

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

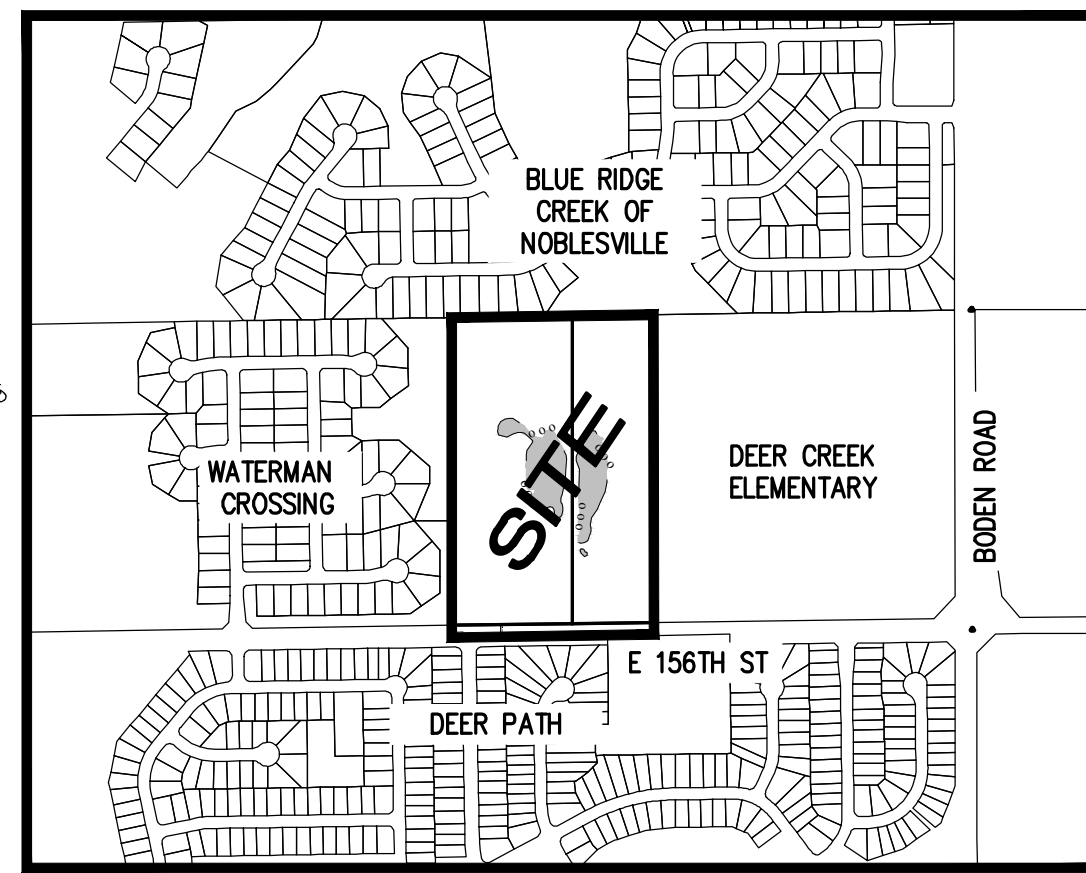
THIS INSTRUMENT PREPARED FOR:
 YOUSEF BARIHAM
 C/O BENTLEY INDIANAPOLIS
 9450 NORTH ARKONSON ROAD
 INDIANAPOLIS, INDIANA 46240
 PHONE: (317) 213-7444

Exhibit 3

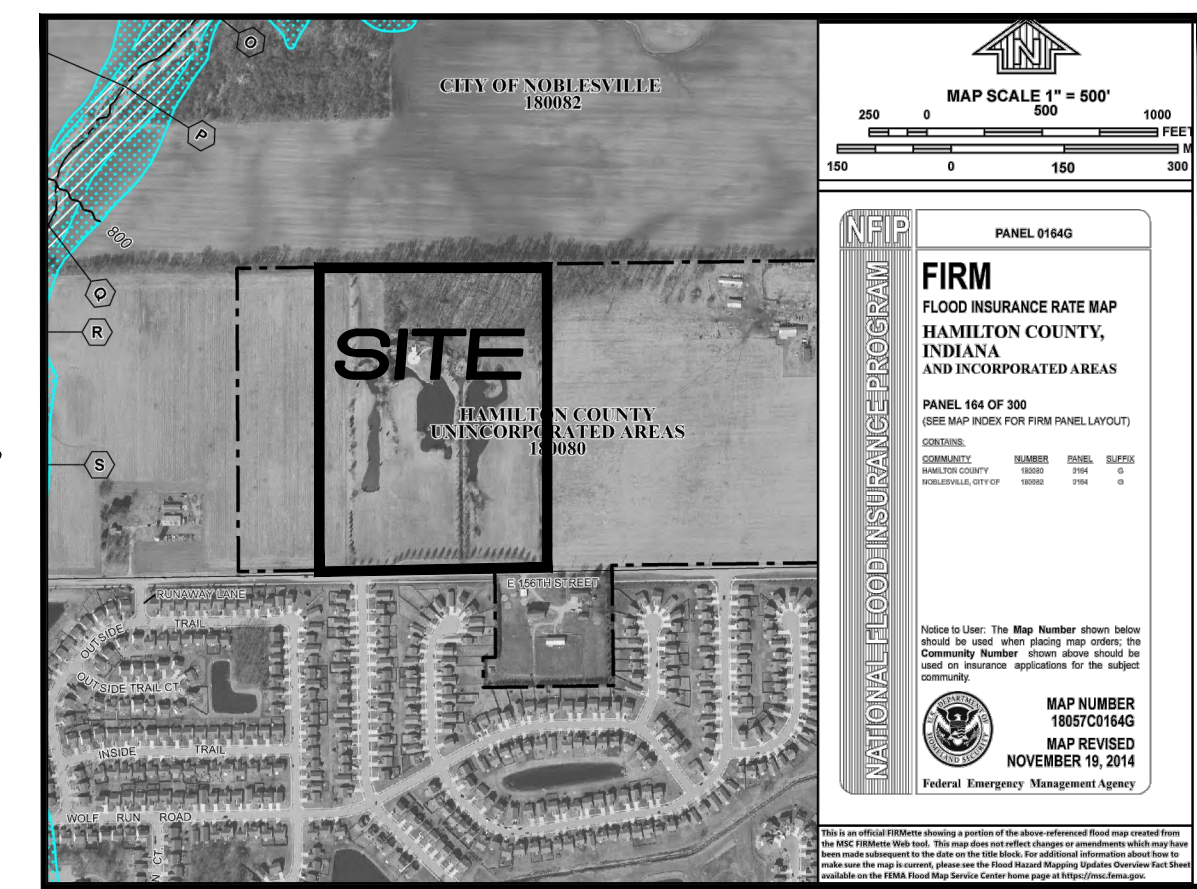
PRIMARY PLAT

MAYA ESTATES

NOBLESVILLE, INDIANA
 R1 ZONING



LOCATION MAP
 SCALE: 1"=800'



FLOOD STATEMENT
 NO PORTION OF THIS SITE FALLS WITHIN ZONE AE PER
 FIRM 18057C0164G DATED NOVEMBER 19, 2014

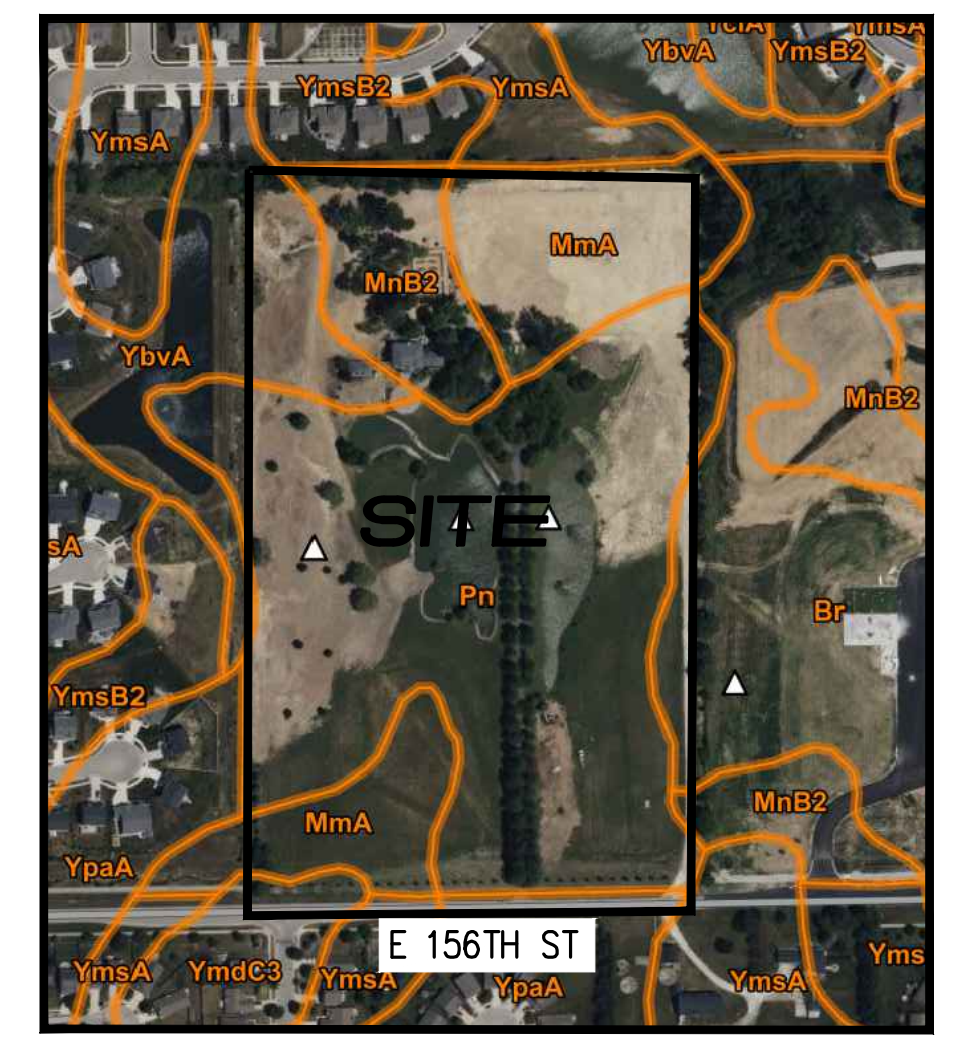
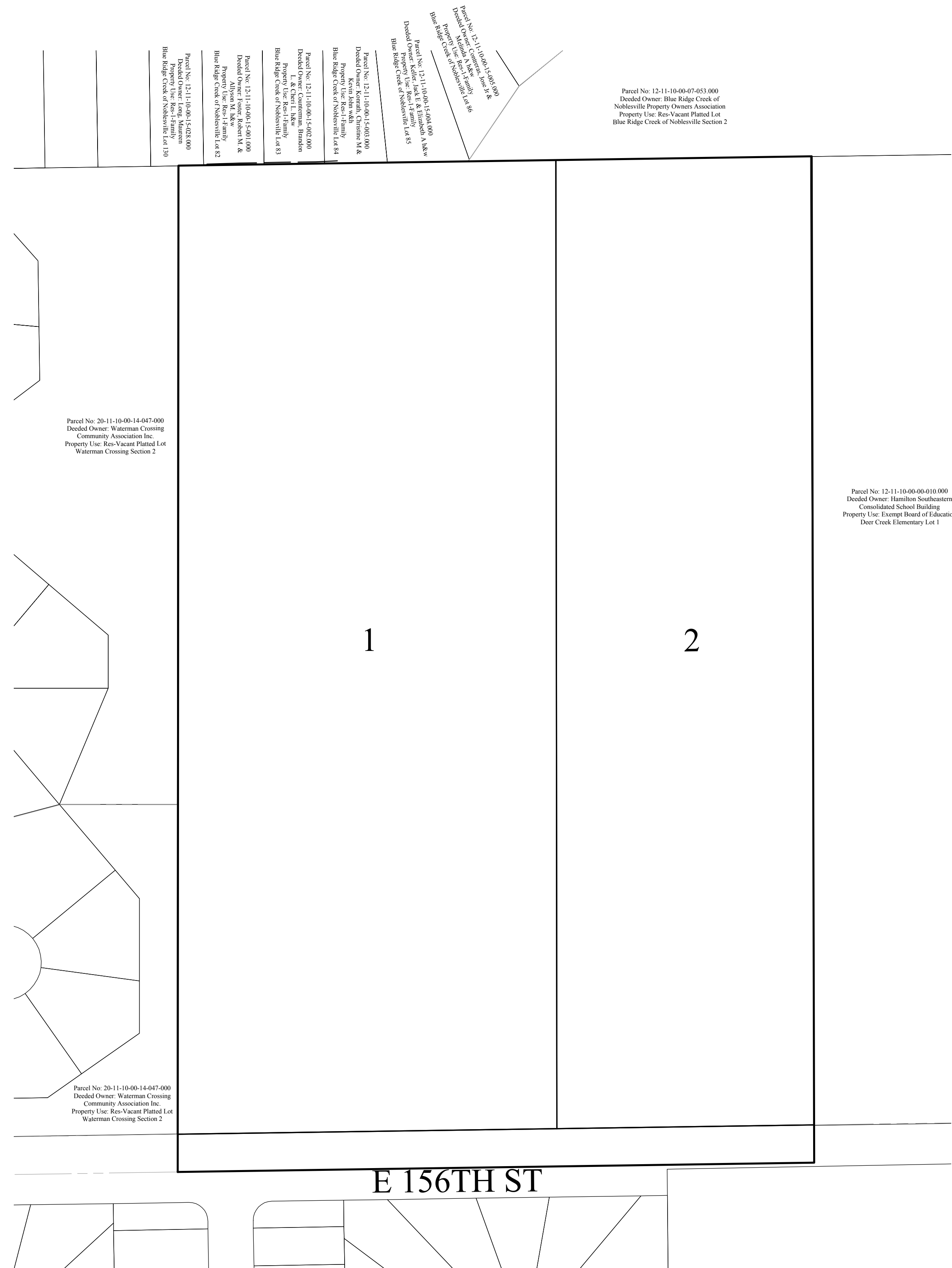
INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101	PRIMARY PLAT WITH TOPO
C102	PRIMARY PLAT

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PER TAC COMMENTS 3-7-25

MAYA ESTATES LAND DESCRIPTION

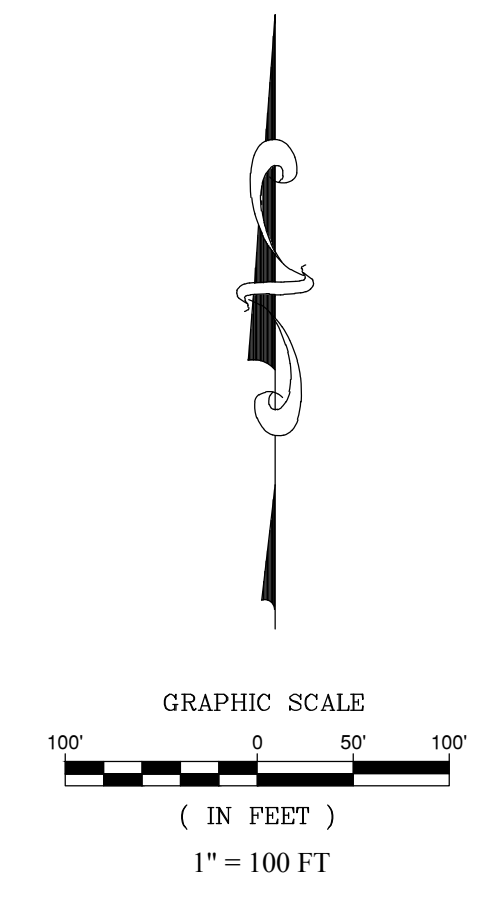
A part of the Southwest Quarter of Section 10, Township 18 North, Range 5 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of said Section 10; thence South 89 degrees 08 minutes 56 seconds West along East 156th Street 842.62 feet; thence North 00 degrees 01 minute 59 seconds East 1,332.48 feet; thence North 89 degrees 09 minutes 08 seconds East 838.40 feet; thence South 00 degrees 08 minutes 54 seconds East 1,332.37 feet to the place of beginning, containing 25.707 acres, more or less.



SOILS MAP
 SCALE: 1"=500'
 MmA, MnB2, Pn

PROJECT SUMMARY	
Total Site Area	25.71 Ac.±
Total Lots	2
Proposed Density	0.07 units/acre
ZONING: A-2(S)	
A-2(S) Requirements per UDO with exceptions:	
1) Minimum Lot size: 3Ac± (87,120 sq ft.)	
2) Minimum Lot width: 200'	



PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
 7965 E. 106TH STREET, FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 CONTACT PERSON: LEIGH ANNE FERRELL
 EMAIL: LFERRELL@STOEPPELWERTH.COM

D. D. Olmstead 11/20/2024
 DENNIS D. OLMSTEAD DATE
 REGISTERED LAND SURVEYOR
 NO. 900012



S:\112336BEN\DWG\C001 - Cover Sheet.dwg, 3/10/2025 1:58:11 PM, 1:1

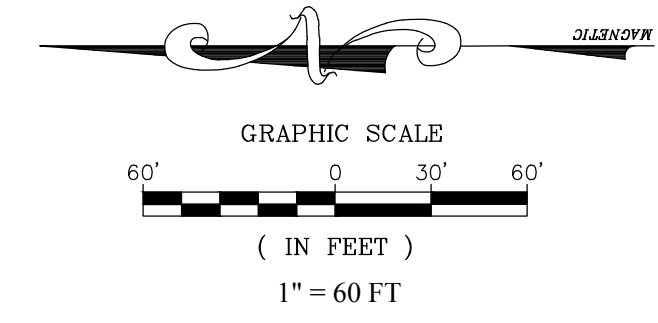
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PRIMARY PLAT

MAYA ESTATES

NOBLESVILLE, INDIANA
 R1 ZONING



- | | | | |
|-----------|-------------------------|---|--------------------|
| ---870--- | EXISTING CONTOUR | ⊕ | SANITARY WET WELL |
| —OHE— | OVERHEAD ELECTRIC LINES | ⊕ | GUY WIRE |
| —T— | TELEPHONE LINE | ⊕ | TELEPHONE PEDESTAL |
| —W— | WATER LINE | ⊕ | TELEPHONE MANHOLE |
| —F— | FENCE LINE | ⊕ | GAS VALVE |
| ⊕ | POWER POLES | ⊕ | CLEANOUT |
| | | ⊕ | WATER METER |
| | | ⊕ | WATER VALVE |
| | | ⊕ | FIRE HYDRANT |

S.E. COR. S.E. 1/4, SEC. 10, T.18N., R.5E.
 P.O.B.
 SOUTH LINE OF THE S.E. 1/4, SEC. 10, T.18N., R.5E.
 E. 1/6TH STREET
 50' HALF RW
 S89°06'55"W 481.47'
 S.W. COR. S.E. 1/4, SEC. 10, T.18N., R.5E.

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
 DENNIS D. OLMISTEAD
 REGISTERED
 No. 900012
 STATE OF INDIANA
 LAND SURVEYOR
 CERTIFIED: 11/20/2024
 D.D.O.

STOEPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5935 fax: 317.849.5942

EXISTING CONDITIONS
 MAYA ESTATES
 HAMILTON COUNTY, INDIANA
 WAYNE TOWNSHIP

DRAWN BY: KJJM CHECKED BY: LAF
 SHEET NO.
C100
 S & A JOB NO.
 112336BEN

NO.	DATE	MARK	REVISIONS	BY

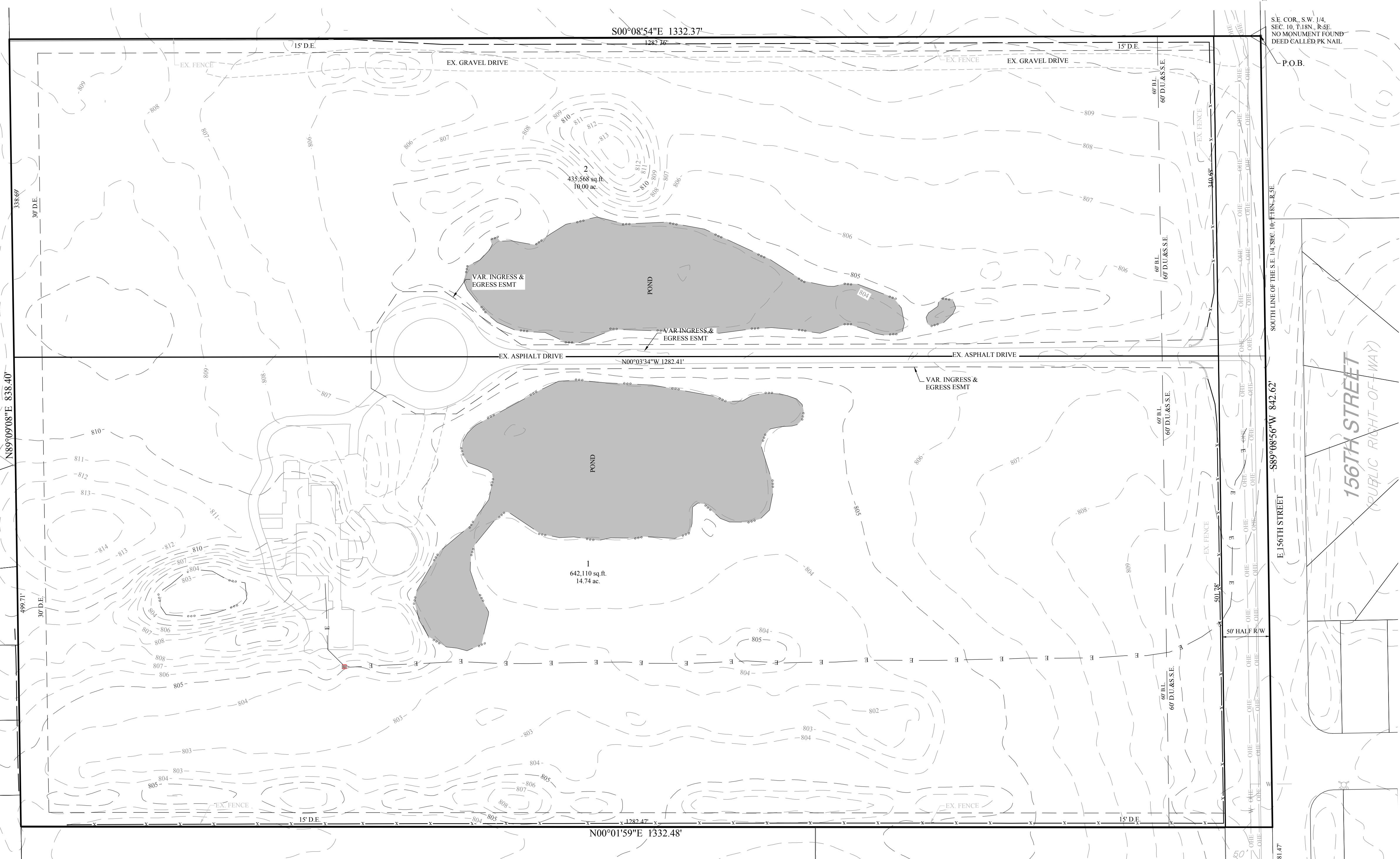
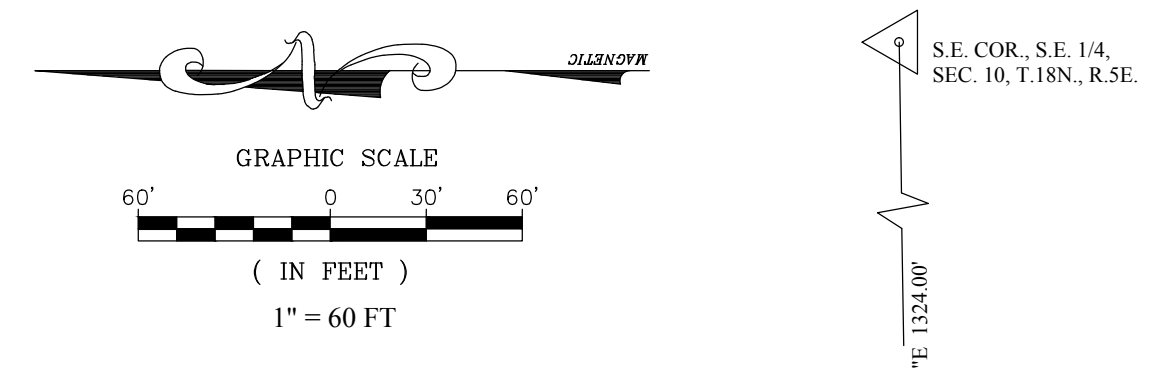
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 INDIANAPOLIS, INDIANA 46240
 PHONE: (317) 213-7444

PRIMARY PLAT

MAYA ESTATES

NOBLESVILLE, INDIANA
 R1 ZONING



LEGEND	
S	LOT NUMBER
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY AND SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
-870-	EXISTING CONTOUR
OHE	OVERHEAD ELECTRIC LINES
T	TELEPHONE LINE
W	WATER LINE
- - -	FENCE LINE
⊙	POWER POLES
⊙	SANITARY WET WELL
—	GUY WIRE
⊕	TELEPHONE PEDESTAL
⊕	TELEPHONE MANHOLE
⊕	GAS VALVE
⊕	CLEANOUT
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT

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REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 900012
 STATE OF INDIANA
 DENNIS D. OLMSHEAD
 CERTIFIED: 11/20/2024

STOEPPELWERTH
 ALWAYS ON
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PRIMARY PLAT W/TOPO
 MAYA ESTATES

HAMILTON COUNTY, INDIANA
 WAYNE TOWNSHIP

DRAWN BY: KJJM
 CHECKED BY: LAF
 SHEET NO.
C101
 S & A JOB NO.
 112336BEN

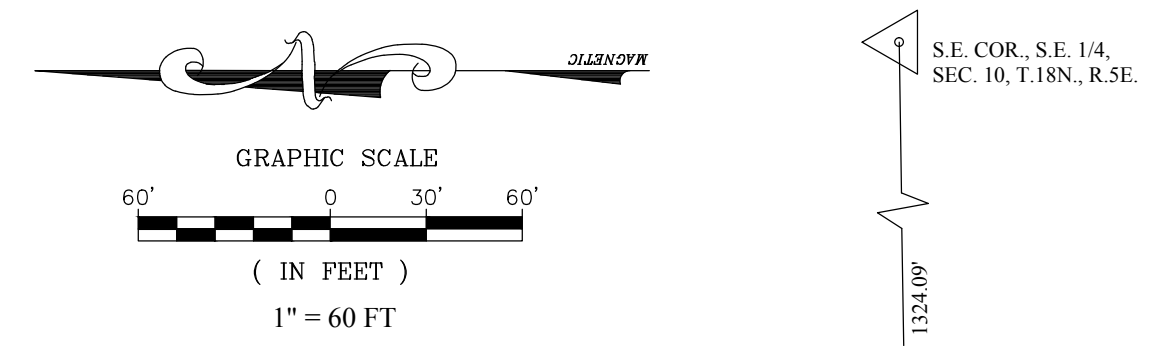
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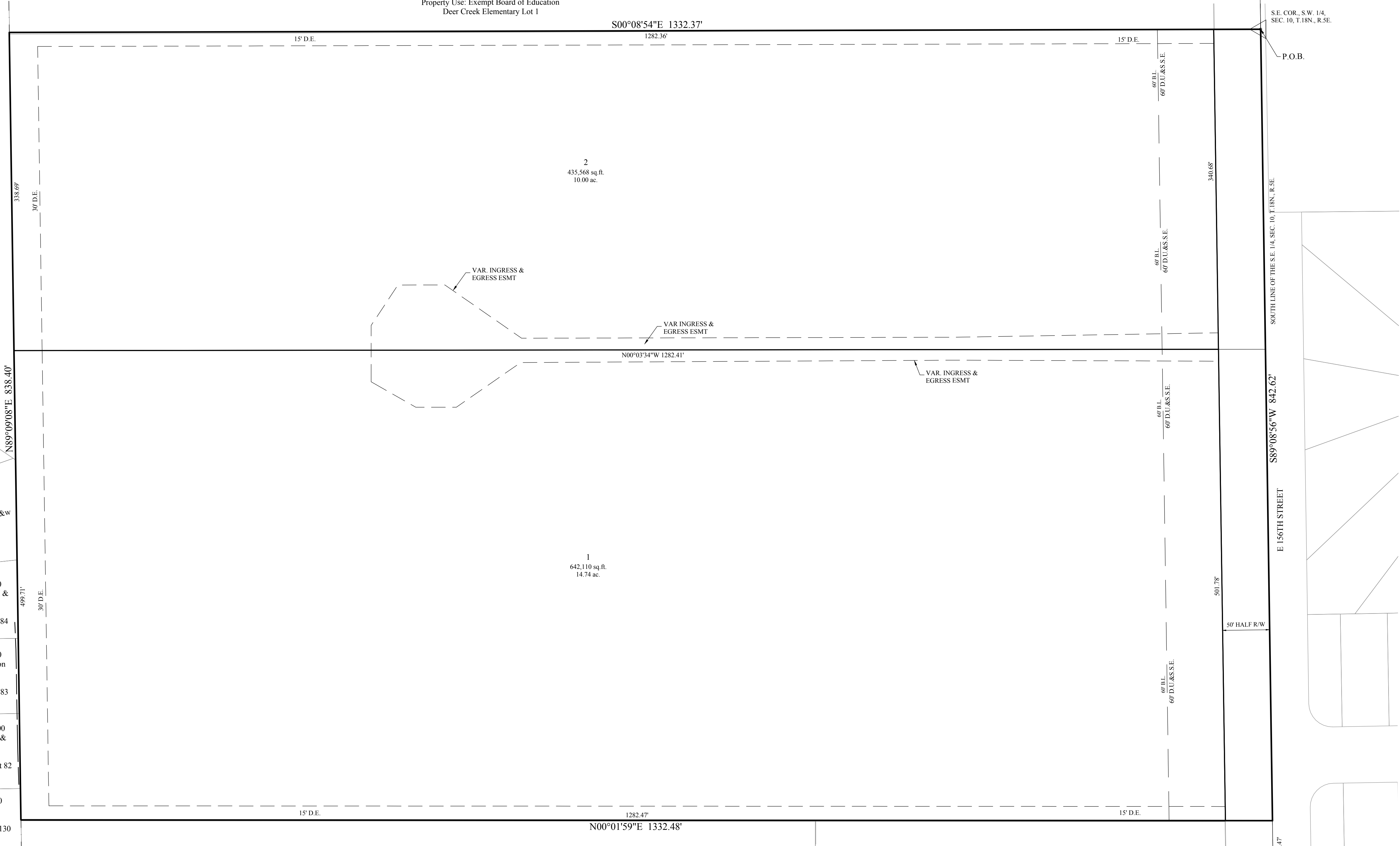
PRIMARY PLAT

MAYA ESTATES

NOBLESVILLE, INDIANA
 R1 ZONING



Parcel No: 12-11-10-00-00-010.000
 Deeded Owner: Hamilton Southeastern
 Consolidated School Building
 Property Use: Exempt Board of Education
 Deer Creek Elementary Lot 1



- Parcel No: 12-11-10-00-07-053.000
 Deeded Owner: Blue Ridge Creek of Noblesville Property Owners Association
 Property Use: Res-Vacant Platted Lot
 Blue Ridge Creek of Noblesville Section 2
- Parcel No: 12-11-10-00-15-005.000
 Deeded Owner: Contreras, Jose Jr & Melinda A h&w
 Property Use: Res-1-Family
 Blue Ridge Creek of Noblesville Lot 86
- Parcel No: 12-11-10-00-15-004.000
 Deeded Owner: Keller, Jack E & Elizabeth A h&w
 Property Use: Res-1-Family
 Blue Ridge Creek of Noblesville Lot 85
- Parcel No: 12-11-10-00-15-003.000
 Deeded Owner: Konrath, Christine M & Kevin John w&h
 Property Use: Res-1-Family
 Blue Ridge Creek of Noblesville Lot 84
- Parcel No: 12-11-10-00-15-002.000
 Deeded Owner: Counterman, Brandon L. & Cheri L. h&w
 Property Use: Res-1-Family
 Blue Ridge Creek of Noblesville Lot 83
- Parcel No: 12-11-10-00-15-001.000
 Deeded Owner: Foster, Robert M. & Allyson M. h&w
 Property Use: Res-1-Family
 Blue Ridge Creek of Noblesville Lot 82
- Parcel No: 12-11-10-00-15-028.000
 Deeded Owner: Long, Maureen
 Property Use: Res-1-Family
 Blue Ridge Creek of Noblesville Lot 130

LEGEND

2	LOT NUMBER
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY AND SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY

Parcel No: 20-11-10-00-14-047-000
 Deeded Owner: Waterman Crossing Community Association Inc.
 Property Use: Res-Vacant Platted Lot
 Waterman Crossing Section 2

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CERTIFIED: 11/20/2024

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 STATE OF INDIANA
 LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON

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PRIMARY PLAT
 MAYA ESTATES

WAYNE TOWNSHIP
 HAMILTON COUNTY, INDIANA

DRAWN BY: KJUM CHECKED BY: LAF
 SHEET NO. C102
 S & A JOB NO. 112336BEN

NO.	DATE	MARK	REVISIONS