



Board of Public Works and Safety

Agenda Item

Cover Sheet

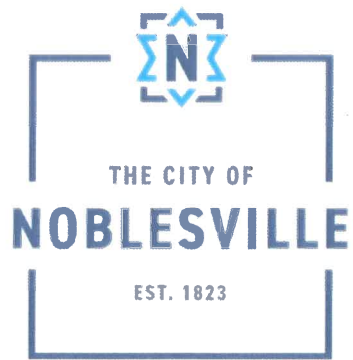
MEETING DATE: July 23, 2024

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

ITEM #: 4

INITIATED BY: Joyceann Yelton

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



July 18, 2024

TO: Board of Public Works

FROM: Joyceann Yelton, Development Services Manager

A handwritten signature in blue ink, appearing to be 'JYelton', is written over the 'FROM' line.

RE: Secondary Plat Approval

This is a request to approve a secondary plat for the Harbourwalk townhomes recently constructed. It is located south of Harbortown Center and east of Harbour Town Condominiums on Morse Reservoir. Staff recommends approval of the plat including the acceptance of the easements.

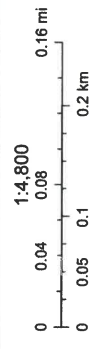


Aerial Photograph - Harbourwalk



7/18/2024, 3:17:46 PM

- centerlines
- Parcels



Sam Zireki |

HARBOURWALK, PHASE 1

SECONDARY PLAT

Section 15, Township 19N, Range 4E
 City of Noblesville, Noblesville Township, Hamilton County, Indiana



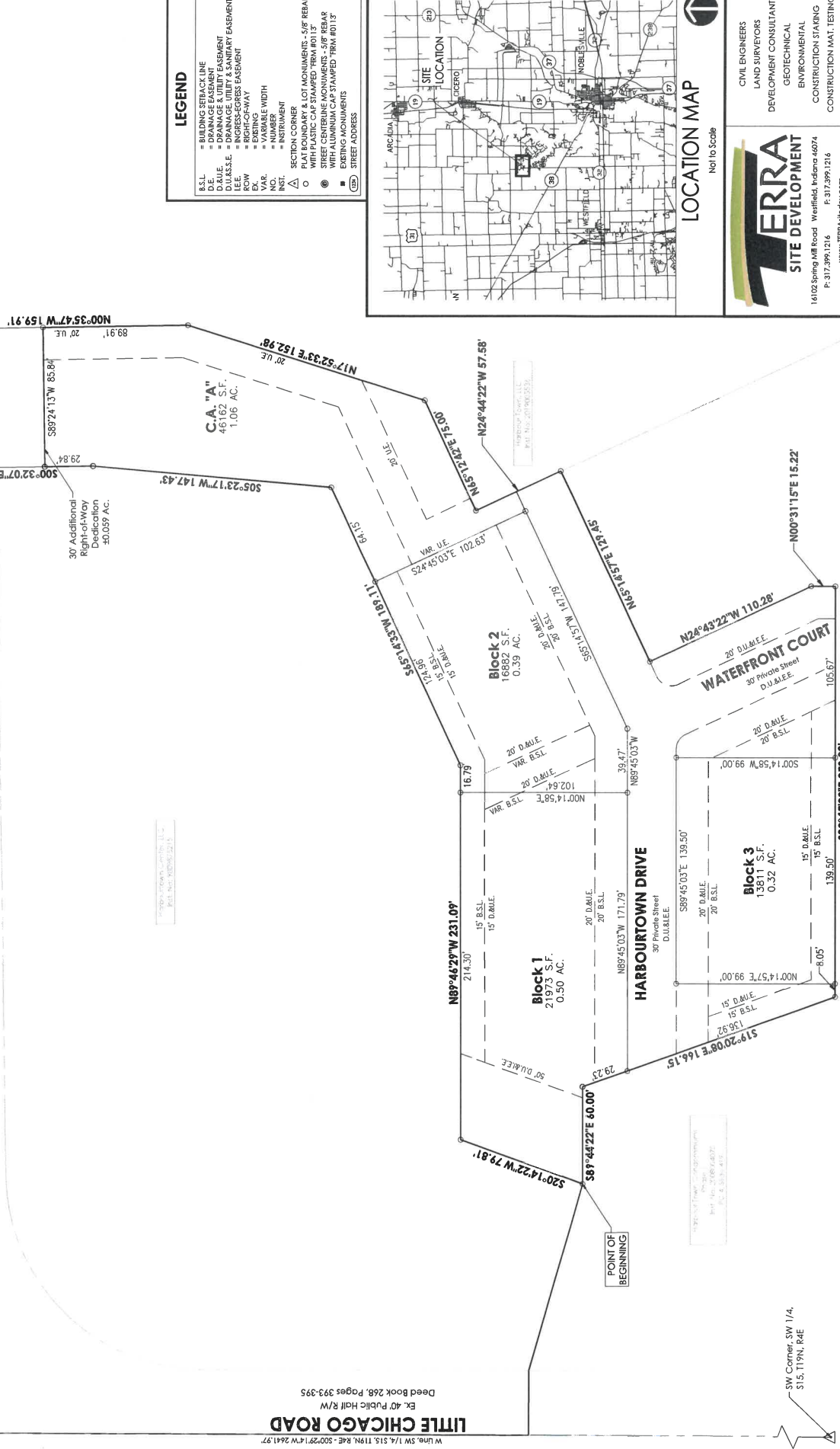
Point of Commencement
 NE Corner, SW 1/4,
 S15, T19N, R4E

N Line, SW 1/4, S15, T19N, R4E - N89°25'52"E 2462.39'
 Deed Book 268, Pages 393-395

CARRIGAN ROAD

Ex. 40' Public Half R/W
 Deed Book 268, Pages 393-395

NE Corner, SW 1/4,
 S15, T19N, R4E



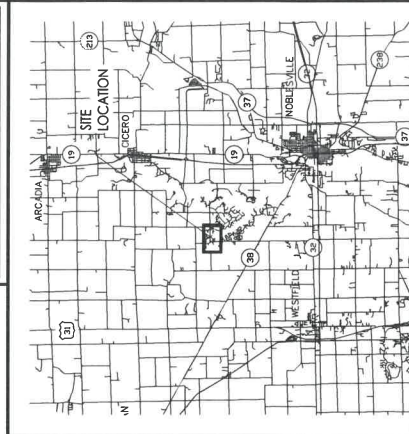
W Line, SW 1/4, S15, T19N, R4E - S00°29'14"W 2641.7'
 Deed Book 268, Pages 393-395
 Ex. 40' Public Half R/W

LITTLE CHICAGO ROAD

SW Corner, SW 1/4,
 S15, T19N, R4E

LEGEND

B.S.L.	= BUILDING SETBACK LINE
D.E.	= DRAINAGE EASEMENT
D.U.A.S.S.E.	= DRAINAGE, UTILITY & SANITARY EASEMENT
I.E.E.	= INGRESS-EGRESS EASEMENT
K.W.	= KEYWAY
EX	= EXISTING
VAR.	= VARIABLE WIDTH
NO.	= NUMBER
PA	= PLAT ADDRESS
SECTION	= SECTION CORNER
LOT	= LOT CORNER
△	PLAT BOUNDARY & LOT MONUMENTS - 5/8" REBAR
○	WITH PLASTIC CAP STAMPED "TRM #0113"
○	STREET CENTERLINE MONUMENTS - 5/8" REBAR
○	WITH ALUMINUM CAP STAMPED "TRM #0113"
○	CONCRETE MONUMENTS
□	STREET ADDRESS



TERRA
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16102 Spring Mill Road Westfield, Indiana 46074
 P. 317.399.1216
 www.terrailld.com

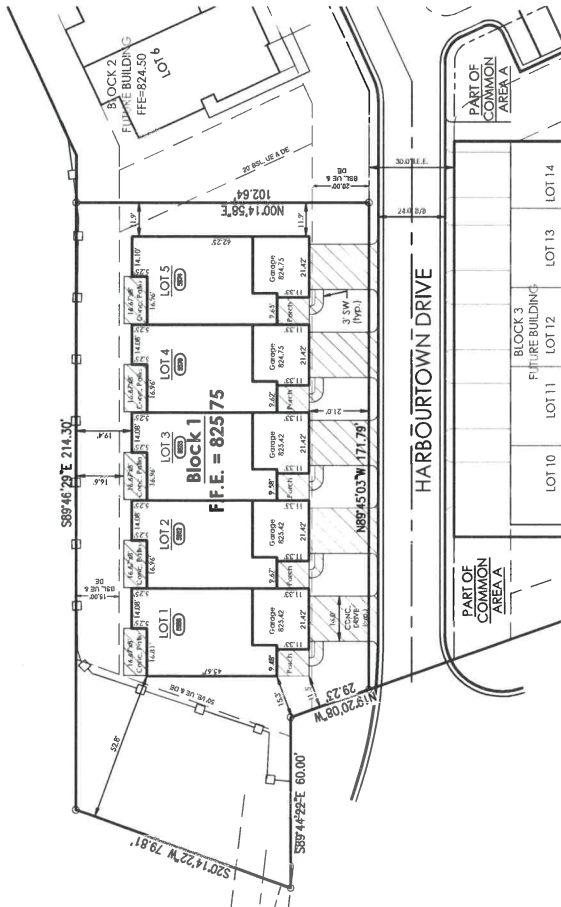
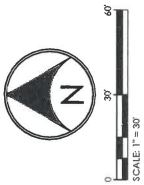
CIVIL ENGINEERS
 LAND SURVEYORS
 DEVELOPMENT CONSULTANTS
 GEOTECHNICAL
 ENVIRONMENTAL
 CONSTRUCTION STAKING
 CONSTRUCTION MAT. TESTING

CHECKED BY: [Name] PROJECT NO. 20240703
 DRAWN BY: [Name] SHEET NO. 1 OF 1
 GRS/DS DATE: 20240703

HARBOURWALK, PHASE 1

BLOCK 1 HPR

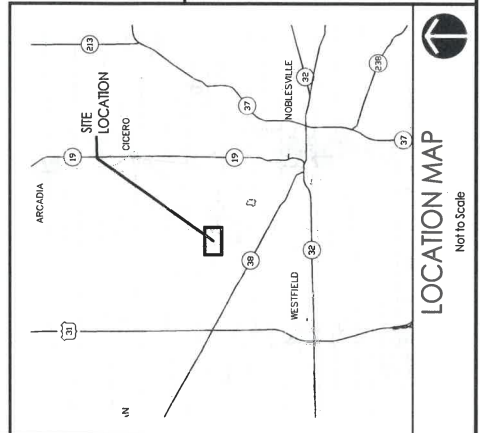
Section 15, Township 19N, Range 4E
City of Noblesville, Noblesville Township, Hamilton County, Indiana



LOT AREA:
COMMON AREA: 10,025.54 SQ. FT.
LIMITED COMMON AREA: 3,283.50 SQ. FT.

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.

THIS INSTRUMENT PREPARED BY: ANDREW CHOURNARD



LEGEND

- B.S.L. = BUILDING SETBACK LINE
- D.S.L. = DRAINAGE SETBACK LINE
- D.S.U. = DRAINAGE UTILITY EASEMENT
- D.U. = DRAINAGE UTILITY EASEMENT
- D.U.S.E. = DRAINAGE UTILITY & SANITARY EASEMENT
- LE = LEASE
- NG = NEGATIVE-GRESS EASEMENT
- EX = EXISTING
- VAR. = VARIABLE WIDTH
- PLAN = PLANNED
- INST. = INSTRUMENT
- SECTION CORNER
- PLAT BOUNDARY & LOT MONUMENTS - 5/8" REBAR WITH PLASTIC CAP STAMPED "TRM 10113"
- STREET CENTERLINE MONUMENTS - 5/8" REBAR WITH PLASTIC CAP STAMPED "TRM 10113"
- EXISTING MONUMENTS
- STREET ADDRESS
- LIMITED COMMON AREA

SQUARE FOOTAGE	
5858 Harbour Town	
FIRST FLOOR LIVING	= 1,285 SF
FINISHED SECOND FLOOR	= 713 SF
TOTAL LIVING	= 1,998 SF
GARAGE	= 418 SF
PORCH	= 112 SF
5862 Harbour Town	
FIRST FLOOR LIVING	= 1,285 SF
FINISHED SECOND FLOOR	= 713 SF
TOTAL LIVING	= 1,998 SF
GARAGE	= 418 SF
PORCH	= 112 SF
5866 Harbour Town	
FIRST FLOOR LIVING	= 1,285 SF
FINISHED SECOND FLOOR	= 713 SF
TOTAL LIVING	= 1,998 SF
GARAGE	= 418 SF
PORCH	= 112 SF
5870 Harbour Town	
FIRST FLOOR LIVING	= 1,285 SF
FINISHED SECOND FLOOR	= 713 SF
TOTAL LIVING	= 1,998 SF
GARAGE	= 418 SF
PORCH	= 112 SF
5874 Harbour Town	
FIRST FLOOR LIVING	= 1,285 SF
FINISHED SECOND FLOOR	= 713 SF
TOTAL LIVING	= 1,998 SF
GARAGE	= 418 SF
PORCH	= 112 SF
TOTAL BUILDING LIVING SPACE	= 9,980 SF

LEGAL DESCRIPTION

Block 1 in Harbourwalk, Phase 1, per the plat thereof recorded as Instrument Number _____ in the Office of the Recorder of Hamilton County, Indiana.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown therein actually exist; and that all other requirements specified herein, done by me, have been met.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number _____ in the Office of the Recorder of Hamilton County, Indiana.

Stephen D. Servels
License No. 700002
Firm No. 0113

All lots in this plat are subject to the Declaration of Covenants, Conditions, and Restrictions recorded as Instrument Number _____ and any amendments thereto.

In witness whereof, the undersigned, has hereunto caused its name to be subscribed, this _____ day of _____, 2024.

Owner:
MIG-HARBORWALK LLC
By: _____
Michael Mericho, Managing Member

STATE OF INDIANA)
) SS
COUNTY OF _____)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Michael Mericho, Managing Member of MIG-HARBORWALK LLC and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the uses and purposes therein expressed.

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

Notary Public _____ (Printed Name)

County of Residence _____

My Commission Expires _____

TERRA
SITE DEVELOPMENT

14102 Spring Mill Road Westfield, Indiana 46074
P: 317.399.1214 F: 317.399.1216
www.terra-site.com

DRAWN BY: AC	CHECKED BY: GRR/SJS	PURCHASE 2024/07/03
PROJECT NO. 201008		SHEET NO. 1 OF 3

CIVIL ENGINEERS
LAND SURVEYORS
DEVELOPMENT CONSULTANTS
GEO-TECHNICAL
ENVIRONMENTAL
CONSTRUCTION STAKING
CONSTRUCTION MAT. TESTING