



Board of Public Works and Safety

Agenda Item

Cover Sheet

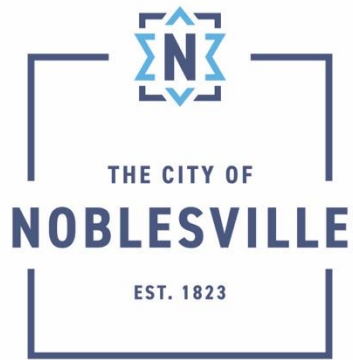
MEETING DATE: July 9, 2024

- Consent Agenda Item
- New Item for Discussion
- Previously Discussed Item
- Miscellaneous

ITEM #: 5

INITIATED BY: Amy Steffens

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets



Date: July 9, 2024

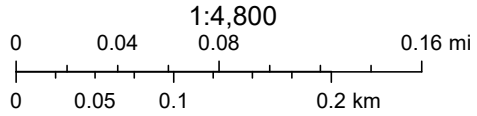
To: Board of Public Works

From: Amy Steffens, AICP, Senior Planner

RE: Secondary plat approval

Proposed is the subdivision of a 31-acre site, at the north west side of the intersection of Greenfield Avenue and Boden Road, into two lots within the Allegro Planned Development. Staff recommends approval.

Aerial photograph



THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD, PLS
 STOEPPELWERTH & ASSOCIATES, INC.
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 Alhuda Foundation, Inc.
 Attn: Adel Nada, Trustee
 12213 Lantern Road
 Fishers, IN 46038
 PHONE: (317) 457-4373
 adelnada1@gmail.com

ALHUDA FOUNDATION SECONDARY PLAT

(PART OF THE SE 1/4 SEC 15, T18N, R5E - HAMILTON COUNTY, INDIANA)

LEGEND	
BLOCK "A"	BLOCK DESIGNATION
I.E.E.	INGRESS EGRESS EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE WIDTH
P.O.B.	POINT OF BEGINNING
△	SECTION CORNER

SUBDIVISION MONUMENTATION

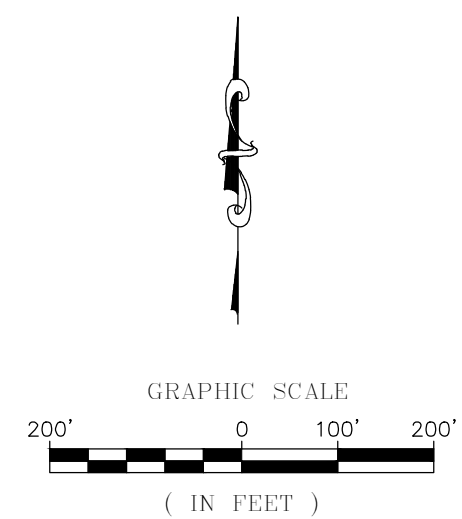
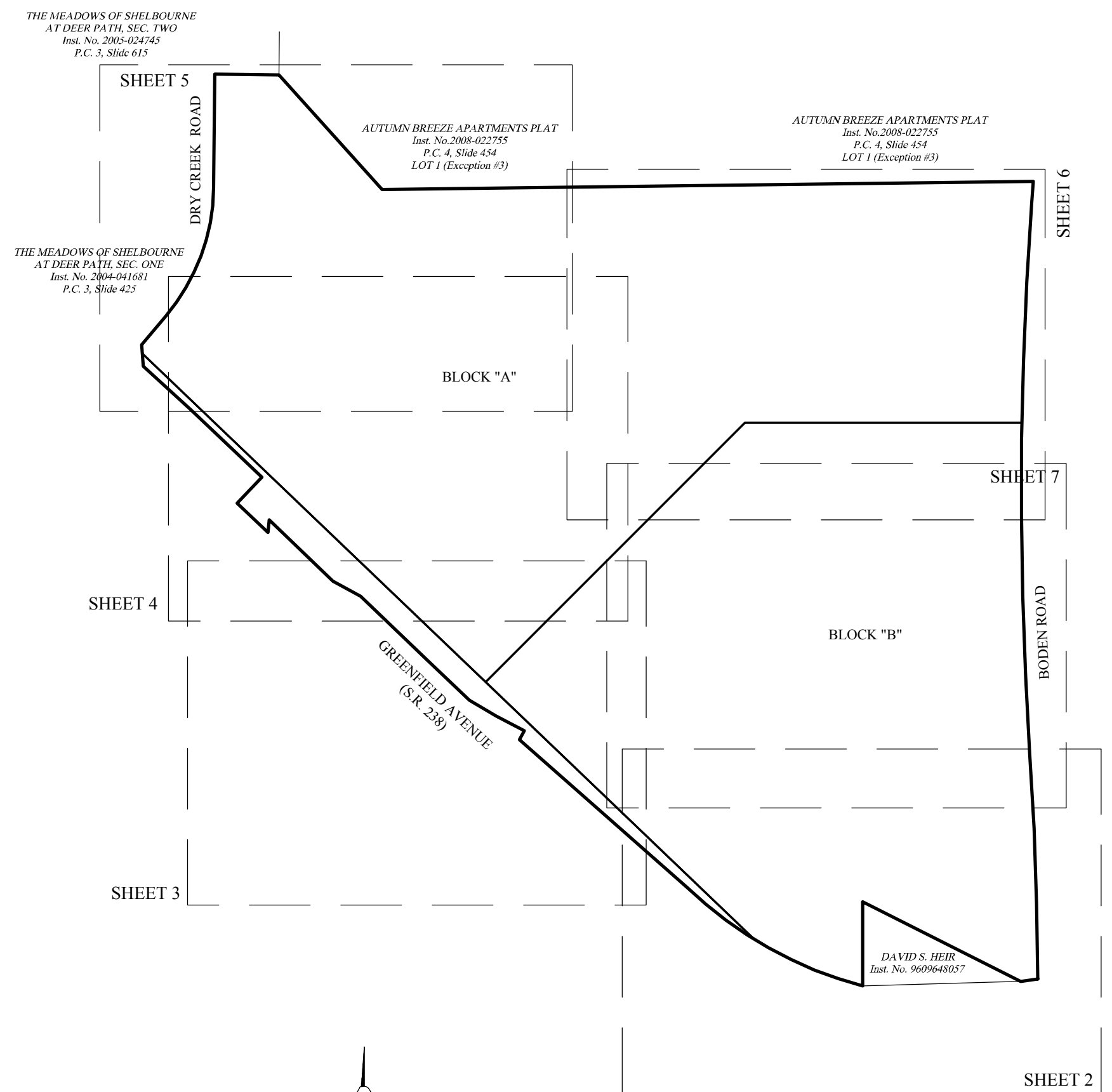
PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).

- DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP
STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE
- DENOTES A 4" SQUARE X 36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP SET FLUSH WITH THE FINISH GRADE
- DENOTES A STREET CENTERLINE MONUMENT--A COPPERWELD MONUMENT, A 5/8" DIAMETER STEEL ROD WITH A BRASS CAP HAVING A CUT "X" IN THE TOP, AN ALUMINUM MONUMENT HAVING A "DIMPLE" IN THE TOP, A HARRISON MONUMENT OR A MAG NAIL (THE TYPE BEING DEPENDENT UPON JURISDICTIONAL REQUIREMENTS AND ALL BEING SET FLUSH WITH THE SURFACE OF THE PAVEMENT)

VICINITY MAP

NOT TO SCALE



Dennis D. Olmstead
 Professional Land Surveyor
 No. 900012

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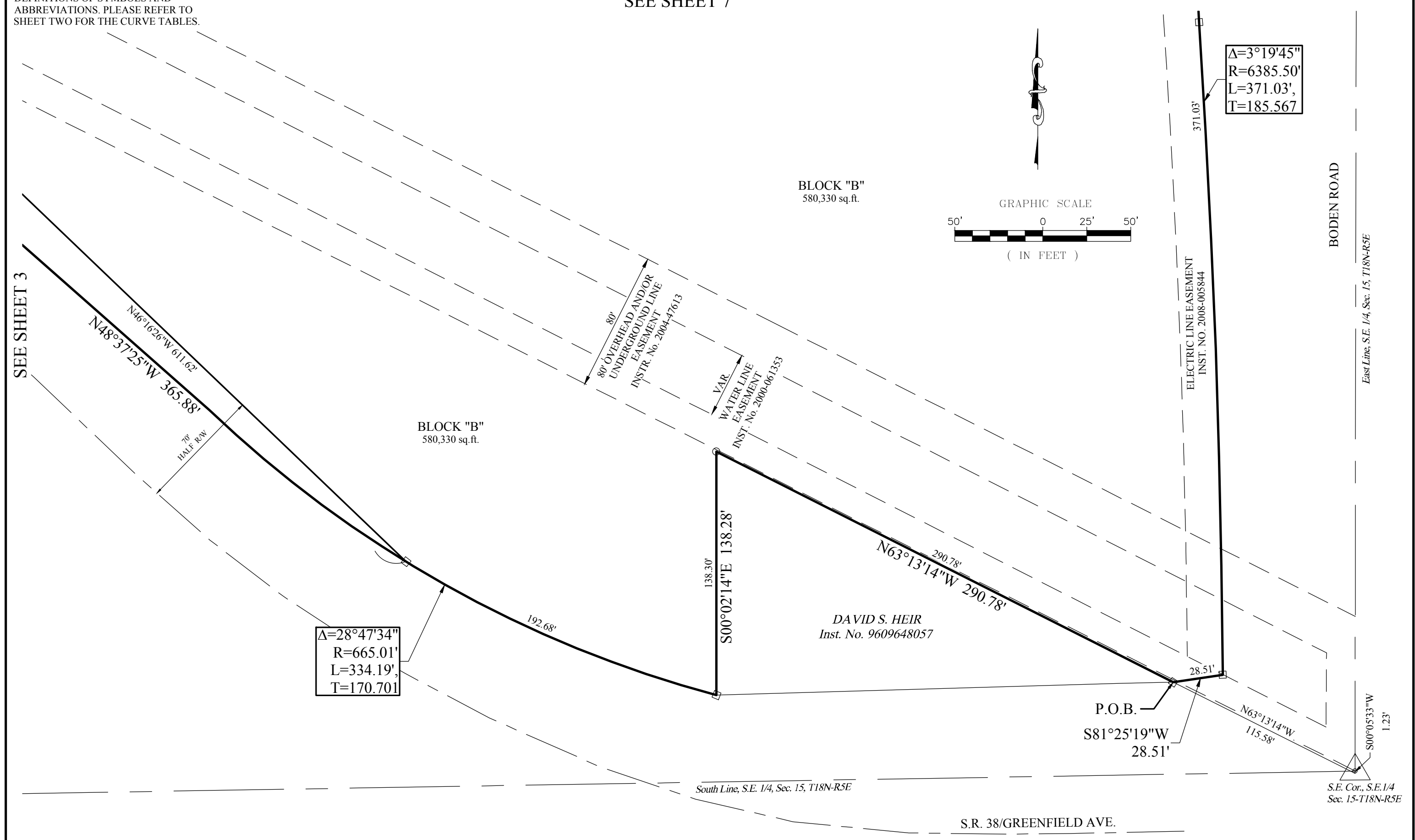
ALHUDA FOUNDATION SECONDARY PLAT

(PART OF THE SE 1/4 SEC 15, T18N, R5E - HAMILTON COUNTY, INDIANA)

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



SEE SHEET 7



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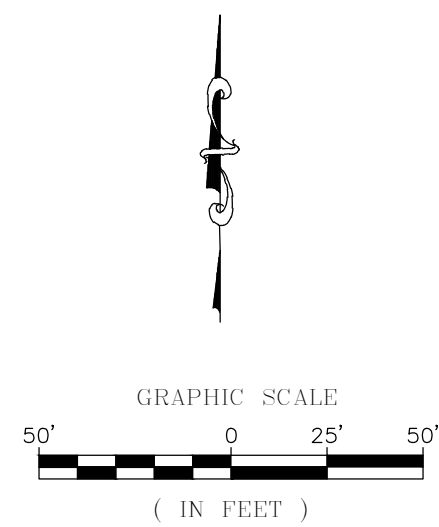
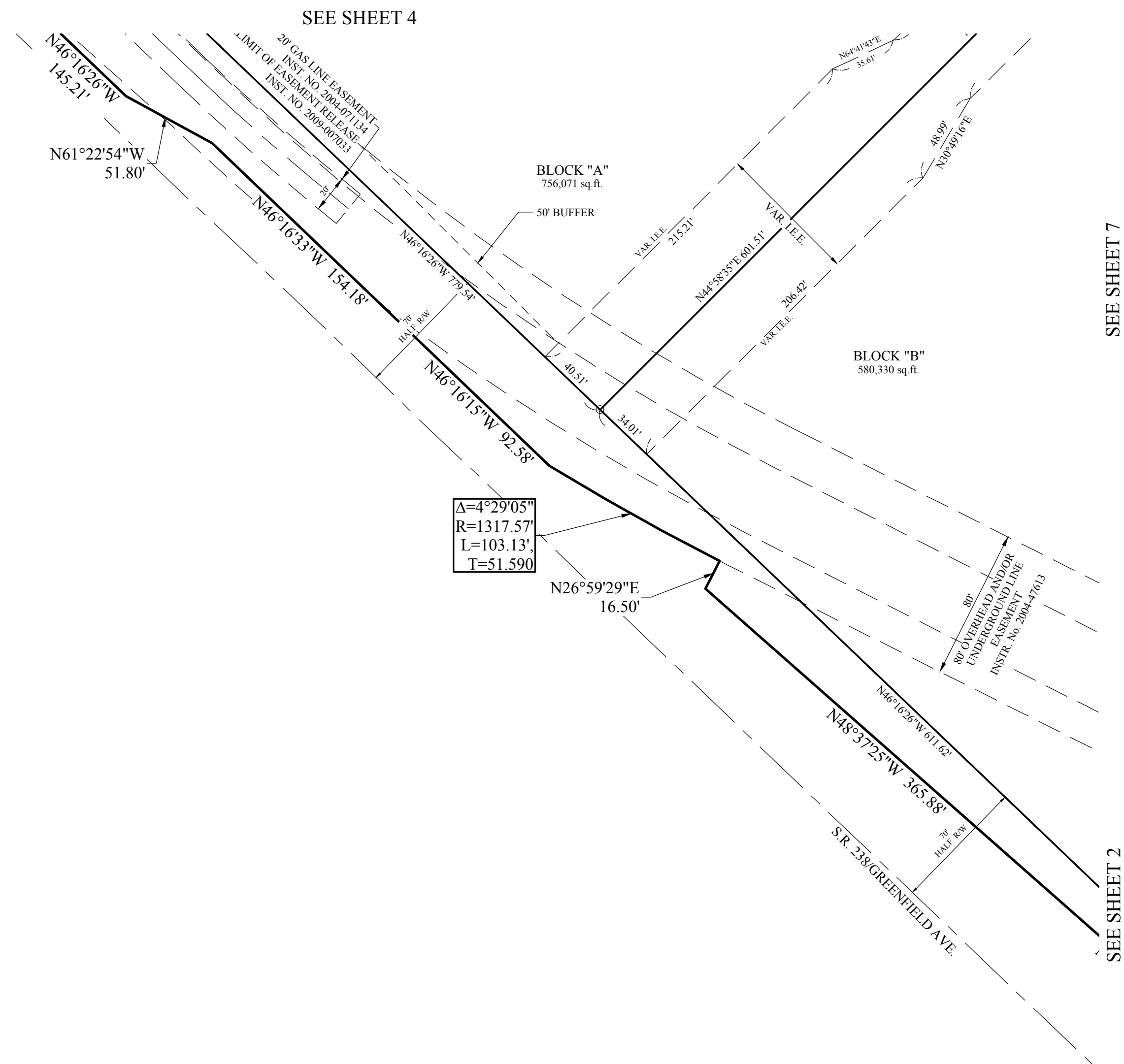
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ALHUDA FOUNDATION SECONDARY PLAT

(PART OF THE SE 1/4 SEC 15, T18N, R5E - HAMILTON COUNTY, INDIANA)



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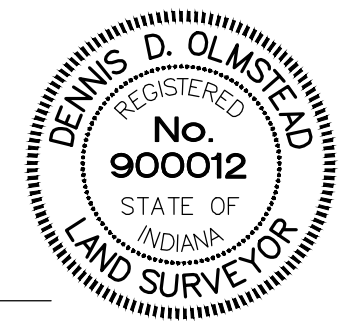
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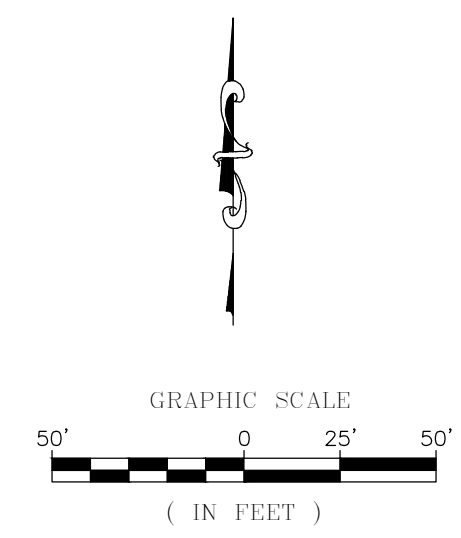
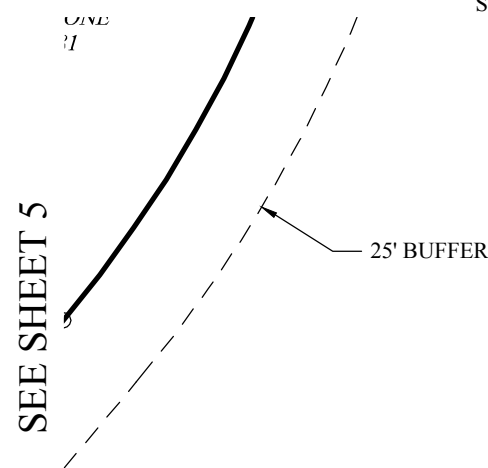
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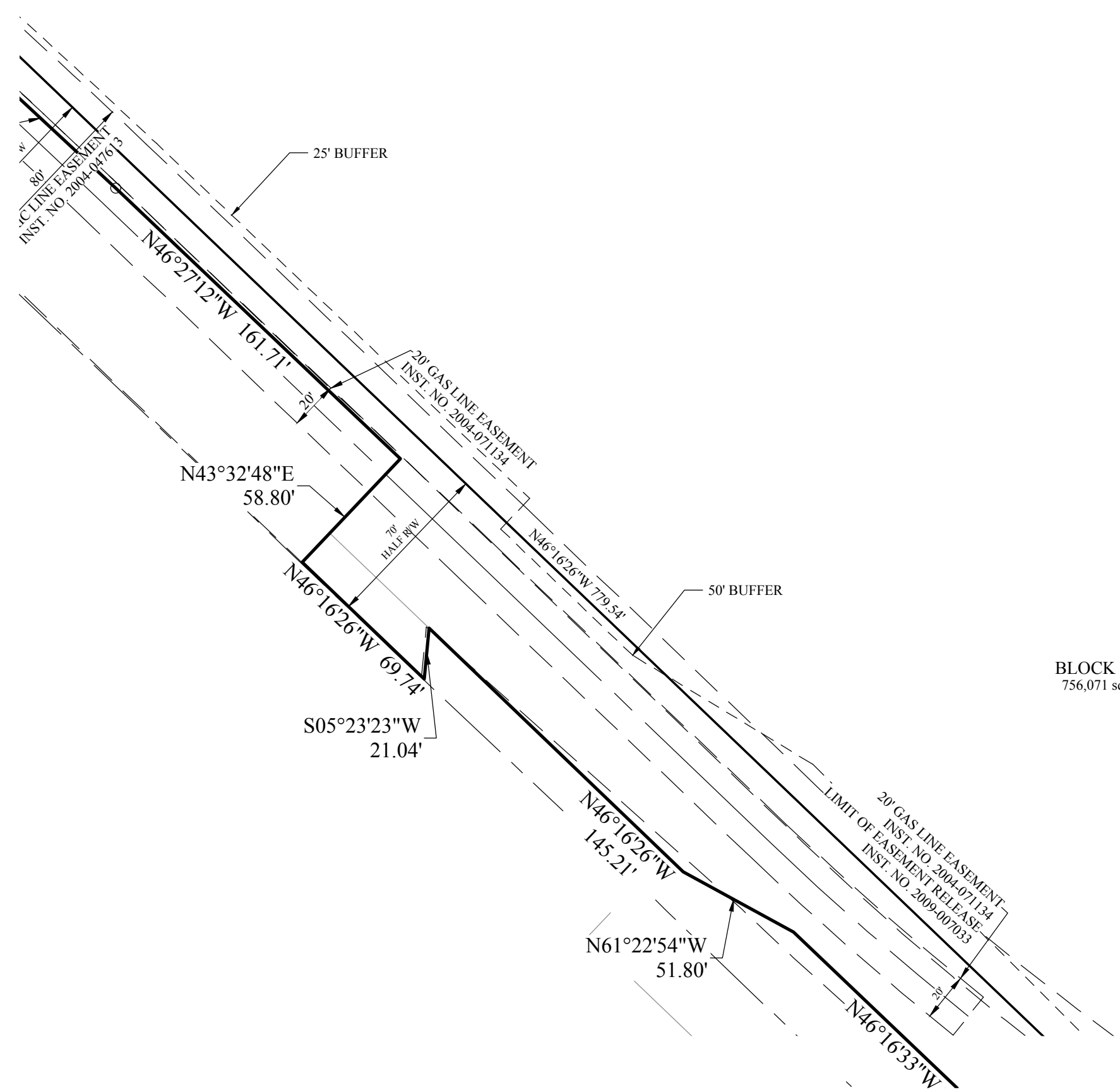


Dennis D. Olmstead
Professional Land Surveyor
No. 900012

SEE SHEET 5

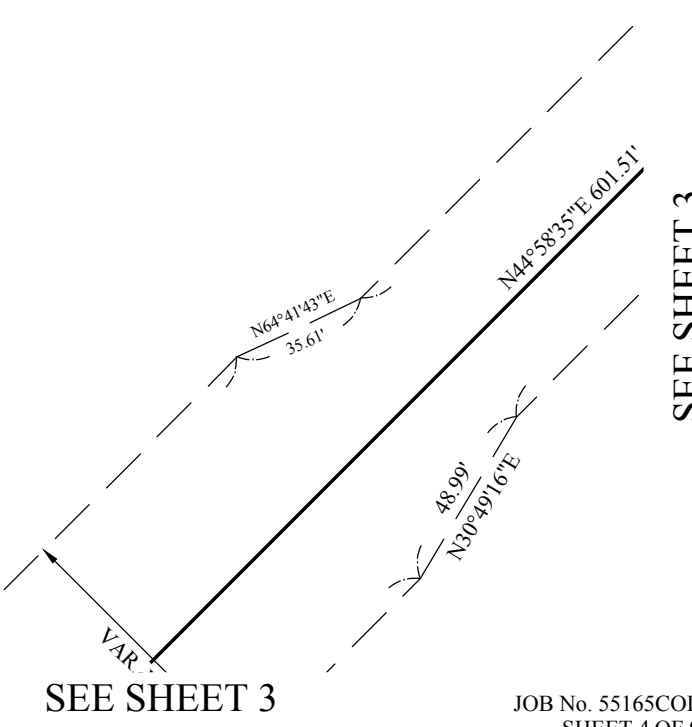


BLOCK "A"
756,071 sq.ft.



BLOCK "A"
756,071 sq.ft.

50' BUFFER



SEE SHEET 3

SEE SHEET 7

SEE SHEET 3

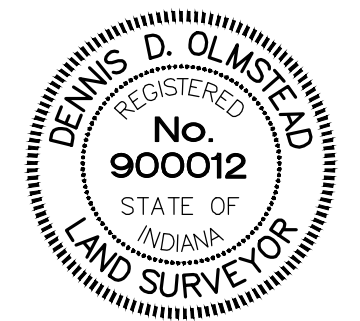
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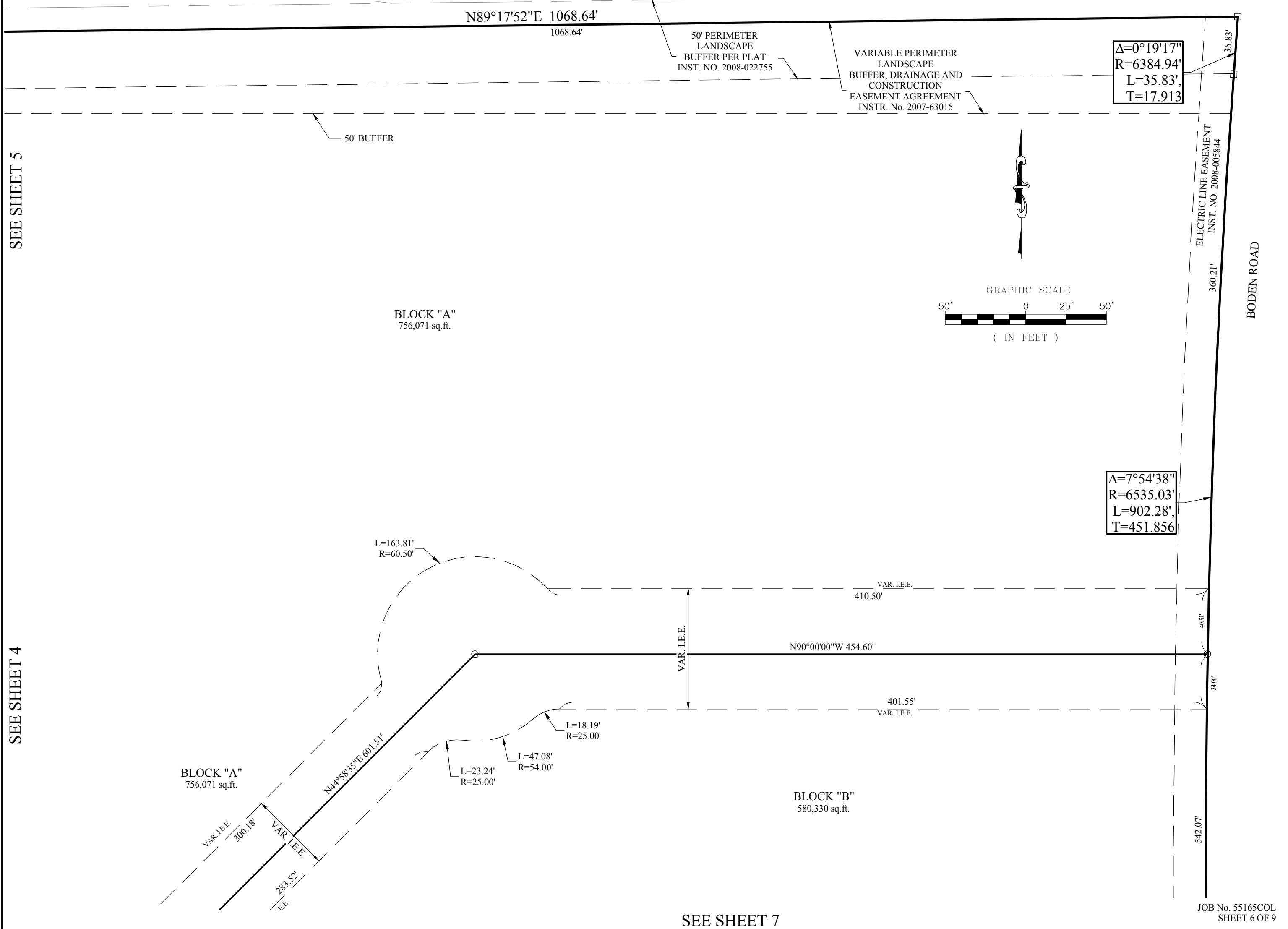
ALHUDA FOUNDATION SECONDARY PLAT

(PART OF THE SE 1/4 SEC 15, T18N, R5E - HAMILTON COUNTY, INDIANA)



AUTUMN BREEZE APARTMENTS PLAT
 Inst. No. 2008-022755
 P.C. 4, Slide 454
 LOT 1 (Exception #3)

Dennis D. Olmstead
 Professional Land Surveyor
 No. 900012



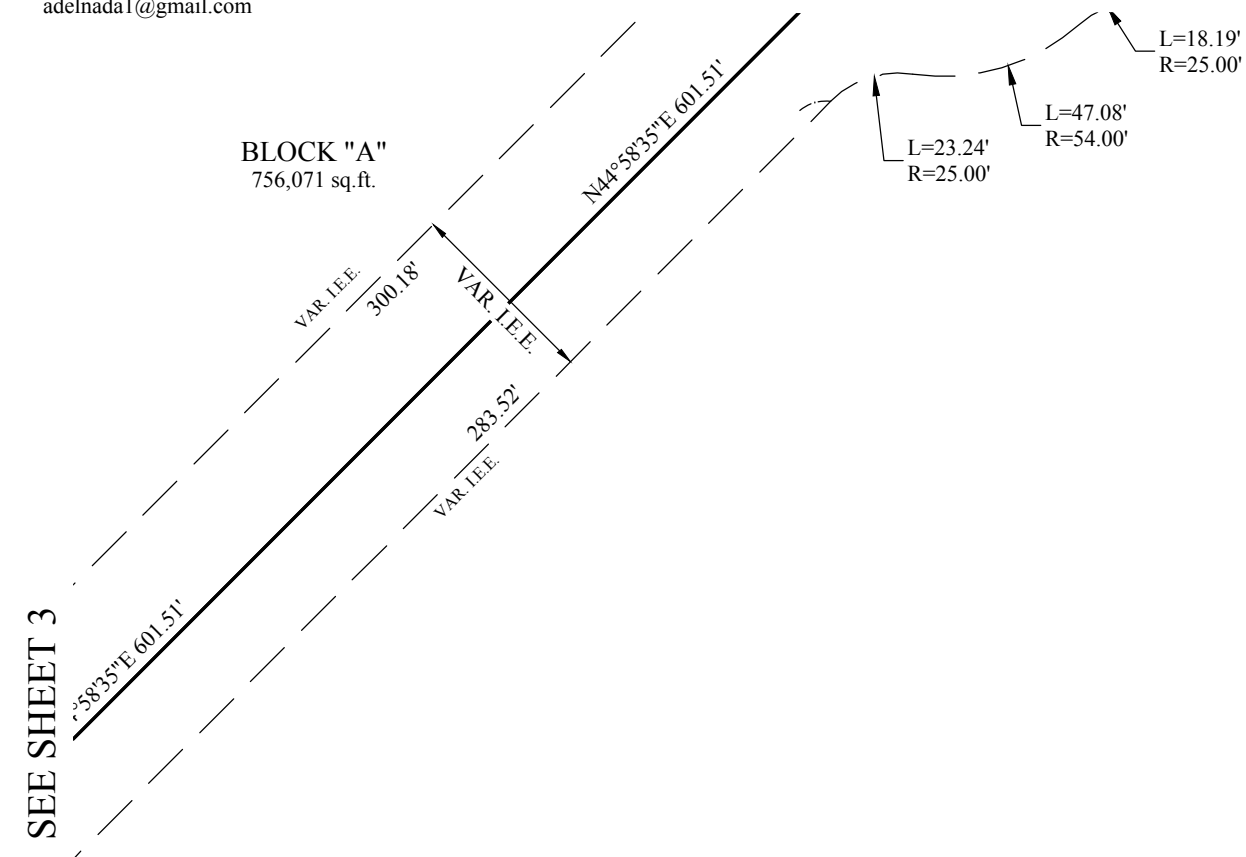
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ALHUDA FOUNDATION SECONDARY PLAT

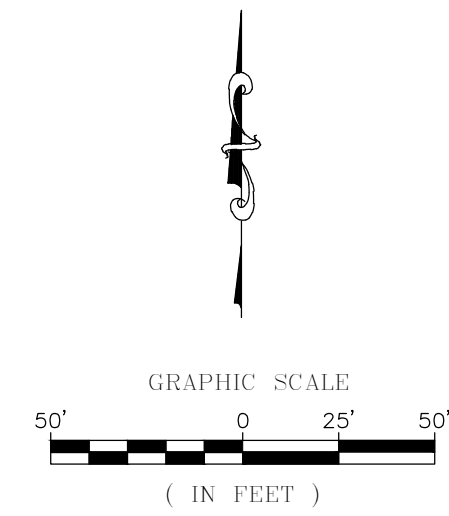
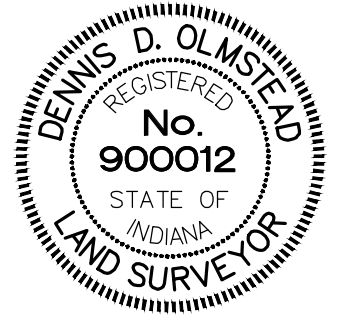
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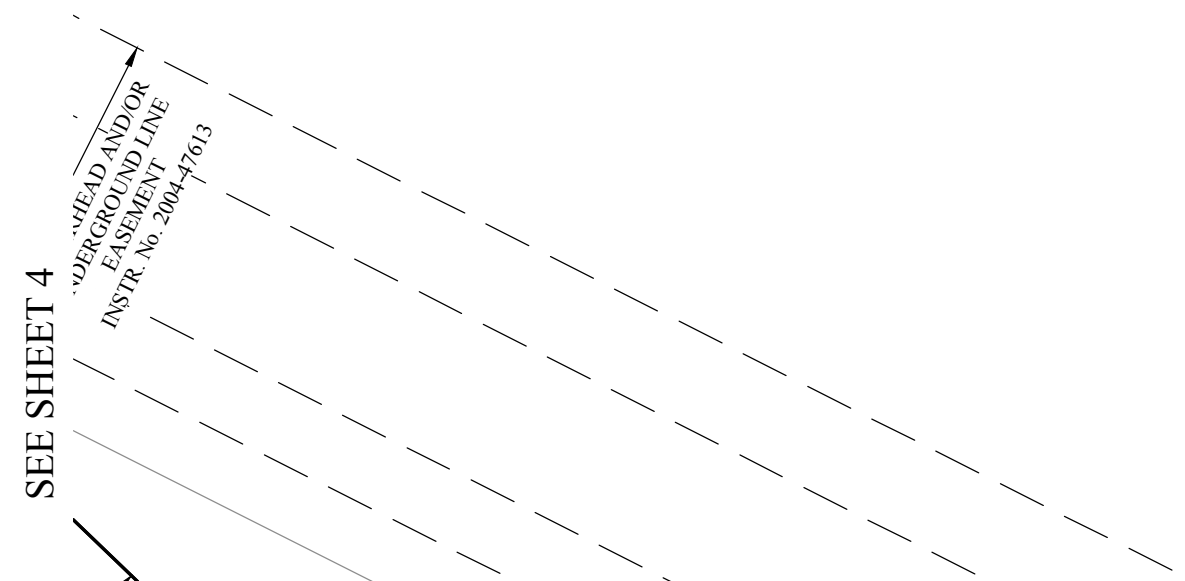


SEE SHEET 6

Dennis D. Olmstead
 Professional Land Surveyor
 No. 900012



BLOCK "B"
 580,330 sq.ft.



SEE SHEET 2

ELECTRIC LINE EASEMENT
 INST. NO. 2008-005844

$\Delta=7^{\circ}54'38''$
 $R=6535.03'$
 $L=902.28'$
 $T=451.856'$

$\Delta=3^{\circ}19'45''$
 $R=6385.50'$
 $L=371.03'$
 $T=185.567'$

BODEN ROAD

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ALHUDA FOUNDATION SECONDARY PLAT

(PART OF THE SE 1/4 SEC 15, T18N, R5E - HAMILTON COUNTY, INDIANA)

ALHUDA FOUNDATION

I, the undersigned Professional Land Surveyor, hereby certify the included plat correctly represents a subdivision of a part of the Southeast Quarter of Section 15, Township 18 North, Range 5 East, Wayne Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the southeast corner of the Southeast Quarter of said Section 15; thence South 00 degrees 05 minutes 33 seconds West 1.23 feet along the East line of said Southeast Quarter to a point on the centerline of the now vacated Greenfield Avenue (SR 238) as shown on the Location Control Route Survey Plat recorded as Instrument No. 2005-004461 in the Office of the Recorder for Hamilton County, Indiana; thence North 63 degrees 13 minutes 14 seconds West 115.76 feet along the former centerline of said vacated Greenfield Avenue to the POINT of BEGINNING of this description; thence continuing North 63 degrees 13 minutes 14 seconds West 290.78 feet along said centerline to the prolonged East line of a 1.71 acre tract labeled "RES.C" on the Right of Way Parcel Plat marked "Exhibit B", recorded as Instrument No. 2006-017144 in said Recorder's Office; thence South 00 degrees 02 minutes 14 seconds East 138.28 feet along said East line and said prolonged East line to Point "326" on said Parcel Plat to the northerly right of way of Greenfield Avenue; the following thirteen (13) courses being on and along the northerly right of way of Greenfield Avenue as follows: 1) northwesterly 334.19 feet along an arc to the right and having a radius of 665.01 feet and subtended by a chord having a bearing of North 60 degrees 40 minutes 13 seconds West and a length of 330.68 feet; 2) North 48 degrees 37 minutes 25 seconds West 365.88 feet; 3) North 26 degrees 59 minutes 29 seconds East 16.50 feet; 4) northwesterly 103.13 feet along an arc to the right and having a radius of 1,317.57 feet and subtended by a chord having a bearing of North 60 degrees 43 minutes 03 seconds West and a length of 103.10 feet; 5) North 46 degrees 16 minutes 15 seconds West 92.58 feet; 6) North 46 degrees 16 minutes 33 seconds West 154.18 feet; 7) North 61 degrees 22 minutes 54 seconds West 51.80 feet; 8) North 46 degrees 16 minutes 26 seconds West 145.21 feet; 9) South 05 degrees 23 minutes 23 seconds West 21.04 feet; 10) North 46 degrees 16 minutes 26 seconds West 69.74 feet; 11) North 43 degrees 32 minutes 48 seconds East 58.80 feet; 12) North 46 degrees 27 minutes 12 seconds West 161.71 feet; 13) northwesterly 104.45 feet along an arc to the left and having a radius of 2,766.67 feet and being subtended by a chord having a bearing of North 47 degrees 32 minutes 05 seconds East and a length of 104.44 feet to a point on the easterly right of way of Dry Creek Road; the following four (4) courses being on and along said easterly right of way of Dry Creek Road as follows: 1) North 04 degrees 20 minutes 34 seconds West 35.66 feet; 2) North 40 degrees 09 minutes 37 seconds East 61.97 feet; 3) northeasterly 227.29 feet along an arc to the left and having a radius of 330.00 feet and being subtended by a chord having a bearing of North 20 degrees 25 minutes 43 seconds East and a length of 222.83 feet; 4) North 00 degrees 41 minutes 49 seconds East 187.31 feet to a point on the South boundary of Meadows of Shelbourne At Deer Path Section Two recorded as Instrument No. 2005-024745, Plat Cabinet 3, Slide 615 in the aforesaid Recorder's Office; thence South 89 degrees 18 minutes 11 seconds East 105.00 feet along said South boundary to a point on the boundary of Autumn Breeze Apartments, the plat thereof recorded as Instrument No. 2008-022755 in said Recorder's Office; the following two (2) courses being on and along said boundary of Autumn Breeze Apartments as follows: 1) South 42 degrees 03 minutes 50 seconds East 252.86 feet; 2) North 89 degrees 17 minutes 52 seconds East 1,068.64 feet to a point on the West right of way of Boden Road described as Instrument No. 2006-031345 in the aforesaid Recorder's Office; the following three (3) courses being on and along said right of way of Boden Road as follows: 1) southerly 35.83 feet along an arc to the left and having a radius of 6,384.94 feet and subtended by a chord bearing South 04 degrees 00 minutes 28 seconds West and a length of 35.83 feet; 2) continuing southerly 902.28 feet along an arc to the left and having a radius of 6,535.03 feet and subtended by a chord bearing South 00 degrees 12 minutes 48 seconds West and a length of 901.56 feet; 3) continuing southerly 371.03 feet along an arc to the right and having a radius of 6,385.50 feet and subtended by a chord bearing South 02 degrees 04 minutes 38 seconds East and a length of 370.98 feet; thence South 81 degrees 25 minutes 19 seconds West 28.51 feet to the place of beginning. Containing 31.594 Acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 2 blocks, labeled Block "A" and Block "B". The dimensions of blocks and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey dated 03/25/2019 prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number 2019010793 in the Office of the Recorder for Hamilton County, Indiana.

I further certify I am licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross referenced survey, and to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

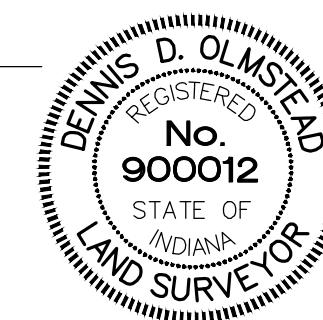
Witness my signature this _____ day of _____, 2024.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



I, Dennis D. Olmstead, a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, hereby certify all the monuments shown are to be set within two (2) years of the recording of this plat, and that the location, size, type and material of said monuments are accurate, as described on page 1.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
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Attn: Adel Nada, Trustee
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ALHUDA FOUNDATION SECONDARY PLAT

(PART OF THE SE 1/4 SEC 15, T18N, R5E - HAMILTON COUNTY, INDIANA)

This subdivision which is a part of a planned development shall be known and designated as ALHUDA FOUNDATION, a subdivision in Hamilton County, Indiana. All streets shown and not heretofore dedicated, are hereby dedicated to the public.

This plat is hereby made subject to Ordinance No. 53-12-23 enacted by the Common Council of Noblesville at a meeting held _____, 20____ and recorded as Instrument No. _____ and also the Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. _____ on this _____ day of _____ and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this _____ day of _____, 2024.

Owner/Developer
Alhuda Foundation, Inc.
12213 Lantern Road
Fishers, IN 46038

Name

Title

State of Indiana)
) SS
County of Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, _____, for The Alhuda Foundation, Inc. and acknowledged the execution of this instrument as his/her voluntary act and deed and affixed his signature hereto.

Witness my signature and seal this _____ day of _____, 2024.

Notary Public

Printed Name

County of Residence: _____

My commission expires: _____

Commission Certificate

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 _____ day of _____, 20____.

Noblesville Plan Commission

President Gretchen A. Hanes Secretary Caleb P. Gutshall

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 _____ day of _____, 2024.

Jack Martin, President

John Ditslear, Member

Laurie Dyer, Member

Robert J Elmer, Member

Rick L Taylor, Member

Attest:

Evelyn L. Lees, Clerk
City of Noblesville, Indiana

Planning and Development Certificate

I, Caleb P. Gutshall, 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 application requirements contained in the Code of Ordinances of the City of Noblesville, December 11, 1961 as amended.

Caleb P. Gutshall
Director of Planning and Development
Date: _____

This Instrument Prepared By: Dennis D. Olmstead, PLS

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.

Dennis D. Olmstead, PLS