



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

THIS INSTRUMENT PREPARED FOR:
CARLTON HEIGHTS, INC.
10200 LANTERN ROAD
FISHERS, INDIANA 46037
PHONE: (317) 570-7250

PC5 slide 893

CARLTON HEIGHTS

SECTION 6

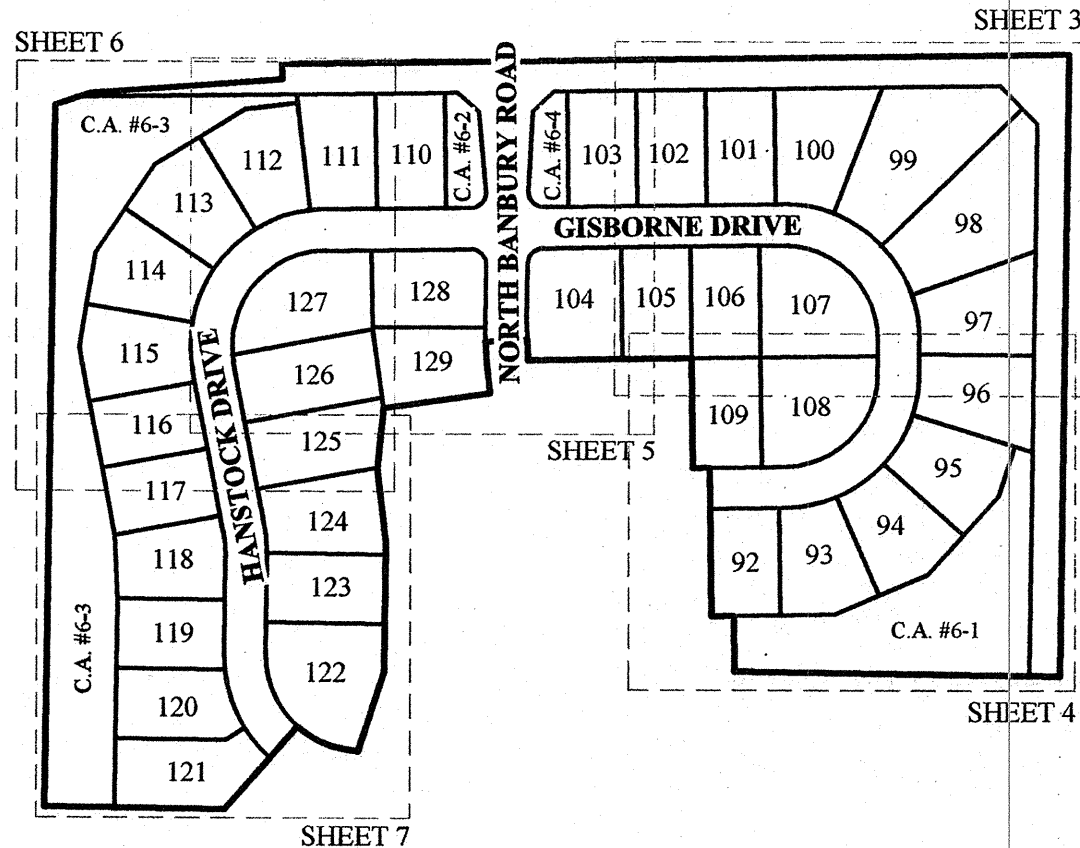
SECONDARY PLAT

(PART OF THE N.W. ¼ OF SECTION 15, T19N-R4E
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY INDIANA)

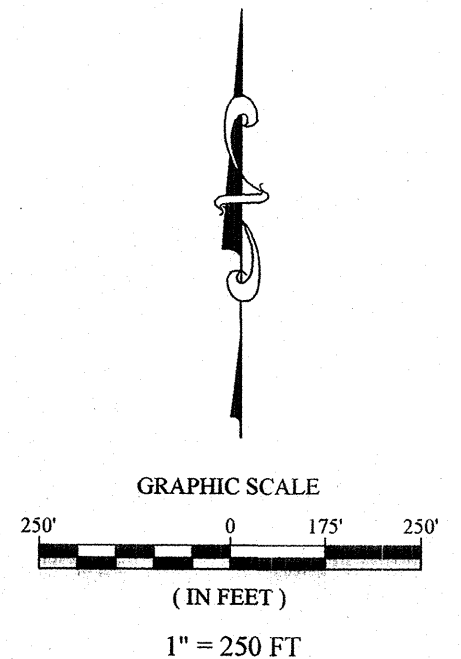
2018050334 PLAT \$65.00
10/24/2018 02:48:50P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

LEGEND

12159	ADDRESS
69	LOT NUMBER
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE, UTILITY, & SANITARY SEWER EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
N.A.E.	NON-ACCESS EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
VAR.	VARIABLE WIDTH



DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
24 day of October, 2018
Robin M. Miles Auditor of Hamilton County
Parcel #



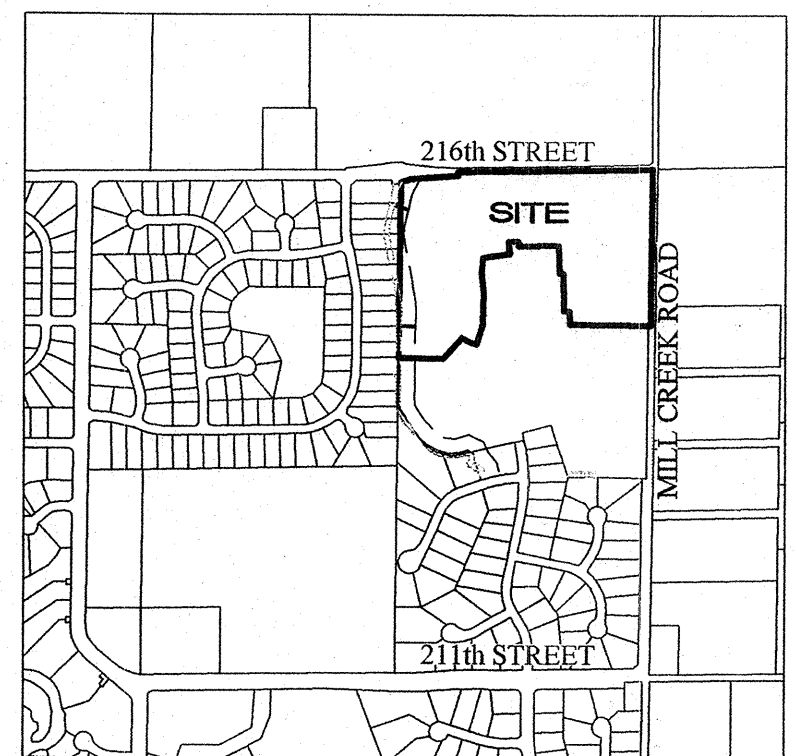
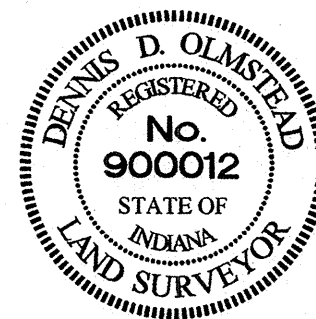
SUBDIVISION MONUMENTATION

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 1-12-18 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"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS.
- ☐ 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. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

DEVELOPMENT STANDARDS R1 RESIDENTIAL DISTRICT (per Ordinance No. -- --)	
Minimum Lot Area	12,500 square feet
Minimum Lot Width at Building Line	90 feet
Sewer and Water	Requires municipal water and sewer hookup
Minimum Front Setback	30 feet
Minimum Side Setback	10 feet
Minimum Rear Setback	20 feet
Lot Coverage	35%

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
9/27/2018



VICINITY MAP
NOT TO SCALE



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10200 LANTERN ROAD
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PHONE: (317) 570-7250

CARLTON HEIGHTS

SECTION 6

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CURVE TABLE: CENTERLINE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	1000.00'	26.37'	13.18'	S0°03'08"E	26.37'	1°30'39"
C2	500.00'	24.24'	12.12'	S0°41'08"E	24.24'	2°46'39"
C3	150.00'	239.59'	154.03'	S45°01'38"E	214.92'	91°31'03"
C4	150.00'	231.65'	146.08'	S44°58'22"W	209.30'	88°28'57"
C5	150.00'	261.37'	178.24'	S39°17'45"W	229.54'	99°50'10"
C6	200.00'	39.53'	19.83'	S4°57'34"E	39.47'	11°19'31"
C7	150.00'	129.00'	68.79'	S23°55'59"E	125.06'	49°16'21"

CURVE TABLE: RIGHT-OF-WAY

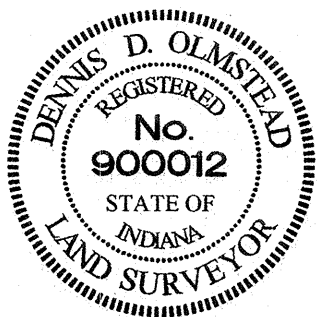
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C8	20.00'	32.83'	21.47'	N43°45'17"W	29.27'	94°03'45"
C9	20.00'	30.90'	19.49'	N44°57'31"E	27.91'	88°30'38"
C10	20.00'	31.94'	20.53'	S45°02'29"E	28.65'	91°29'22"
C11	20.00'	33.01'	21.67'	S41°55'30"W	29.39'	94°34'41"
C12	177.00'	68.32'	34.59'	N79°43'41"W	67.90'	22°06'59"
C13	177.00'	75.78'	38.48'	N56°24'18"W	75.20'	24°31'46"
C14	177.00'	75.78'	38.48'	N31°52'32"W	75.20'	24°31'46"
C15	177.00'	62.84'	31.75'	N9°26'23"W	62.51'	20°20'31"
C16	177.00'	52.04'	26.21'	N9°09'18"E	51.86'	16°50'49"
C17	177.00'	75.78'	38.48'	N29°50'35"E	75.20'	24°31'46"
C18	177.00'	75.78'	38.48'	N54°22'22"E	75.20'	24°31'46"
C19	177.00'	69.74'	35.33'	N77°55'32"E	69.29'	22°34'35"
C20	123.00'	189.95'	119.78'	S44°58'22"W	171.63'	88°28'57"
C21	123.00'	196.47'	126.30'	S45°01'38"E	176.24'	91°31'03"
C22	473.00'	48.54'	24.29'	N2°14'12"W	48.52'	5°52'47"
C23	527.00'	75.43'	37.78'	S4°09'42"E	75.37'	8°12'03"

CURVE TABLE: RIGHT-OF-WAY

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C24	527.00'	7.03'	3.52'	S0°19'15"W	7.03'	0°45'53"
C25	123.00'	204.90'	135.28'	N41°29'29"E	182.01'	95°26'42"
C26	123.00'	9.43'	4.72'	N8°25'36"W	9.42'	4°23'27"
C27	227.00'	37.63'	18.86'	N5°52'22"W	37.59'	9°29'56"
C28	227.00'	7.24'	3.62'	N0°12'36"W	7.24'	1°49'36"
C29	123.00'	173.96'	105.12'	N39°48'51"W	159.82'	81°02'05"
C30	177.00'	50.91'	25.63'	S40°19'46"E	50.73'	16°28'48"
C31	177.00'	79.13'	40.24'	S19°16'52"E	78.48'	25°36'59"
C32	177.00'	22.17'	11.10'	S2°53'06"E	22.15'	7°10'34"
C33	173.00'	34.20'	17.15'	S4°57'34"E	34.14'	11°19'31"
C34	177.00'	62.29'	31.47'	S0°32'25"E	61.97'	20°09'50"
C35	177.00'	75.78'	38.48'	S21°48'23"W	75.20'	24°31'46"
C36	177.00'	75.78'	38.48'	S46°20'09"W	75.20'	24°31'46"
C37	177.00'	75.78'	38.48'	S70°51'56"W	75.20'	24°31'46"
C38	177.00'	18.79'	9.41'	S86°10'19"W	18.79'	6°05'01"

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

9/27/2018





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PC5 Slide 893

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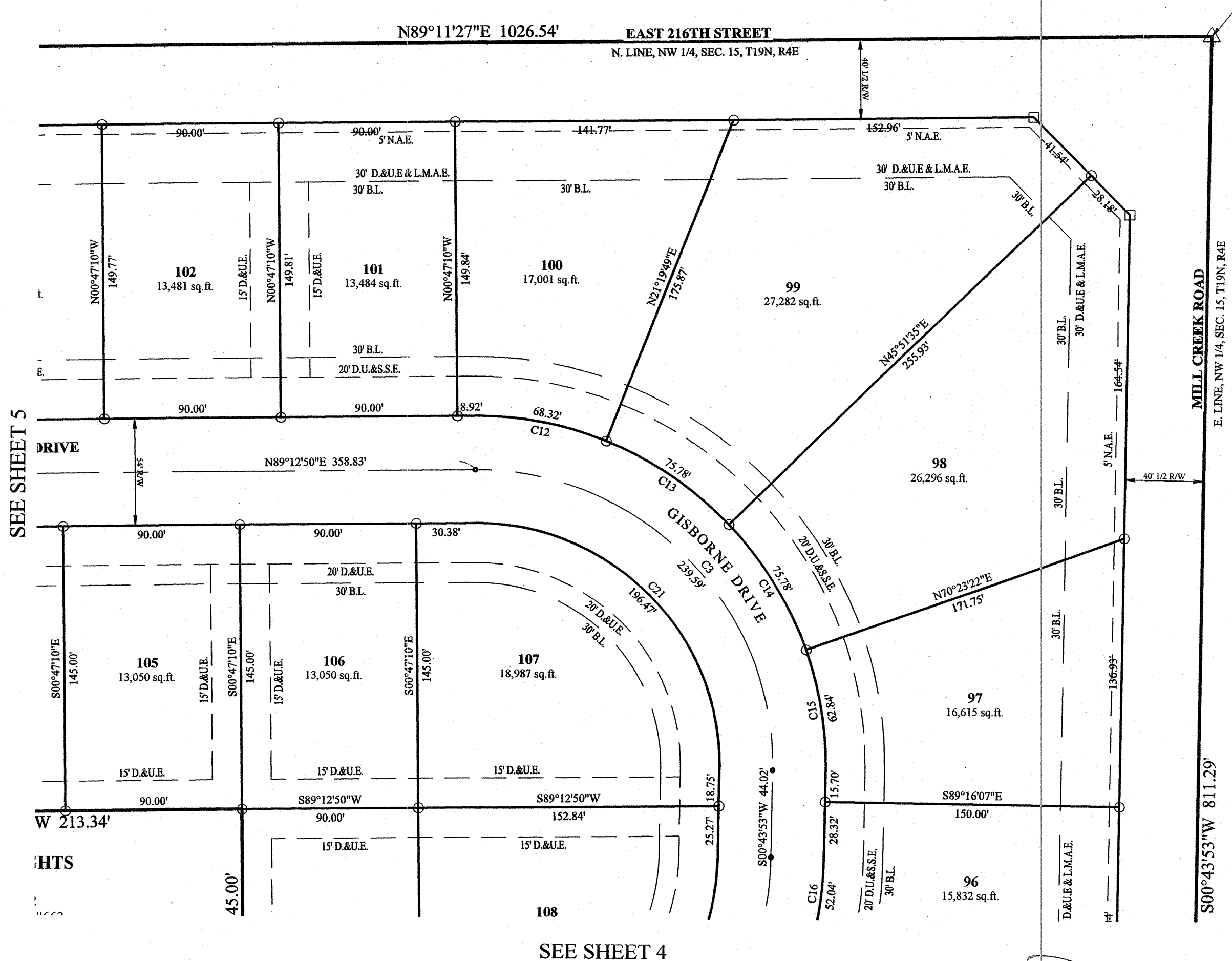
CARLTON HEIGHTS, INC.
10200 LANTERN ROAD
FISHERS, INDIANA 46037
PHONE: (317) 570-7250

CARLTON HEIGHTS

SECTION 6 SECONDARY PLAT

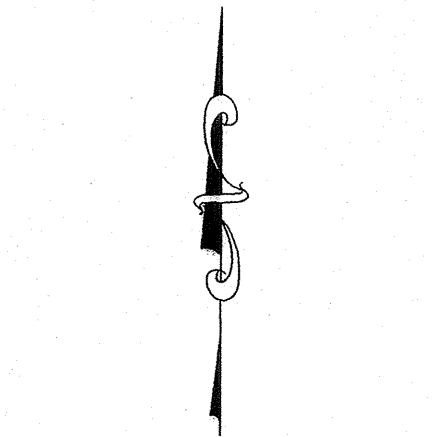
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Jennifer Hayden
HAMILTON County Recorder IN
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P.O.B.

NE COR., NW 1/4,
SEC. 15, T19N, R4E



GRAPHIC SCALE

50' 0 25' 50'

(IN FEET)

1" = 50 FT

NOTE: PLEASE REFER TO SHEET 1 FOR GENERAL
NOTES, THE LEGEND, AND THE DEFINITIONS OF
SYMBOLS AND ABBREVIATIONS. REFER TO
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[Signature]
Dennis D. Olmstead
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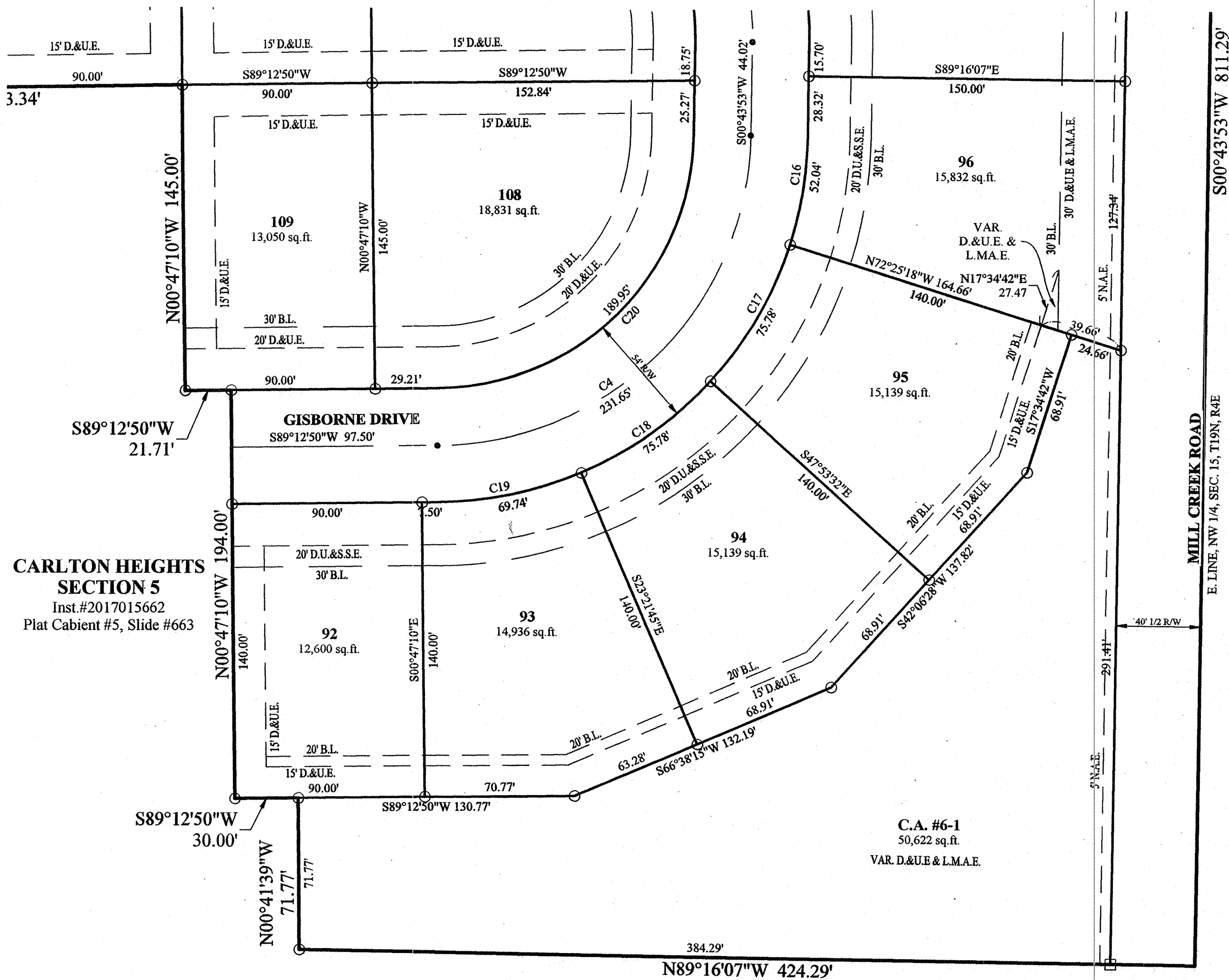
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SECTION 6

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SEE SHEET 3

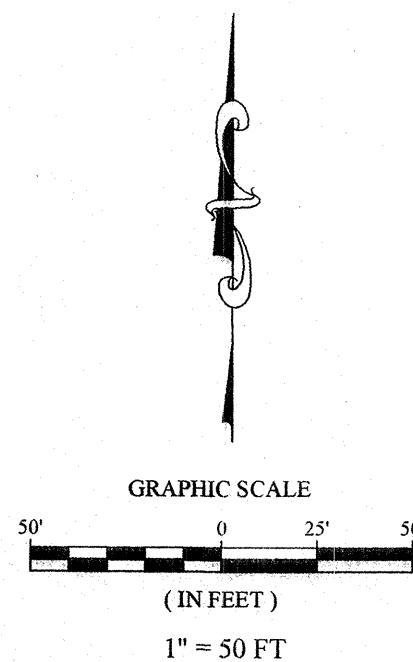


**CARLTON HEIGHTS
SECTION 5**
Inst.#2017015662
Plat Cabient #5, Slide #663

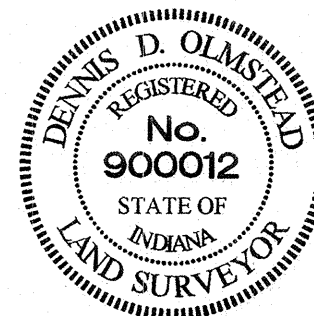
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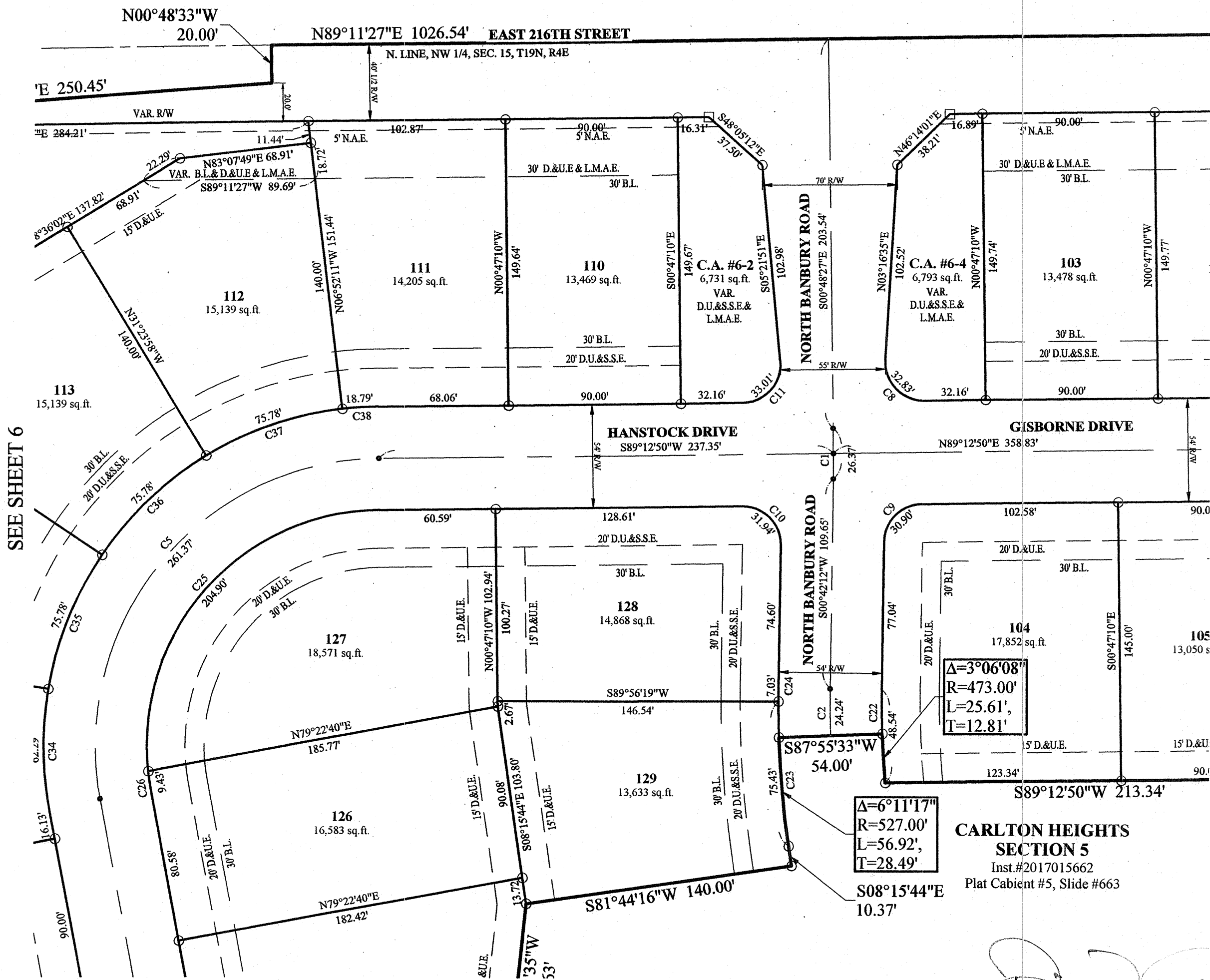
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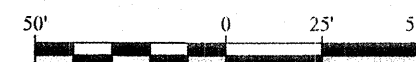
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(IN FEET)

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CARLTON HEIGHTS SECTION 5

Inst. #2017015662

Plat Cabient #5, Slide #663

$\Delta=3^{\circ}06'08''$
 $R=473.00'$
 $L=25.61'$
 $T=12.81'$

$\Delta=6^{\circ}11'17''$
 $R=527.00'$
 $L=56.92'$
 $T=28.49'$

$S08^{\circ}15'44''E$
10.37'

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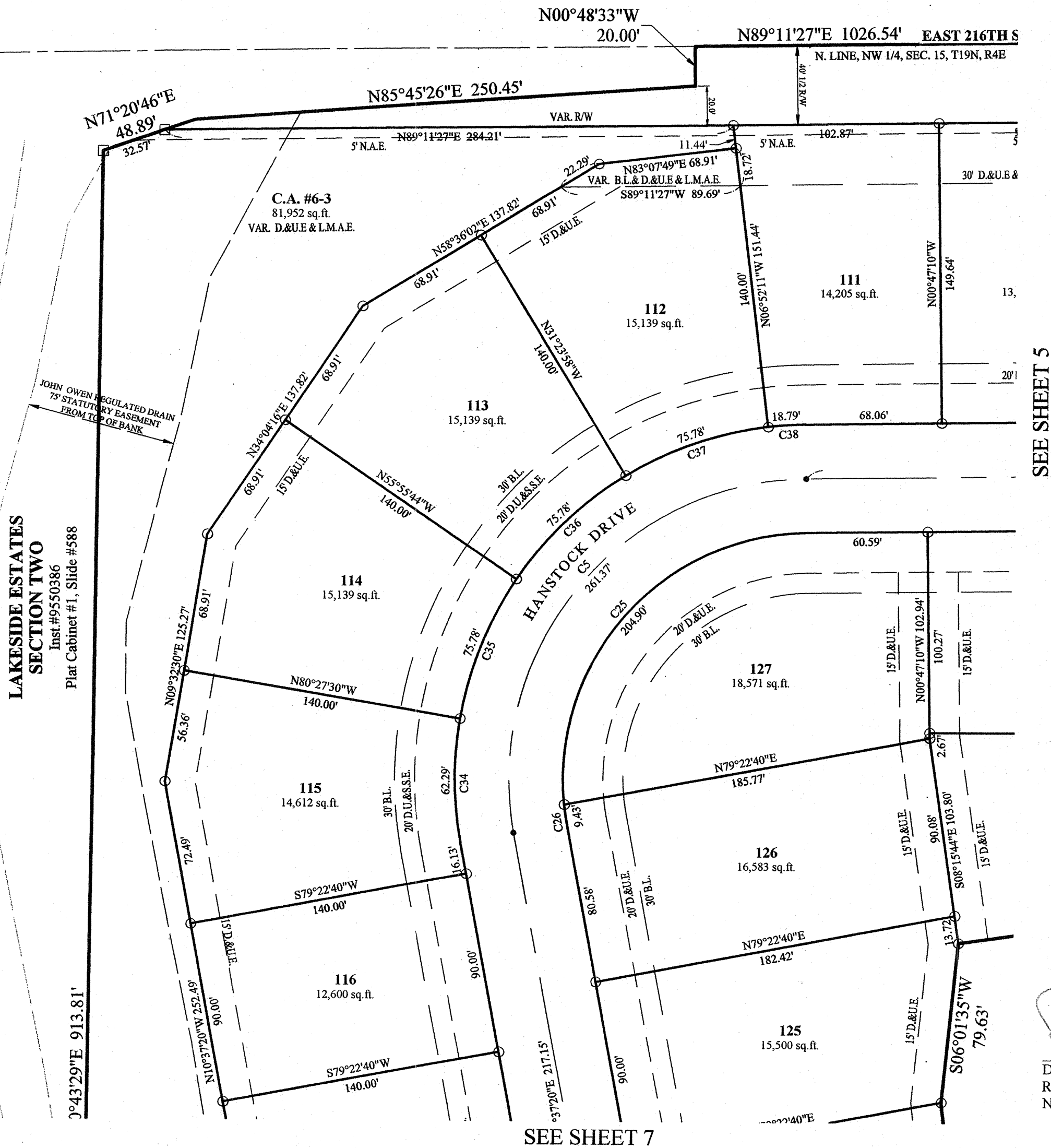
CARLTON HEIGHTS

SECTION 6

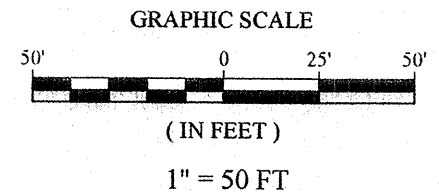
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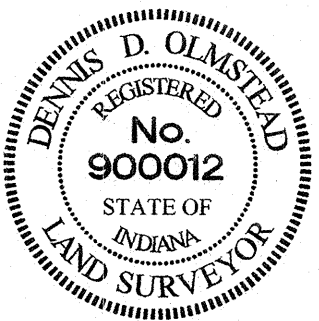


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No. 900012
2/27/2018





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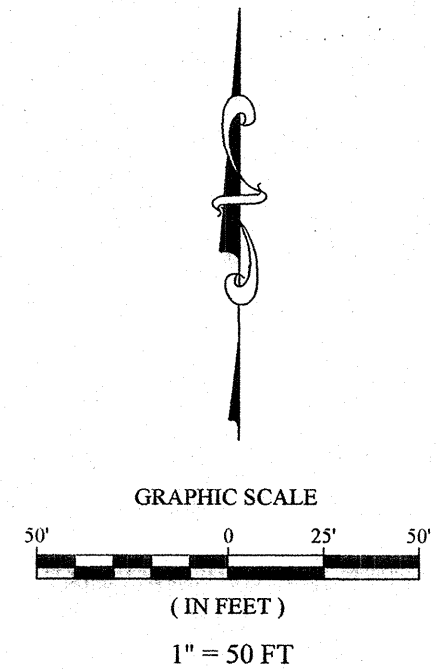
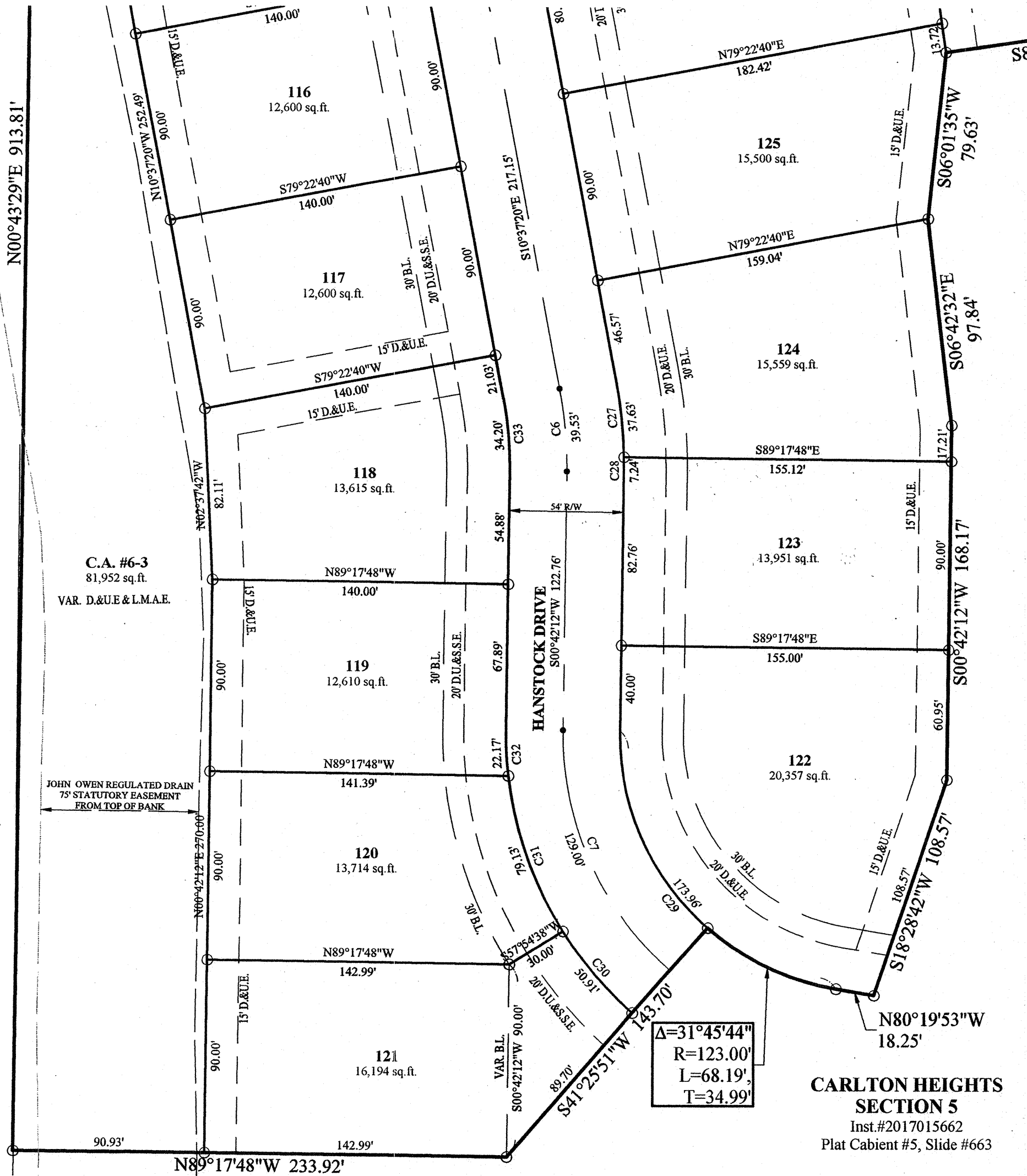
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LAKESIDE ESTATES

SECTION TWO

Inst #9550386

Plat Cabinet #1, Slide #588

CARLTON HEIGHTS

SECTION 5

Inst. #2017015662

Plat Cabinet #5, Slide #663

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4/27/2018





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CARLTON HEIGHTS
SECTION 6

I, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a subdivision of part of the Northwest Quarter of Section 15, Township 19 North, Range 4 East, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the northeast corner the Northwest Quarter of said Section 15; thence South 00 degrees 43 minutes 53 seconds West along the East line of said Northwest Quarter 811.29 feet to the northeast corner of Carlton Heights, Section 5, recorded as Instrument #2017015662, Plat Cabinet #5, Slide #663, in the Office of the Recorder for Hamilton County, Indiana, the following twenty (20) courses are along the boundary of said Carlton Heights, Section 5; (1) North 89 degrees 16 minutes 07 seconds West 424.29 feet; (2) North 00 degrees 41 minutes 39 seconds West 71.77 feet; (3) South 89 degrees 12 minutes 50 seconds West 30.00 feet; (4) North 00 degrees 47 minutes 10 seconds West 145.00 feet; (5) South 89 degrees 12 minutes 50 seconds West 21.71 feet; (6) North 00 degrees 47 minutes 10 seconds West 145.00 feet; (7) South 89 degrees 12 minutes 50 seconds West 213.34 feet to a point on a curve concave easterly, the radius point of said curve being North 84 degrees 49 minutes 25 seconds East 473.00 feet from said point; (8) northerly along said curve 25.61 feet to a point on said curve, said point being South 87 degrees 55 minutes 33 seconds West 473.00 feet from the radius point of said curve; (9) South 87 degrees 55 minutes 33 seconds West 54.00 feet to a point on a curve concave easterly, the radius point of said curve being North 87 degrees 55 minutes 33 seconds East 527.00 feet from said point; (10) southerly along said curve 56.92 feet to the point of tangency of said curve, said point being South 81 degrees 44 minutes 16 seconds West 527.00 feet from the radius point of said curve; (11) South 08 degrees 15 minutes 44 seconds East 10.37 feet; (12) South 81 degrees 44 minutes 16 seconds West 140.00 feet; (13) South 06 degrees 01 minutes 35 seconds West 79.63 feet; (14) South 06 degrees 42 minutes 32 seconds East 97.84 feet; (15) South 00 degrees 42 minutes 12 seconds West 168.17 feet; (16) South 18 degrees 28 minutes 42 seconds West 108.57 feet; (17) North 80 degrees 19 minutes 53 seconds West 18.25 feet to the point of curvature of a curve concave northeasterly, the radius point of said curve being North 09 degrees 40 minutes 07 seconds East 123.00 feet from said point; (18) northwesterly along said curve 68.19 feet to a point on said curve, said point being South 41 degrees 25 minutes 51 seconds West 123.00 feet from the radius point of said curve; (19) South 41 degrees 25 minutes 51 seconds West 143.70 feet; (20) North 89 degrees 17 minutes 48 seconds West 233.92 feet to a point on the boundary of Lakeside Estates, Section Two, recorded as Instrument #9550386, Plat Cabinet #1, Slide #588 in the aforesaid Recorder's Office; thence North 00 degrees 43 minutes 29 seconds East along said boundary of Lakeside Estates, Section Two 913.81 feet to a point on the right-of-way of East 216th Street, the following three (3) courses are along said right-of-way; (1) North 71 degrees 20 minutes 46 seconds East 48.89 feet; (2) North 85 degrees 45 minutes 26 seconds East 250.45 feet; (3) North 00 degrees 48 minutes 33 seconds West 20.00 feet to a point on the North line of the aforesaid Northwest Quarter; thence North 89 degrees 11 minutes 27 seconds East along said North line 1,026.54 feet to the place of beginning, containing 21.588 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

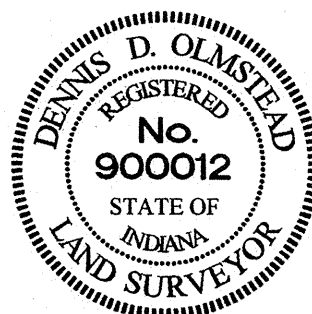
This subdivision consists of 38 lots numbered 92-129 (all inclusive) and 4 Common Areas labeled C.A.#6-1 to C.A. #6-4 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey plat dated February 26, 2016 prepared by Weihe Engineers, recorded as Instrument Number 2016052028 in the Office of the Recorder for Hamilton County, Indiana.

I further 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 cross referenced survey plat, and that 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 27th day of September, 2018.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



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CARLTON HEIGHTS

SECTION 6

SECONDARY PLAT

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HAMILTON County Recorder IN
Recorded as Presented

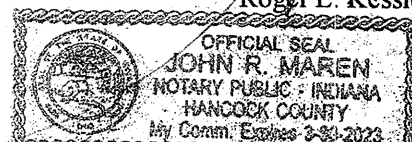
This subdivision is a part of a planned development that shall be known and designated as Carlton Heights, Section 6, a subdivision in Hamilton County, Indiana. All streets shown and not heretofore dedicated, are hereby dedicated to the public.

This plat is hereby made subject to the Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2016066107 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 28th day of September 2017.

Owner/Developer
Carlton Heights, Inc.
10200 Lantern Road
Fishers, Indiana 46037

State of Indiana)
County of Hamilton) SS



Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roger L. Kessler, President, for Carlton Heights, Inc., and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature hereto.

Witness my signature and seal this 28th day of September, 2018.

Notary Public

John R. Maren

Printed Name

County of Residence: Hancock

My commission expires: 3-30-2023



"BMP Easement(s)"

The easement(s) labeled as "BMP Easement" shall be used for the purpose of access, monitoring, inspection, and general maintenance activities related to the BMP. The Stormwater Management Practice Maintenance Agreement and all associated exhibits have been recorded as Instrument No. 2017025043 in the Office of the Hamilton County Recorder, Noblesville, Indiana

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 19th day of January, 1987.

Noblesville Plan Commission

Malinda Wilcox
Malinda Wilcox, President

Sarah Reed
Sarah Reed, AICP, Secretary

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 October day of 23rd, 2018.

John Ditslear
John Ditslear, Mayor

Lawrence Stork
Lawrence Stork, Member

Jack Martin
Jack Martin, Member

Attest:

Evelyn L. Lees
Evelyn L. Lees, Clerk
City of Noblesville, Indiana

Planning and Development Certificate

I, Sarah Reed, 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.

Sarah Reed
Sarah Reed, AICP
Director of Planning and Development
Date: 10-23-2018

This Instrument Prepared By: Dennis D. Olmstead, RLS

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, RLS

Dennis D. Olmstead
Dennis D. Olmstead
Registered Land Surveyor
No. 900012

