



Board of Public Works and Safety

Agenda Item

Cover Sheet

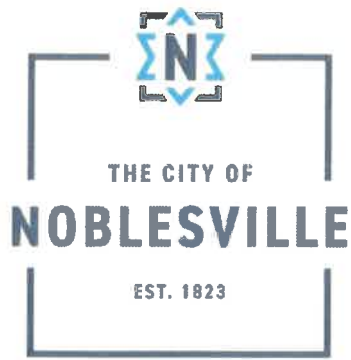
MEETING DATE: March 11, 2025

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

ITEM #: 4

INITIATED BY: Amy Steffens

- Information Attached
- Verbal
- No Paperwork at Time of Packets



Date: February 25, 2025

To: Board of Public Works

From: Amy Steffens, AICP, Senior Planner

RE: Secondary plat approval (PLAT-000063-2024)

Proposed is the secondary plat for a 48-lot townhome development to be known as Cranbrook Towns. Staff recommends approval.

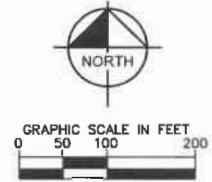
THIS INSTRUMENT PREPARED BY:
 KUHN & GUSTAFSON LAND SURVEYING
 410 W. OAK STREET, SUITE 98
 ZIONSVILLE, IN 46077
 BRADY@KGSURVEYING.COM
 (317) 344-2822
 PROJECT NUMBER: 230228

THIS INSTRUMENT PREPARED FOR:
 WESTBROOK DEVELOPER, LLC
 9757 WESTPOINT DRIVE, SUITE 400
 INDIANAPOLIS, INDIANA 46256
 (317) 564-7304
 DATE PREPARED: 01/14/2025

SOURCE OF TITLE:
 WARRANTY DEED INST. #1989-027311 & 2024-018729

CRANBROOK TOWNS

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33-T19N-R4E CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA



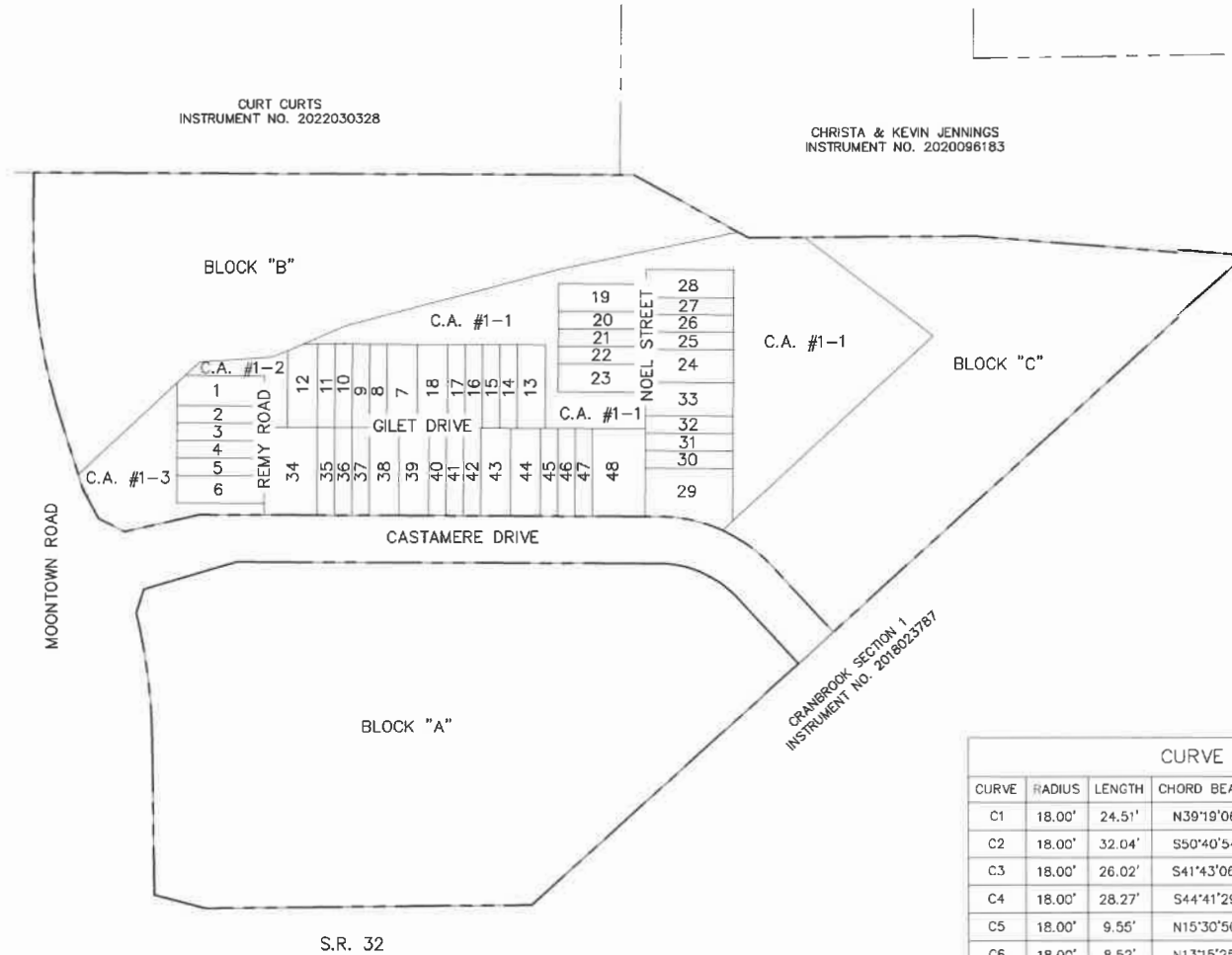
LEGEND

- 1001 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- S.S.E. SANITARY SEWER EASEMENT
- R.D.F. REGULATED DRAIN EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- U.E.&S.S.E. UTILITY & SANITARY SEWER EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- I.E.E. INGRESS/EGRESS EASEMENT
- B.M.P.A.E. BEST MANAGEMENT PRACTICE ACCESS EASEMENT
- PRIVATE DRAINAGE FACILITIES
- PUBLIC DRAINAGE FACILITIES

SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 865 IAC 1-12-8 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

- DENOTES A 5/8"x24" REBAR WITH CAP STAMPED "K&G LS FIRM 0141" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT, A REBAR WITH ALUMINUM CAP, STAMPED "K&G LS FIRM 0141", SET FLUSH WITH THE FINISHED SURFACE COAT.



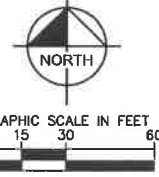
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	18.00'	24.51'	N39°19'06"E	22.66'	78°01'11"	14.58'
C2	18.00'	32.04'	S50°40'54"E	27.97'	101°58'49"	22.22'
C3	18.00'	26.02'	S41°43'06"W	23.81'	82°49'09"	15.87'
C4	18.00'	28.27'	S44°41'29"E	25.46'	90°00'00"	18.00'
C5	18.00'	9.55'	N15°30'50"E	9.44'	30°24'39"	4.89'
C6	18.00'	8.52'	N13°15'25"W	8.44'	27°07'52"	4.34'
C8	18.00'	28.27'	S45°18'31"W	25.46'	90°00'00"	18.00'
C9	18.00'	28.27'	N44°41'29"W	25.46'	90°00'00"	18.00'
C10	18.00'	9.66'	S15°03'47"E	9.54'	30°44'36"	4.95'
C11	18.00'	9.60'	S15°35'10"W	9.49'	30°33'18"	4.92'

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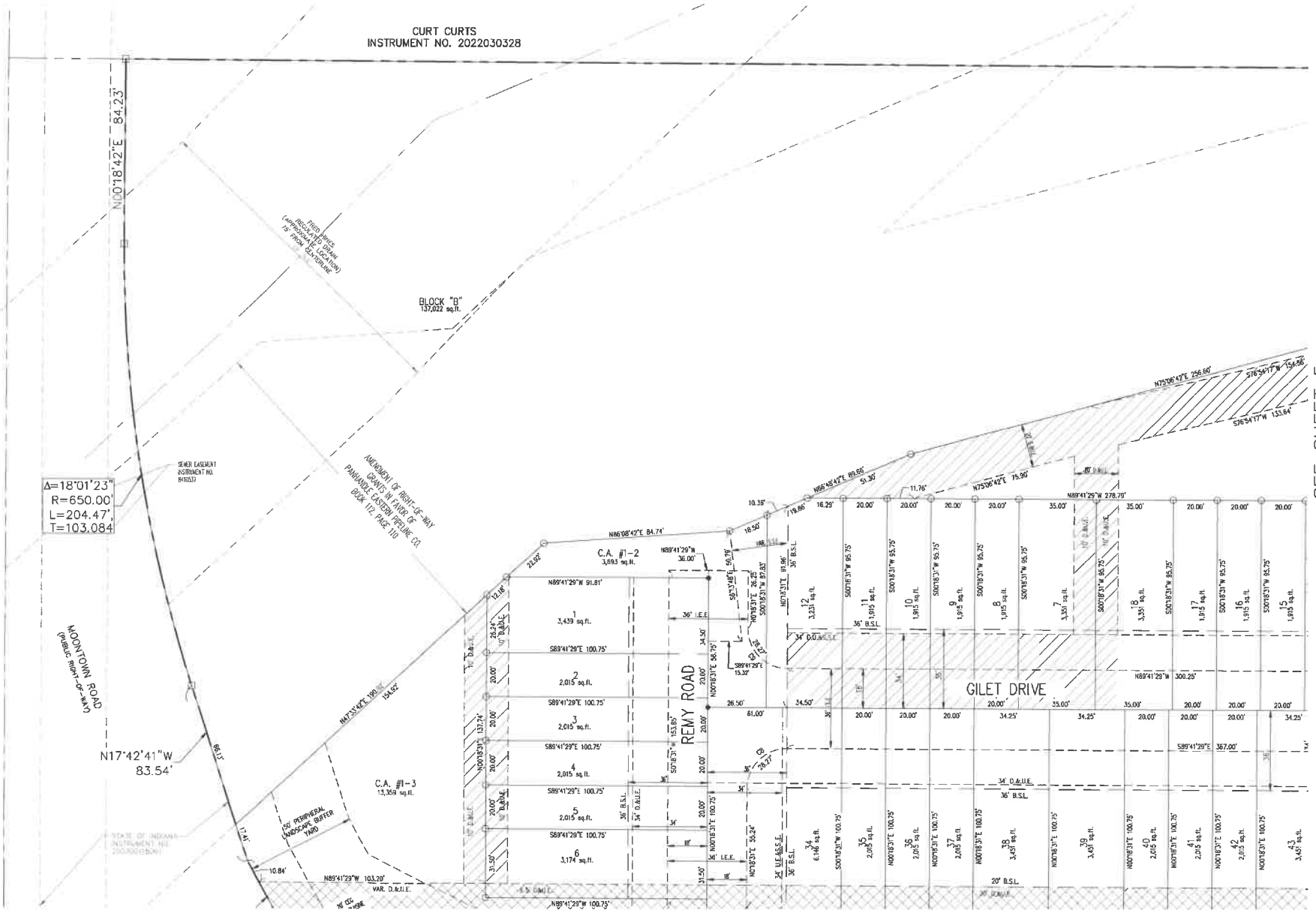
THIS INSTRUMENT PREPARED FOR:
 WESTBROOK DEVELOPER, LLC
 9757 WESTPOINT DRIVE, SUITE 600
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 (317) 564-7304
 DATE PREPARED: 01/14/2025

CRANBROOK TOWNS

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33-T19N-R4E CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA



CURT CURTS
 INSTRUMENT NO. 2022030328



$\Delta = 18^{\circ}01'23''$
 $R = 650.00$
 $L = 204.47'$
 $T = 103.084$

SEE SHEET 5

SEE SHEET 3

2 OF 9

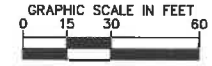
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SEE SHEET 2



Δ=12°57'46"
 R=669.29'
 L=151.42'
 T=76.036'

SEE SHEET 4

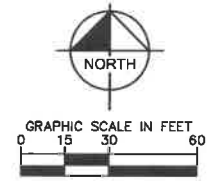
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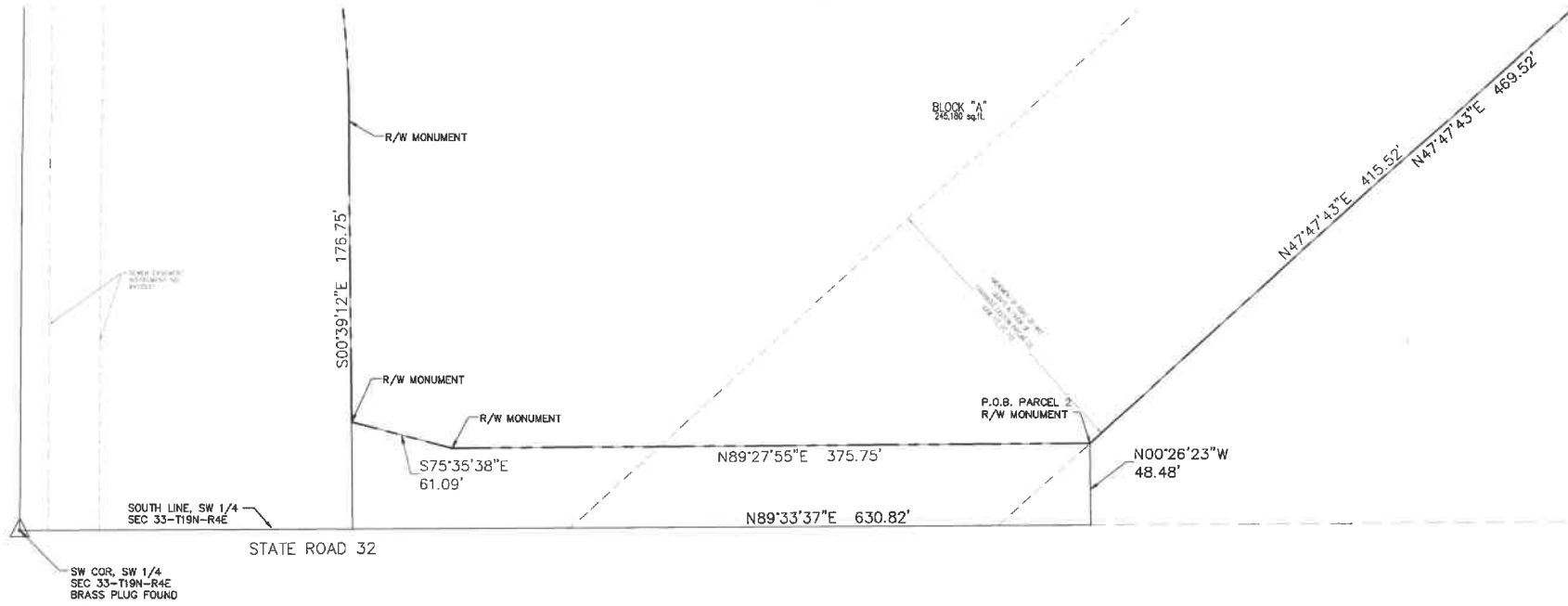
THIS INSTRUMENT PREPARED FOR:
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SEE SHEET 3



SEE SHEET 7

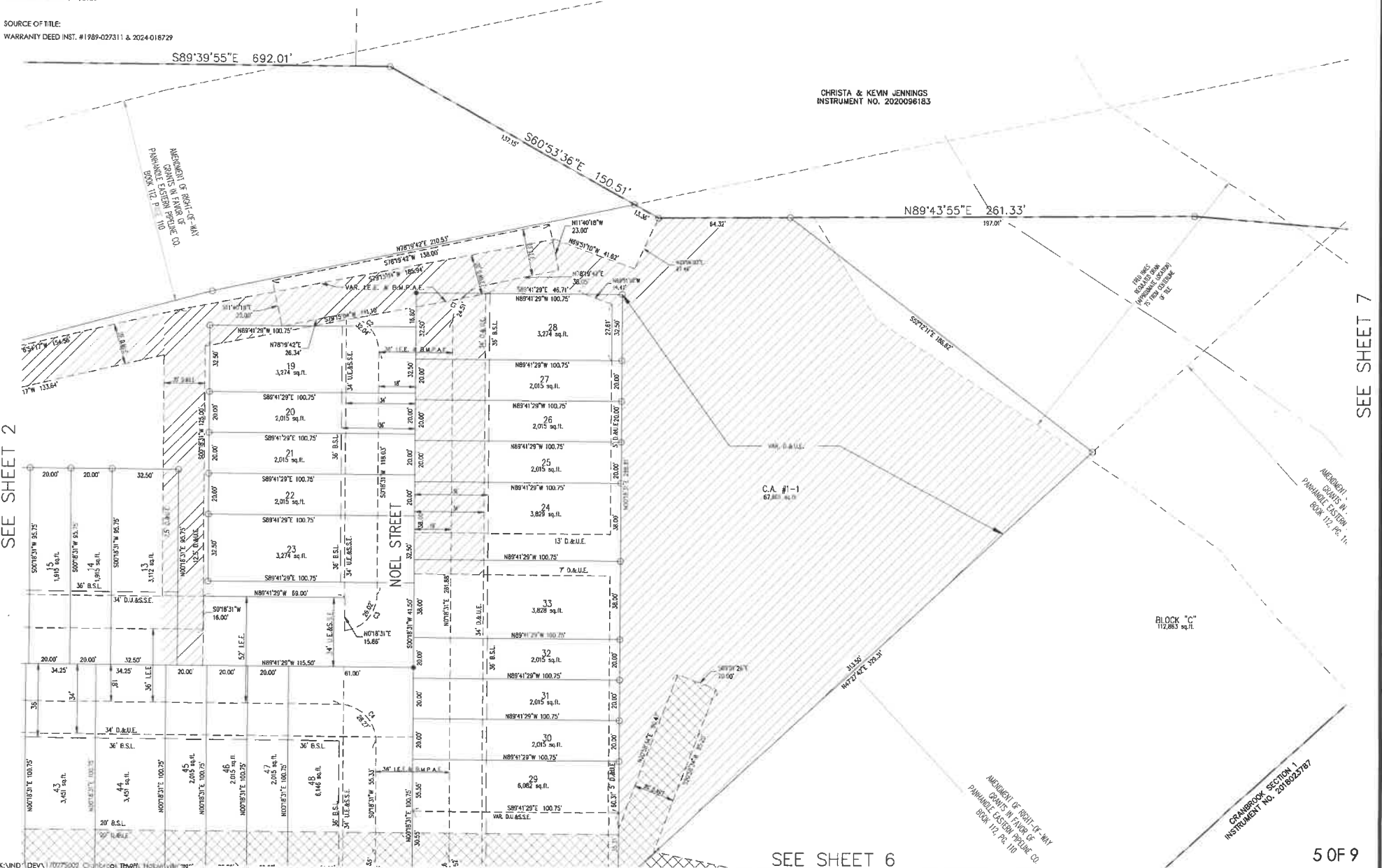
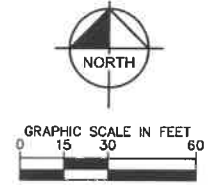
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SEE SHEET 2

SEE SHEET 7

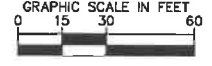
SEE SHEET 6

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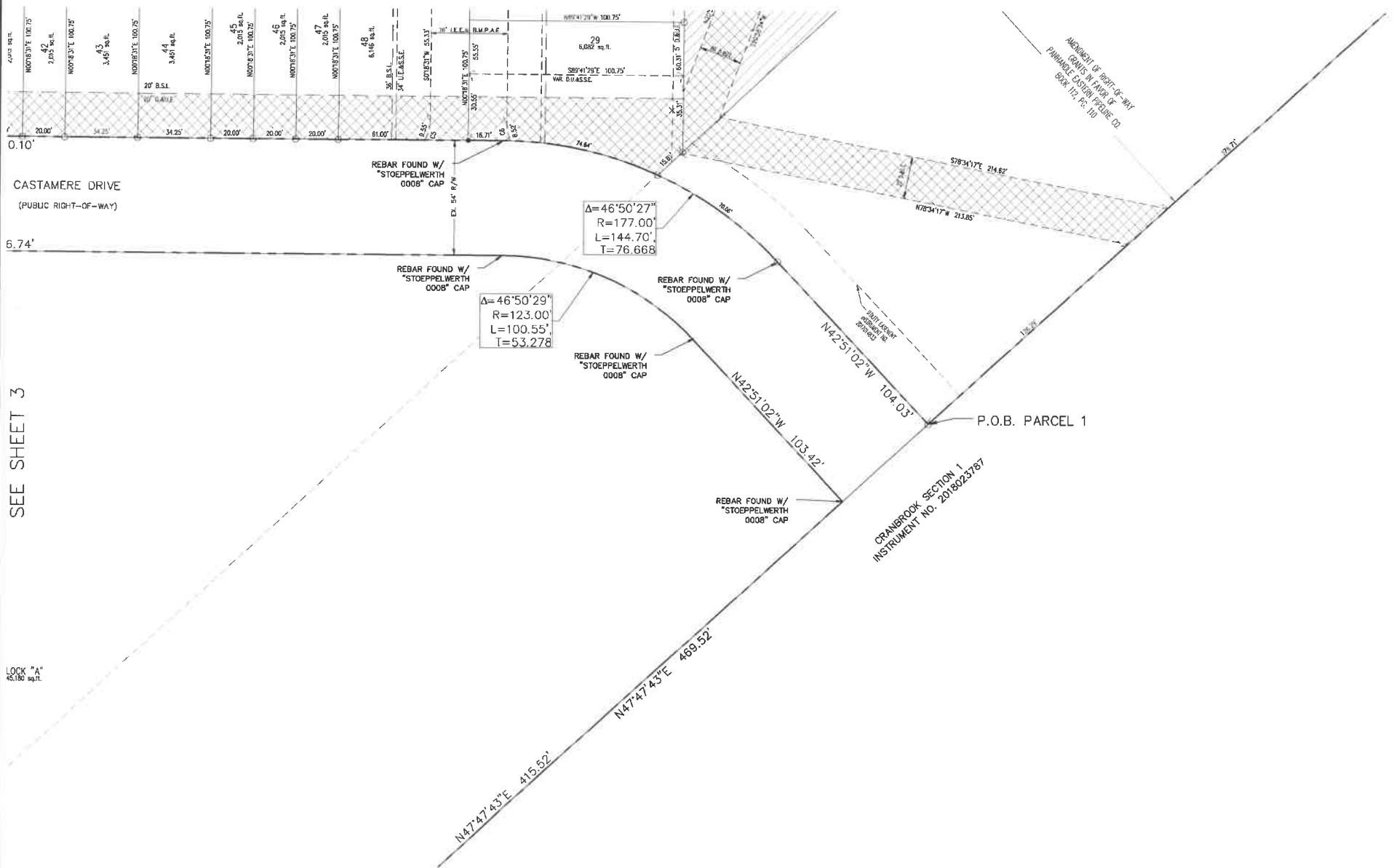
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PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33-T19N-R4E CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA



SEE SHEET 5



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CRANBROOK TOWNS

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33-T19N-R4E CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

LEGAL DESCRIPTION:

THE FOLLOWING LAND DESCRIPTION WAS PREPARED BY BRADY KUHN, LS#20500007 OF KUHN & GUSTAFSON LAND SURVEYING, INC. AS PART OF A BOUNDARY RETRACEMENT SURVEY PREPARED UNDER PROJECT NUMBER 230228 LAST REVISED JUNE 4, 2024 AND RECORDED AS INSTRUMENT NO. 2024020161 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS PLUG MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 39 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 630.82 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 23 SECONDS WEST 48.48 FEET TO THE NORTH LINE OF STATE ROAD 32 PER RIGHT-OF-WAY GRANT FOR STATE OF INDIANA PROJECT NO. S-166(2), 1954 AS DESCRIBED IN BOOK 142, PAGE 347 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT BEING A SOUTHWESTERLY CORNER OF CRANBROOK SECTION 1 AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. 2018023787 IN SAID RECORDER'S OFFICE; THENCE ALONG THE WESTERLY LINE OF SAID CRANBROOK SECTION 1 NORTH 47 DEGREES 47 MINUTES 42 SECONDS EAST 469.52 FEET TO A REBAR WITH YELLOW PLASTIC CAP STAMPED "K&G LS FIRM 0141" (HEREINAFTER "CAPPED REBAR") ON THE NORTHERLY RIGHT-OF-WAY OF CASTAMERE DRIVE AND THE POINT OF BEGINNING; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHERLY RIGHT-OF-WAY OF CASTAMERE DRIVE: (1) NORTH 42 DEGREES 51 MINUTES 02 SECONDS WEST 104.03 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008", SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 177.00 FEET AND A CHORD BEARING NORTH 66 DEGREES 16 MINUTES 15 SECONDS WEST 140.71 FEET; (2) NORTHWESTERLY ALONG SAID CURVE 144.70 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008"; (3) NORTH 89 DEGREES 41 MINUTES 29 SECONDS WEST 530.10 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008"; (4) SOUTH 77 DEGREES 31 MINUTES 00 SECONDS WEST 88.58 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008"; (5) NORTH 63 DEGREES 08 MINUTES 09 SECONDS WEST 33.22 FEET TO A MAG NAIL ON THE EASTERLY LINE OF THE LAND OF STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NO. 200300118061 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY LINE NORTH 28 DEGREES 14 MINUTES 06 SECONDS WEST 39.03 FEET TO A MAG NAIL ON THE EASTERLY LINE OF MOONTOWN ROAD AS PER THE AFORESAID PLAT OF CRANBROOK SECTION 1; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY LINE: (1) NORTH 17 DEGREES 42 MINUTES 41 SECONDS WEST 83.54 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 650.00 FEET AND A CHORD BEARING NORTH 08 DEGREES 41 MINUTES 59 SECONDS WEST 203.62 FEET; (2) NORTHERLY ALONG SAID CURVE 204.47 FEET; (3) THENCE NORTH 00 DEGREES 18 MINUTES 42 SECONDS EAST 84.23 FEET TO A "CAPPED REBAR" ON THE SOUTH LINE OF THE LAND OF CURT CURTIS AS DESCRIBED IN INSTRUMENT NO. 2022030328 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE LAND OF JENNINGS AS DESCRIBED IN INSTRUMENT NO. 2020096183 IN SAID RECORDER'S OFFICE SOUTH 89 DEGREES 39 MINUTES 55 SECONDS EAST 692.01 FEET TO A "CAPPED REBAR"; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 2020096183 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 40 DEGREES 53 MINUTES 36 SECONDS EAST 150.51 FEET TO A "CAPPED REBAR"; (2) NORTH 89 DEGREES 43 MINUTES 55 SECONDS EAST 261.33 FEET TO THE SOUTHWEST CORNER OF COMMON AREA #1-3 IN THE AFORESAID CRANBROOK SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID COMMON AREA #1-3 SOUTH 85 DEGREES 13 MINUTES 10 SECONDS EAST 309.56 FEET TO THE WESTERLY LINE OF SAID CRANBROOK SECTION 1; THENCE ALONG SAID WESTERLY LINE SOUTH 47 DEGREES 47 MINUTES 42 SECONDS WEST 638.97 FEET TO THE POINT OF BEGINNING, CONTAINING 10.64 ACRES, MORE OR LESS.

ALSO:

THE FOLLOWING LAND DESCRIPTION WAS PREPARED BY BRADY KUHN, LS#20500007 OF KUHN & GUSTAFSON LAND SURVEYING, INC. AS PART OF A BOUNDARY RETRACEMENT SURVEY PREPARED UNDER PROJECT NUMBER 230228 LAST REVISED JUNE 4, 2024 AND RECORDED AS INSTRUMENT NO. 2024020161 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS PLUG MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 33 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 630.82 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 23 SECONDS WEST 48.48 FEET TO THE NORTH LINE OF STATE ROAD 32 PER RIGHT-OF-WAY GRANT FOR STATE OF INDIANA PROJECT NO. S-166(2), 1954 AS DESCRIBED IN BOOK 142, PAGE 347 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT BEING A SOUTHWESTERLY CORNER OF CRANBROOK SECTION 1 AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. 2018023787 IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID CRANBROOK SECTION 1 NORTH 47 DEGREES 47 MINUTES 42 SECONDS EAST 415.52 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008" ON THE SOUTHERLY RIGHT-OF-WAY OF CASTAMERE DRIVE; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY OF CASTAMERE DRIVE: (1) NORTH 42 DEGREES 51 MINUTES 02 SECONDS WEST 103.42 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008"; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING NORTH 66 DEGREES 16 MINUTES 14 SECONDS WEST 97.78 FEET; (2) NORTHWESTERLY ALONG SAID CURVE 100.55 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008"; (3) NORTH 89 DEGREES 41 MINUTES 29 SECONDS WEST 486.74 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008"; (4) SOUTH 73 DEGREES 44 MINUTES 25 SECONDS WEST 112.07 FEET TO A REBAR WITH CAP STAMPED "STOEPELWERTH 0008"; (5) SOUTH 17 DEGREES 43 MINUTES 20 SECONDS WEST 28.46 FEET TO THE EASTERLY LINE OF THE LAND OF STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NO. 200300118061 IN SAID RECORDER'S OFFICE; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 669.29 FEET AND A CHORD BEARING SOUTH 04 DEGREES 53 MINUTES 16 SECONDS EAST 151.10 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY LINES OF SAID INSTRUMENT NO. 200300118061: (1) SOUTHERLY ALONG SAID CURVE 131.42 FEET; (2) SOUTH 00 DEGREES 39 MINUTES 12 SECONDS EAST 176.75 FEET; (3) SOUTH 75 DEGREES 35 MINUTES 38 SECONDS EAST 61.09 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST 375.75 FEET TO THE POINT OF BEGINNING, CONTAINING 5.63 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE SURVEY RECORDED AS INSTRUMENT NUMBER 2024020161 IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY, INDIANA, AND EXCEPT AS NOTED, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REDACTION STATEMENT:

"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."
BRADY KUHN

INSTRUMENT PREPARED BY: BRADY KUHN

BRADY KUHN, PS
INDIANA REGISTRATION NO 20500007
DATE: JANUARY 14, 2025

THIS INSTRUMENT PREPARED BY:
KUHN & GUSTAFSON LAND SURVEYING
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ZIONSVILLE, IN 46077
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INDIANAPOLIS, INDIANA 46236
(317) 564-7304
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WARRANTY DEED INST. #1989-027311 & 2024-018729

CRANBROOK TOWNS

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33-T19N-R4E CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

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, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION CONSISTS OF 48 LOTS NUMBERED 1-48, 3 BLOCKS LABELED AS BLOCK A, BLOCK B, BLOCK C, AND 3 COMMON AREAS LABELED AS CA#1-1 - #1-3; SHALL BE KNOWN AND DESIGNATED AS CRANBROOK TOWNS. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

ALL LOTS IN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CRANBROOK PUD RECORDED AS INSTRUMENT NUMBER 2016068581 AND ANY AMENDMENTS THERETO.

THE FOREGOING COVENANTS, OR RESTRICTIONS, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2049. AT WHICH TIME SAID COVENANTS, OR RESTRICTIONS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIOD OF TEN YEARS UNLESS CHANGED BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR PART. INVALIDATION OF ANY OF THE FOREGOING COVENANTS OR RESTRICTIONS WHICH SHALL REMAIN FULL FORCE AND EFFECT.

FRONT AND SIDE YARD BUILDING 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 STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "DRAINAGE EASEMENT", "DRAINAGE AND UTILITY EASEMENT", ARE RESERVED FOR THE USE OF UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND DRAINAGE FACILITIES THAT ARE LABELED AS "PUBLIC" ON THE PLAT ARE RESERVED FOR THE CITY OF NOBLESVILLE OR SUCCESSORS IN THE CITY'S INTEREST FOR THE INSTALLATION AND MAINTENANCE OF THESE ITEMS SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. DRAINAGE FACILITIES THAT ARE LABELED AS "PRIVATE" ON THE PLAT SHALL BE RESERVED FOR THE HOMEOWNERS' ASSOCIATION FOR THIS SUBDIVISION OR SUCCESSORS IN THE HOMEOWNERS' ASSOCIATION'S INTEREST FOR THE INSTALLATION AND MAINTENANCE OF THESE ITEMS SUBJECT AT ALL TIMES TO PROPERTY AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED.

THERE ARE STRIPS OF GROUND SHOWN ON THE PLAT MARKED "I.E.E." (INGRESS/EGRESS EASEMENT). THESE STRIPS ARE RESERVED FOR THE INSTALLATION OF ROADS AND WALKS ALLOWING ACCESS TO THE OWNERS OF LOTS WITHIN THE SUBDIVISION ACROSS THE PARCELS SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

"SANITARY SEWER EASEMENTS" ARE HEREBY CREATED FOR THE USE OF THE DEVELOPER, AND OF THE UTILITY, PUBLIC OR PRIVATE, HAVING JURISDICTION OVER THE SANITARY WASTE DISPOSAL SYSTEM. SANITARY SEWER EASEMENTS SHALL BE USED TO CONSTRUCT, EXTEND OPERATE, INSPECT, MAINTAIN, RECONSTRUCT AND REMOVE MAINS, DUCTS, OR OTHER RELATED UTILITY STRUCTURES OF SANITARY SEWERS THAT ARE PART OF SAID SYSTEM, AND FOR INGRESS AND EGRESS THERETO.

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

SANITARY SEWER PUMPS AND SANITARY FORCEMANS SHALL BE PRIVATE AND THEREFORE NOT DEDICATED TO THE CITY.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT ON THIS ____ DAY OF _____, 2025.

DEVELOPER
WESTBROOK DEVELOPER, LLC

TIM WALTER

STATE OF _____)
_____) SS:
_____) COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS ____ DAY OF _____, 2025.

SIGNATURE: _____ PRINTED NAME: _____

MY COMMISSION EXPIRES: _____ COUNTY OF RESIDENCE: _____

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: _____

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 THIS _____ DAY OF _____, 2025.

NOBLESVILLE PLAN COMMISSION

PRESIDENT GRETCHEA A. HANES SECRETARY CALEB P. GUTSHALL

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORK AND SAFETY OF THE CITY OF NOBLESVILLE AT A MEETING HELD ON THIS _____ DAY OF _____, 20__.

JACK MARTIN, PRESIDENT ROBERT J. ELMER, MEMBER

JOHN DITSLEAR, MEMBER RICK L. TAYLOR, MEMBER

LAURIE DYER, MEMBER ATTEST:

EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE, INDIANA

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT ON THIS ____ DAY OF _____, 2025.

OWNER
ESTATE OF THELMA CURTS

PRINTED NAME

STATE OF _____)
_____) SS:
_____) COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS ____ DAY OF _____, 2025.

SIGNATURE: _____ PRINTED NAME: _____

MY COMMISSION EXPIRES: _____ COUNTY OF RESIDENCE: _____