

Members present: Planning Director Gabriel Nelson, City Engineer Mark St. John, Paul Peoni Engineering, Deputy Fire Marshal Ryan Angrick, Sanitation Terry Houston, City Planner Bric Butler, Senior Planner Kevin Tolloty, Stormwater Chris Jones, Building Commissioner Kenneth Seal, and JCREMC Caleb Drake.

PC2023-016 Curry Primary Plat

Chris Magness chris.magness@cushwake.com

Chris Magness presented this primary plat. Mr. Magness did receive the comments from Mr. Peoni, but has not had a chance to respond.

Gabriel Nelson, Planning Division, reminded petitioner that this will appear at the May 8th meeting. The revised plans submitted will need a zoning table on page 3. There is a typo on page 4. The length and direction of the west line will need to be shown on Lot 1. Square feet dedication needs to be clearly labeled. There was discussion about the existing shared driveway easement.

Mr. Magness explained that he has been told there is a formal piece of paper, but he is not sure about the legality.

Mr. Nelson stated that the new easement wouldn't need to be a separate document. The access easement can be shown on secondary plat.

Mark St. John, Engineering Division, had no comments.

Paul Peoni, Engineering Division, discussed the name on the primary plat. Mr. Peoni stated that his comments were straight forward and some of them were for the secondary plat. There was discussion about the driveway and walking path.

Ms. Mueller explained that the future land use map does show Curry Road as having a trail. Any development along Curry Road is going to require a 10 foot wide walkway.

Mr. Peoni discussed the drainage sheet.

Terry Houston, Sanitation, discussed the possibility of connecting into sewers. Mr. Magness stated he had been told sewer would not be available. Mr. Houston directed Mr. Magness to talk to Mr. Meier.

Chris Jones, Stormwater, discussed easements.

Ryan Angrick, Greenwood Fire Department,


Kenneth Seal, Building Division, had no comments.

Mr. Nelson stated that they would updates and changes by Wednesday, May 3.

Mr. Peoni moved to approve, seconded by Mr. Jones. All ayes. **MOTION CARRIES.**

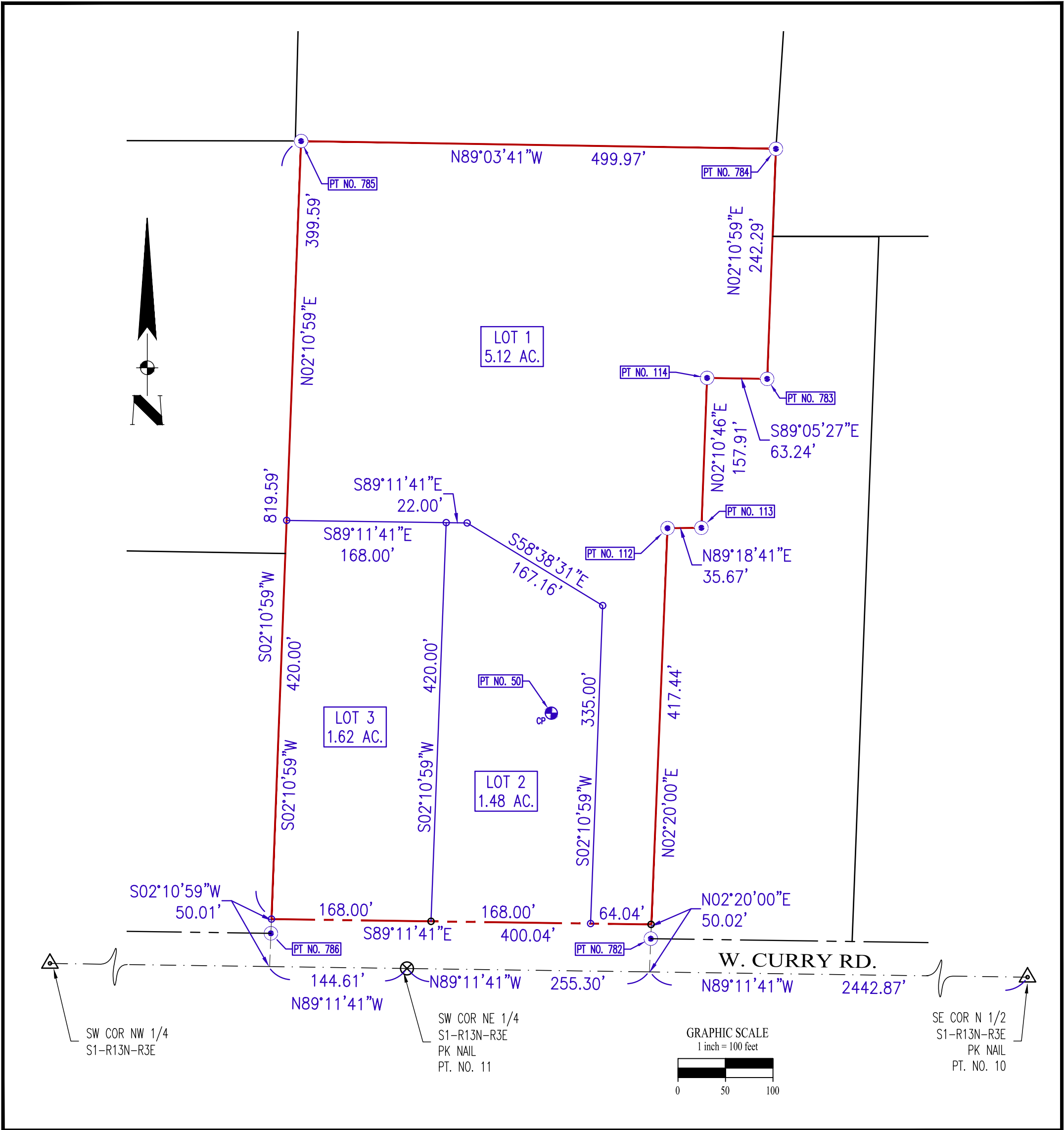
With the following standard conditions:

- All staff comments are addressed.


Chairman

BOWLING ESTATES PRIMARY PLAT, CITY OF GREENWOOD, JOHNSON COUNTY

PROPOSED SUBDIVISION LAYOUT



LEGAL DESCRIPTION

Legal description from Warranty Deed recorded as Instrument No. 2019-003368 in the Office of the Recorder of Johnson County.

A part of the North half of Section 1, Township 13 North, Range 3 East of the Second Principal Meridian, described as follows:

Beginning 100 feet West of the Southeast corner of Lot #10 as mentioned in the Jacob Dorrell will and running North 869 feet to a point; thence West 400 feet to a point; thence South 869 feet to a point; thence East 400 feet to the place of beginning, containing 8 acres, more or less.

Also: A part of the North half of Section 1, Township 13 North, Range 3 East of the Second Principal Meridian, described as follows:

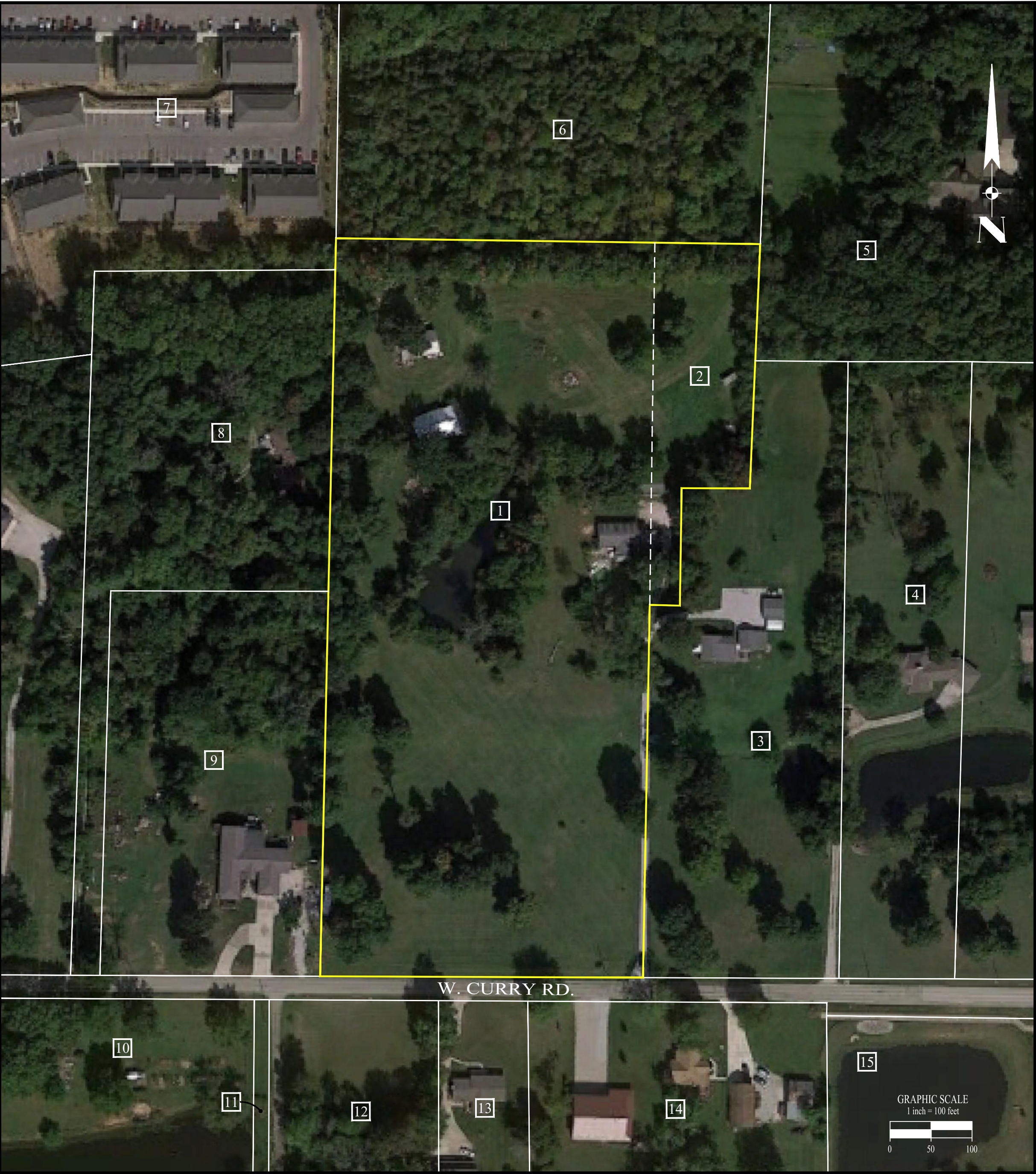
Beginning 626.7 feet North of the Southeast corner of Lot No. 10 as mentioned in the Jacob Dorrell will and running North 242.3 feet; thence West 100.0 feet; thence South 401.2 feet; thence East 36.8 feet; thence North 158.9 feet; thence East 63.2 feet to the place of beginning, containing 0.690 acre, more or less

Updated Legal Description. The following legal description is intended to be used for Primary and Secondary Platting. It represents the previously deeded lot except the proposed north 50' half right-of-way of Curry Road.

A part of the North half of Section 1, Township 13 North, Range 3 East of the Second Principal Meridian, described as follows:

Commencing at the southeast corner of the said north half section; thence North 89 Degrees 11 Minutes 41 Seconds West, 2442.87 feet along the south line of said north half section to a point; thence North 2 Degrees 20 Minutes 00 Seconds East, 50.02 feet to a capped rebar marked "Bordenet 20100044" on the north right-of-way line of Curry Road and the POINT OF BEGINNING of this description; thence continuing North 2 Degrees 20 Minutes 00 Seconds East, 417.44 feet to an uncapped rebar (found); thence North 89 Degrees 18 Minutes 41 Seconds East, 35.67 feet to an uncapped rebar (found); thence North 2 Degrees 10 Minutes 46 Seconds East, 157.91 feet to an uncapped rebar (found); thence South 89 Degrees 05 Minutes 27 Seconds East, 63.24 feet to a capped rebar marked "Bordenet 20100044"; thence North 2 Degrees 10 Minutes 59 Seconds East, 242.29 feet to a capped rebar marked "Bordenet 20100044"; thence North 89 Degrees 03 Minutes 41 Seconds West, 499.97 feet to a capped rebar marked "Bordenet 20100044"; thence South 2 Degrees 10 Minutes 59 Seconds West, 819.59 feet to the north right-of-way line of Curry Road and a capped rebar marked "Bordenet 20100044"; thence South 89 Degrees 11 Minutes 41 Seconds East, 400.04 feet along said north right-of-way line to the POINT OF BEGINNING of this description. Containing 8.35 acres, more or less.

VICINITY MAP



ADJACENT OWNERS

- 1.) 41-04-01-013-013.000-041 1338 W CURRY RD BOWLING, GREG
- 2.) 41-04-01-013-013.001-041 1338 W CURRY RD BOWLING, GREG
- 3.) 41-04-01-013-012.000-041 1324 W CURRY RD JOHNSTON, JACK L II
- 4.) 41-04-01-013-010.000-041 1282 W CURRY RD HUNT, BETTY
- 5.) 41-04-01-012-009.001-041 1375 W SMITH VALLEY RD DIEKHOFF, EDWARD & VANESSA CO-TRUSTEES OF THE EVD FAMILY REVOCABLE TRUST
- 6.) 41-04-01-012-014.000-041 1375 W SMITH VALLEY RD DIEKHOFF, EDWARD & VANESSA AS CO TRUSTEES OF THE EVD FAMILY REVOCABLE TRUST
- 7.) 41-04-01-024-001.035-041 1497 W SMITH VALLEY RD THE GABLES LP
- 8.) 41-04-01-024-016.000-041 1422 W CURRY RD TRUMBAUER, BRUCE & JARI
- 9.) 41-04-01-024-017.000-041 1444 W CURRY RD MC CRAY, RICKEY JR & ROBYN
- 10.) 41-04-01-024-053.000-041 1489 W CURRY RD BARGER, ROBERT & VICKI
- 11.) 41-04-01-031-055.000-041 1453 W CURRY RD SNODGRASS, ROBERT & ANGELA
- 12.) 41-04-01-031-052.003-041 0 W CURRY RD ACE SECURITIES INC
- 13.) 41-04-01-013-056.000-041 1367 W CURRY RD TEIKE, DAVID & RHEA DARLENE
- 14.) 41-04-01-042-113.000-041 1311 W CURRY RD TEIKE, STEVEN & LORIE
- 15.) 41-04-01-042-072.000-041 COMMON AREA 1 WOODFIELD HOMEOWNERS ASSOCIATION INC

Bowling Estates Primary Plat
City of Greenwood, Johnson County

Owner:	Greg Bowling 1338 W. Curry Road Greenwood, Indiana 46143
Developer:	Chris Magness 1338 W. Curry Road Greenwood, Indiana 46143
Land Surveyor:	Bordenet Civil Engineering & Land Surveying, LLC D. Scott Bordenet, PE, LS 8902 Alibeck Ct. Indianapolis, IN 46256

TITLE SHEET

GENERAL NOTES	
Zoning Information	
Subject Parcel: RM North Adjoiner: RM East Adjoiner: RM West Adjoiner: RM	
Proposed Lot Areas	
Lot 1: 1.52 AC. Lot 2: 1.48 AC. Lot 3: 1.62 AC.	
Proposed Uses	
This replat intends to dedicate 15' of additional right-of-way for a total 50' (north) half right-of-way along Curry Road. The remainder of the existing lot will be split into 3 lots.	
Lot 1 will remain as is with existing residential barn structures. Lots 2 and 3 will be developed with new residential structures and drive connections to Curry Road. The new lots will be served by water, gas, electric, telecommunication, and septic utilities.	
All lots will continue to sheet drain to the existing swale along the north side of Lots 2 and 3 which drains westward.	
Development of Lots 2 and 3 is expected to begin the spring of 2023 following review and approval of primary and secondary platting.	
There are no proposed covenants, restrictions, by-laws, or articles of incorporation affecting property owners and/or homeowners associations of the proposed subdivision.	
Project Location	
Northeast & Northwest Quarters S1-T13N-R3E Greenwood, Indiana White River Township, Johnson County	
Datum Information	
Vertical Datum: NAVD 88 (Observed by INDOT InCORS network with NGS Geoid Model 2018 and transferred to control list reported below.)	
SITE BENCHMARK	
Control Point 50 (see Corner List below). Located 270' North of the centerline of Curry Road, 280' East of the west property line, and 114' west of the East property line of the subject parcel. ELEV. 804.35 NAVD 88	
Horizontal Datum: Indiana State Plane East [1301] (Observed by INDOT InCORS network with base reference frame NAD83 (2011) Epoch 2010.0 and transferred to control list reported below.)	
All survey coordinates are state plane grid coordinates.	
All labeled survey measurements are based on grid coordinates/distances unless otherwise noted within square brackets ([DEED], [PLAT], [ROUND], etc.).	
Project Combined Scale Factor (CSF)	
CSF = Grid Length/Ground Length = 0.99994954	

Plan Index

- Sheet 1: Title Sheet
- Sheet 2: Boundary Survey (Existing Conditions)
- Sheet 3: Proposed Site Development
- Sheet 4: Proposed Lot Configuration

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that this Primary Plat was performed wholly under my direction.



Date Certified: Date Certified: May 1st, 2023

D. Scott Bordenet

D. Scott Bordenet,
Registered Land Surveyor No. 20100044, State of Indiana



Bordenet Civil Engineering &
Land Surveying, LLC
Ph: 317-536-6181
Fax: 317-536-6220
8902 Alibeck Ct.
Indianapolis, IN 46256

Project Number:
2023-259

Sheet No. :
1 OF 4

LEGAL DESCRIPTION

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Updated Legal Description. The following legal description is intended to be used for Primary and Secondary Platting. It represents the previously deeded lot except the north 35' half right-of-way of Curry Road.

A part of the North half of Section 1, Township 13 North, Range 3 East of the Second Principal Meridian, described as follows:

Commencing at the southeast corner of the said north half section; thence North 89 Degrees 11 Minutes 41 Seconds West, 2442.87 feet along the south line of said north half section to a point; thence North 2 Degrees 20 Minutes 00 Seconds East, 35.01 feet to a capped rebar marked "Bordenet 20100044" on the north right-of-way line of Curry Road and the POINT OF BEGINNING of this description; thence continuing North 2 Degrees 20 Minutes 00 Seconds East, 432.45 feet to an uncapped rebar (found); thence North 89 Degrees 18 Minutes 41 Seconds East, 35.67 feet to an uncapped rebar (found); thence North 2 Degrees 10 Minutes 46 Seconds East, 157.91 feet to an uncapped rebar (found); thence South 89 Degrees 05 Minutes 27 Seconds East, 63.24 feet to a capped rebar marked "Bordenet 20100044"; thence North 2 Degrees 10 Minutes 59 Seconds East, 242.29 feet to a capped rebar marked "Bordenet 20100044"; thence North 89 Degrees 03 Minutes 41 Seconds West, 499.97 feet to a capped rebar marked "Bordenet 20100044"; thence South 2 Degrees 10 Minutes 59 Seconds West, 834.60 feet to the north right-of-way line of Curry Road and a capped rebar marked "Bordenet 20100044"; thence South 89 Degrees 11 Minutes 41 Seconds East, 400.00 feet along said north right-of-way line to the POINT OF BEGINNING of this description. Containing 8.33 acres, more or less.

SURVEYOR'S CERTIFICATE

To Greg Bowling (Owner, 1338 W. Curry Rd., Greenwood, IN 46143) & Chris Magness (1338 W. Curry Rd., Greenwood, IN 46143):

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that the survey was performed wholly under my direction and that to my knowledge and belief was executed according to the survey standards set form in Article 1, Rule 12 of the Title 865 Indiana Administrative Code. Horizontal tolerances are as specified in the Surveyor's Report section (see Survey Limitations and Uncertainty subsection). Any elevations shown were accumulated by electronic total station and GPS instrumentation and are accurate to +/- 0.10 feet or one half contour interval.

Date Certified: March 29th, 2023

D. Scott Bordenet

D. Scott Bordenet,
Registered Land Surveyor No. 20100044, State of Indiana



GENERAL NOTES

- This document was prepared by D. Scott Bordenet.
- 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. D. Scott Bordenet.
- This survey was performed to create a new tax parcel and provide limited topographic data to be used for the development over the indicated 8.7 acre tract. Primary and Secondary Plats are expected to be developed from this plat of survey.
- The underground utilities depicted on the attached plat of survey have been located as allowed by visual inspection and limited IUPPS utility markings (IUPPS Ticket Number 2301303892). The path of the utility lines shown on said plat of survey should be considered approximate until they are excavated to verify the location and path of the utility lines.
- Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP NOS. 18081C0107E for the City of Greenwood, Indiana, dated January 29, 2021, the within described real estate IS NOT located within a Special Flood Hazard Area inundated by 100-year flood as established by the Federal Emergency Management Agency for the National Flood Insurance Program. Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential.
- Per the Johnson County online GIS map data on February 21st, 2023, there are no mapped legal drains on the subject parcel.
- Per the National Wetlands Inventory online mapping data on February 21st, 2023, the pond located in the center of the property (546' north of the centerline of W. Curry Road and 180' feet east of the west property line) is labeled as 0.43 acres of Freshwater Pond habitat and is classified as PUBGH.
- No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Bordenet Civil Engineering and Land Surveying, LLC, its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

SURVEYOR'S REPORT

Client: Chris Magness
1338 W. Curry Road
Greenwood, IN 46143
Job Number: 2023-259
Location of Survey: NE & NW Quarters S1-T13N-R3E

Type of Survey: Boundary Survey with Topography
Class of Survey: Suburban Survey (865 IAC 1-12-7)
Field Work Completed: February 21st, 2023

Theory of Location

The subject parcel is described from Lot #10 mentioned in Jacob Dorrell's will. This will could not be found to ascertain the lot geometry of Lot #10.

Many other adjoining parcels to the east and west of the subject parcel are also described from lots in the same will. Some of the descriptions in deeds and plats of the adjoining parcels give references the south section line of the north half of Section 1, Township 13 North, Range 3 East. Mathematical analysis of the descriptions enabled relationships of the lots from the Dorrell will and the said south section line to be determined. These relationships and surveyed section corners in turn provided the necessary search parameters to find existing corners along the east property line of the subject parcel and to parcel corners in the eastern adjoiner.

The subject parcel's and the eastern adjoiner's deeded dimensions matched measured locations of fences and corners generally within 0.3' east-west and 0.2' north-south. A least squares analysis fit the subject parcel and eastern parcel to found corners and fences with residuals less than 0.4'.

The western parcels were determined to lie contiguous to the subject parcel's western line due to qualifying calls. No existing corners were found on the western adjoiners.

It is my opinion that the parcel as located on this plat of survey and marked by the indicated monuments could potentially vary from their originally marked locations by and average of 0.4'. I believe this tolerance is typical of what can be expected in this type of suburban environment.

Survey Limitations and Uncertainty

A. Availability and condition of reference monuments.

Monuments which control the lines and corners of the surveyed property are as follows:

- Existing iron pins (rebar) identified as point numbers 110, 112, 113, 114 in the plat of survey's corner list were found at or near ground level in good condition. See the theory of location for a discussion of the measured locations of these pins. These pins have an estimated accuracy of 0.3' east-west and 0.2' north-south when compared to described dimensions in legal descriptions. Their measured location as reported in this survey is within the required survey class tolerance.
- The southeast corner of the northeast quarter of S1-T13N-R3E was described as PK nail in county surveyor tie sheets and was found in good condition as described. Its measured location as reported in this survey is within the required survey class tolerance.
- The southwest corner of the northeast quarter of S1-T13N-R3E was described as PK nail in county surveyor tie sheets and was found in good condition as described. Its measured location as reported in this survey is within the required survey class tolerance.

B. Occupation or possession lines.

At the time the field work was completed, physical evidence of the lines and/or inconsistencies in the lines of occupation of the surveyed tract consisted of the following (see plat of survey for depiction):

- Fences along the eastern property line indicate occupation and possession. As indicated in the theory of location, they deviate from calculated boundary positions less than 0.4'.
- A wire woven fence along the subject parcel's western boundary line was found to lie 5.2' to 6.7' east (inside) the parcel. This fence was considered to be a fence of convenience and not a boundary indicating intended possession.
- A wire woven fence along the subject parcel's northern boundary line was found to lie 0.5' to 5.0' north (outside) the parcel. This fence was considered to be a fence of convenience and not a boundary indicating intended possession.

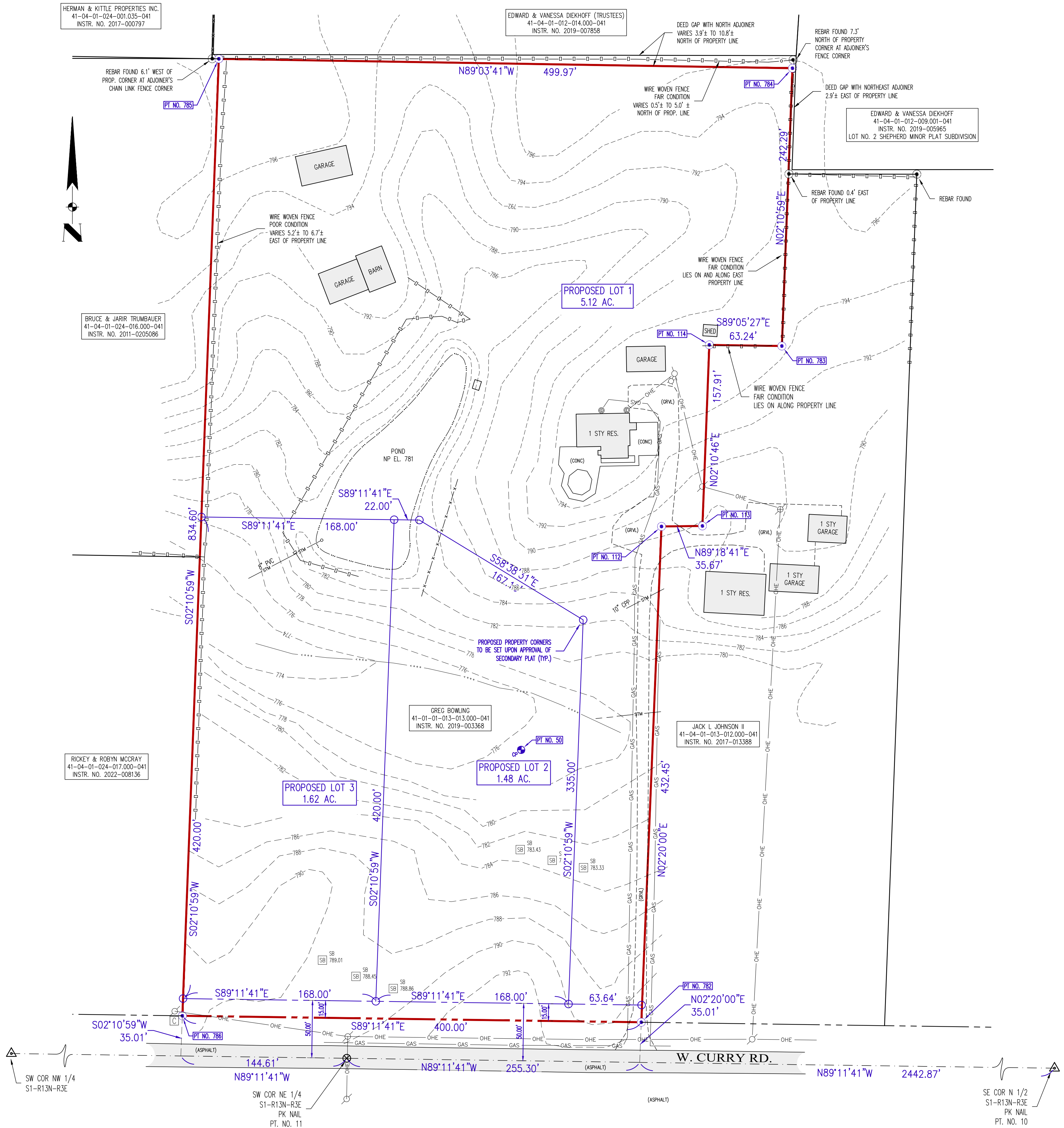
C. Clarity and/or ambiguity of the record description(s).

The subject parcel and the lots to the east and west were considered to be contiguous and fit to observed existing iron pins and fences. No described deed gaps or overlaps were found.

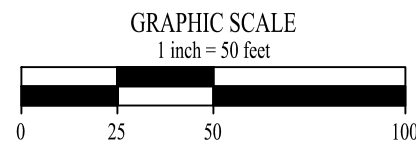
The northern adjoiner has a legal description commencing from the north side of the northeast quarter of Section 1, Township 13 North, Range 3E. The subject parcel (also eastern and western adjoiners) have legal descriptions which were determined to be based on the location of the south side of said quarter section. These differing points of commencement lead to a mathematical dead gap that varies from 3.9' to 10.8' along the northern property line.

D. Measurements (Relative Positional Accuracy).

The Relative Positional Accuracy of the measurements for the corners of the subject tract established for this survey is within the specifications for an Suburban survey (+/- 0.13 foot plus 100 parts per million). ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).



LEGEND	
Iron Pin	Control Point
Rebar	Sanitary Manhole
PK Nail	Clean Out
Concrete Corner Marker	Storm Manhole
Rail Road Spike	Square Inlet
Section Corner	Round Inlet
Cut +/-	Curb Inlet
Benchmark	Round Beehive Inlet
Square Beehive Inlet	Stand Pipe
Power Pole With Light	Breather Pipe
Power Pole With Transformer(s)	Cable Pedestal
Fiber Optic Marker	Telephone Pedestal
Gas Meter	Gas Valve
Electric Transformer	Gas Line Marker
Water Meter	Gas Valve
Fire Department Connection	Fiber Hand Hole
FDC	Telephone Hand Hole
Mailbox	Air Conditioner
Light Pole	Soil Boring
Parking Meter	Gate Post
Fuel Tank Lid	Septic Tank Lid
Well Head	Sign
Deciduous Tree	Irrigation Valve
Coniferous Tree	Chain Link Fence
Wrought Iron Fence	Wood Board Fence
Wire Woven Fence	Cable TV
Fiber Optic	Overhead Electric
Overhead Telephone	Sanitary
Storm	Underground Electric
Underground Telephone	Water
Edge of Water	Sanitary Lateral
Direction of Drainage	Overhead Utility
Point of Beginning	Point of Commencement
Right of Way	Reinforced Concrete Pipe
Corrugated Metal Pipe	Corrugated Plastic Pipe
Verified Clay Pipe	High Density Polyethylene Invert
Pit Dimension	Measured Dimension
Dead Dimension	Calculated Dimension
Building Line	Utility Easement
Drainage & Utility Easement	Finished Floor Elevation
Existing Spot Elevation	



Original Boundary Survey
1338 W. Curry Road
City of Greenwood, Johnson County

Owner: Greg Bowling
1338 W. Curry Road
Greenwood, Indiana 46143

Land Surveyor: Bordenet Civil Engineering & Land Surveying, LLC
D. Scott Bordenet, PE, LS
8902 Alibek Ct.
Indianapolis, IN 46256

BOUNDARY SURVEY
- IAC 865 RULE 12 -

GENERAL NOTES

Public Land Survey System Sections

Northeast & Northwest Quarters S1-T13N-R3E

City and State

Greenwood, Indiana

Township and County

White River Township, Johnson County

Datum Information

- Vertical Datum: NAVD 88 (Observed by INDOT InCORS network with NGS Geoid Model 2018 and transferred to control list reported below.)

SITE BENCHMARK

Control Point 50 (see Corner List below). Located 270' North of the centerline of Curry Road, 280' East of the west property line, and 114' west of the East property line of the subject parcel. ELEV. 804.35 NAVD 88

- Horizontal Datum: Indiana State Plane East [1301] (Observed by INDOT InCORS network with base reference frame NAD83 (2011) Epoch 2010.0 and transferred to control list reported below.)

- All survey coordinates are state plane grid coordinates.

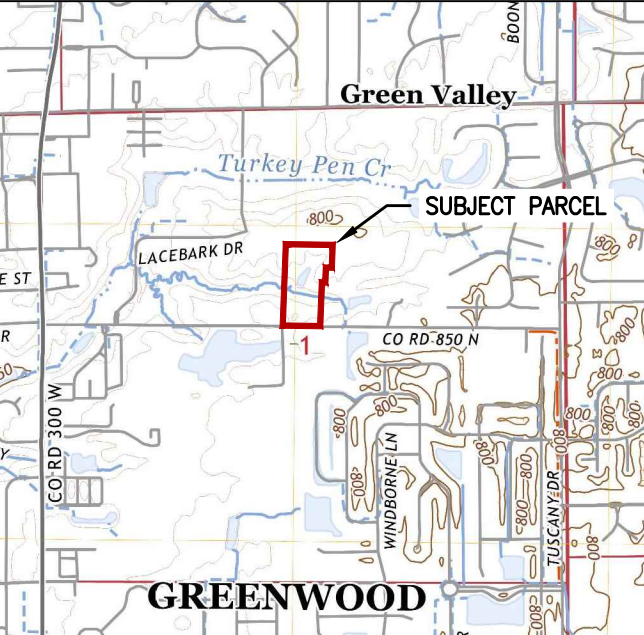
- All labeled survey measurements are based on grid coordinates/distances unless otherwise noted within square brackets ([DEED], [PLAT], [GROUND], etc.).

- Project Combined Scale Factor (CSF)

CSF = Grid Length/Ground Length = 0.99994954

Corner List

No.	Northing Longitude	Easting Latitude	Elevation Description
10	1585230.197	194715.964	804.35
11	1585268.114	192018.066	791.73
50	158536.878	192170.026	776.11
	N39°36'01.77"	W86°08'56.42"	CAPPED REBAR "CONTROL POINT"
110	1585230.217	194715.916	804.17
	N39°35'58.88"	W86°08'23.87"	REBAR (FOUND)
112	1585731.597	192292.368	788.77
	N39°36'03.70"	W86°08'54.87"	REBAR (FOUND)
113	1585732.026	192328.035	787.43
	N39°36'03.71"	W86°08'54.41"	REBAR (FOUND)
114	1585889.821	192334.041	795.72
	N39°36'05.27"	W86°08'54.35"	REBAR (FOUND)
782	1585299.509	192274.762	-
	N39°35'59.43"	W86°08'55.06"	CAPPED REBAR SET "BORDENET 20100044"
783	1585888.818	192397.271	-
	N39°36'05.26"	W86°08'53.54"	CAPPED REBAR SET "BORDENET 20100044"
784	1586130.930	192406.501	-
	N39°36'07.66"	W86°08'53.44"	CAPPED REBAR SET "BORDENET 20100044"
785	1586139.121	191906.594	-
	N39°36'07.71"	W86°08'59.82"	CAPPED REBAR SET "BORDENET 20100044"
786	1585305.130	191874.800	-
	N39°35'59.47"	W86°09'00.17"	CAPPED REBAR SET "BORDENET 20100044"



Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

2023-259

Sheet No. :

2 OF 4

LEGAL DESCRIPTION

Updated Legal Description. The following legal description is intended to be used for Primary and Secondary Platting. It represents the previously deeded lot except the north 35' half right-of-way of Curry Road.

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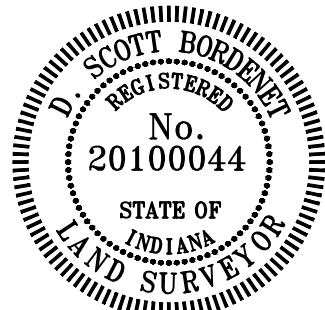
SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that this Primary Plat was performed wholly under my direction.

Date Certified: May 1st, 2023

D. Scott Bordenet

D. Scott Bordenet,
Registered Land Surveyor No. 20100044, State of Indiana

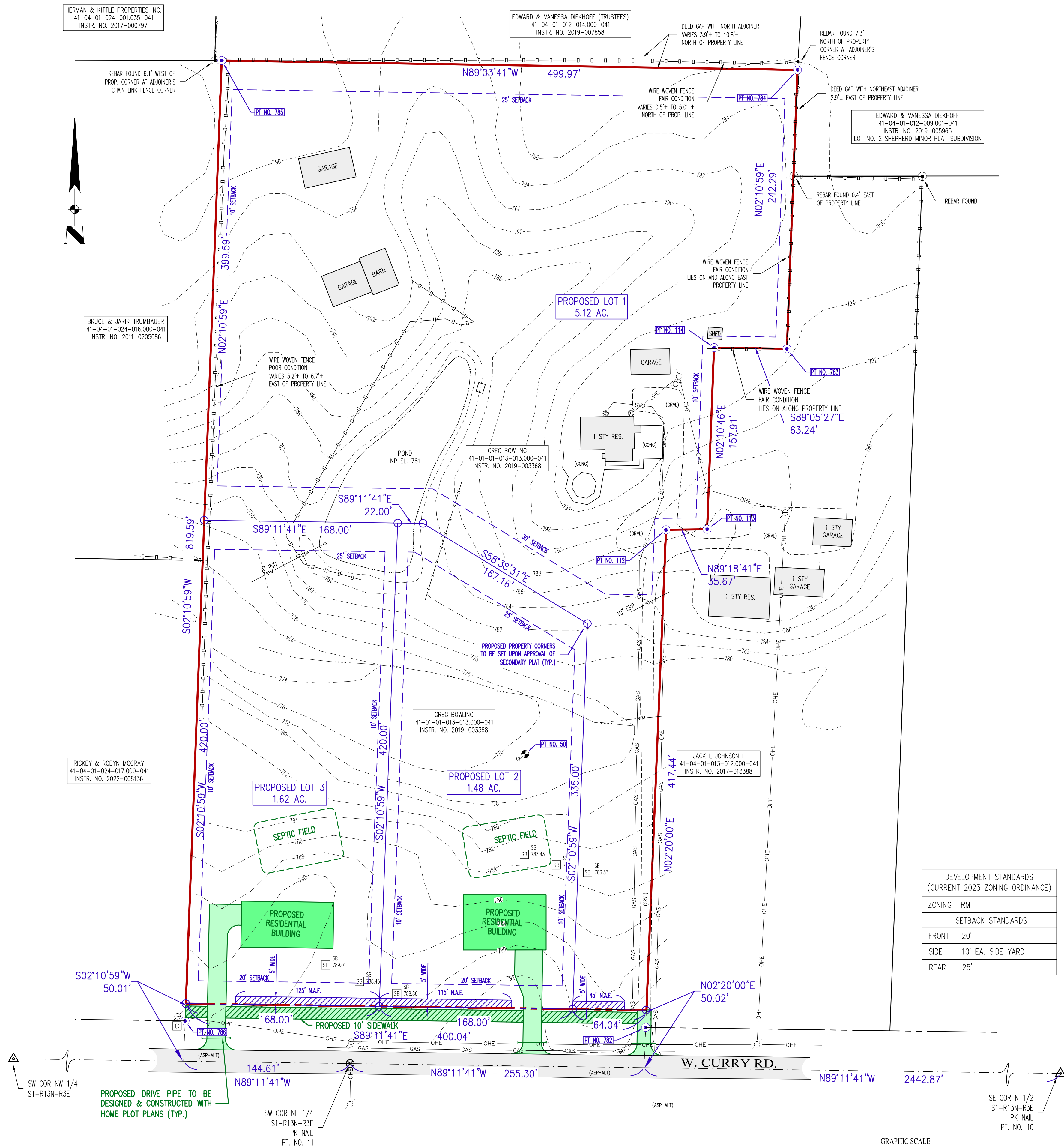


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- This document was prepared by D. Scott Bordenet.
- I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. D. Scott Bordenet.
- This survey was performed to create a new tax parcel and provide limited topographic data to be used for the development over the indicated 8.7 acre tract. Primary and Secondary Plats are expected to be developed from this plat of survey.
- The underground utilities depicted on the attached plat of survey have been located as allowed by visual inspection and limited IUPPS utility markings (IUPPS Ticket Number 2301303892). The path of the utility lines shown on said plat of survey should be considered approximate until they are excavated to verify the location and path of the utility lines.
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- Per the National Wetlands Inventory online mapping data on February 21st, 2023, the pond located in the center of the property (546' north of the centerline of W. Curry Road and 180' east of the west property line) is labeled as 0.43 acres of Freshwater Pond habitat and is classified as PUBGH.
- No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Bordenet Civil Engineering and Land Surveying, LLC, its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

PRIMARY PLAT PROVISIONS

- The streets and rights of way shown hereon, subject to construction standards and acceptance, are hereby dedicated to public use, to be owned and maintained by the governmental body having jurisdiction over them.
- Any field tile or underground drain which is encountered in construction of improvements within this subdivision shall be successors and assigns shall comply with the Ind. Code § 369-27.
- Drainage swales (ditches) along the roadways and within the right of way and on dedicated easements are not to be altered, dug out, filled in, tiled or changed otherwise without the written permission of the Board of Public Works and Safety. Property owners must maintain these swales as sodded grass ways or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough to that said drainage swales (ditches) will not be damaged by such water. Driveways must be constructed over these swales or ditches only when appropriate structures have been permitted by the Board of Public Works and Safety.
- Any property owner altering, changing, or failing to maintain these drainage swales (ditches) will be held responsible for such action and will be given ten (10) days' notice by certified mail to repair said damage; after which time if no action is taken by the owner, the Board of Public Works and Safety will cause such repairs to be accomplished and the costs for such repairs will be the burden of the owner of the property. Failure to pay will result in a lien against the property.
- There are strips of ground, shown on the plat, marked "No Access Easement" (N.A.E.) which prohibit ingress/egress across said strip. No drives are to be constructed across said strip.
- Where sanitary discharge can enter into a public or private sanitary sewer system by gravity flow, the lowest floor elevation where a plumbing fixture or floor drain is installed must be a minimum of twelve inches (12") above the top of the lowest downstream or upstream manhole casting nearest to the subject lateral connection. Where the discharge cannot enter a system by gravity flow the effluent shall be directed into a tightly covered and vented sump from which the effluent shall be lifted and discharged into the system a minimum of twelve inches (12") above the top of the lowest downstream or upstream manhole casting nearest to the subject lateral connection.
- No fence, wall, hedge, tree or shrub planting or other similar item which obstructs sight lines at elevation between 2.5 and eight feet (8') above the street, shall be permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points feet from the intersection of said street lines (twenty-five feet (25') for minor streets and fifty feet (50') for arterial streets, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended.
- The same sight line limitations shall apply to any lot within ten feet (10') from the intersection of a street right-of-way line with the edge of a driveway pavement. No driveway shall be located within seventy feet (70') of the intersection of two street centerlines. If the available distance is less than seventy feet (70'), the driveway shall be located at the greatest distance from the intersection of the street centerlines.
- Sump pump lateral and underdrain pipes for sump pump laterals, located within drainage easements, are to be privately owned and maintained by the homeowner's association, individual sump pump laterals are to be maintained by individual lots owners.
- Storm sewers and tile drains 12-inch (12") or larger within designated drain easements are extensions of the City's Stormwater Drainage System and are the responsibility of the City. Drainage swales, detention and retention ponds, and post construction stormwater quality measures shall be the responsibility of the owner or homeowner's association. If no homeowner's association exists or a homeowner's association dissolves, owners of each lot shall be equally responsible for maintenance. In the event the property owner(s) or the association fails to exercise its obligation, the City may perform the required maintenance and shall have the right to assess each lot in the subdivision a proportionate amount of the associated costs. If necessary, a Notice of Lien shall be filed against the affected lots. The lien shall be enforced in the same manner as a mortgage lien under Indiana Law and, therefore, shall include reimbursement of attorney's fees, title expenses, interest, and costs of collection.
- New subdivision perimeter monuments shall be concrete per current municipal code.
- All driveway radii shall be 10' minimum.
- A total of 19,998.7 sq. ft. of right-of-way is being dedicated for the proposed 50' half right-of-way.



Bowling Estates Primary Plat
City of Greenwood, Johnson County

Owner: Greg Bowling
1338 W. Curry Road
Greenwood, Indiana 46143

Land Surveyor: Bordenet Civil Engineering
& Land Surveying, LLC
D. Scott Bordenet, PE, LS
8902 Alibek Ct.
Indianapolis, IN 46256

PROPOSED SITE
DEVELOPMENT

GENERAL NOTES

Public Land Survey System Sections

Northeast & Northwest Quarters S1-T13N-R3E

City and State

Greenwood, Indiana

Township and County

White River Township, Johnson County

Datum Information

- Vertical Datum: NAVD 88 (Observed by INDOT InCORS network with NGS Geoid Model 2018 and transferred to control list reported below.)

SITE BENCHMARK
Control Point 50 (see Corner List below). Located 270' North of the centerline of Curry Road, 280' East of the west property line, and 114' west of the East property line of the subject parcel.
ELEV. 804.35 NAVD 88

- Horizontal Datum: Indiana State Plane East [1301] (Observed by INDOT InCORS network with base reference frame NAD83 (2011) Epoch 2010.0 and transferred to control list reported below.)

- All survey coordinates are state plane grid coordinates.

- All labeled survey measurements are based on grid coordinates/distances unless otherwise noted within square brackets ([DEED], [PLAT], [GROUND], etc.).

- Project Combined Scale Factor (CSF)

CSF = Grid Length/Ground Length = 0.99994954

Corner List

No.	Northing Longitude	Easting Latitude	Elevation Description
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	N39°36'03.70"	W86°08'54.87"	REBAR (FOUND)
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	N39°36'03.71"	W86°08'54.41"	REBAR (FOUND)
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	N39°36'05.27"	W86°08'54.35"	REBAR (FOUND)
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USGS 7.5' QUADRANGLE
BARGERSVILLE



Bordenet Civil Engineering &
Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

2023-259

Sheet No. :

3 OF 4

LEGAL DESCRIPTION

Updated Legal Description. The following legal description is intended to be used for Primary and Secondary Platting. It represents the previously deeded lot except the north 35' half right-of-way of Curry Road.

A part of the North half of Section 1, Township 13 North, Range 3 East of the Second Principal Meridian, described as follows:

Commencing at the southeast corner of the said north half section; thence North 89 Degrees 11 Minutes 41 Seconds West, 2442.87 feet along the south line of said north half section to a point; thence North 2 Degrees 20 Minutes 00 Seconds East, 50.02 feet to a capped rebar marked "Bordenet 20100044" on the north right-of-way line of Curry Road and the POINT OF BEGINNING of this description; thence continuing North 2 Degrees 20 Minutes 00 Seconds East, 417.44 feet to an uncapped rebar (found); thence North 89 Degrees 18 Minutes 41 Seconds East, 35.67 feet to an uncapped rebar (found); thence North 2 Degrees 10 Minutes 46 Seconds East, 157.91 feet to an uncapped rebar (found); thence South 89 Degrees 05 Minutes 27 Seconds East, 63.24 feet to a capped rebar marked "Bordenet 20100044"; thence North 2 Degrees 10 Minutes 59 Seconds East, 242.29 feet to a capped rebar marked "Bordenet 20100044"; thence North 89 Degrees 03 Minutes 41 Seconds West, 499.97 feet to a capped rebar marked "Bordenet 20100044"; thence South 2 Degrees 10 Minutes 59 Seconds West, 819.59 feet to the north right-of-way line of Curry Road and a capped rebar marked "Bordenet 20100044"; thence South 89 Degrees 11 Minutes 41 Seconds East, 400.04 feet along said north right-of-way line to the POINT OF BEGINNING of this description. Containing 8.35 acres, more or less.

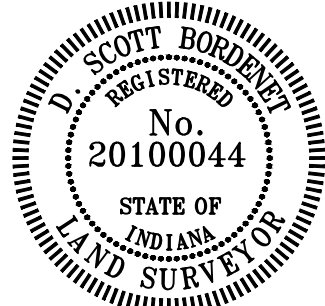
SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that this Primary Plat was performed wholly under my direction.

Date Certified: May 1st, 2023

D. Scott Bordenet

D. Scott Bordenet,
Registered Land Surveyor No. 20100044, State of Indiana

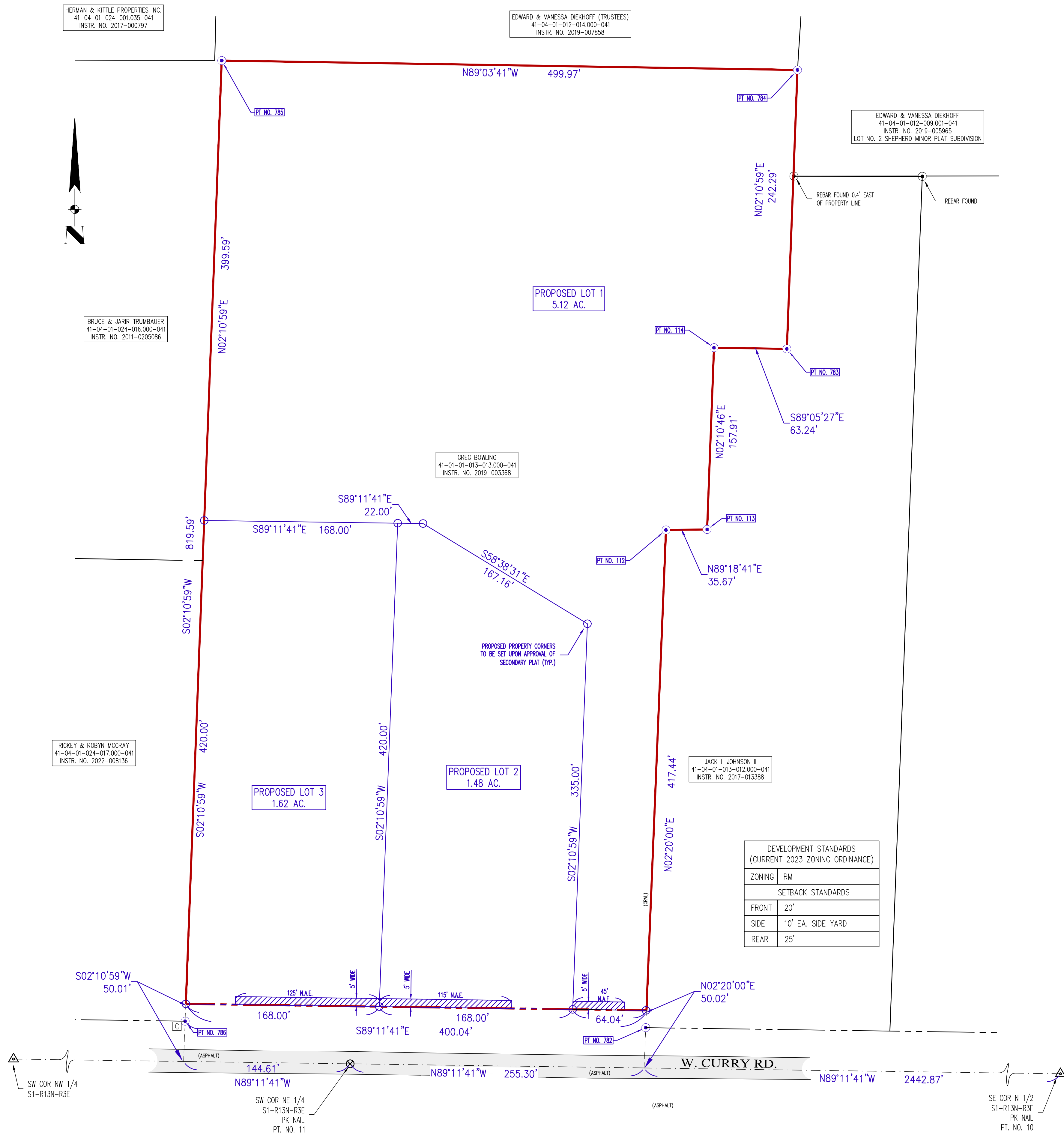


GENERAL NOTES

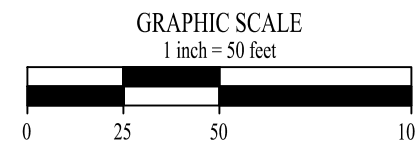
- This document was prepared by D. Scott Bordenet.
- I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. D. Scott Bordenet.
- This survey was performed to create a new tax parcel and provide limited topographic data to be used for the development over the indicated 8.7 acre tract. Primary and Secondary Plats are expected to be developed from this plat of survey.
- The underground utilities depicted on the attached plat of survey have been located as allowed by visual inspection and limited IUPPS utility markings (IUPPS Ticket Number 2301303892). The path of the utility lines shown on said plat of survey should be considered approximate until they are excavated to verify the location and path of the utility lines.
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- The same sight line limitations shall apply to any lot within ten feet (10') from the intersection of a street right-of-way line with the edge of a driveway pavement. No driveway shall be located within seventy feet (70') of the intersection of two street centerlines. If the available distance is less than seventy feet (70'), the driveway shall be located at the greatest distance from the intersection of the street centerlines.
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LEGEND	
Iron Pipe	Control Point
Rebar	Sanitary Manhole
PK Nail	Clean Out
Concrete Corner Marker	Storm Manhole
Rail Road Spike	Square Inlet
Section Corner	Round Inlet
Cut +/-	Curb Inlet
Benchmark	Round Beehive Inlet
Square Beehive Inlet	Telephone Pedestal
Stand Pipe	Gas Meter
Breather Pipe	Electric Transformer
Cable Pedestal	Gas Valve
Guy Anchor	Electric Meter
Fiber Optic Marker	Gas Line Marker
Water Valve	Fiber Hand Hole
Fire Hydrant	Telephone Hand Hole
Electric Hand Hole	Mailbox
Traffic Hand Hole	Air Conditioner
Light Pole	Sign
Monitoring Well	Gate Post
Fuel Tank Lid	Well Head
Septic Tank Lid	Irrigation Valve
Chain Link Fence	Bush
Wrought Iron Fence	Flag Pole
Wood Board Fence	Parking Meter
Wire Nerve Fence	Fuel Tank Lid
CATV	Fiber Optic
FIBD	Overhead Electric
GAS	Overhead Telephone
OHE	Sanitary
OHT	Sanitary
STW	Storm
Underground Electric	Underground Telephone
Water	Edge of Water
SAN LAT	Sanitary Lateral
Direction of Drainage	Overhead Utility
Point of Beginning	Point of Commencement
Right of Way	Reinforced Concrete Pipe
Corrugated Metal Pipe	Corrugated Plastic Pipe
VCP	Verified City Pipe
Polyvinyl Chloride	High Density Polyethylene
Invert	Pit Dimension
Measured Dimension	Dead Dimension
Calculated Dimension	Building Line
Utility Easement	Drainage & Utility Easement
Finished Floor Elevation	Existing Spot Elevation



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PROPOSED LOT
CONFIGURATION

GENERAL NOTES

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