



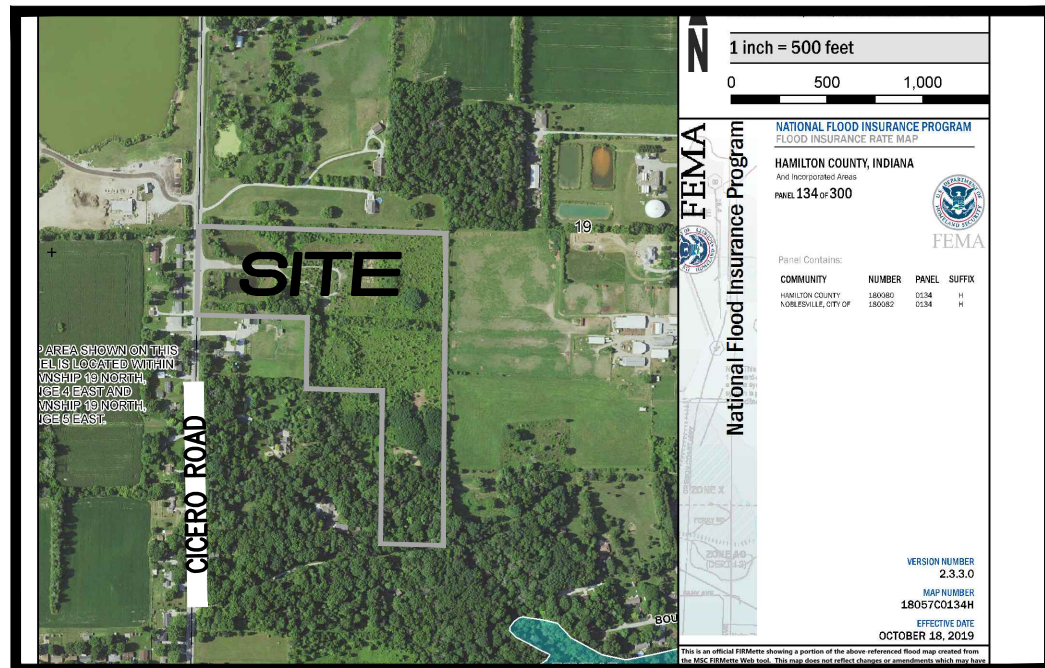
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MICHELLE ARNETT
2233 CICCERO ROAD
NOBLESVILLE, IN 46060
PHONE: (765) 419-1369

ZONING: R-1
MINIMUM LOT AREA: 3 ACRES
MINIMUM LOT WIDTH: 200 FT
MINIMUM FRONT YARD SETBACK: 40 FT
MINIMUM SIDE YARD SETBACK: 10 FT
MINIMUM REAR YARD SETBACK: 20 FT.



LOCATION MAP
SCALE: 1"=1000'



FLOOD STATEMENT
No portion of the subject property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panel No. 18057C0134H of the Flood Insurance Rate Maps (published by the Federal Emergency Management Agency - FEMA) dated October 18, 2019. The subject property is located in Zone X - unshaded (Area of minimal flood hazard).



SOILS MAP
SCALE: 1"=500'

INDEX

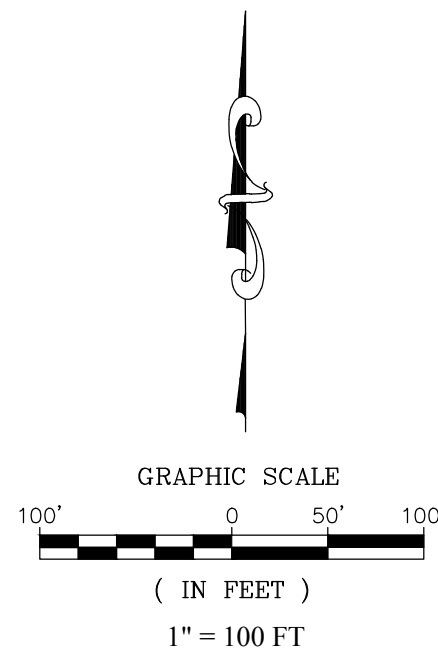
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C104	PRIMARY PLAT

REVISIONS

SHT.	DESCRIPTION
ALL	REVISED PER TAC COMMENTS 12-2-24

CICERO ROAD ESTATES PRIMARY PLAT

NOBLESVILLE, INDIANA



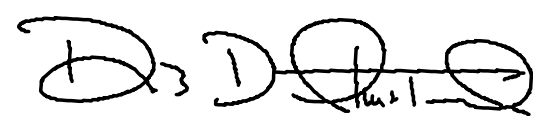
LAND DESCRIPTION

A part of the West Half of the Southwest Quarter of Section 19, Township 19 North, Range 5 East of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana. This description prepared by: William A. Neumeier, Indiana LS 22300018, working for Stoeppelwerth and Associates, Inc. as part of Project 111899, being more particularly described as follows:

Beginning at a MAG spike found flush in the pavement of State Road 19 marking the East Quarter Corner of Section 24, Township 19N, Range 4 East; thence North 00 degrees 59 minutes 29 seconds East (assumed bearing), along the West line of the West Half of the Southwest Quarter of aforementioned Section 19, a distance of 84.49 feet to the Northwest Corner of said Half Quarter Section; thence South 88 degrees 21 minutes 30 seconds East, along the North line of said Half Quarter Section, a distance of 1308.53 feet to a 5/8" rebar with a Miller plastic cap found flush marking the Northeast Corner of said Half Quarter Section; thence South 00 degrees 32 minutes 09 seconds West, along the East line of said Half Quarter Section, a distance of 1649.56 feet; thence North 88 degrees 24 minutes 02 seconds West, a distance of 330.75 feet; thence North 00 degrees 40 minutes 48 seconds East, a distance of 808.30 feet to a 5/8" rebar with a yellow plastic cap stamped "S&A FIRM #0008" set flush with the ground (hereinafter referred to as a "rebar set"); thence North 88 degrees 23 minutes 30 seconds West, a distance of 403.14 feet to a 5/8" rebar with a plastic cap stamped "HIGBIE L.S. 20100067" found 0.3 feet above grade; thence North 01 degree 06 minutes 46 seconds East, a distance of 373.58 feet to a rebar set; thence North 88 degrees 23 minutes 30 seconds West, passing through a 5/8" rebar found flush in the ground at a distance of 543.90 feet, a distance of 584.67 feet to a point on the aforementioned West line of said Half Quarter Section; thence North 01 degree 04 minutes 09 seconds East, along said West line, a distance of 383.86 feet to the Point of Beginning, containing 26.457 acres, more or less.

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
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PHONE: (317)-849-5935
CONTACT PERSON: LEIGH ANNE FERRELL
EMAIL: LFERRELL@STOEPPELWERTH.COM


DENNIS D. OLMSTEAD DATE 10/23/24
REGISTERED LAND SURVEYOR
NO. 900012

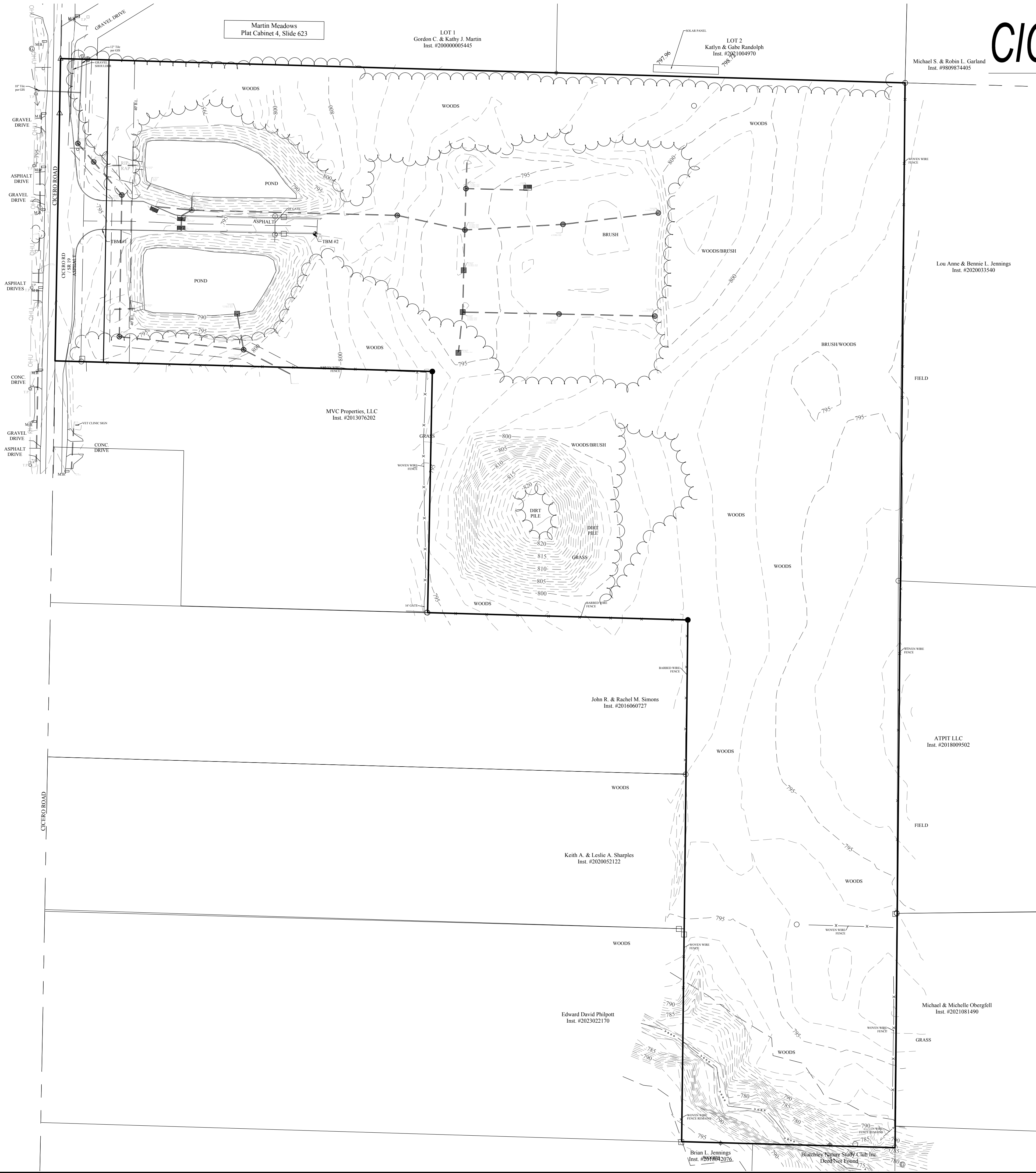




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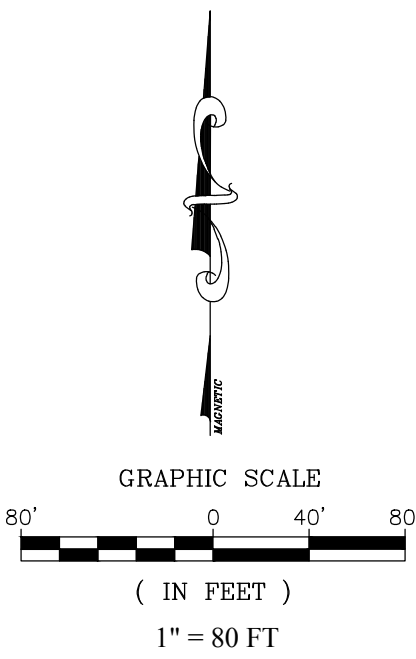
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PHONE: (765) 419-1369

ZONING: R-1



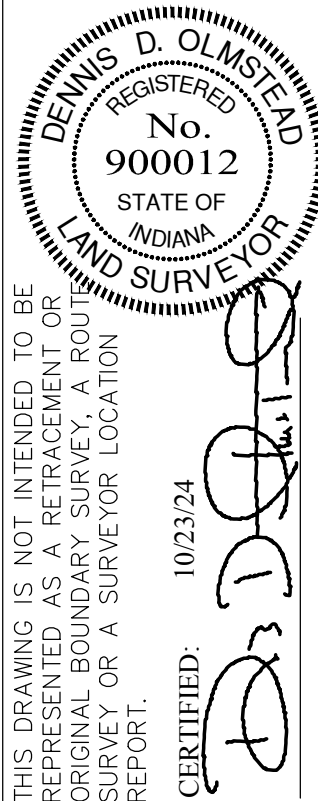
CICERO ROAD ESTATES PRIMARY PLAT

NOBLESVILLE, INDIANA

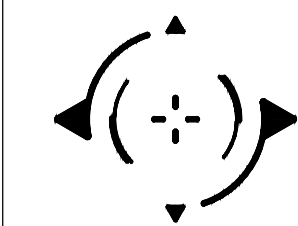


EXISTING LEGEND

- | | | | |
|---------|---|---|------------------------|
| — | FLOW LINE | — | POWER POLE |
| — E — | BURIED ELECTRIC LINE | — | LIGHT POLE |
| — E — | OVERHEAD ELECTRIC LINES | — | ELECT. TRANSFORMER |
| — T — | BURIED TELEPHONE LINE | — | ELECT. PEDESTAL |
| — OHT — | OVERHEAD TELEPHONE LINE | — | ELECT. METER |
| — QTV — | BURIED CABLE T.V. LINE | — | QTY WIRE |
| — QTV — | OVERHEAD CABLE T.V. LINE | — | TELEPHONE POLE |
| — GAS — | GAS LINE | — | TELEPHONE PEDESTAL |
| — W — | WATER LINE | — | TELEPHONE MANHOLE |
| — S — | SANITARY SEWER LINE; MANHOLE | — | TELEPHONE ACCESS COVER |
| — | APPROXIMATE BOUNDARY LINE | — | CABLE T.V. PEDESTAL |
| — | SANITARY CLEANOUT | — | FIBER OPTIC MANHOLE |
| — | STORM SEWER LINE; MANHOLE & END SECTION | — | TRAFFIC MANHOLE |
| — | CURB INLET | — | TRAFFIC CONTROL BOX |
| — | BEEHIVE OR ROUND INLET | — | GAS VALVE |
| — | SQUARE FLAT INLET | — | GAS METER |
| — | FENCE LINE | — | GAS MARKER |
| — | EXISTING TREES | — | WATER METER |
| | | — | WATER VALVE |
| | | — | FIRE HYDRANT |
| | | — | MAILBOX |



STOEPPELWERTH



PRIMARY PLAT – EXISTING CONDITIONS

CICERO ROAD ESTATES

NOBLESVILLE TOWNSHIP HAMILTON COUNTY, INDIANA

DRAWN BY: LAF CHECKED BY: LAF

SHEET NO. C100

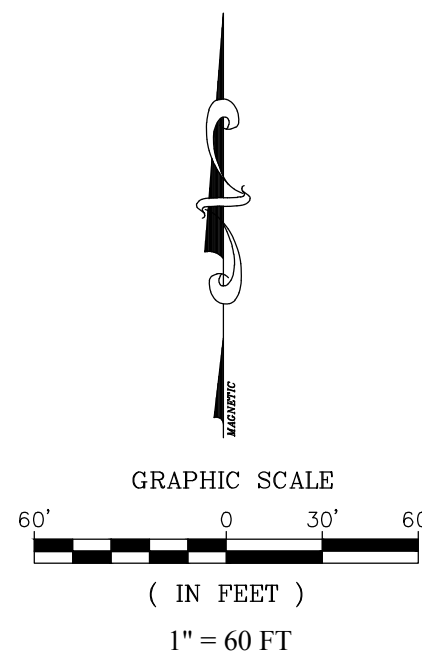
S & A JOB NO. 111899

REVISIONS
DATE
MARK
BY
LAF



THIS INSTRUMENT PREPARED FOR:
MICHELLE ARNETT
2233 CICERO ROAD
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PHONE: (765) 419-1369

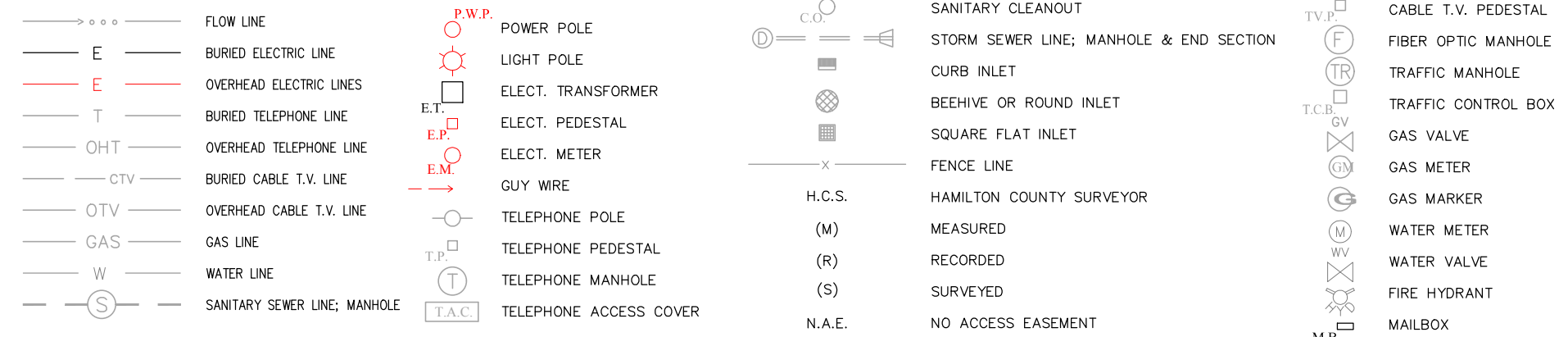
ZONING: R-1



CICERO ROAD ESTATES
PRIMARY PLAT

NOBLESVILLE, INDIANA

EXISTING LEGEND



LEGEND

- | | |
|--|-----------------------------|
| I | LOT NUMBER |
| B.L. | BUILDING LINE |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| I.E.E. | INGRESS-EGRESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| R/W | RIGHT OF WAY |
| L.D.E. | LEGAL DRAIN EASEMENT |
|  EXISTING CONTOUR | |



SHEET C102

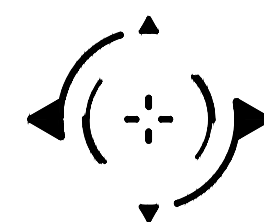
THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACTION OF
ORIGINAL BOUNDARY SURVEY A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 10/23/24



DENNIS D. OLMSTED
REGISTERED
No. 900012
STATE OF
INDIANA
LAND SURVEYOR

STOEPPELWERTH



PRIMARY PLAT W/TOPO

CICERO ROAD ESTATES

NOBLESVILLE TOWNSHIP
HAMILTON COUNTY, INDIANA

DRAWN BY: LAF	CHECKED BY: LAF
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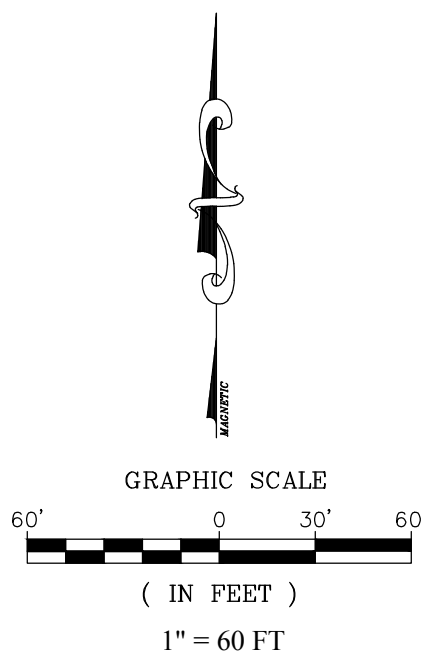
SHEET NO.
C101

S & A JOB NO.
111899



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ZONING: R-1



CICERO ROAD ESTATES PRIMARY PLAT

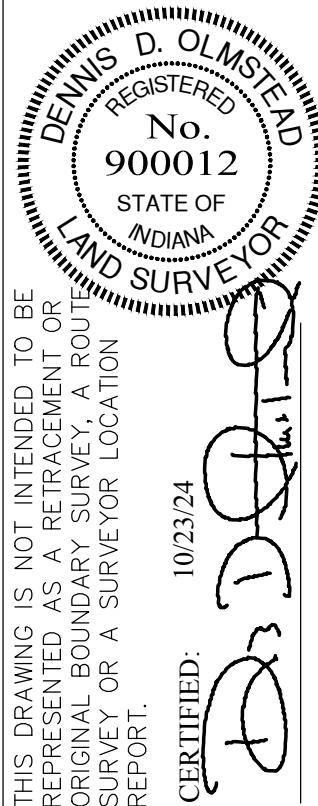
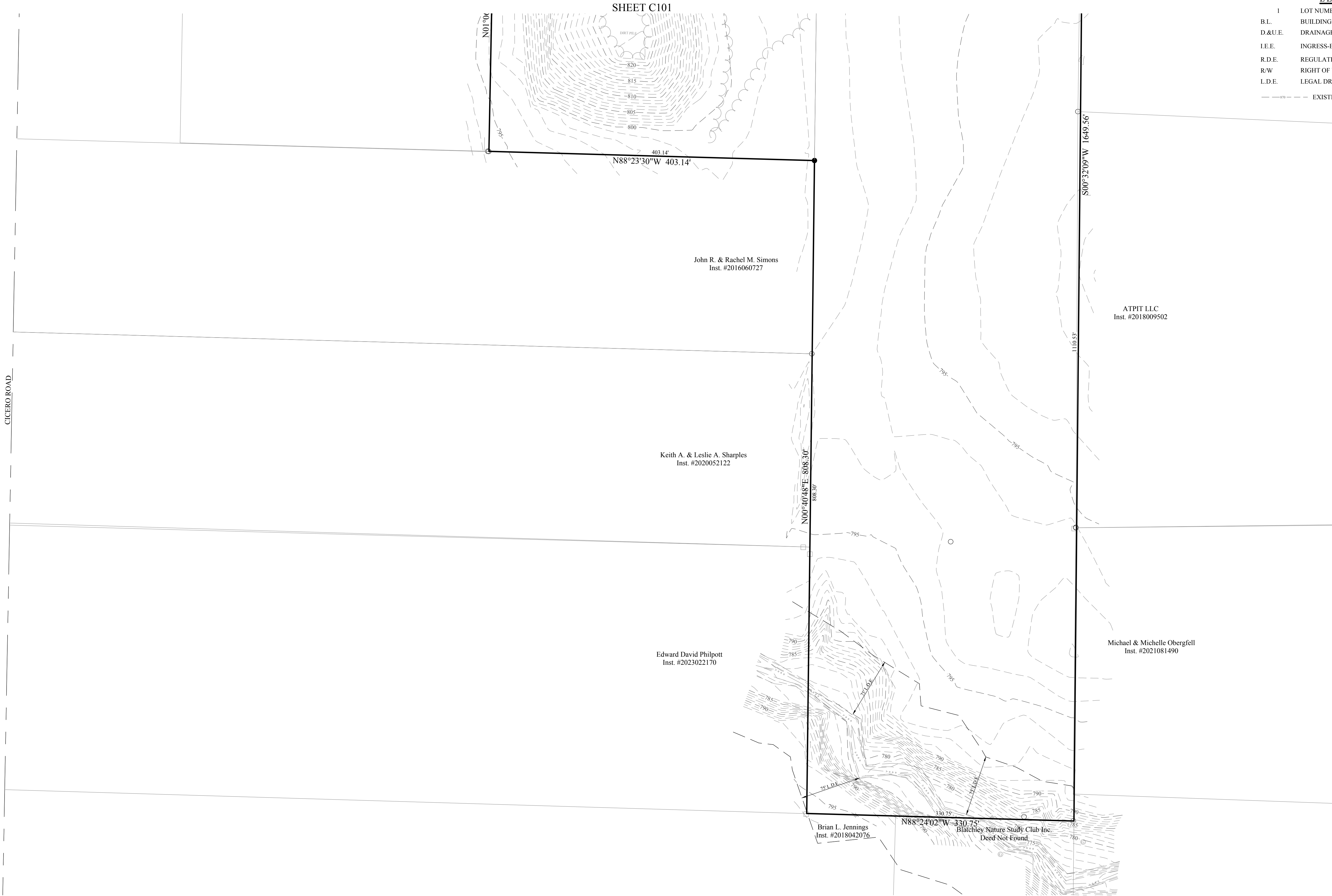
NOBLESVILLE, INDIANA

EXISTING LEGEND

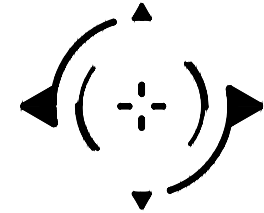
---	FLOW LINE	POWER POLE	SANITARY CLEANOUT	TV	CABLE T.V. PEDESTAL
E	BURIED ELECTRIC LINE	LIGHT POLE	STORM SEWER LINE; MANHOLE & END SECTION	FIBER OPTIC MANHOLE	FIBER OPTIC MANHOLE
E	OVERHEAD ELECTRIC LINES	ELECT. TRANSFORMER	CURB INLET	TRAFFIC MANHOLE	TRAFFIC MANHOLE
T	BURIED TELEPHONE LINE	ELECT. PEDESTAL	BEDWAVE OR ROUND INLET	TRAFFIC CONTROL BOX	TRAFFIC CONTROL BOX
OHT	OVERHEAD TELEPHONE LINE	ELECT. METER	SQUARE FLAT INLET	GAS VALVE	GAS VALVE
CTV	BURIED CABLE T.V. LINE	GUY WIRE	FENCE LINE	GAS METER	GAS METER
OTV	OVERHEAD CABLE T.V. LINE	TELEPHONE POLE	H.C.S.	GAS MARKER	GAS MARKER
GAS	GAS LINE	TELEPHONE PEDESTAL	(M)	WATER METER	WATER METER
W	WATER LINE	TELEPHONE MANHOLE	(R)	WATER VALVE	WATER VALVE
S	SANITARY SEWER LINE; MANHOLE	TELEPHONE ACCESS COVER	(S)	FIRE HYDRANT	FIRE HYDRANT
			N.A.E.	MAILBOX	MAILBOX

LEGEND

1	LOT NUMBER
B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
I.E.E.	INGRESS-EGRESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
R/W	RIGHT OF WAY
L.D.E.	LEGAL DRAIN EASEMENT
---	EXISTING CONTOUR



STOEPPELWERTH



PRIMARY PLAT W/TOPO

CICERO ROAD ESTATES

NOBLESVILLE TOWNSHIP HAMILTON COUNTY, INDIANA

DRAWN BY: LAF CHECKED BY: LAF

SHEET NO.

C102

S & A JOB NO.
111899



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ZONING: R-1



GRAPHIC SCALE
(IN FEET)
1" = 60 FT

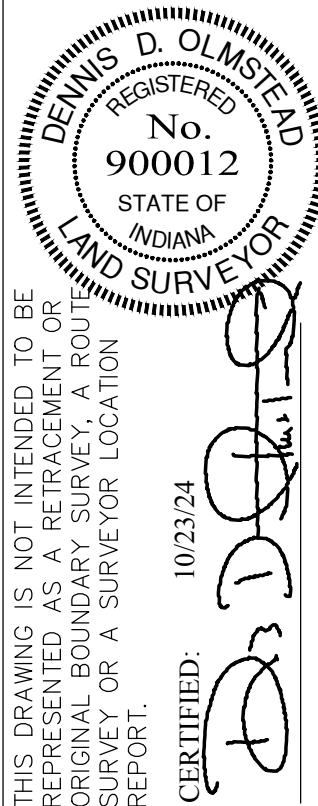
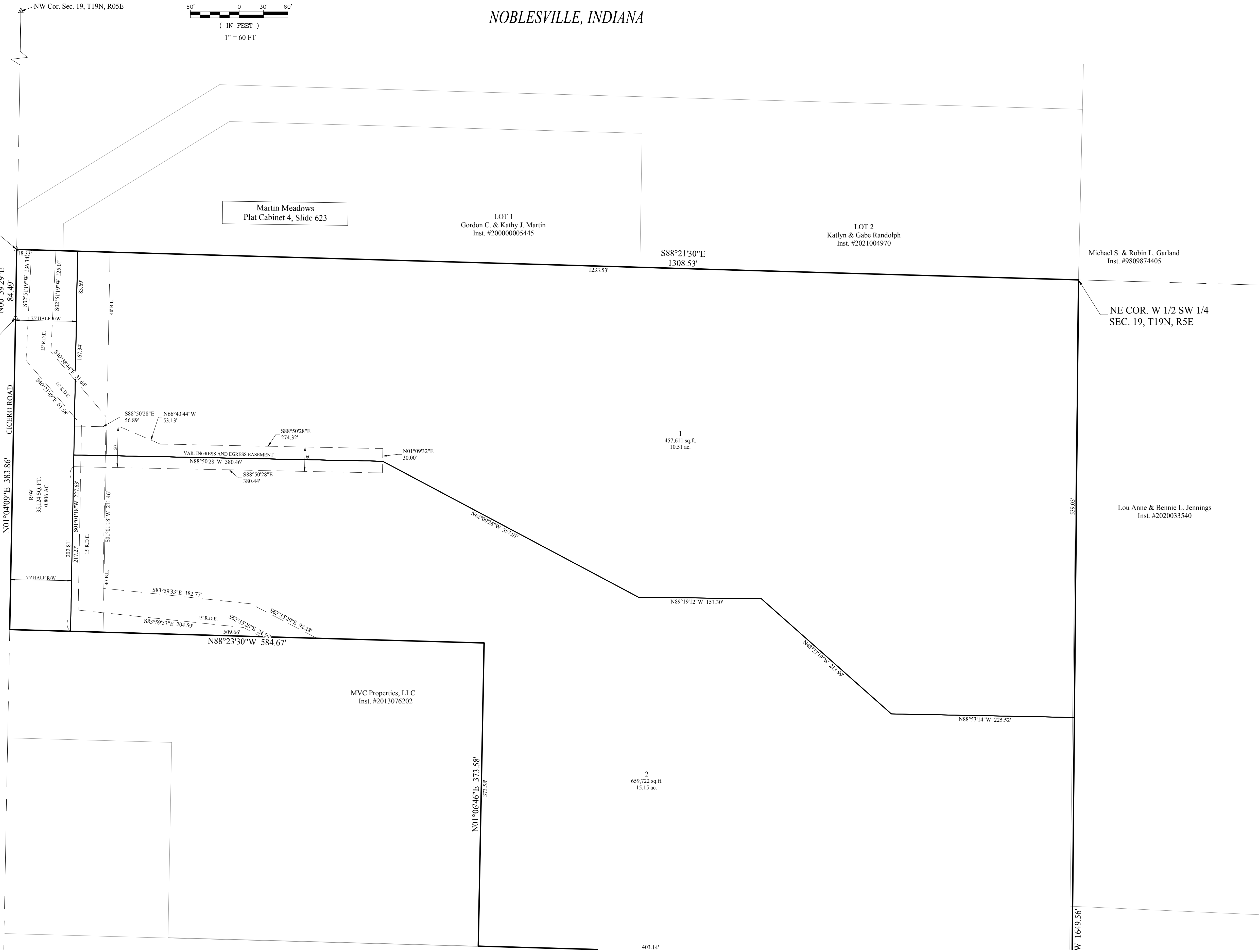
CICERO ROAD ESTATES PRIMARY PLAT

NOBLESVILLE, INDIANA

LEGEND	
1	LOT NUMBER
B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
I.E.E.	INGRESS-EGRESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
R/W	RIGHT OF WAY
L.D.E.	LEGAL DRAIN EASEMENT

W. 1/4 COR.
SEC. 19, T19N, R5E

P.O.B.
E. 1/4 COR.
SEC. 24, T19N, R4E



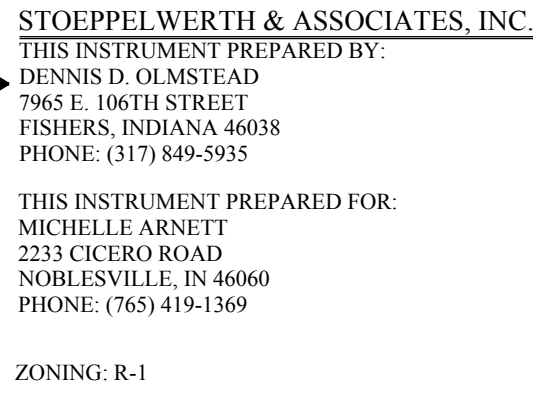
STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

PRIMARY PLAT	NOBLESVILLE TOWNSHIP
CICERO ROAD ESTATES	HAMILTON COUNTY, INDIANA
DRAWN BY: LAF	CHECKED BY: LAF
SHEET NO. C103	
S & A JOB NO. 111899	

DATE	REVISIONS	BY
12-2-24	REVISED PER TAC COMMENTS	LAF



GRAPHIC SCALE

(IN FEET)

1" = 60 FT

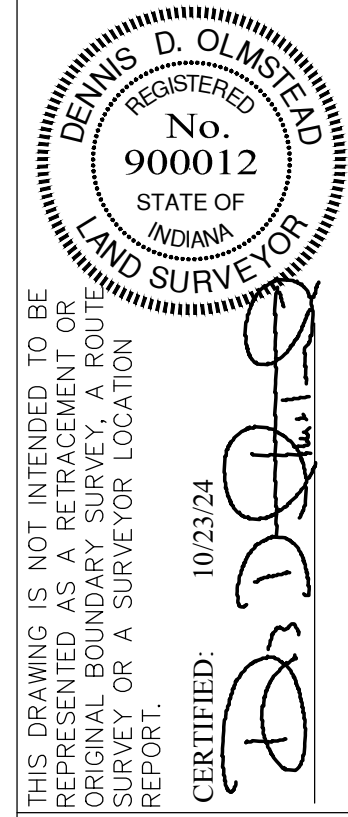
CICERO ROAD ESTATES
PRIMARY PLAT

NOBLESVILLE, INDIANA

SHEET C103



STOEPPELWERTH



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

10/23/24

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

PRIMARY PLAT

CICERO ROAD ESTATES

HAMILTON COUNTY INDIANA

DRAWN BY: LAF	CHECKED BY: LAF
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SHEET NO.

C104

S & A JOB NO
111800