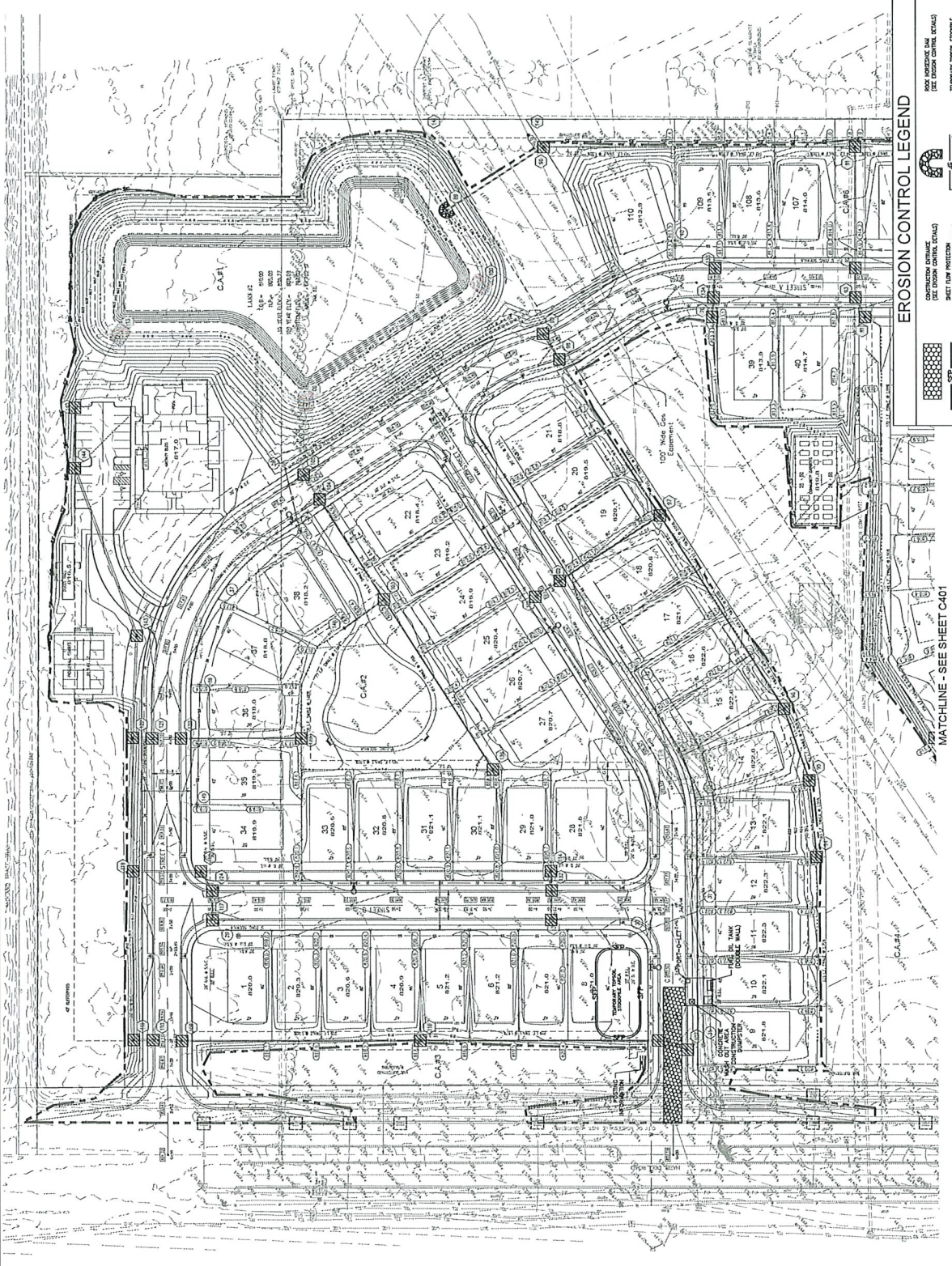


APPROVAL  
NOTATION  
COMPLETION

SCALE:  
AS NOTED  
DESIGNED BY: JSM  
CHECKED BY: BAH  
DATE: 11/16/23  
KIMLEY-HORN AND ASSOCIATES, PC  
100 EAST 14TH STREET, SUITE 200  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

Indiana Utilitie Protection Service  
**Call 811**  
before you dig

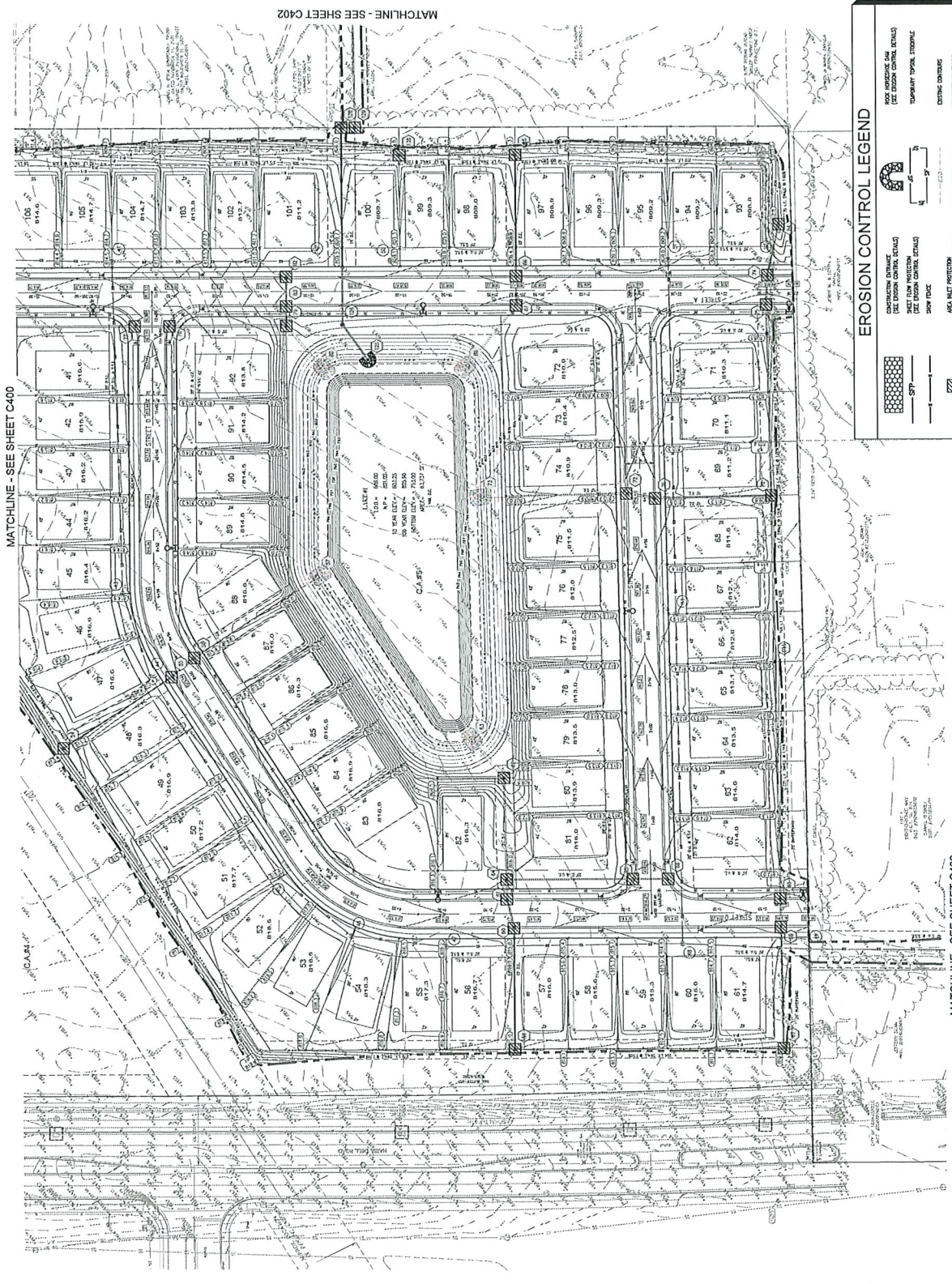
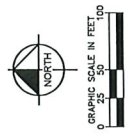


### EROSION CONTROL LEGEND

	SEE EROSION CONTROL DETAIL
	SEE EROSION CONTROL DETAIL
	SILT FENCE
	SEDIMENT BASIN
	SEE EROSION CONTROL DETAIL
	SEE EROSION CONTROL DETAIL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	UTILITY
	BUILDING FOOTPRINT
	PROPERTY LINE
	SEE EROSION CONTROL DETAIL

MATCHLINE - SEE SHEET C401

Drawings were prepared by KHA for the project. KHA is not responsible for any errors or omissions in this document without written notification and approval by KHA. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. KHA is not responsible for any damage to property or persons resulting from the use of these drawings. KHA is not responsible for any damage to property or persons resulting from the use of these drawings. KHA is not responsible for any damage to property or persons resulting from the use of these drawings.



### EROSION CONTROL LEGEND

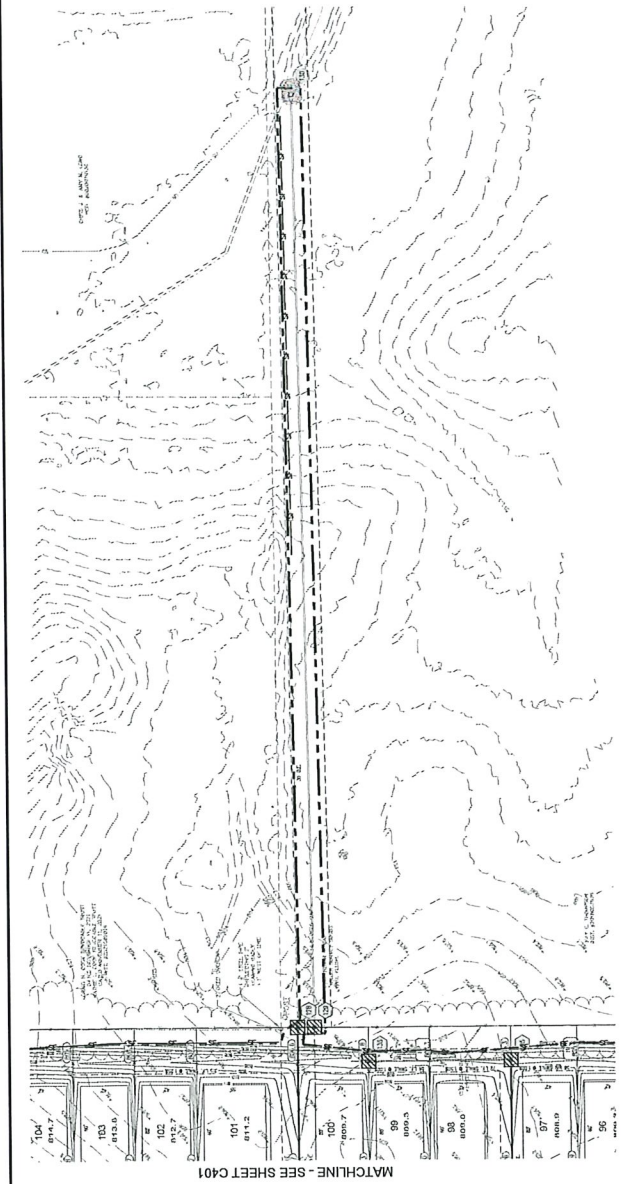
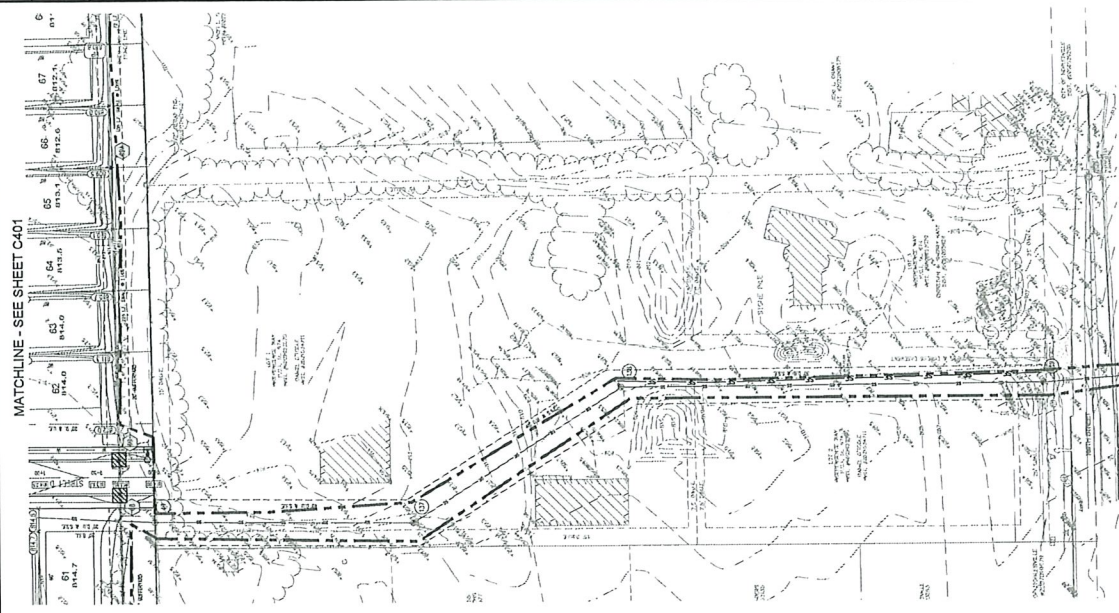
	EROSION CONTROL DETAILS (SEE EROSION CONTROL DETAILS)		TEMPORARY TURF EROSION (SEE EROSION CONTROL DETAILS)
	SHEET PILE EROSION (SEE EROSION CONTROL DETAILS)		EXISTING CONTOURS
	PROPOSED EROSION (SEE EROSION CONTROL DETAILS)		PROPOSED CONTOURS
	PROPOSED EROSION (SEE EROSION CONTROL DETAILS)		PROPOSED INFORMATION
	PROPOSED EROSION (SEE EROSION CONTROL DETAILS)		PROPOSED INFORMATION

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**Call 811**  
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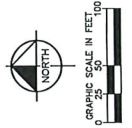
ORIGINAL ISSUE: 12/20/2023	
KHA PROJECT NO. 2023022	
SHEET NUMBER C-402	
COURTYARDS OF HAZEL DELL PRIMARY PLAT	
EROSION CONTROL PLAN	
APPROVAL/REVISION COMMENTS	
SCALE AS NOTED	DESIGNED BY: JAM DRAWN BY: JAM CHECKED BY: BAH DATE: 11/14/2023 PROJECT NO.: 2023022 SHEET NO.: C-402 KIMLEY-HORN AND ASSOCIATES, P.C. 2023 KIMLEY-HORN AND ASSOCIATES, P.C. 1100 EAST 15TH STREET, SUITE 200 DEER CREEK, INDIANA 46122-1129 TEL: 317-438-7700 FAX: 317-438-7701 WWW.KIMLEY-HORN.COM
REVISIONS	NO.
DATE	BY

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### EROSION CONTROL LEGEND

	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)		ROCK RETENTION WALL (SEE EROSION CONTROL DETAILS)
	SILT FENCE PROTECTION (SEE EROSION CONTROL DETAILS)		TURBIDITY TRAP (SLOPE)
	STORM DRAIN		ELECTRIC CONDUITS
	AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)		PROPOSED CONTOURS
	SILT BASIN PROTECTION (SEE EROSION CONTROL DETAILS)		EXISTING CONTOURS
	SILT BASIN PROTECTION (TO BE ESTABLISHED BY CONTRACTOR)		POTABLE INFORMATION
	SILT BASIN PROTECTION (SEE EROSION CONTROL DETAILS)		



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**SITE ACCESS & PREPARATION**

Temporary Construction Ingress/Egress Pad  
(Large Sites - Two Acres or Larger)



- Access pad shall be constructed with compacted aggregate base and shall be maintained throughout the duration of the project.
- The access pad shall be constructed to meet the requirements of the local jurisdiction and shall be maintained throughout the duration of the project.
- The access pad shall be constructed to meet the requirements of the local jurisdiction and shall be maintained throughout the duration of the project.

**TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD  
(LARGE SITES - TWO ACRES OR LARGER)**

Temporary Construction Ingress/Egress Pad  
(Large Sites - Two Acres or Larger)



- The access pad shall be constructed to meet the requirements of the local jurisdiction and shall be maintained throughout the duration of the project.
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**SEDIMENT BARRIERS & FILTERS**

Silt Fence



- Silt fences shall be installed to prevent sediment from leaving the site during construction.
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**SILT FENCE**

Silt Fence



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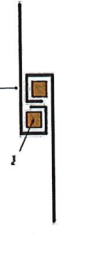
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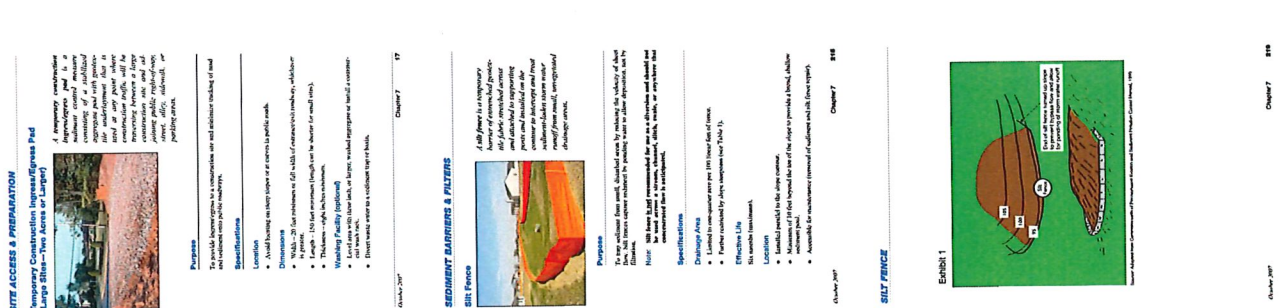
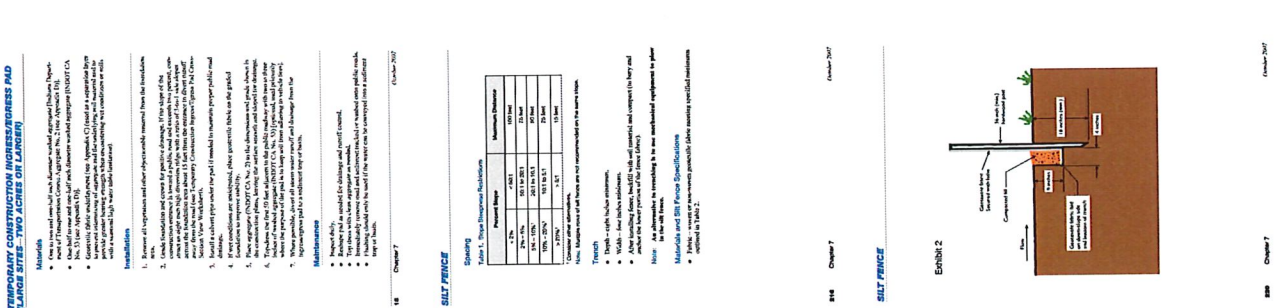
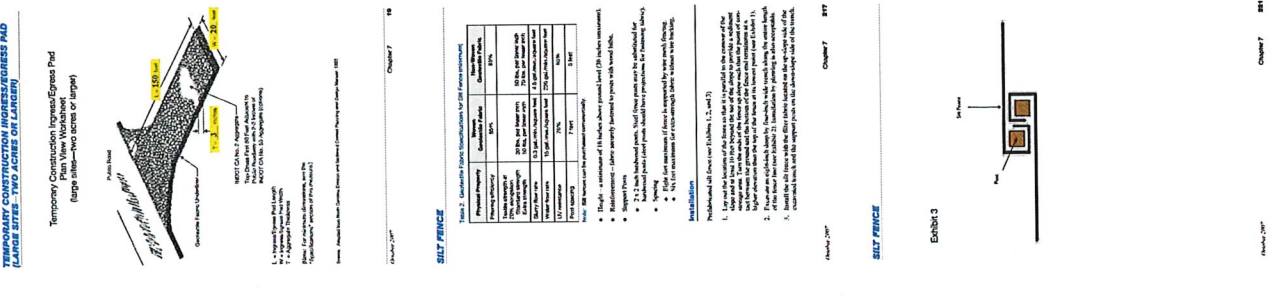
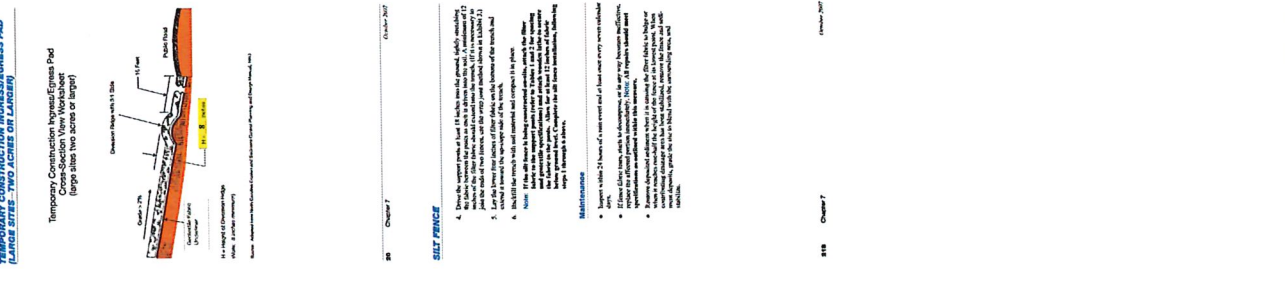
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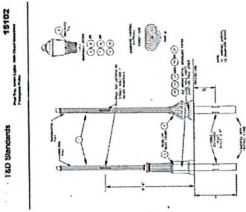


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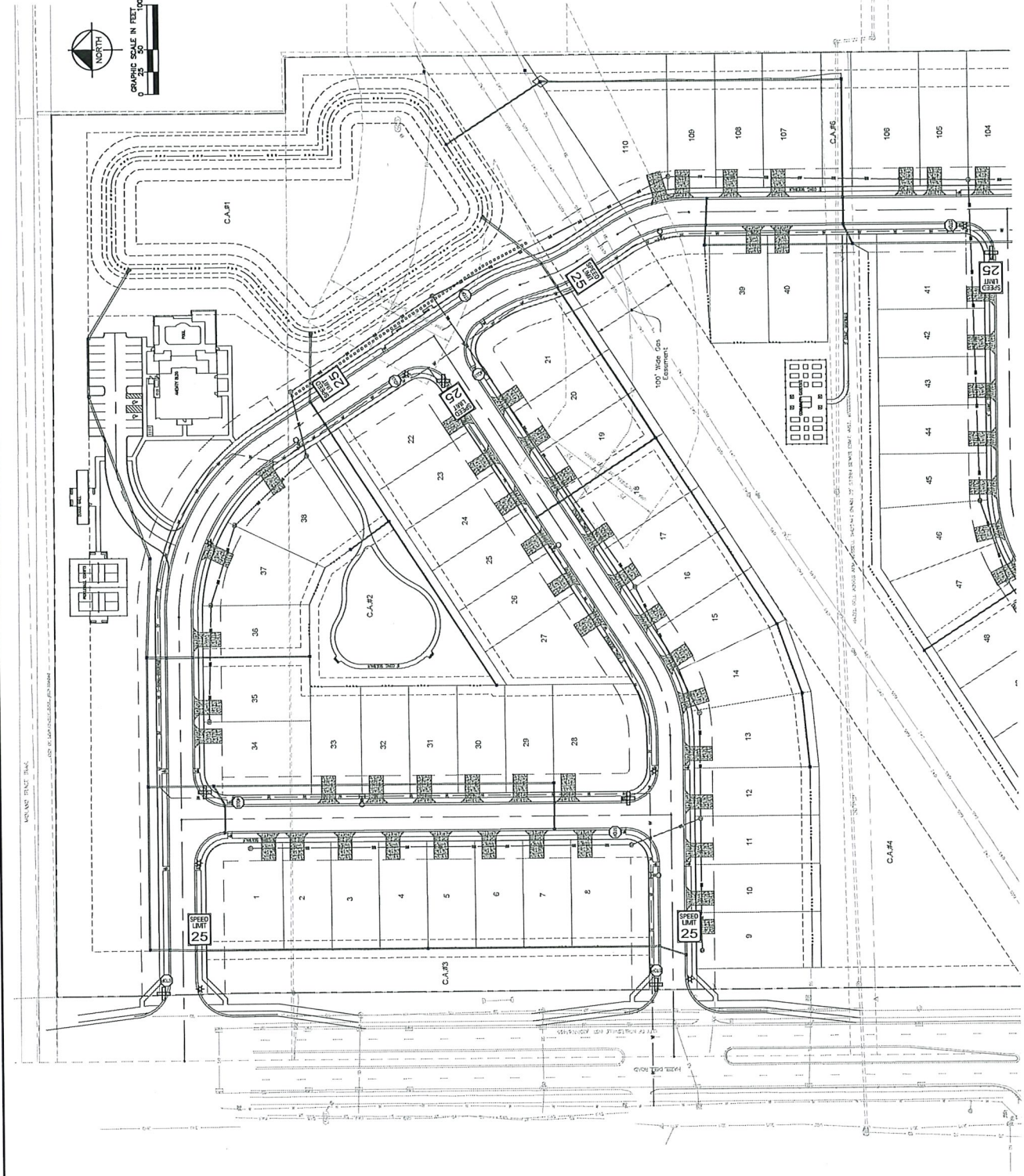
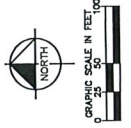
<b>APPROVALS</b> CHECKED BY: JAM DRAWN BY: JAM SCALE: AS NOTED DATE:		<b>REVISIONS</b> NO. DATE BY	
APPROVAL: PROJECT COMMUNITY		ORIGINAL ISSUE: 12/29/2023 RHA PROJECT NO.: 170171022 SHEET NUMBER: C500	
EPCON Communities		COURTYARDS OF HAZEL DELL PRIMARY PLAT	
SIGNAGE AND LIGHTING PLAN		SIGNAGE AND LIGHTING PLAN	



**LEGEND**

- ROAD NAME SIGN 8 (DP-1)
- STOP SIGN 16 (RL-1)
- SPEED LIMIT SIGN 9 (RC-1)
- LIGHTING 11

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 250 GUIDE SIGN CONVENTIONAL ROAD OF THE MUTED HAND IN 2011 EDITION.



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