



Board of Public Works and Safety

Agenda Item

Cover Sheet

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

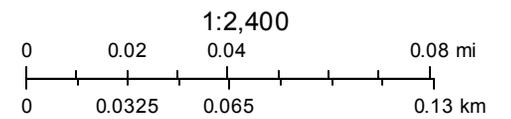
The lot is located on the west side of Herriman Boulevard just north of 146th Street. The petitioner is replatting the lots 1A and 1B to correct a setback for a parking lot. The current property boundary cuts through approximately 8 parking spaces constructed on the northern lot. The southern lot is 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.



September 20, 2018

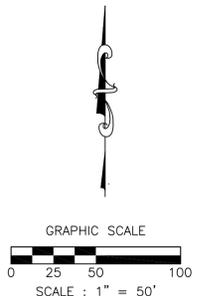
-  Lift Stations
-  san_air_release_valve
-  Parcels



Basemap information here

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



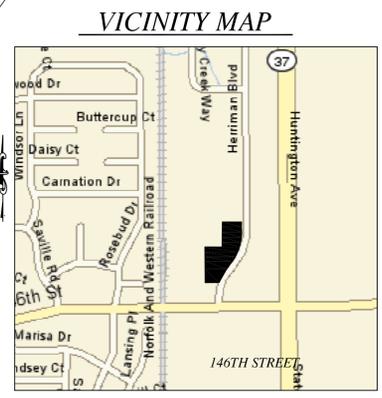
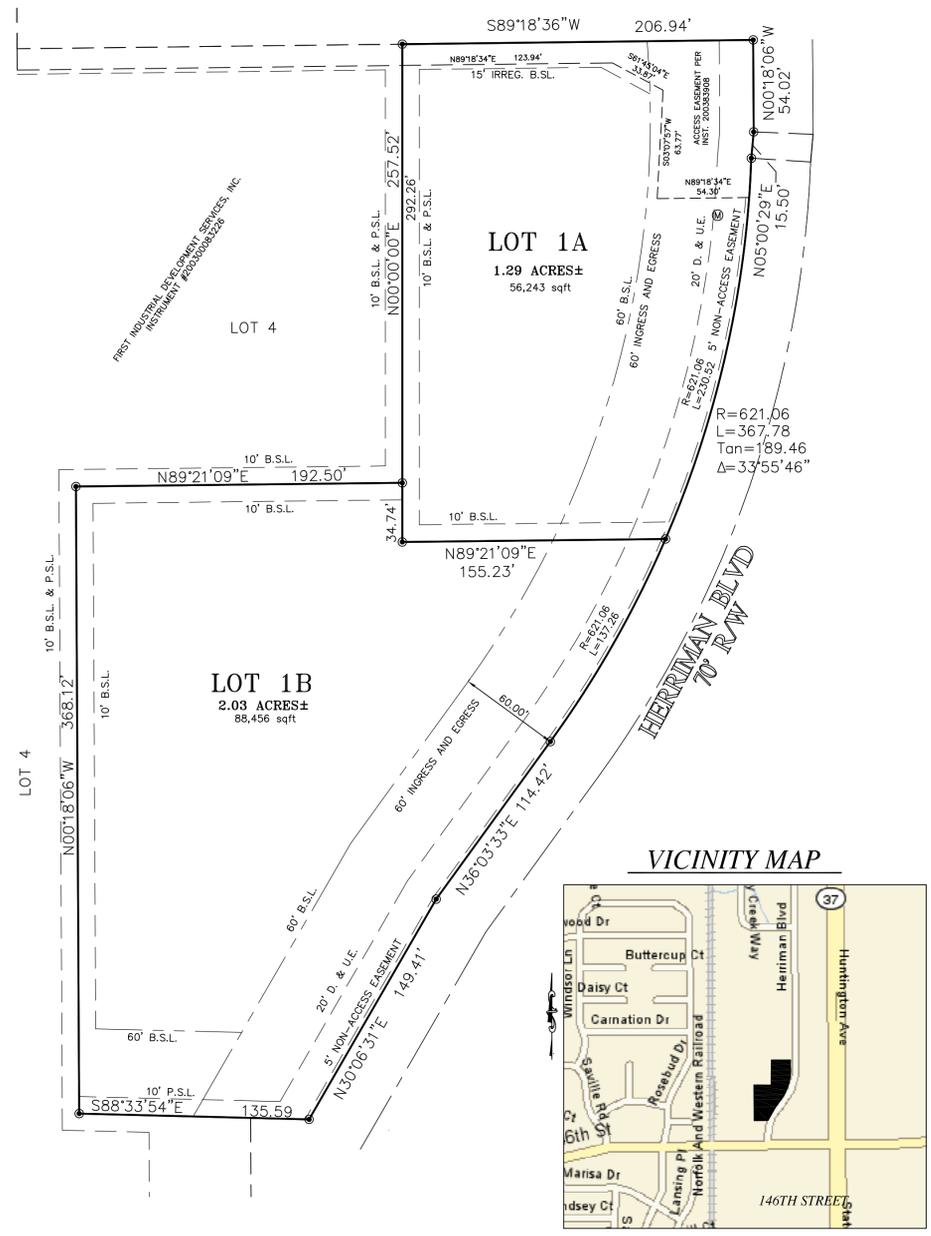
LEGEND

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: _____