

SURVEYOR:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 EAST 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

OWNER/SUBDIVIDER:  
TRITON DEVELOPMENT  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
PHONE: (317)-844-0433

# TIMBERSTONE VILLAS

## SECTION ONE

### SECONDARY PLAT

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer  
9<sup>th</sup> day of August, 2007  
Robin [Signature]  
Parcel # \_\_\_\_\_

PC4 Slid 352

SITE DATA	
ZONING	PUD
SIDE YARD	6' MIN.
REAR YARD	30' MIN.
OPEN SPACE	395,144 SQ. FT
LAKE AREA	168,571 SQ. FT
PAVEMENT WIDTH	30' BACK TO BACK

2007045149 PLAT \$66.00  
08/09/2007 10:05:22A 10 PGS  
Jennifer J Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

THE BUILDING LINES ILLUSTRATED ON THIS PLAT ARE CONSISTENT WITH THE ORDINANCES OF THE TOWN OF FISHERS AS OF THE DATE OF THE APPROVAL OF THIS PLAT. THEY ARE INTENDED FOR ILLUSTRATION ONLY AND THE BUILDING SET BACK LINES APPLICABLE TO THIS SUBDIVISION SHALL BE CONSISTENT WITH THE BUILDING SET BACK LINES APPLICABLE TO THE ZONE DISTRICT DESIGNATION AS PROVIDED BY THE ORDINANCES OF THE TOWN OF FISHERS THEN IN EFFECT AS OF THE DATE A BUILDING PERMIT IS REQUESTED.

- LEGEND
- 25 LOT NUMBER
  - D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
  - D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE, MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN LANDSCAPE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - B.S.L. BUILDING SETBACK LINE
  - N.R. NON RADIAL
  - N.A.E. NON ACCESS EASEMENT
  - R/W RIGHT OF WAY
- EMERGENCY FLOOD ROUTE
- FFS FLOODWAY FRINGE PER 2004 S & A HEC-RAS STUDY
- FWS FLOODWAY PER 2004 S & A HEC-RAS STUDY

### SUBDIVISION MONUMENTATION

MONUMENTS THAT ARE SHOWN ON THIS PLAT HAVE BEEN SET IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT. MONUMENTS THAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT HAVE NOT BEEN SHOWN. AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
- DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".
- 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).

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C-1	150.00'	10.19'	5.10'	10.19'	S01°42'26"E	3°53'32"
C-2	150.00'	10.19'	5.10'	10.19'	S88°17'34"W	3°53'32"
C-3	200.00'	167.78'	89.19'	162.91'	N23°47'40"W	48°04'00"
C-4	300.00'	128.55'	65.28'	127.57'	N51°34'09"E	24°33'05"
C-5	150.00'	31.30'	15.71'	31.24'	N44°43'43"W	11°57'21"
C-6	150.00'	29.20'	14.65'	29.16'	N56°17'03"W	11°09'18"
C-7	150.00'	72.81'	37.14'	72.10'	N75°46'04"W	27°48'45"
C-8	25.00'	39.27'	25.00'	35.36'	N16°51'42"W	90°00'00"
C-9	25.00'	39.27'	25.00'	35.36'	S73°08'18"W	90°00'00"
C-10	25.00'	39.27'	25.00'	35.36'	N05°42'24"W	90°00'00"
C-11	25.00'	39.27'	25.00'	35.36'	S84°17'36"W	90°00'00"
C-12	25.00'	35.96'	21.89'	32.94'	S01°54'40"E	82°24'34"
C-13	25.00'	38.70'	24.44'	34.95'	N84°55'44"W	88°14'45"
C-14	25.00'	39.27'	25.00'	35.36'	N45°14'20"E	90°00'00"
C-15	25.00'	39.27'	25.00'	35.36'	N44°45'40"W	90°00'00"
C-16	150.00'	17.15'	8.59'	17.14'	S03°02'15"E	6°33'09"
C-17	150.00'	17.15'	8.59'	17.14'	N03°02'15"W	6°33'09"
C-18	65.00'	53.92'	28.62'	52.38'	S24°05'18"W	47°31'30"
C-19	45.00'	29.54'	15.33'	29.01'	S66°39'27"W	37°36'49"
C-20	45.00'	31.76'	16.57'	31.10'	N74°19'08"W	40°26'01"
C-21	15.00'	9.28'	4.79'	9.13'	S71°49'30"E	35°26'45"
C-22	45.00'	61.72'	36.82'	57.00'	N50°15'18"W	78°35'10"
C-27	215.00'	41.86'	21.00'	41.79'	N56°17'03"W	11°09'18"
C-28	35.00'	20.62'	10.62'	20.33'	S67°35'13"E	33°45'38"
C-29	35.00'	19.59'	10.06'	19.34'	N79°29'47"E	32°04'22"
C-30	35.00'	18.84'	9.65'	18.61'	S78°52'45"W	30°50'18"
C-31	4.00'	12.57'	INFINITE	8.00'	N86°20'48"E	180°00'00"
C-32	143.00'	9.71'	4.86'	9.71'	S01°42'26"E	3°53'32"
C-33	122.00'	11.95'	6.98'	13.94'	N03°02'15"W	6°33'09"
C-34	2.00'	5.83'	17.41'	3.97'	N89°45'40"W	166°53'42"
C-35	116.00'	13.27'	6.64'	13.26'	S03°30'54"W	6°33'09"
C-36	151.00'	10.26'	5.13'	10.26'	S01°42'26"E	3°53'32"
C-37	14.00'	5.11'	2.58'	5.08'	S61°09'31"E	20°54'15"
C-38	16.32'	14.11'	7.53'	13.68'	N46°50'33"W	49°32'10"
C-39	45.00'	42.47'	22.97'	40.91'	N27°21'47"E	54°04'27"
C-40	27.91'	22.07'	11.65'	21.50'	S42°17'17"E	45°17'53"

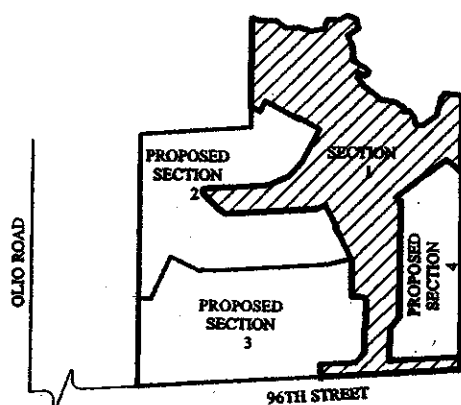
[Signature]

Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012

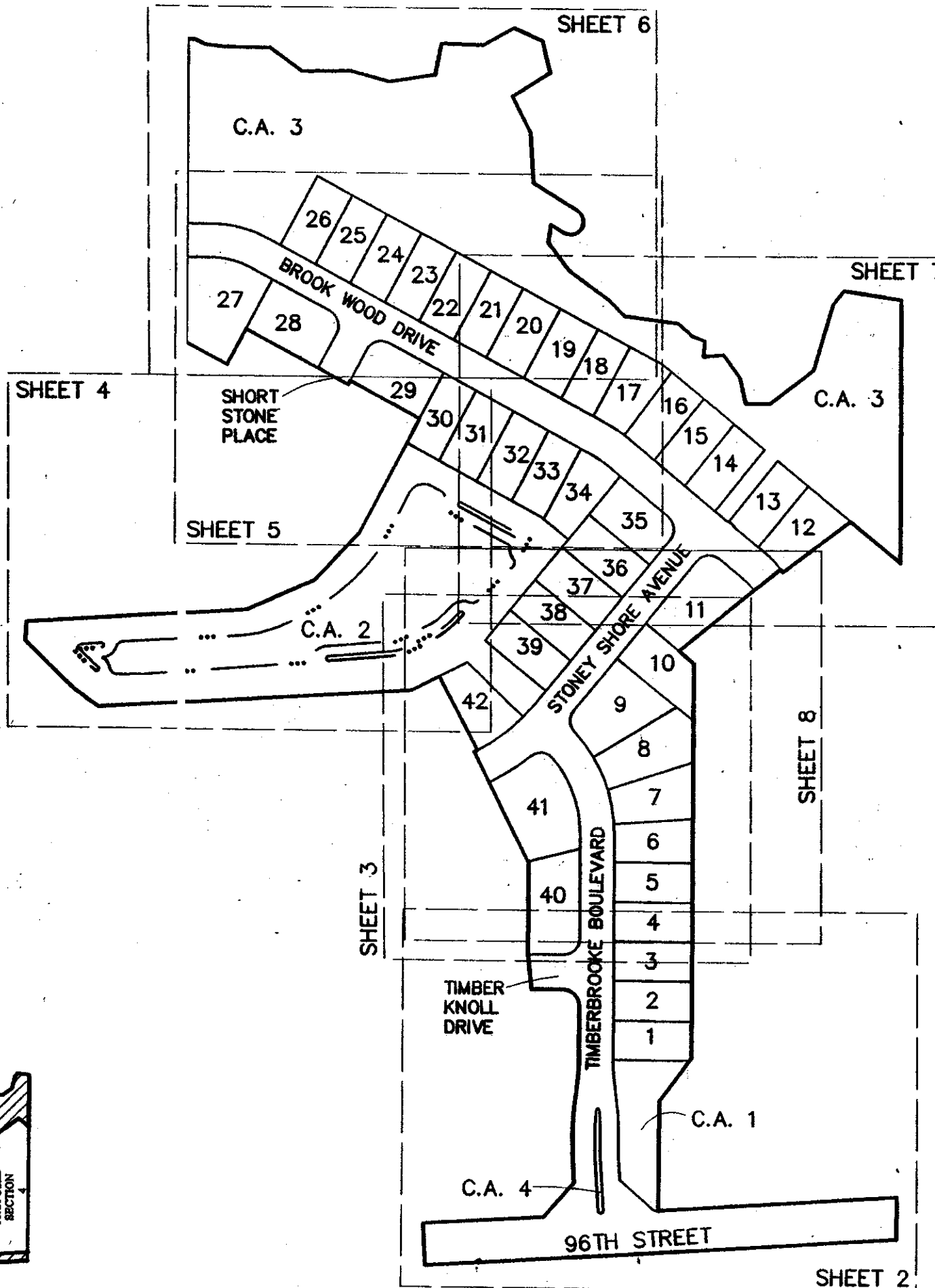


1 INCH = 200 FT.

### KEY MAP



VICINITY MAP  
1"=1000'



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NOTE: PLEASE REFER TO PAGE ONE FOR  
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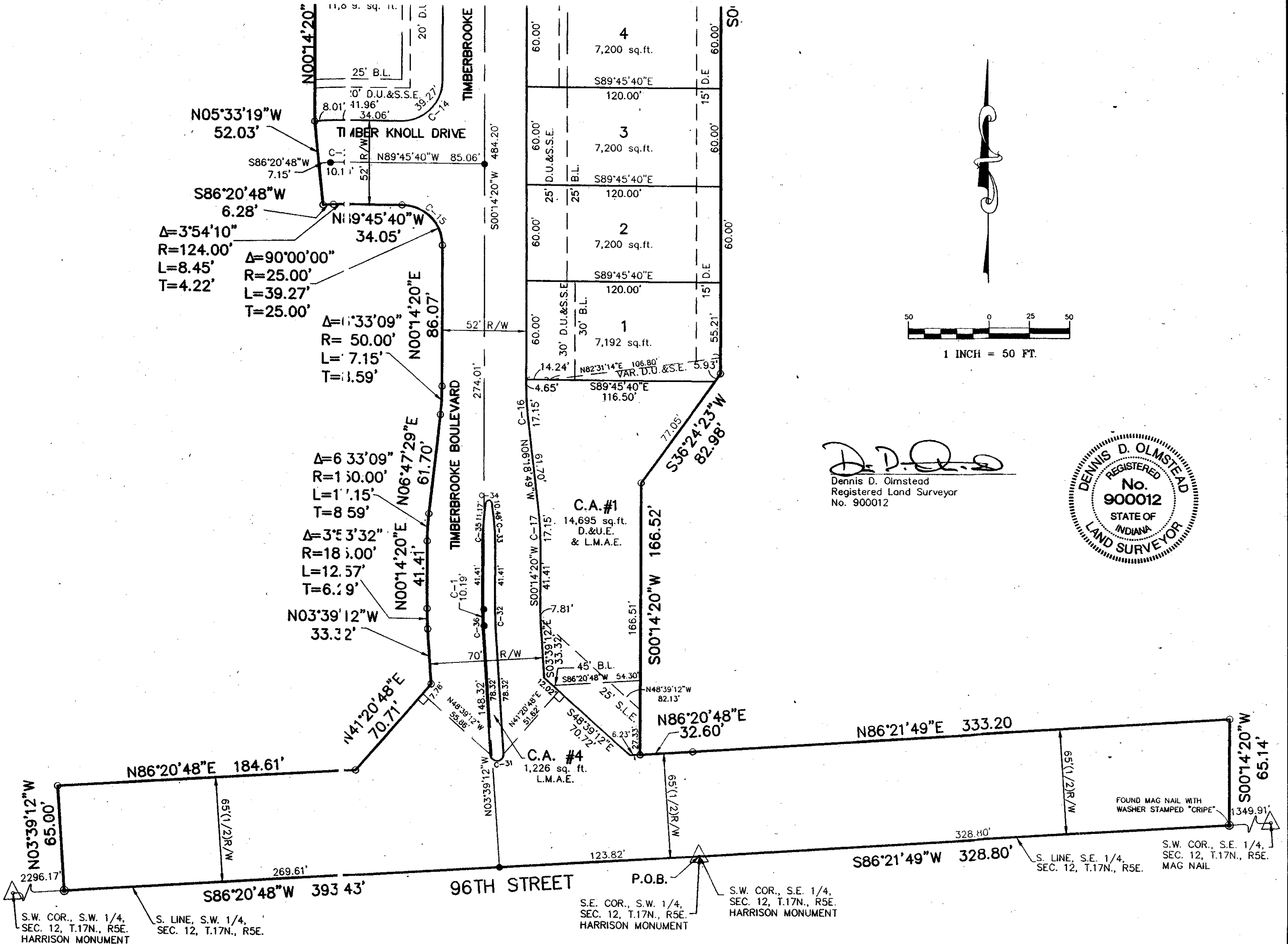
# TIMBERSTONE VILLAS

## SECTION ONE

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SEE SHEET 3 & 8



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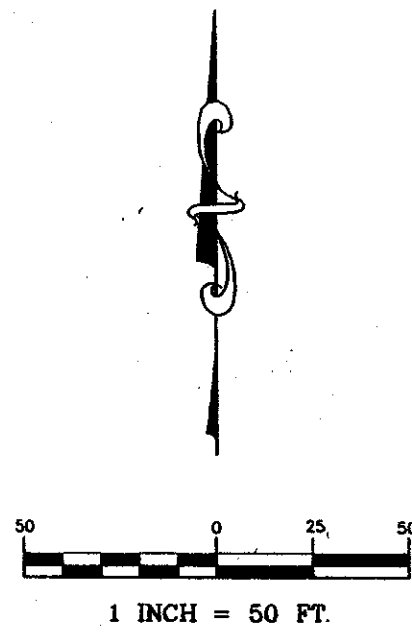
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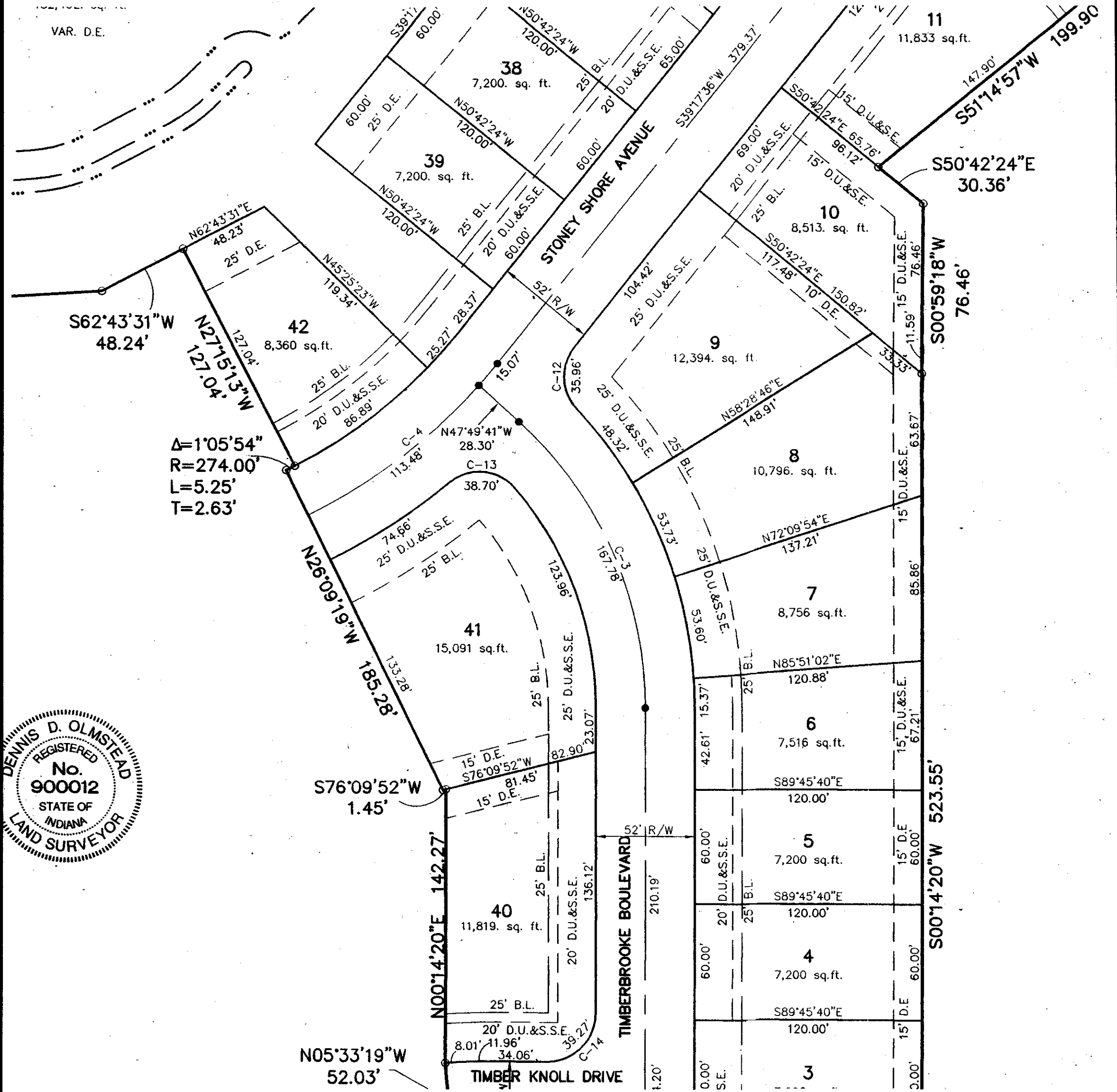
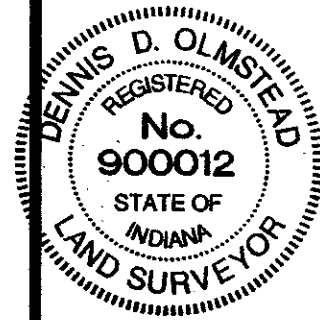
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SEE SHEET 4

SEE SHEET 8



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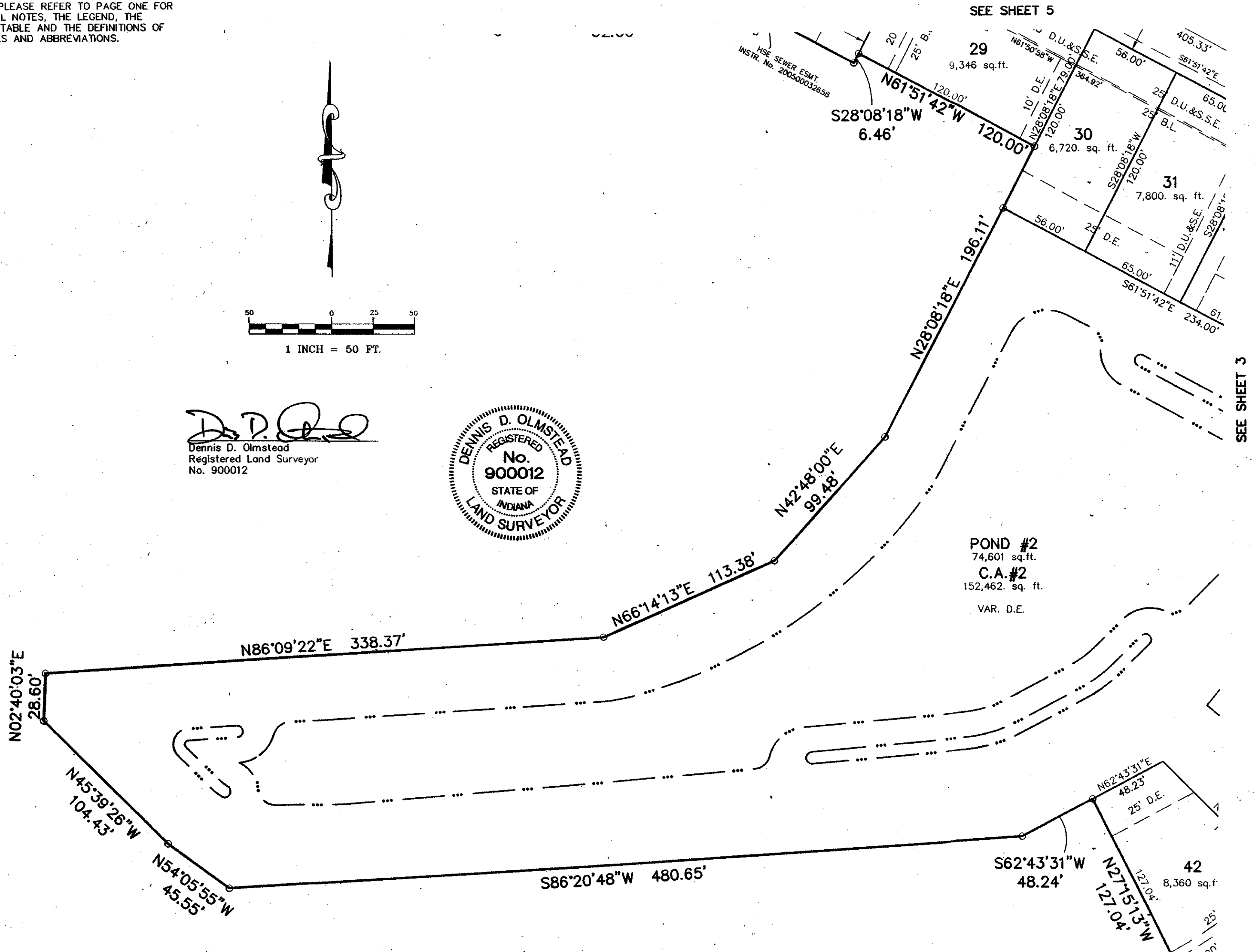
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1 INCH = 50 FT.

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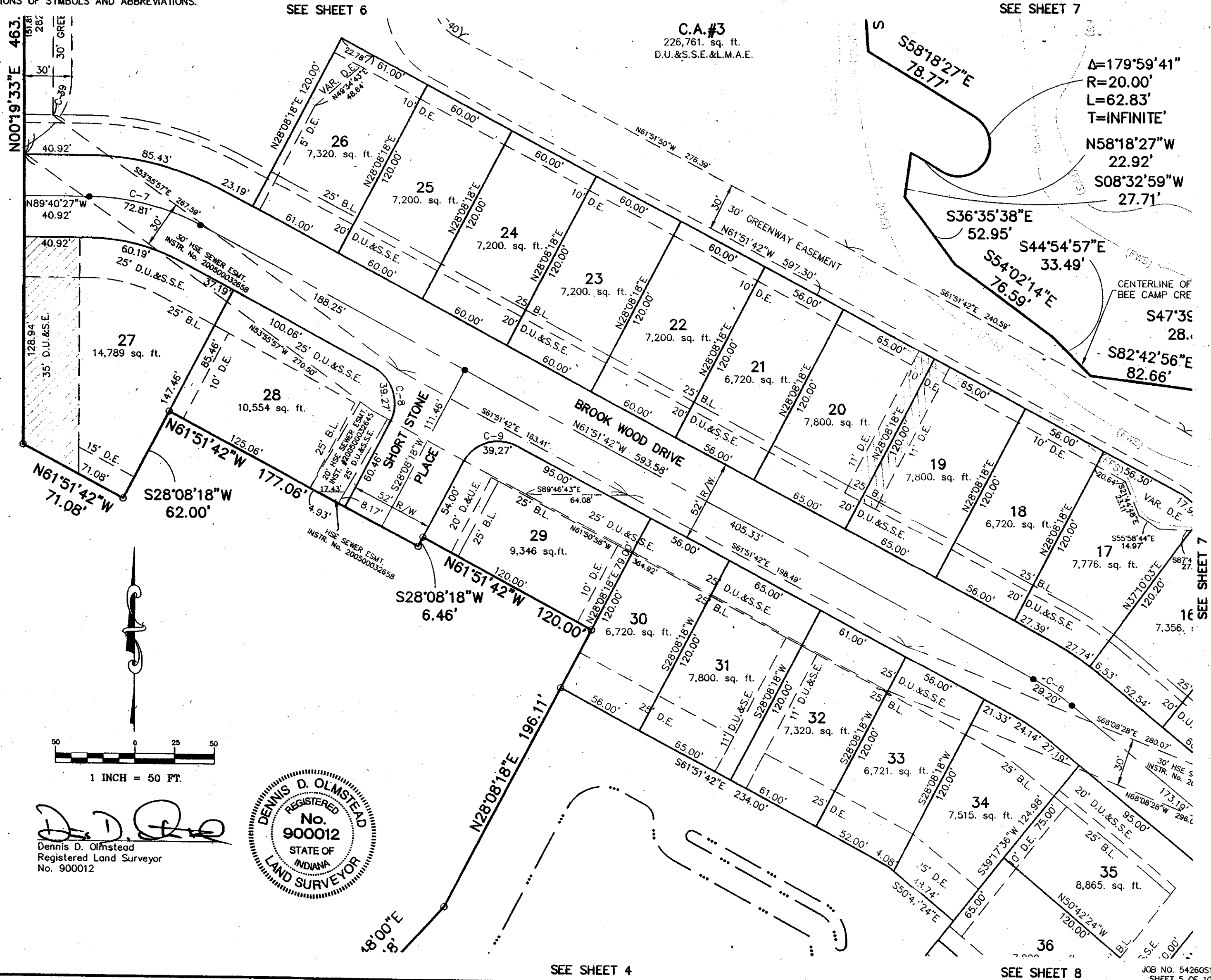
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# TIMBERSTONE VILLAS

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SEE SHEET 4

SEE SHEET 8

JOB NO. 5426051  
SHEET 5 OF 10

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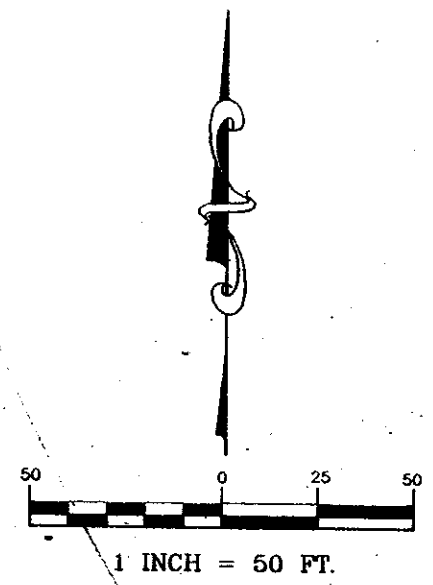
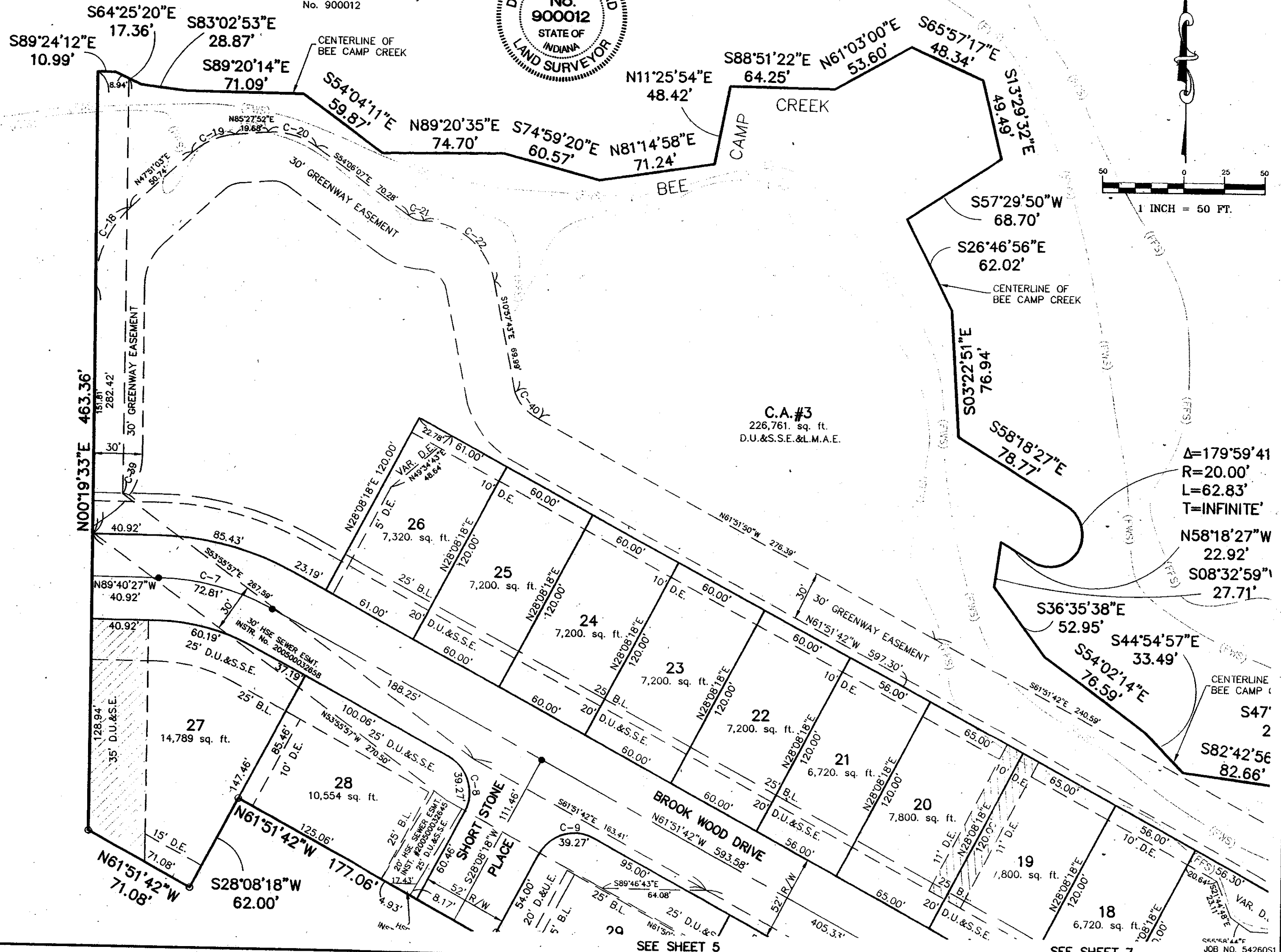
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$\Delta = 179^{\circ}59'41''$   
 $R = 20.00'$   
 $L = 62.83'$   
 $T = \text{INFINITE}'$   
 $N58^{\circ}18'27''W$   
 $22.92'$   
 $S08^{\circ}32'59''W$   
 $27.71'$

$S36^{\circ}35'38''E$   
 $52.95'$   
 $S44^{\circ}54'57''E$   
 $33.49'$   
 $S54^{\circ}02'14''E$   
 $76.59'$   
 $S47^{\circ}2$   
 $S82^{\circ}42'56''E$   
 $82.66'$

SEE SHEET 5

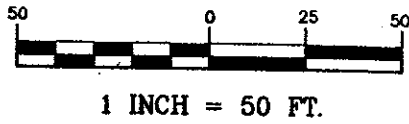
SEE SHEET 7

JOB NO. 5426051  
SHEET 6 OF 10

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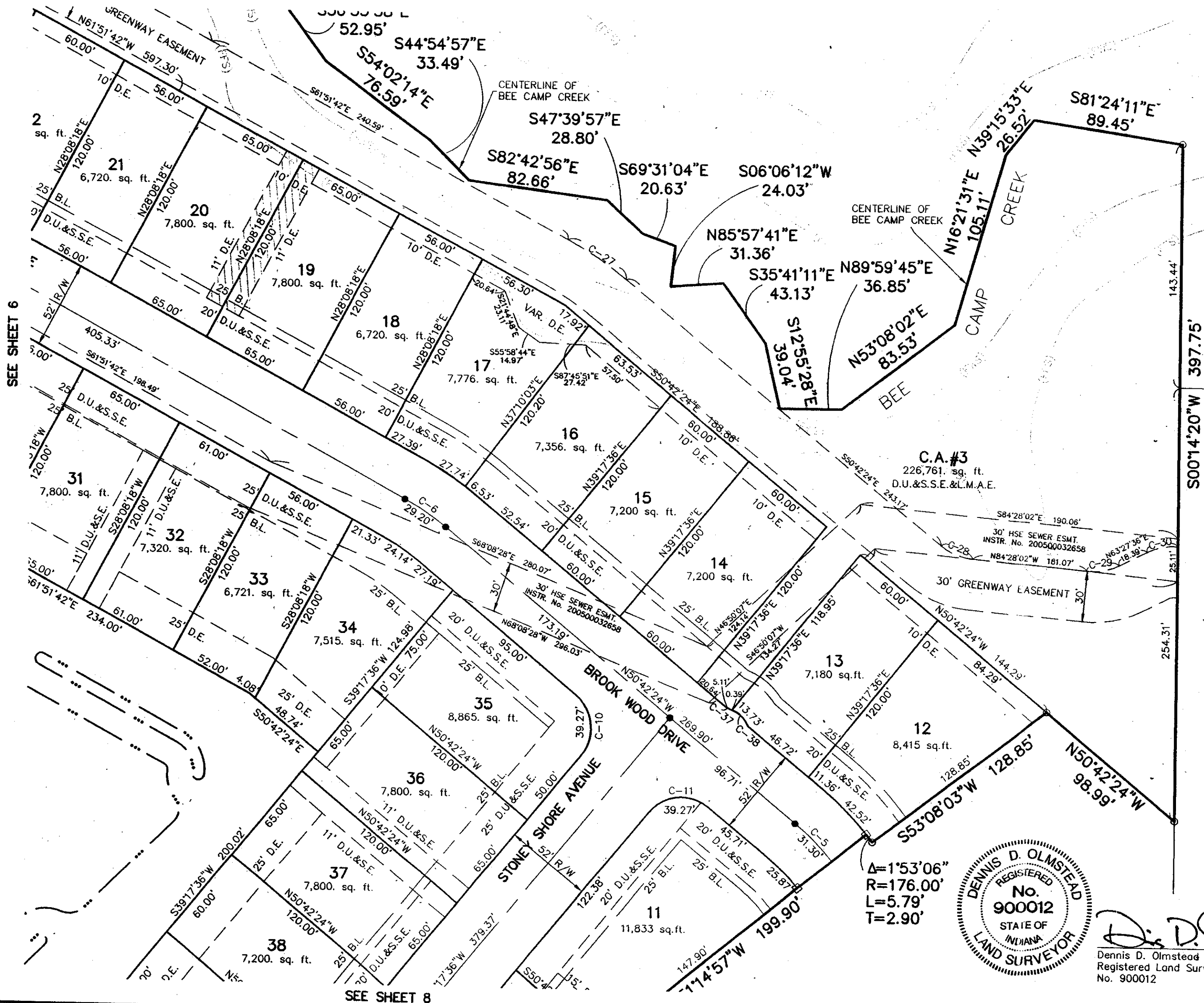
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SEE SHEET 6

SEE SHEET 8

$\Delta=1'53''06''$   
 $R=176.00'$   
 $L=5.79'$   
 $T=2.90'$



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

WESTBROOKE @ GEIST  
 SECTION 1  
 INSTR. NO. 200600009043  
 P.C. #4 SLIDE #33

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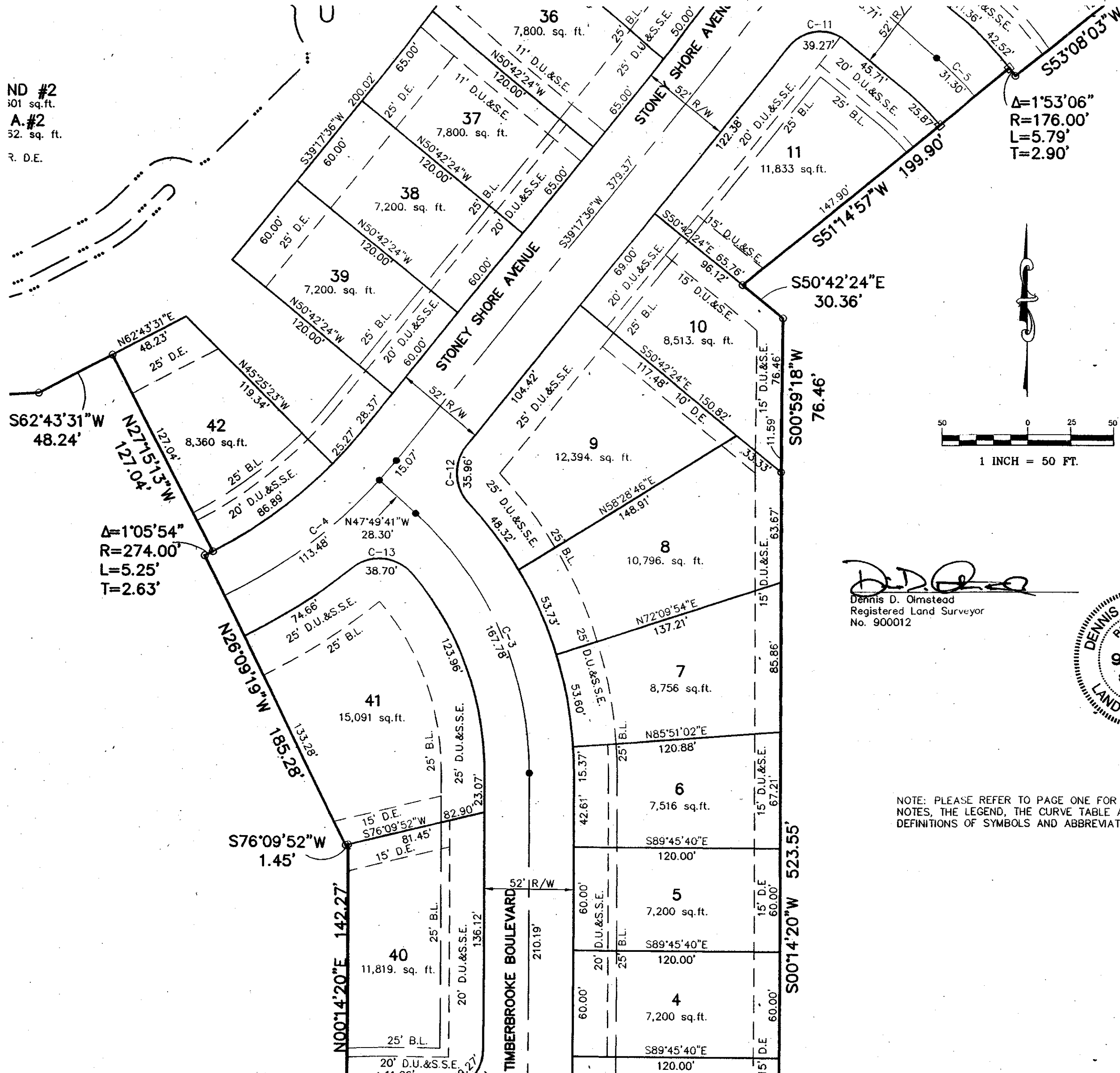
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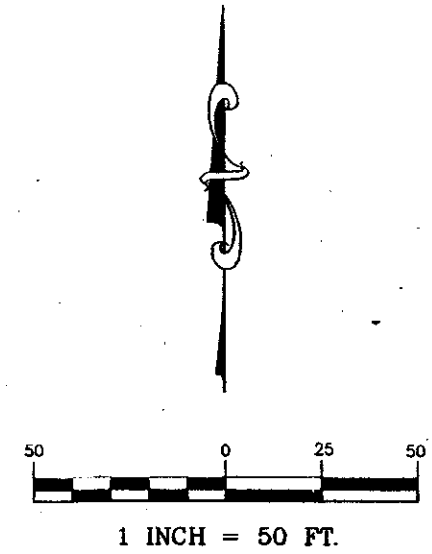
ND #2  
101 sq. ft.  
A.#2  
52 sq. ft.  
R. D.E.

SEE SHEET 4

SEE SHEET 7



Δ=1°53'06"  
R=176.00'  
L=5.79'  
T=2.90'



*Dennis D. Olmstead*  
Dennis D. Olmstead  
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No. 900012



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SEE SHEET 2



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## TIMBERSTONE VILLAS, SECTION 1

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Southeast Quarter and part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Southwest Quarter Section being marked by a Harrison Monument; thence South 86 degrees 20 minutes 48 seconds West along the South line of said Southwest Quarter Section a distance of 393.43 feet to a MAG nail with washer stamped "S & A Firm #0008"; thence North 03 degrees 39 minutes 12 seconds West 65.00 feet to a 5/8" rebar with cap stamped "S & A Firm #0008" (hereafter referred to as a S & A rebar); thence North 86 degrees 20 minutes 48 seconds East parallel with the South line of said Southwest Quarter Section a distance of 184.61 feet to a S & A rebar; thence North 41 degrees 20 minutes 48 seconds East 70.71 feet to a S & A rebar; thence North 03 degrees 39 minutes 12 seconds West 33.32 feet to a S & A rebar and the point of tangency of a curve concave easterly, the radius point of said curve being North 86 degrees 20 minutes 48 seconds East 185.00 feet from said point; thence northerly along said curve 12.57 feet to a S & A rebar and the point of tangency of said curve, said point being North 89 degrees 45 minutes 40 seconds West 185.00 feet from the radius point of said curve; thence North 00 degrees 14 minutes 20 seconds East 41.41 feet to a S & A rebar and the point of curvature of a curve concave easterly, the radius point of said curve being South 89 degrees 45 minutes 40 seconds East 150.00 feet from said point; thence northerly along said curve 17.15 feet to a S & A rebar and the point of tangency of said curve, said point being North 83 degrees 12 minutes 31 seconds West 150.00 feet from the radius point of said curve; thence North 06 degrees 47 minutes 29 seconds East 61.70 feet to a S & A rebar and the point of curvature of a curve concave westerly, the radius point of said curve being North 83 degrees 12 minutes 31 seconds West 150.00 feet from said point; thence northerly along said curve 17.15 feet to a S & A rebar and the point of tangency of said curve, said point being South 89 degrees 45 minutes 40 seconds East 150.00 feet from the radius point of said curve; thence North 00 degrees 14 minutes 20 seconds East 86.07 feet to a S & A rebar and the point of curvature of a curve concave southwesterly, the radius point of said curve being North 89 degrees 45 minutes 40 seconds West 25.00 feet from said point; thence northwesterly along said curve 39.27 feet to a S & A rebar and the point of tangency of said curve, said point being North 00 degrees 14 minutes 20 seconds East 25.00 feet from the radius point of said curve; thence North 89 degrees 45 minutes 40 seconds West 34.05 feet to a S & A rebar and a point on a curve concave southerly, the radius point of said curve being South 00 degrees 14 minutes 39 seconds West 124.00 feet from said point; thence westerly along said curve 8.45 feet to a S & A rebar and the point of tangency of said curve, said point being North 03 degrees 39 minutes 31 seconds West 124.00 feet from the radius point of said curve; thence South 86 degrees 20 minutes 48 seconds West 6.28 feet to a S & A rebar; thence North 05 degrees 33 minutes 19 seconds West 52.03 feet to a S & A rebar; thence North 00 degrees 14 minutes 20 seconds East 142.27 feet to a S & A rebar; thence South 76 degrees 09 minutes 52 seconds West 1.45 feet; thence North 26 degrees 09 minutes 19 seconds West 185.28 feet to a S & A rebar and a point on a curve concave northwesterly, the radius point of said curve being North 26 degrees 09 minutes 19 seconds West 274.00 feet from said point; thence northeasterly along said curve 5.25 feet to a S & A rebar and to a point on said curve, said point being South 27 degrees 15 minutes 13 seconds East 274.00 feet from the radius point of said curve; thence North 27 degrees 15 minutes 13 seconds West 127.04 feet to a S & A rebar; thence South 62 degrees 43 minutes 31 seconds West 48.24 feet to a S & A rebar; thence South 86 degrees 20 minutes 48 seconds West 480.65 feet to a S & A rebar; thence North 54 degrees 05 minutes 55 seconds West 45.55 feet to a S & A rebar; thence North 45 degrees 39 minutes 26 seconds West 104.43 feet to a S & A rebar; thence North 02 degrees 40 minutes 03 seconds East 28.60 feet to a S & A rebar; thence North 86 degrees 09 minutes 22 seconds East 338.37 feet to a S & A rebar; thence North 86 degrees 14 minutes 13 seconds East 113.38 feet to a S & A rebar; thence North 42 degrees 48 minutes 00 seconds East 99.48 feet to a S & A rebar; thence North 28 degrees 08 minutes 18 seconds East 196.11 feet to a S & A rebar; thence North 61 degrees 51 minutes 42 seconds West 120.00 feet to a S & A rebar; thence South 28 degrees 08 minutes 18 seconds West 6.46 feet to a S & A rebar; thence North 61 degrees 51 minutes 42 seconds West 177.06 feet to a S & A rebar; thence South 28 degrees 08 minutes 18 seconds West 62.00 feet to a S & A rebar; thence North 61 degrees 51 minutes 42 seconds West 71.08 feet to a S & A rebar on the East line of the real estate described in Instrument Number 2005-3291 in the Office of the Recorder, Hamilton County, Indiana; thence North 00 degrees 19 minutes 33 seconds East along said East line a distance of 463.36 feet to the center of Bee Camp Creek; thence along the center of Bee Camp Creek by the next thirty five (35) courses; (1) South 89 degrees 24 minutes 12 seconds East 10.99 feet; (2) South 64 degrees 25 minutes 20 seconds East 17.36 feet; (3) South 83 degrees 02 minutes 53 seconds East 28.87 feet; (4) South 89 degrees 20 minutes 14 seconds East 71.09 feet;

(5) South 54 degrees 04 minutes 11 seconds East 59.87 feet; (6) North 89 degrees 20 minutes 35 seconds East 74.70 feet; (7) South 74 degrees 59 minutes 20 seconds East 60.57 feet; (8) North 81 degrees 14 minutes 58 seconds East 71.24 feet; (9) North 11 degrees 25 minutes 54 seconds East 48.42 feet; (10) South 88 degrees 51 minutes 22 seconds East 64.25 feet; (11) North 61 degrees 03 minutes 00 seconds East 53.60 feet; (12) South 65 degrees 57 minutes 17 seconds East 48.34 feet; (13) South 13 degrees 29 minutes 37 seconds East 49.49 feet; (14) South 57 degrees 29 minutes 50 seconds West 68.70 feet; (15) South 26 degrees 46 minutes 56 seconds East 62.02 feet; (16) South 03 degrees 22 minutes 51 seconds East 76.94 feet; (17) South 58 degrees 18 minutes 27 seconds East 78.77 feet to a point on a curve concave northwesterly, the radius point of said curve being South 31 degrees 41 minutes 22 seconds West 20.00 feet from said point; (18) southwesterly along said curve 62.83 feet to the point of tangency of said curve, said point being South 31 degrees 41 minutes 14 seconds West 21.00 feet from the radius point of said curve; (19) North 58 degrees 18 minutes 27 seconds West 27.92 feet; (20) South 08 degrees 32 minutes 59 seconds West 27.71 feet; (21) South 36 degrees 45 minutes 38 seconds East 52.95 feet; (22) South 54 degrees 02 minutes 14 seconds East 76.59 feet; (23) South 44 degrees 54 minutes 57 seconds East 33.49 feet; (24) South 82 degrees 42 minutes 56 seconds East 82.66 feet; (25) South 47 degrees 39 minutes 57 seconds East 28.80 feet; (26) South 69 degrees 31 minutes 04 seconds East 20.63 feet; (27) South 06 degrees 06 minutes 17 seconds West 24.03 feet; (28) North 85 degrees 57 minutes 41 seconds East 31.36 feet; (29) South 35 degrees 41 minutes 11 seconds East 43.13 feet; (30) South 12 degrees 55 minutes 28 seconds East 39.04 feet; (31) North 89 degrees 59 minutes 45 seconds East 36.85 feet; (32) North 13 degrees 08 minutes 02 seconds East 83.53 feet; (33) North 16 degrees 21 minutes 31 seconds East 105.11 feet; (34) North 39 degrees 15 minutes 33 seconds East 26.52 feet; (35) South 81 degrees 24 minutes 11 seconds East 89.45 feet to the northerly extension of the West line of Westbrook @ Geist, Section 1 recorded as Instrument Number 2006-9043 in said Recorder's Office; thence South 00 degrees 14 minutes 20 seconds West along said West line and the northerly extension thereof 397.75 feet to a S & A rebar; thence North 50 degrees 42 minutes 24 seconds West 98.99 feet to a S & A rebar; thence South 53 degrees 08 minutes 03 seconds West 128.85 feet to a S & A rebar said point being on a curve concave southwesterly, the radius point of said curve being South 53 degrees 08 minutes 03 seconds West 176.00 feet from said point; thence northwesterly along said curve 5.79 feet to a S & A rebar and to a point on said curve, said point being North 11 degrees 14 minutes 57 seconds West 176.00 feet from the radius point of said curve; thence South 51 degrees 14 minutes 57 seconds West 199.90 feet to a S & A rebar; thence South 50 degrees 42 minutes 24 seconds East 30.36 feet to a S & A rebar; thence South 00 degrees 59 minutes 18 seconds West 76.46 feet to a S & A rebar; thence South 00 degrees 14 minutes 20 seconds West 53.55 feet to a S & A rebar; thence South 36 degrees 24 minutes 23 seconds West 82.98 feet to a S & A rebar; thence South 00 degrees 14 minutes 20 seconds West 166.52 feet to a S & A rebar; thence North 86 degrees 20 minutes 48 seconds East parallel with the South line of said Southwest Quarter Section a distance of 32.60 feet to a S & A rebar; thence North 86 degrees 21 minutes 49 seconds East parallel with the South line of said Southeast Quarter Section a distance of 353.20 feet to a S & A rebar on the West line of said Westbrook @ Geist, Section 1; thence South 00 degrees 14 minutes 20 seconds West along said West line 65.14 feet to a MAG nail with washer stamped "Cripe" and the South line of said Southeast Quarter Section; thence South 86 degrees 21 minutes 49 seconds West along said South line 328.80 feet to the place of beginning, containing 21.230 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 42 lots numbered 1-42 (all inclusive) and 4 Common Areas labeled C.A. #1 - C.A. #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 prepared by Falcon Engineering in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number 200400081459 in the Office of the Recorder of Hamilton County, Indiana.

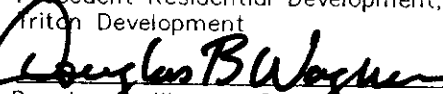
I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of the survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this 25th day of July, 2007.

S:\54260S1\Legal\Plat\PLAT.rtf  
November 13, 2006, tlb  
Revise: 6/19/07 TWF  
July 25, 2007 (LAN) (WAB)

  
Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012

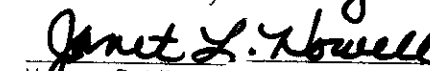


Owner  
Precedent Residential Development, LLC;  
Triton Development  
  
Douglas B. Wagner, Senior Vice President  
On Behalf of PRECEDENT RESIDENTIAL DEVELOPMENT, LLC

State of Indiana )  
County of ) SS

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Douglas B. Wagner of Precedent Residential Development, LLC, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this 8th day of August, 2007.

  
Janet L. Howell  
Notary Public



SURVEYOR:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 EAST 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

OWNER/SUBDIVIDER:  
TRITON DEVELOPMENT  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
PHONE: (317)-844-0433

# TIMBERSTONE VILLAS

## SECTION ONE

### SECONDARY PLAT

2007045149 PLAT \$66.00  
08/09/2007 10:05:22A 10 PGS  
Jennifer J Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

There are designated parcels as shown on the within plat marked as Sanitary Sewer Easement or S.S.E., designated parcels marked as Drainage Easement, or D.E., designated parcels marked as Utility Easement or U.E. designated parcel marked as Non- Access Easement or N.A.E., and also as Landscape, Maintenance Access Easements, or L.M.A.E., either separately or in any combination of the same. Such designated parcels are hereby subjected to easements, which are hereby created and reserved for the uses defined as follows: (When easements are combined in the same strip of ground, or area, all uses specified by each easement description below shall apply.)

"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.

"Drainage Easements" are created for the use of the Developer and any governmental agency having jurisdiction over drainage and storm sewer systems to provide paths and courses and a system for natural area and local storm drainage, either overland or in appropriate underground installations to serve the needs of this and adjoining grounds and the public drainage system. Drainage Easements shall be used to grade, construct, operate, inspect, maintain, reconstruct, and remove mains, ducts, or other related structures of storm sewers that are part of said system, and for ingress and egress thereto. The owners of all lots are and shall be required to keep any areas of their lots designed for the natural flow of water unimpeded, and any improvements made on or under any such easements by the owner are and shall be at the risk of the property owner.

"Utility Easements" are created for the use of all public or private utility companies, including but not limited to sanitary sewers, gas, phone, electric, water, and cable television companies, but not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, drains, pipes, and other utility installations for the purpose of furnishing utility services, and for ingress and egress thereto.

"Landscape, Maintenance Access Easements" are hereby created over and across Lots as areas for the installation and maintenance of landscaping, earth mounds, screening material, fencing, walls, neighborhood and community identification signs, directories, lighting, irrigation systems, walking trails and other improvements, and for ingress and egress thereto by the Developer and the Homeowner Association, and/or their assigns.

"Non-Access Easements" are created for the specific purpose of restricting access to residential lots from existing public streets. No driveway or access, either permanent or temporary will be permitted across designated non-access easements.

"Building Lines" are established as shown on this plat, between which lines and the property lines of adjacent streets, there shall not be erected or maintained any building or structure.

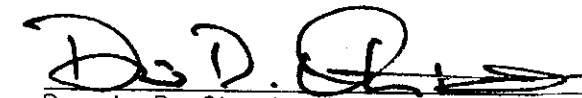
All of the foregoing easements shall be deemed to include the necessary rights of ingress and egress, in, along, across and through the same to permit the construction, maintenance, beneficial use and enjoyment thereof for their intended purposes. The owners of all lots in this subdivision shall take and hold title to their lots subject to all of the foregoing easements, and to the rights of any entity entitled to use of said easements for this intended purpose.

"No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 12 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of said street lines or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended.

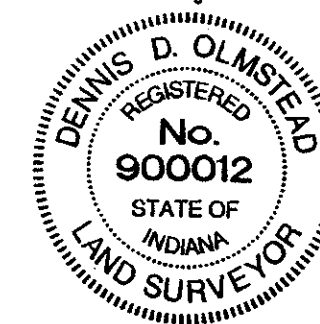
The same sight line limitations shall apply to any lot within ten feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 75 feet of the intersection of two street lines."

This subdivision meets the requirements of the Town of Fishers Subdivision Code Requirements and the A.D.A. Requirements.

I, Dennis D. Olmstead, a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana, hereby certify that the within plat represents a survey completed by me on that all the monuments shown are to be set, and that the location, size, type and material of said monuments are accurate.



Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



#### COMMISSION CERTIFICATE:

Under authority provided by Title 36, act of 1981, P.L. 309 enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto and an ordinance adopted by the Town of Fishers, Indiana as follows:

Adopted by the Fishers Planning Commission at a meeting held \_\_\_\_\_, 2007.



Warren Harling  
President, Warren Harling



Secretary, Planning Commission

This subdivision shall be known and designated as Timberstone Villas, Section 1 as a subdivision in Hamilton County, Indiana. All streets shown on this plat heretofore dedicated, are hereby dedicated to the public.

This plat is subject to the declaration of covenants, conditions and restrictions of Timberstone Villas recorded as Instrument Number 2007-045148 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 25th day of July, 2007.

Owner  
Triton Development L.L.C.  
By SCM Properties Inc., its Manager  
Westport Homes, Inc.




Steven M. Dunn, President

State of Indiana )  
County of Marion ) SS

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Steven M. Dunn of Triton Development, and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this 25th day of July, 2007.



Shirley J. White  
Notary Public



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