

Board of Public Works and Safety

Agenda Item

Cover Sheet

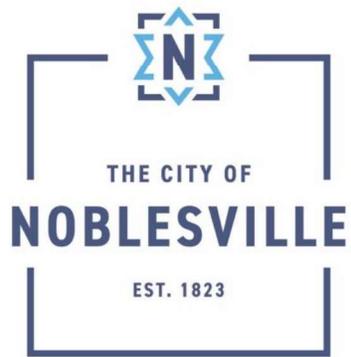
MEETING DATE: March 25, 2025

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

ITEM #: 8

INITIATED BY: Amy Steffens

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



Date: March 7, 2025

To: Board of Public Works

From: Amy Steffens, AICP, Senior Planner

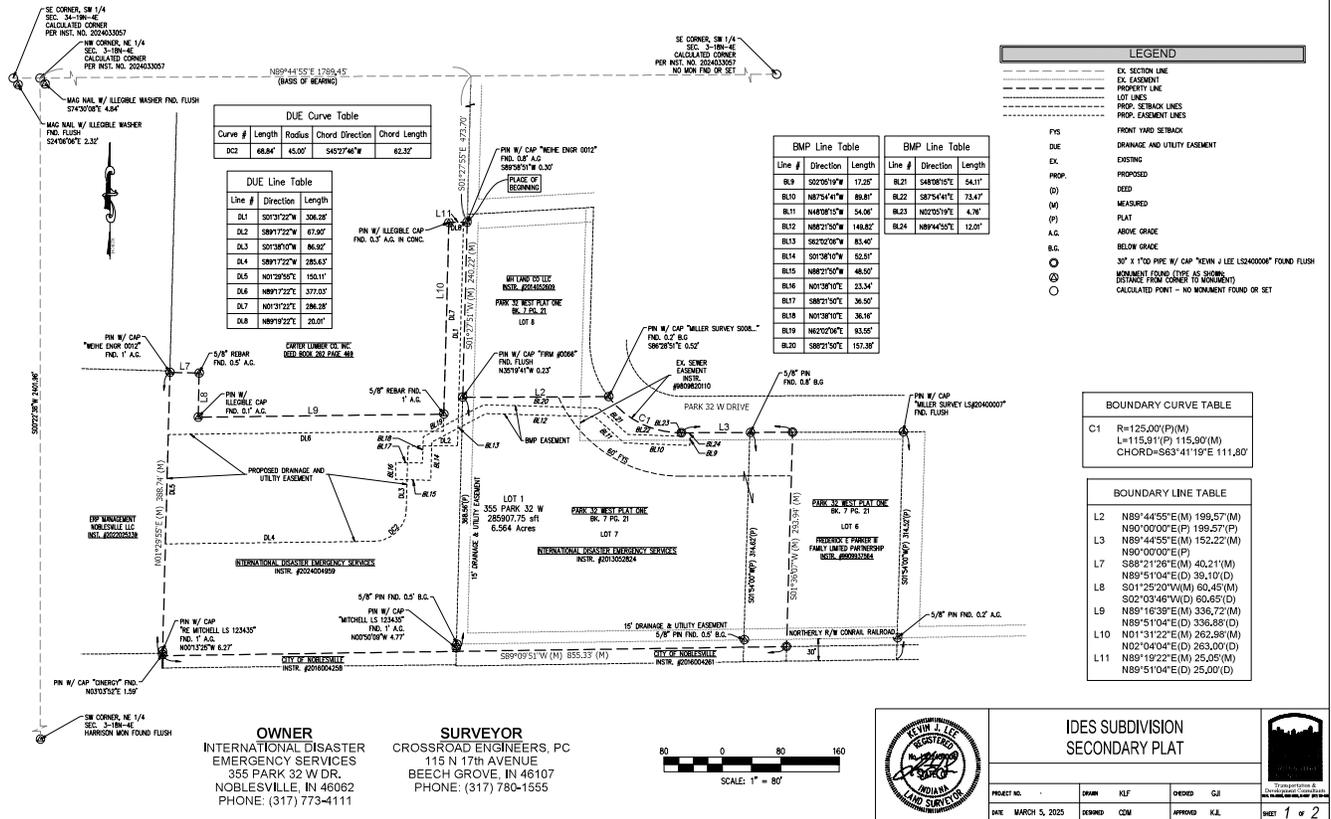
RE: Secondary plat approval (PLAT-000-215-2024)

Proposed is the secondary plat for a one-lot non-residential subdivision, within the Park 32 industrial park, to be known as IDES Subdivision. Staff recommends approval.



IDES SUBDIVISION SECONDARY PLAT A REPLAT OF LOTS 6 & 7 OF THE PARK 32 W SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOUR (4) EAST, LOCATED IN HAMILTON COUNTY, INDIANA



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DEED OF DEDICATION

WE, THE UNDERSIGNED, INTERNATIONAL DISASTER EMERGENCY SERVICES, INC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAYED OUT, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE REVENUE PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS IDES SUBDIVISION, AN ADDITION TO THE CITY OF NOBLESVILLE, THE USE FOR THE SUBDIVISION IS RECREATIONAL.

FRONT YARD SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN BOUNDARY LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF NOBLESVILLE.

THERE ARE STRIPS OF GRASSLAND, WOODS, AND OTHER LANDS SHOWN ON THIS PLAT AND MAINTAINED "EASEMENTS" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND OTHER LINES AND "EASEMENTS" SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN PROVIDED. NO ERECTION OF OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL HAVE THEIR LOTS SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

THE EASEMENTS LABELED AS "EASEMENTS" SHALL BE USED FOR THE PURPOSES OF ACCESS, MAINTENANCE, INSPECTION AND GENERAL MAINTENANCE ACTIVITIES RELATED TO THE "EASEMENTS" STOWERS/MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND ALL ASSOCIATED AGREEMENTS HAVE BEEN RECORDED AS INSTRUMENT NO. 202004059 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER, NOBLESVILLE, INDIANA.

SIGNATURE: _____

NAME: DAVID STINE, EXECUTIVE DIRECTOR

STATE OF INDIANA }
COUNTY OF HAMILTON }
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED _____
DECLARATION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED.

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

SIGNATURE: _____

PRINTED: _____

COUNTY OF INDIANA: _____

MY COMMISSION EXPIRES: _____

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF NOBLESVILLE AT A MEETING HELD ON THIS ____ DAY OF _____, 2025.

ACK: MAYOR, PRESIDENT: _____

JOHN DESSAULT, MEMBER: _____

DAIRE PERKINS, MEMBER: _____

ROBERT J. EMMETT, MEMBER: _____

ROSE L. THORNTON, MEMBER: _____

ALYSSA: _____

SHARON L. GILES, CLERK OF NOBLESVILLE: _____

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY THE ACTS OF 1981 P.C. 305, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THEREOF, AND IN OBSERVANCE ADHERED 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 21ST DAY OF JANUARY, 2025.

NOBLESVILLE PLAN COMMISSION

PRESIDENT: MAUREA WILCOX SECRETARY: OLIVER P. OUTSALL

PLANNING AND DEVELOPMENT CERTIFICATE

I, OLIVER P. OUTSALL, DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE CITY OF NOBLESVILLE, HEREBY CERTIFY THAT THIS APPLICATION FOR APPROVAL OF THIS PLAT MEETS ALL OF THE MINIMUM REQUIREMENTS SET FORTH IN THE ZONING ORDINANCES OF THE CITY OF NOBLESVILLE, INDIANA AND ALL OTHER APPLICABLE REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF THE CITY OF NOBLESVILLE, DECEMBER 11, 1981 AS AMENDED.

OLIVER P. OUTSALL
DIRECTOR OF PLANNING AND DEVELOPMENT

SURVEYOR'S CERTIFICATE

I, KEVIN J. LEE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JANUARY 27, 2025, AND RECORDED AS INSTRUMENT NUMBER 2025-00048 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

KEVIN J. LEE
REGISTERED LAND SURVEYOR
NO. 1522-00006
STATE OF INDIANA
NOBLESVILLE LAND SURVEYOR
NO. 12-20000
EMAIL: kevin@crossroadengineers.com
WEBSITE: crossroadengineers.com

SURVEY DESCRIPTION

THIS DESCRIPTION IS BASED ON A CERTIFIED BOUNDARY SURVEY, PERFORMED BY KEVIN J. LEE, LICENSED LAND SURVEYOR, P.E., TITLED IDES SUBDIVISION, PARCEL 122-00000, WITH CROSSROAD ENGINEERS, P.C., TITLED IDES PARCEL 122-00000, DATED JANUARY 27, 2025. SAID DESCRIPTION IS A PART OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 4 EAST, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, A DISTANCE OF 199.57 FEET TO THE NORTHEAST WEST LINE OF PARK 32 WEST PLAT ONE, AS RECORDED IN PLAT BOOK 7, PAGE 21-22, THENCE SOUTH 01 DEGREES 27 MINUTES 10 SECONDS EAST, A DISTANCE OF 40.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 01 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 60.45 FEET TO THE NORTHEAST CORNER OF LOT 7 IN SAID PLAT; THENCE NORTH 89 DEGREES 14 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 199.57 FEET TO A POINT ON A NON-TANGENT CURVE AND A BEARING OF 194.37 FEET TO A POINT ON A NON-TANGENT CURVE AND A BEARING OF 15.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 39.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 01 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 60.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 336.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 262.88 FEET TO A POINT ON A NON-TANGENT CURVE AND A BEARING OF 15.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 04 MINUTES 04 SECONDS EAST, A DISTANCE OF 263.00 FEET TO A POINT ON A NON-TANGENT CURVE AND A BEARING OF 15.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 25.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.564 ACRES, MORE OR LESS

BENCHMARK INFORMATION

DIAGNOSTIC BENCHMARK

REGISTRATION - 104

PD - 180396

STATE/COUNTY - HAMILTON

USGS QUAD - NOBLESVILLE (2019)

VERT ORDER - SECOND CLASS 0

DESCRIBED BY COAST AND GEODETIC SURVEY 1985

25.4 M FROM NOBLESVILLE

2.3 MILES WEST ALONG THE CENTRAL INDIANA RAILWAY FROM THE STATION AT NOBLESVILLE, HAMILTON COUNTY, IN THE SOUTHWEST ANGLE OF THE CROSSING OF A GRAVEL ROAD, 54.7 FEET WEST OF THE CENTERLINE

ON THE ROAD, 16.7 FEET SOUTH OF THE SOUTH RAIL, 34.6 FEET WEST OF A POINT CORNER 51 FEET NORTH OF THE SOUTHWEST ANGLE OF THE CROSSING OF A GRAVEL ROAD, 54.7 FEET WEST OF THE CENTERLINE

ON THE ROAD, 16.7 FEET SOUTH OF THE SOUTH RAIL, 34.6 FEET WEST OF A POINT CORNER 51 FEET NORTH OF THE SOUTHWEST ANGLE OF THE CROSSING OF A GRAVEL ROAD, 54.7 FEET WEST OF THE CENTERLINE

ELEVATION - 809.09 (NAVD 83)

TMN 4400

OUT 800' ATOP SOUTHWEST CORNER CONCRETE STRUCTURE BAY 255 PARK 32 W

LOCATED 340' NORTH OF DRIVE ENTRANCE FOR 755 PARK 32 W

LEV: 786.04

FLOODPLAIN INFORMATION

BY GRAPHIC FLOODING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PLATTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HAMILTON COUNTY, INDIANA, COMMENTARY PANEL NO. 18052020416 WHICH BEARS AN EFFECTIVE DATE OF 11/79/2024.

RECORDING NOTE

1. ATTN: UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO ENSURE EACH COPY OF THIS SECURITY NUMBER IN THIS DOCUMENT, UNLESS OTHERWISE NOTED.

KEVIN J. LEE

LEGEND

- EX SECTION LINE
- EX EASEMENT
- PROPERTY LINE
- LOT LINES
- PROP. SETBACK LINES
- PROP. EASEMENT LINES

FRONT YARD SETBACK

DUE DRAINAGE AND UTILITY EASEMENT

EX EXISTING

PROP. PROPOSED

(D) DEED

(M) MEASURED

(P) PLAT

AG. AGRIC. GRADE

BLG. BELOW GRADE

BLG. 3" x 1" 1700 PFC W/ CAP "NEW" 4 LEE LS2400000 FOUND FLUSH

MONUMENT FOUND (TYPE AS SHOWN)

DESTROYED (FROM CORNER TO MONUMENT)

CALCULATED POINT - NO MONUMENT FOUND OR SET

BOUNDARY CURVE TABLE

C1 R=125.00'(P)(M)
L=115.91'(P) 115.90'(M)
CHORD=S63°41'19"E 111.80'

BOUNDARY LINE TABLE

Line #	Direction	Length
L2	N89°44'55"E(M) 199.57'(M)	
L3	N90°00'00"E(P) 189.57'(P)	
L4	N89°44'55"E(M) 152.22'(M)	
L5	S89°21'20"E(M) 40.21'(M)	
L6	N89°51'04"E(D) 39.10'(D)	
L7	S01°25'20"W(M) 60.45'(M)	
L8	S02°03'46"W(D) 60.65'(D)	
L9	N89°14'35"E(M) 536.72'(M)	
L10	N89°51'04"E(D) 336.68'(D)	
L11	N01°31'22"E(M) 262.88'(M)	
L12	N02°04'04"E(D) 263.00'(D)	
L13	N89°15'22"E(M) 25.05'(M)	
L14	N89°51'04"E(D) 25.00'(D)	

**IDES SUBDIVISION
SECONDARY PLAT**

PROJECT NO. _____ DRAWN: KLF DEEDED: GJJ

DATE: MARCH 5, 2025 SECOND: CDM APPROVED: K.A. SHEET 1 OF 2

**IDES SUBDIVISION
SECONDARY PLAT**

PROJECT NO. _____ DRAWN: KLF DEEDED: GJJ

DATE: MARCH 5, 2025 SECOND: CDM APPROVED: K.A. SHEET 2 OF 2