

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

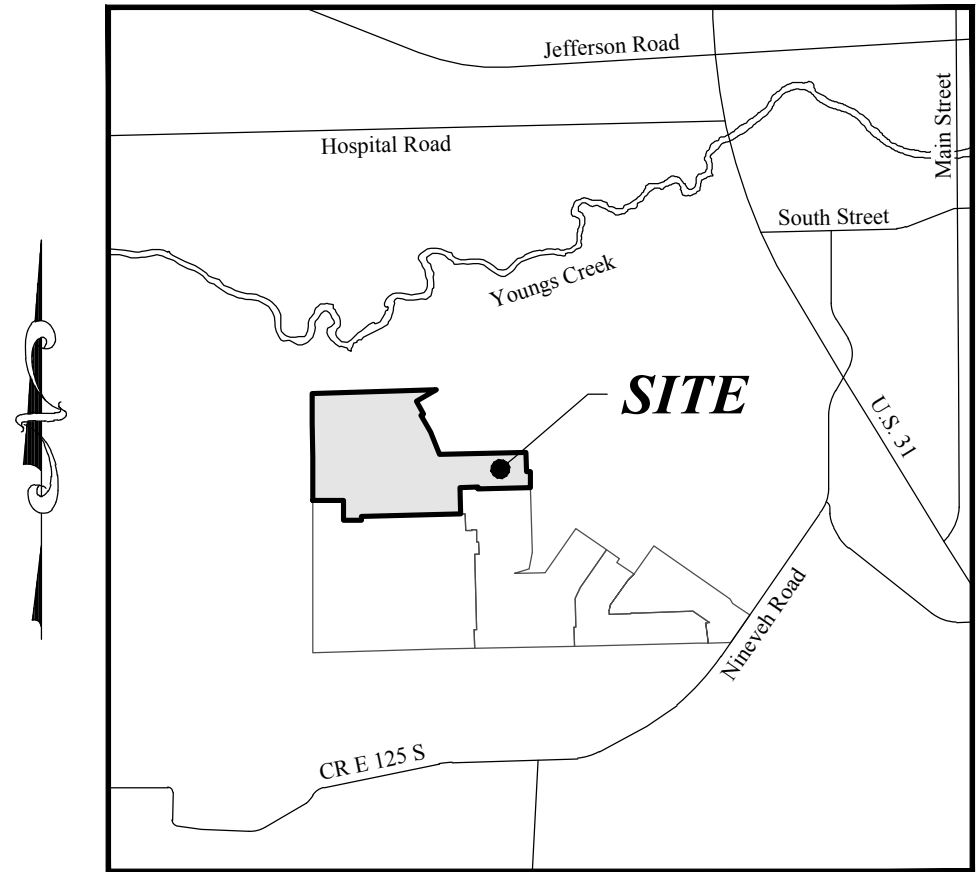
THIS INSTRUMENT PREPARED FOR:
WINDSTAR HOMES, LLC
5374 CAYMAN DRIVE
CARMEL, INDIANA 46033
PHONE: (317) 223-4257
CONTACT: MARK ALT

THE BLUFFS AT YOUNGS CREEK

SECTION 4

MAJOR SUBDIVISION

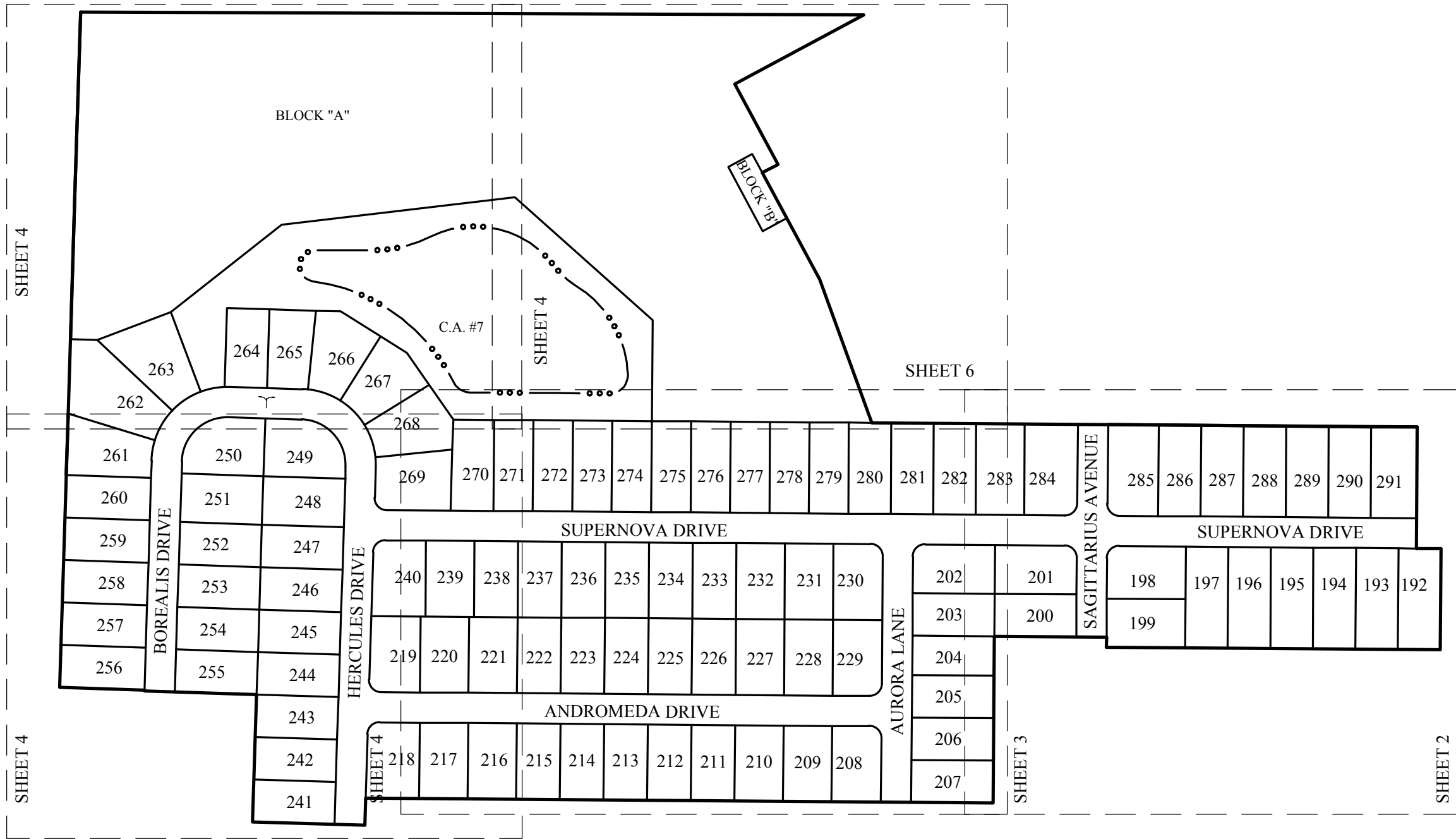
SECONDARY PLAT



LOCATION MAP
SCALE: 1" = 2,000'

CURVE TABLE: CENTERLINE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA
C1	100.00'	157.08'	100.00'	141.42'	N43°13'00"W	90°00'00"
C2	100.00'	157.08'	100.00'	141.42'	S46°47'00"W	90°00'00"

CURVE TABLE: PARCEL						
CURVE	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA
C3	20.00'	31.42'	20.00'	28.28'	N44°33'00"W	90°00'00"
C4	20.00'	31.42'	20.00'	28.28'	S45°27'00"W	90°00'00"
C5	20.00'	31.88'	20.47'	28.61'	N43°53'00"W	91°20'00"
C6	125.00'	16.56'	8.29'	16.55'	N02°00'42"W	7°35'25"
C7	125.00'	56.94'	28.97'	56.45'	N18°51'26"W	26°06'02"
C8	125.00'	56.94'	28.97'	56.45'	N44°57'28"W	26°06'02"
C9	125.00'	56.94'	28.97'	56.45'	N71°03'30"W	26°06'02"
C10	125.00'	8.96'	4.48'	8.96'	N86°09'46"W	4°06'28"
C11	125.00'	8.90'	4.45'	8.90'	S89°44'35"W	4°04'51"
C12	125.00'	40.02'	20.18'	39.85'	S78°31'53"W	18°20'32"
C13	125.00'	56.94'	28.97'	56.45'	S56°18'36"W	26°06'02"
C14	125.00'	56.94'	28.97'	56.45'	S30°12'34"W	26°06'02"
C15	125.00'	33.54'	16.87'	33.44'	S09°28'16"W	15°22'32"
C16	75.00'	117.81'	75.00'	106.07'	N46°47'00"E	90°00'00"
C17	75.00'	117.81'	75.00'	106.07'	S43°13'00"E	90°00'00"
C18	20.00'	30.95'	19.54'	27.95'	N46°07'00"E	88°40'00"
C19	20.00'	31.42'	20.00'	28.28'	S44°33'00"E	90°00'00"
C20	20.00'	31.42'	20.00'	28.28'	S45°27'00"W	90°00'00"
C21	20.00'	31.88'	20.47'	28.61'	N43°53'00"W	91°20'00"
C22	20.00'	30.95'	19.54'	27.95'	N46°07'00"E	88°40'00"
C23	20.00'	31.42'	20.00'	28.28'	S44°33'00"E	90°00'00"
C24	20.00'	31.42'	20.00'	28.28'	N45°27'00"E	90°00'00"
C25	20.00'	31.42'	20.00'	28.28'	S44°33'00"E	90°00'00"
C26	20.00'	31.42'	20.00'	28.28'	N45°27'00"E	90°00'00"



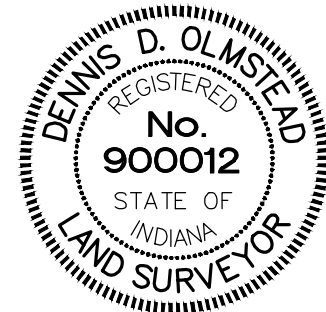
KEY MAP
SCALE: 1" = 200'

SUBDIVISION MONUMENTATION

- PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT. MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/ PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).
- 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 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).

LEGEND	
[0000]	ADDRESS
25	LOT NUMBER
VAR.	VARIABLE
R/W	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
L.M.A.E.	LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT
△	SECTION CORNER

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



DATED: 02/04/2021

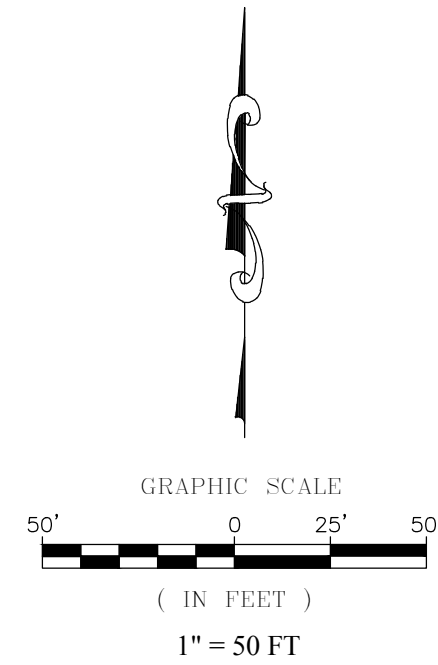
JOB No. 83540MMA-S4
SHEET 1 OF 6

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NOTE

REFER TO SHEET 1 FOR GENERAL
NOTES, LEGEND, CURVE TABLES,
AND ABBREVIATIONS.

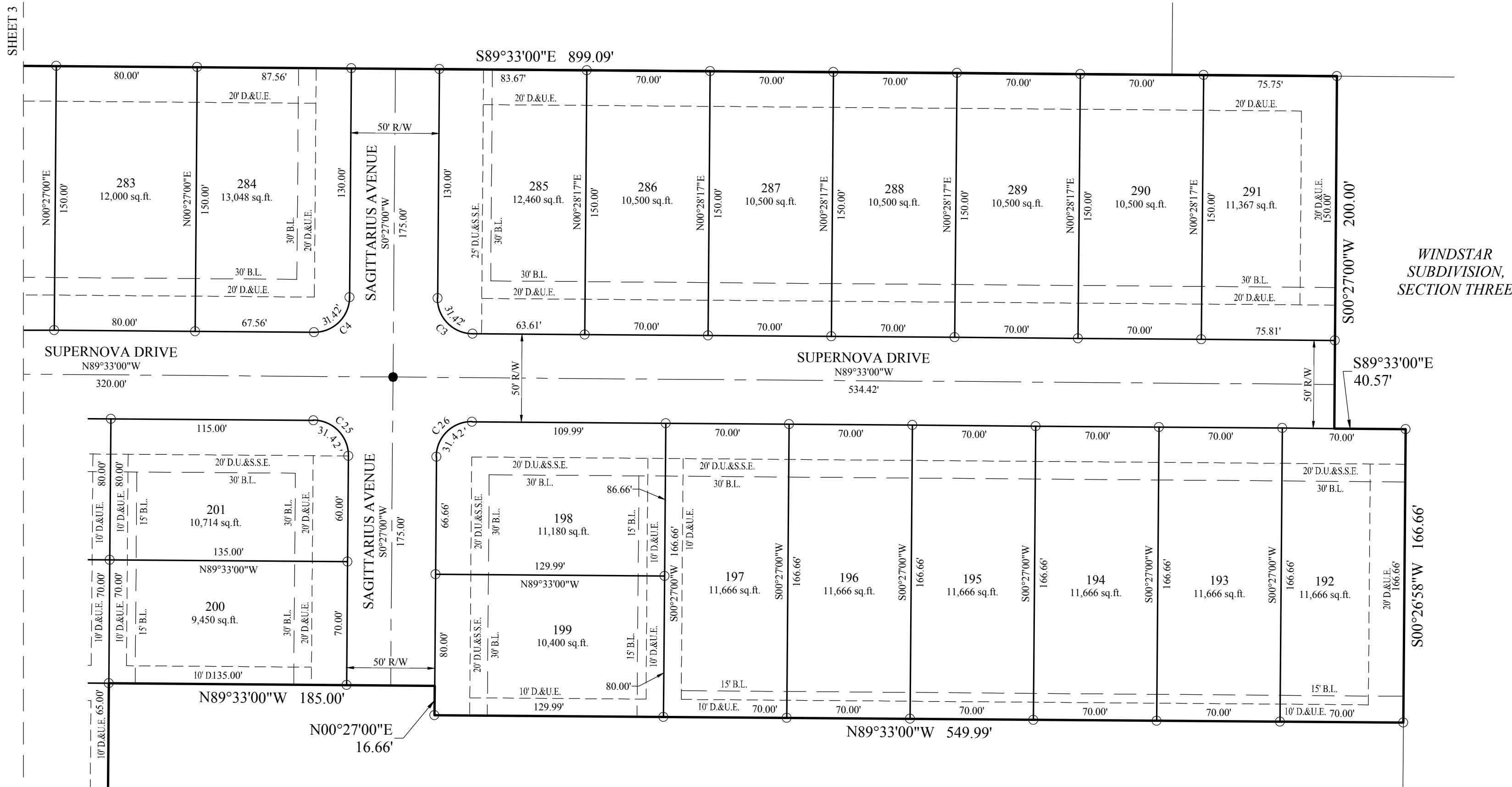


THE BLUFFS AT YOUNGS CREEK

SECTION 4

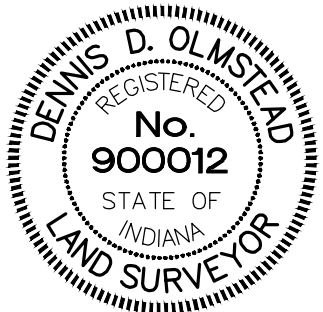
MAJOR SUBDIVISION

SECONDARY PLAT



WINDSTAR
SUBDIVISION,
SECTION THREE

The Bluffs at Youngs
Creek, Section 3
(Not Recorded)



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Registered Land Surveyor
No. 900012

DATED: 02/04/2021

JOB No. 83540MMA-S4
SHEET 2 OF 6

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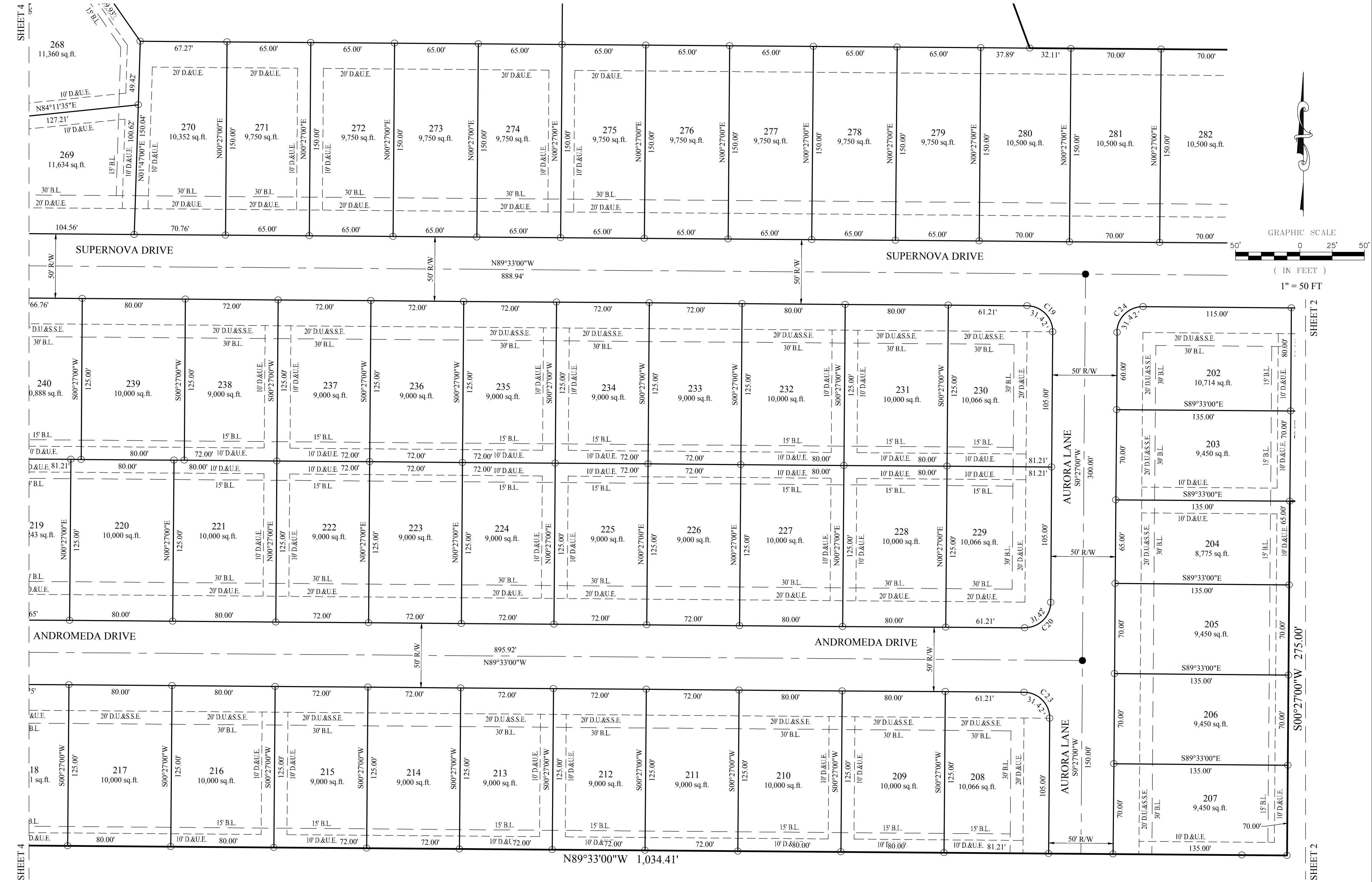
THE BLUFFS AT YOUNGS CREEK

SECTION 4

MAJOR SUBDIVISION

SECONDARY PLAT

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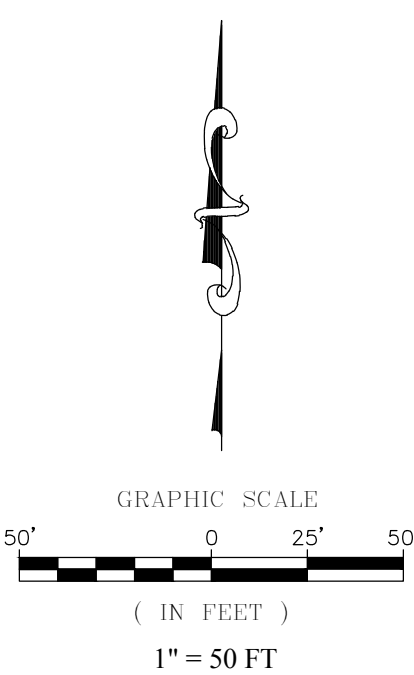
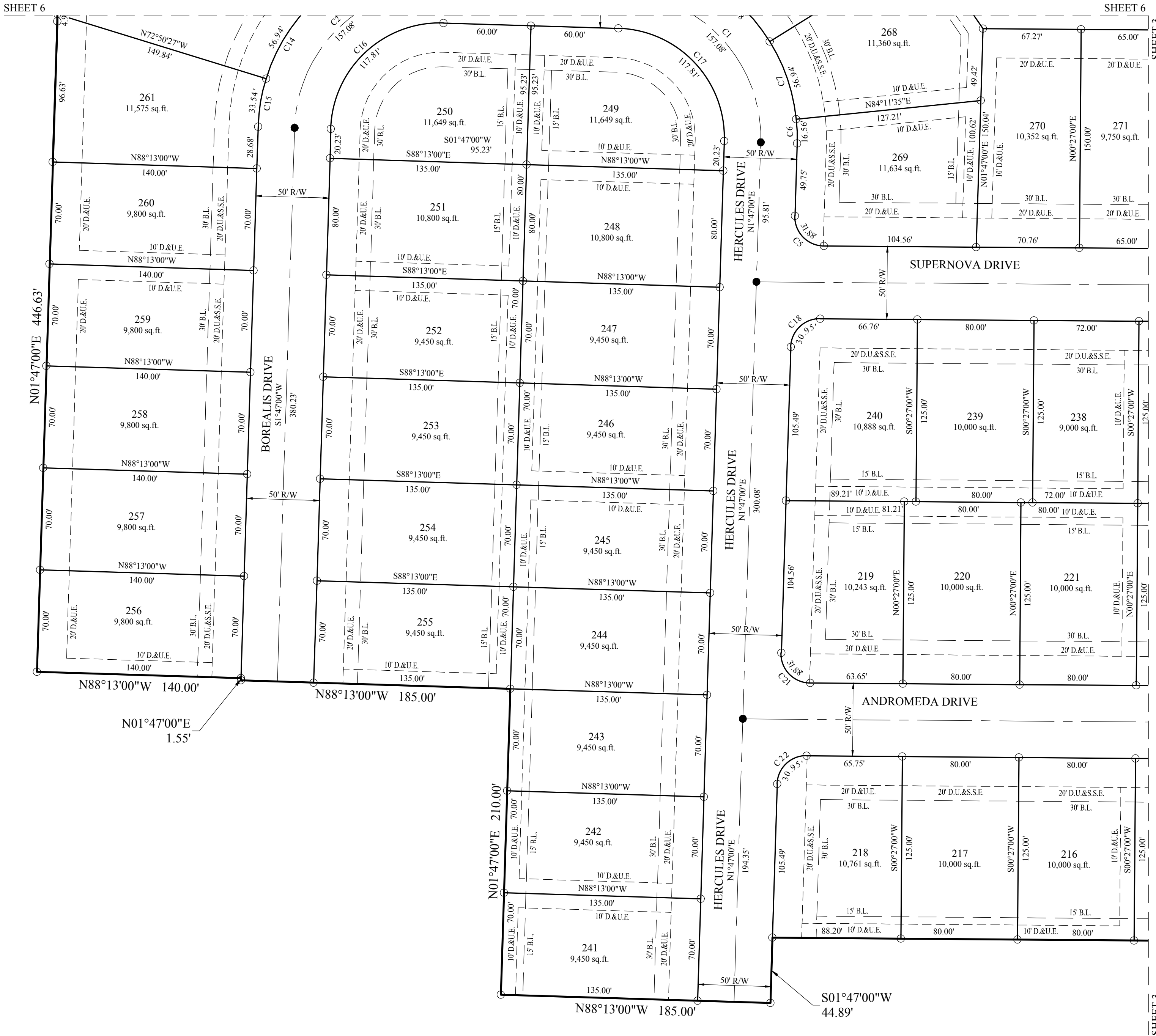
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THE BLUFFS AT YOUNGS CREEK

SECTION 4

MAJOR SUBDIVISION

SECONDARY PLAT



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SECTION 4
MAJOR SUBDIVISION
SECONDARY PLAT

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S89°47'08"E 1,291.02'

BLOCK "A"
538,802 sq. ft.

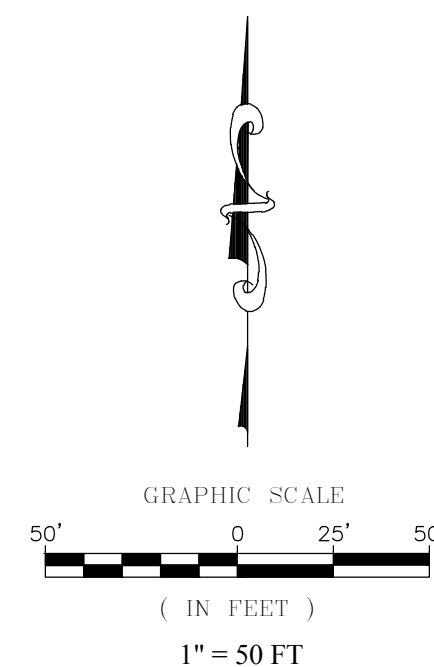
N83°18'45"E
387.21'

C.A. #7
176,169 sq. ft.
VAR. D.&U.E.&B.M.P.E.&L.M.A.E.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DATED: 02/04/2021

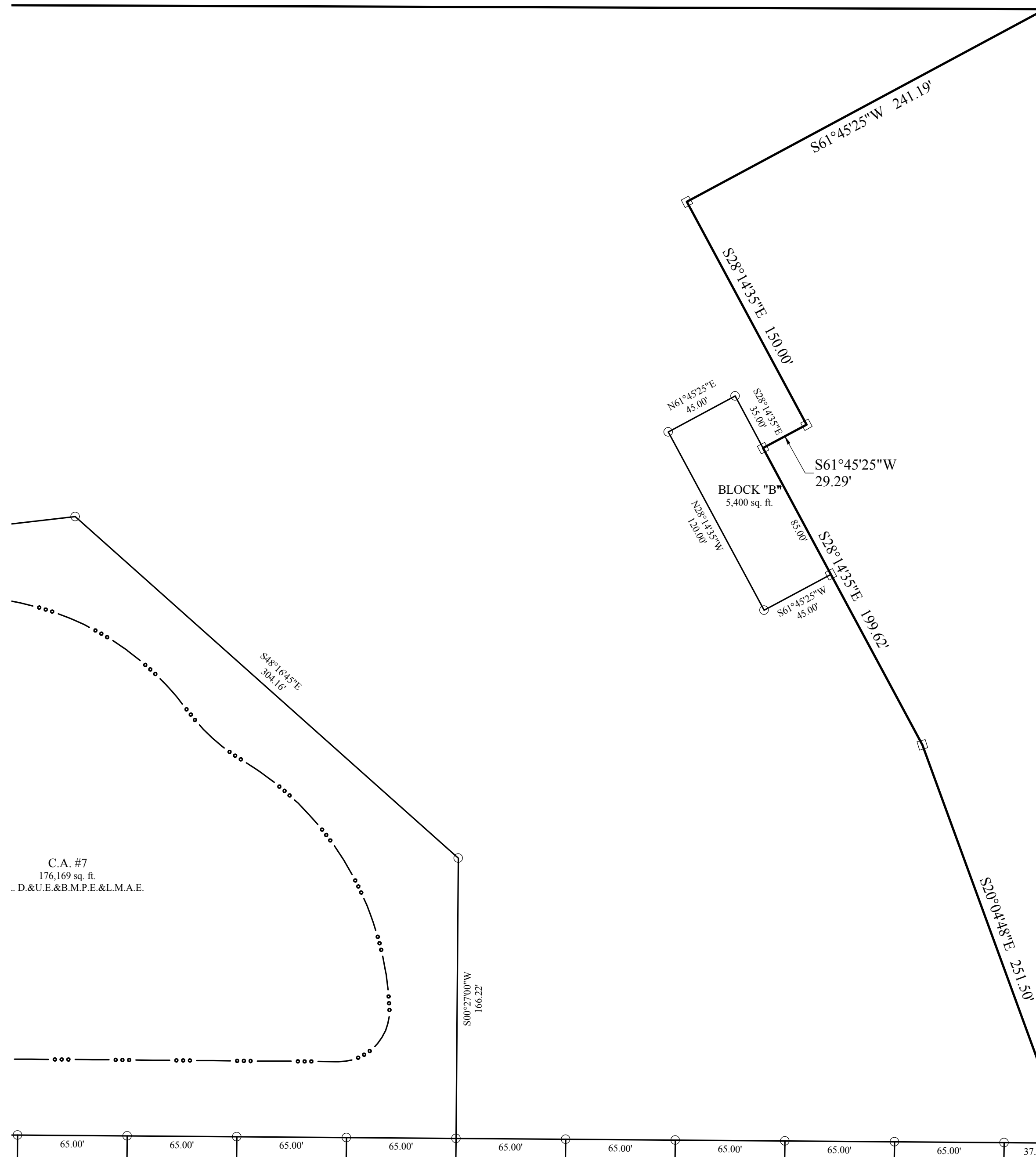
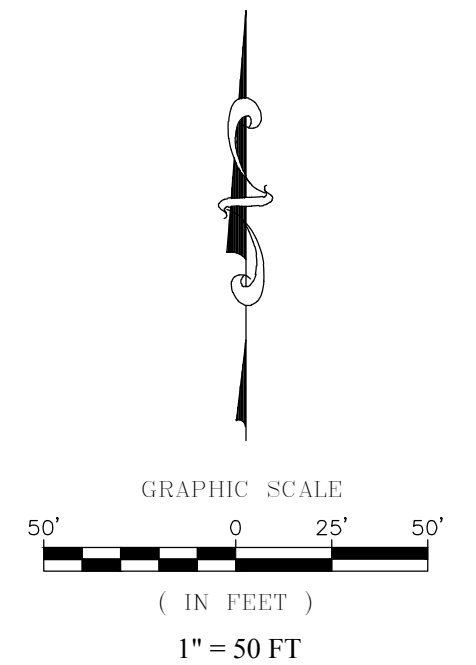
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SHEET 5 OF 6



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SECTION 4
MAJOR SUBDIVISION
SECONDARY PLAT

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SHEET 6 OF 6

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THE BLUFFS AT YOUNGS CREEK

SECTION 4

MAJOR SUBDIVISION

SECONDARY PLAT

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Southeast Quarter of Section 22, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, being more particularly described as follows:

This subdivision consists of 100 lots numbered 192 - 291 (all inclusive), 1 Common Area labeled C.A. #7, and 2 Blocks labeled Block "A" & "B". The size of lots and common areas and width of streets are shown in feet and decimal parts thereof.

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 the survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

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
Registered Land Surveyor
No. 900012



I, Dennis D. Olmstead, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



EXECUTED AND DELIVERED in my presence:

Witness's Signature

Witness's Printed Name

State of Indiana }
 }SS:
County of _____ }

Witness my hand and Notarial Seal this _____ day of _____, 20_____.

Notary Public

County of Residence: _____

Printed Name

My Commission Expires: _____

After having given public notice of the time, place and nature of hearing on the application for primary approval of this subdivision by publication in a newspaper of local circulation more than ten (10) days before the hearing thereon, under authority provided by the General Assembly of the State of Indiana, this plat was given approval by a majority of the members of the Franklin Plan Commission at a meeting held on the 19th day of February, 2019.

Jim Martin, President

Suzanne Findley, Secretary

Joanna M. Myers, Senior Planner

Mark A. Richards, City Engineer

Steve Barnett, Mayor

Bob Swinehamer, Member

Melissa L. Jones, Member

Jayne Rhoades, Clerk-Treasurer

The strips of or areas of land marked D.E., U.E. or Sanitary Sewer Easement (S.S.E.) or any combination thereof not heretofore dedicated and shown on this plat are here by dedicated and shall be reserved for the use, installation and maintenance of public utilities and drainage facilities subject at all times to the proper authorities. Within Drainage Easements or Sanitary Sewer Easements, no structures, planting or other material shall be placed or permitted to remain which may damage or change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. Except for those improvements for which a public utility is responsible, the Drainage Easement of each lot and all improvements in the Drainage Easement, including the slope and drainage pattern, shall be continuously maintained as a yard area by the owner of the land.

The street trees and sidewalks along the frontage of each individual lot shall be installed as part of the construction phase of the home on each individual lot.

This plat is hereby made subject to the Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2020-0007565 and any amendments thereto.

This plat is hereby made subject to the written Primary Plat Commitments PC 2018-37 (PP) recorded as Instrument No. 2020-002650.

In Testimony whereof, witness the signatures of Owner and Declarant this _____ day of _____, 2021.

Mark Alt, President

State of Indiana)
) SS
County of _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Alt, President, of Windstar Homes 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 _____ day of _____, 2021.

County of Residence

Notary Public

My commission expires

Printed Name _____



Instrument No. _____ Received for record this _____ day of _____, 2021
at _____ and recorded in Plat Cabinet _____. Slide _____.

Teresa Petro, County Recorder

Copy Received by the County Assessor _____
Mark Alexander, County Assessor

Entered for Taxation this _____ day of _____, 2021.

Pamela J. Burton, NKS, County Auditor