



# Board of Public Works and Safety

## Agenda Item

### Cover Sheet

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**MEETING DATE:** September 25, 2018

☒ New Item for Discussion

☐ Previous Item for Discussion

☐ Miscellaneous

**ITEM #:** 7

**INITIATED BY:** Denise Aschleman

☒ Information Attached

☐ Bring Paperwork from Previous Meeting

☐ Verbal

☐ No Paperwork at Time of Packets



# MEMORANDUM

Date: September 25, 2018  
To: Board of Public Works and Safety  
From: Denise Aschleman, Senior Planner  
Subject: Replat – Lot 1A & 1B First Industrial Office/Warehouse




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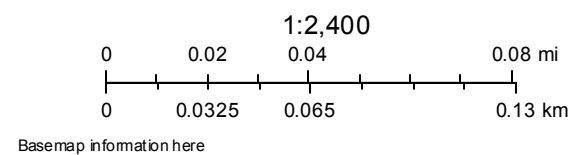
The lot is located on the west side of Herriman Boulevard just north of 146<sup>th</sup> Street. The petitioner is replatting the lots 1A and 1B to correct a setback for a parking lot. The current property boundary cuts through approximately 8 parking spaces constructed on the northern lot. The southern lot is currently vacant and for sale. The petitioner is shifting the existing property line to the south to allow the northern lot to have a parking lot that meets the 10 foot parking setback requirements.

If you have any questions prior to the meeting, please feel free to contact me at (317) 776-6325 or [daschleman@noblesville.in.us](mailto:daschleman@noblesville.in.us).



September 20, 2018

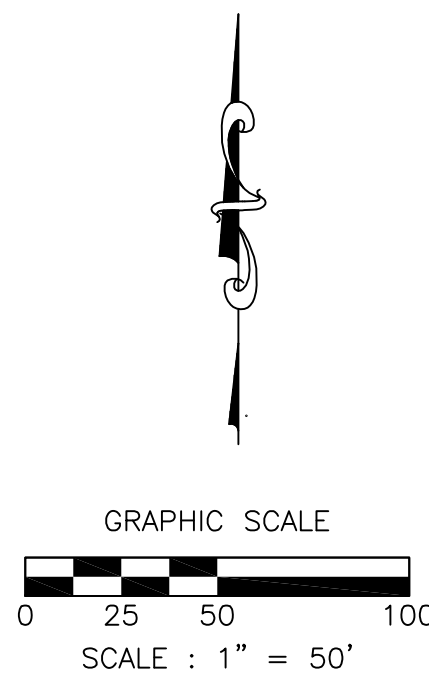
-  Lift Stations
-  san\_air\_release\_valve
-  Parcels





REPLAT OF LOT 1A AND 1B OF THE RE-PLAT OF LOT 1 OF  
THE REPLAT OF LOTS 1 AND 4 IN THE FIRST INDUSTRIAL  
OFFICE/WAREHOUSE COMPLEX  
**SECONDARY PLAT**

A PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 18 NORTH, RANGE 5 EAST, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA



**LEGEND**

INST.	INSTRUMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
P.S.L.	PAVING SETBACK LINE
D. & U.E.	DRAINAGE AND UTILITY EASEMENT

**OWNER / SUBDIVIDER**

RILEY R.E. HOLDINGS, INC.  
BRAD RILEY  
15150 HERRIMAN BLVD.  
NOBLESVILLE, IN 46060  
INSTRUMENT No. 200500002737

AND

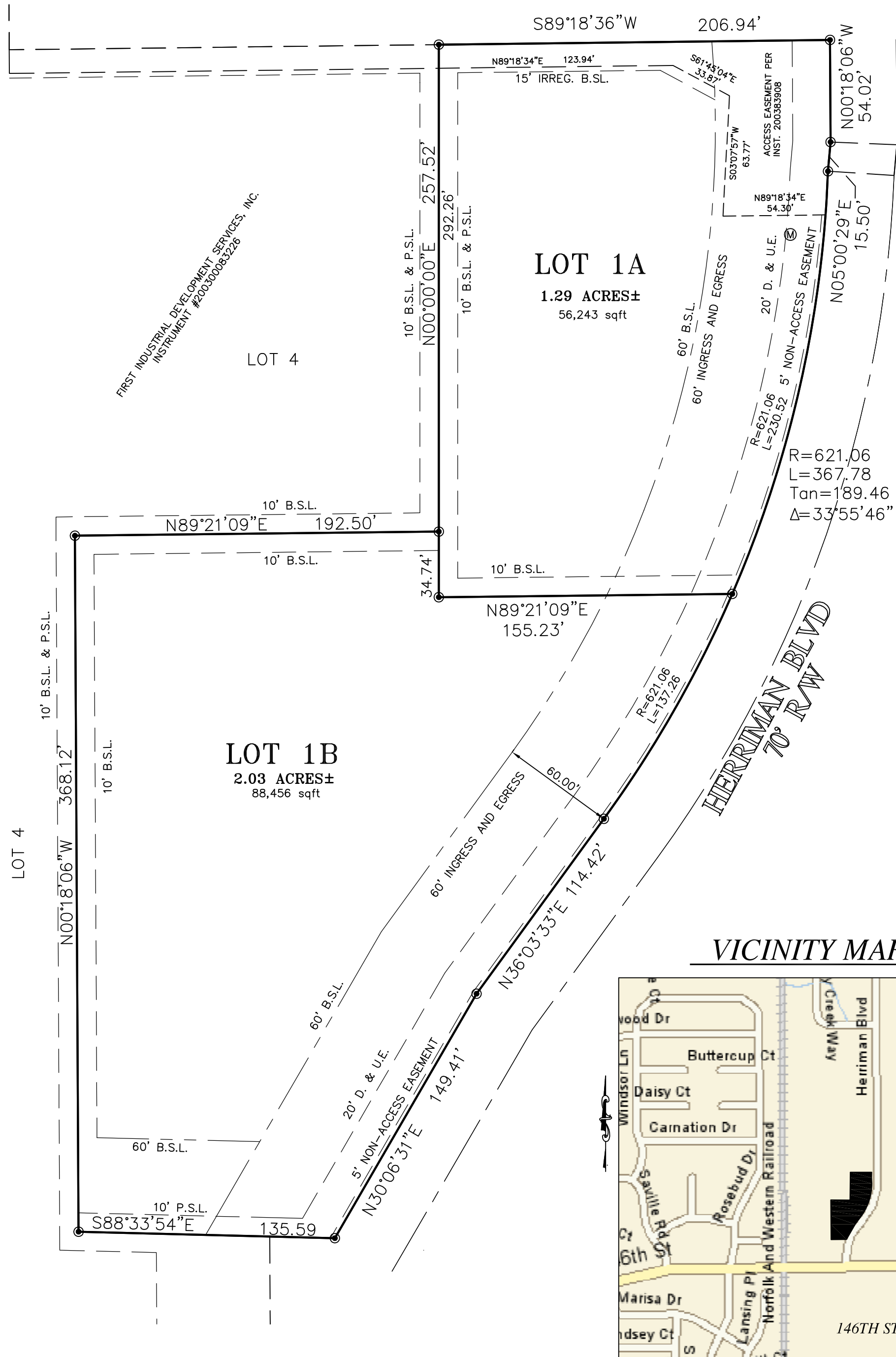
Binford Properties LLC  
14725 Herriman Blvd  
Noblesville, IN 46060

INSTRUMENT No. 2007-58698

**SURVEYOR**

MILLER SURVEYING, INC.  
948 CONNER STREET  
NOBLESVILLE, INDIANA  
PH: (317) 773-2644

THIS INSTRUMENT PREPARED BY:  
K. NATHAN ALTHOUSE  
MILLER SURVEYING, INC.  
948 CONNER STREET  
NOBLESVILLE, IND. 46060  
Ph 773-2644 Fx 773-2694  
DATE: 25TH JUNE 2018  
Job No. B37986



REPLAT OF LOT 1A AND 1B OF THE RE-PLAT OF LOT 1 OF  
THE REPLAT OF LOTS 1 AND 4 IN THE FIRST INDUSTRIAL  
OFFICE/WAREHOUSE COMPLEX  
**SECONDARY PLAT**

A PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 18 NORTH, RANGE 5 EAST, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA

**LAND DESCRIPTION**

LOT 1A AND 1B IN THE REPLAT OF LOT 1, REPLAT OF LOTS 1 AND 4  
FIRST INDUSTRIAL OFFICE/WAREHOUSE COMPLEX SECONDARY PLAT,  
RECORDED AUGUST 18, 2004 AS INSTRUMENT NO. 200400058075, IN  
PLAT CABINET 3, SLIDE 467, ALL IN THE OFFICE OF THE RECORDER  
OF HAMILTON COUNTY.

**CERTIFICATE OF SURVEY**

THIS SUBDIVISION CONSISTS OF 2 LOTS NUMBERED LOT 1A AND LOT  
1B

THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND  
DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO A SURVEY PLAT RECORDED  
AS INSTRUMENT No.200400058075 IN THE OFFICE OF THE RECORDER  
OF HAMILTON COUNTY, INDIANA.

I, K. NATHAN ALTHOUSE, THE UNDERSIGNED 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 AND ANY LINES THAT ARE COMMON WITH THE NEW  
SUBDIVISION.

WITNESS MY SIGNATURE THIS 25TH DAY OF JUNE, 2018.

K. NATHAN ALTHOUSE, PLS  
PROFESSIONAL LAND SURVEYOR No. LS 20400007  
STATE OF INDIANA

I AFFIRM, UNDER THE PENALTIES FOR  
PERJURY, THAT I HAVE TAKEN REASONABLE  
CARE TO REDACT EACH SOCIAL SECURITY  
NUMBER IN THE DOCUMENT, UNLESS REQUIRED  
BY LAW (KEITH NATHAN ALTHOUSE).

THIS INSTRUMENT PREPARED BY:  
K. NATHAN ALTHOUSE  
MILLER SURVEYING, INC.  
948 CONNER STREET  
NOBLESVILLE, IND. 46060  
Ph 773-2644 Fx 773-2694  
DATE: 25TH JUNE 2018  
Job No. B37986

**OWNERS CERTIFICATE**

THE UNDERSIGNED BRAD RILEY, OWNER OF THE REAL ESTATE SHOWN HEREIN AND RECORDED IN THE OFFICE OF  
THE RECORDER OF HAMILTON COUNTY, INDIANA AS INSTRUMENT #200500002737, DO HEREBY CERTIFY THAT WE  
HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN  
ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE REPLAT OF 1A AND 1B OF THE REPLAT OF LOT 1  
OF THE REPLAT OF LOTS 1 AND 4 IN THE FIRST INDUSTRIAL OFFICE/WAREHOUSE COMPLEX, CITY OF NOBLESVILLE  
IN HAMILTON COUNTY, INDIANA.

ALL STREETS SHOWN AND NOT HEREFOR DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2018.

OWNER  
RILEY REAL ESTATE HOLDINGS LLC

AND

Binford Properties LLC

STATE OF INDIANA }  
COUNTY OF HAMILTON ) SS

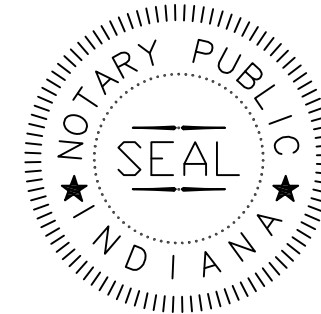
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
AND ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIX HIS  
SIGNATURE THERETO.

WITNESS MY SIGNATURE AND SEAL THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018

NOTARY PUBLIC

PRINTED NAME

COUNTY OF RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



**COMMISSION CERTIFICATE**

UNDER THE AUTHORITY PROVIDED BY ACTS OF 1981 P.C. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE  
STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND 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 PLAN COMMISSION AT A MEETING HELD \_\_\_\_\_

NOBLESVILLE CITY PLAN COMMISSION

Malinda Wilcox, PRESIDENT

SARAH REED, AICP, SECRETARY

**BOARD OF PUBLIC WORKS AND SAFETY'S 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

JOHN DITSLER, MAYOR

LAWRENCE STORK, MEMBER  
ATTEST:

JACK MARTIN, MEMBER

EVELYN L. LEES, CLERK  
CITY OF NOBLESVILLE, INDIANA

I, SARAH REED, AS 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 MASTER PLAN OF NOBLESVILLE, INDIANA AND SUCH OTHER APPLICABLE  
REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF THE CITY OF NOBLESVILLE, APRIL 12, 1999,  
AS AMENDED.

SARAH REED, AICP  
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: \_\_\_\_\_