

- DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.
- DENOTES A MAG NAIL WITH WASHER SET. WASHER STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

(2) EXCEPT AS EXPLICITLY SHOWN, DETAILED, OR LISTED ON THE FACE OF THIS DOCUMENT, PAUL I. CRIFE, INC. HAS NOT INVESTIGATED THIS SITE FOR FLOOD PLAINS, WETLANDS, ZONING, ENVIRONMENTAL CONTAMINATION, OR ANY OTHER ISSUES NOT SPECIFICALLY SET FORTH HEREIN. ANY ADDITIONAL ISSUES NOT EXPLICITLY DESCRIBED IN THE CONTRACTED SCOPE OF SERVICES FOR THE PREPARATION OF THE CURRENT VERSION OF THIS DOCUMENT WERE NOT INVESTIGATED.

CONTOUR LINES SHOWN ARE PLOTTED WITHIN ± 1 ONE- σ INTERVAL.

UTILITY & LANDSCAPE NOTES:
UTILITIES TO BE EXTENDED TO LOT 2 AS SHOWN ON PLAT. FINAL
SIZE AND LOCATION(S) TO BE DETERMINED BY OTHERS.

FENCE & TREE SCREENING TO BE DESIGNED BY LANDSCAPE
ARCHITECT AND CONFORM WITH NOBLESVILLE UDO.

This plat is based upon surveys of the within described real estate performed by Cripe in April 2023, recorded as Instrument Numbers 2023028743 and 2023028744 in the Office of the Recorder of Hamilton County, Indiana. There has been no change from the matters of survey revealed by said previous survey, or any prior subdivision plats contained therein, on any lines that are common with the within plat.



PAUL E. KLODZEN
REGISTERED
No.
20400015
STATE OF
INDIANA
LAND SURVEYOR



Eppic Acres Minor Subdivision
Citizens Water of Westfield
2020 N. Meridian Street
Indianapolis, IN 46202

OWNER:
CURTIS & ANGELA EPP
16907 N. GRAY ROAD
NOBLESVILLE, IN 46062

APPLICANT:
(ON BEHALF OF OWNER)
CITIZENS WATER OF WESTFIELD, LLC
2020 N. MERIDIAN ST.
INDIANAPOLIS, IN 46202

INTENDED USE:
LOT 2 WILL BE USED FOR CONSTRUCTION OF A WATER BOOSTER STATION WHICH WILL CONNECT TO EXISTING WATER TRANSMISSION MAIN ALONG NORTH SIDE OF 169TH STREET. LOT 1 WILL BE RETAINED BY CURRENT OWNER. NO WORK ANTICIPATED ON LOT 1.

CURRENT ZONING
RESIDENTIAL (SR)

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PLANNING AND DEVELOPMENT CERTIFICATE

I, CALEB GUTSHALL, 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 COMPREHENSIVE PLAN OF NOBLESVILLE, INDIANA AND SUCH OTHER APPLICATION REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF THE CITY OF NOBLESVILLE, DECEMBER 11, 1961 AS AMENDED.

CALEB GUTSHALL
DIRECTOR OF PLANNING AND DEVELOPMENT
DATE:

PUBLIC STREETS:
THE STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE
HEREBY DEDICATED TO THE PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION.

PLAN COMMISSION CERTIFICATE:
UNDER AUTHORITY PROVIDED BY THE ACTS OF 1981 P.O. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA
AND ALL ACTS AMENDATORY THERETO AND AN 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 CITY PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 2023

NOBLESVILLE PLAN COMMISSION

GRETCHEN A. HANES, 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 _____, 2023

JOHN DITSLEAR, MAYOR

LAWRENCE STORK, MEMBER

JACK MARTIN, MEMBER

ATTEST:

EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE, INDIA

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

I, Paul E. Klotzner, hereby certify that, to the best of my knowledge, and belief, this plat represents a subdivision of land in accordance with the City of Noblesville Unified Development Ordinance, and that the perimeter of said subdivision was surveyed in accordance with Indiana Administrative Code 865-1-12 and that all information required by said rule, including Surveyor's Report, is shown hereon or is given in separate boundary surveys as indicated on this plat. Further, that all monuments required by IAC Title 865 Article 1 Rule 12 and this Ordinance have been set or will be set prior to the transfer of any Lot in this subdivision.

Witness my signature this _____ day of _____, 2023.

Paul E. Klodzen, P.S. #20400015

DEED OF DEDICATION:

WE, THE UNDERSIGNED, CURTIS AND ANGELA EPP, BEING THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, 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 EPPIC ACRES MINOR PLAT, AN ADDITION IN HAMILTON COUNTY, INDIANA. ALL STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2023

OWNER/DEVELOPER:
CURTIS AND ANGELA EPP
16907 GRAY ROAD
NOBLESVILLE, INDIANA 46062

CURTIS EPP

STATE OF INDIANA)
) SS
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, CURTIS AND ANGELA EPP, AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING PRIMARY PLAT. THIS 28th DAY OF AUGUST, 2019.

WITNESS MY SIGNATURE AND SEAL THIS 28th DAY OF AUGUST, 2019

NOTARY PUBLIC SIGNATURE

PRINTED NAME

MY COMMISSION EXPIRES: _____

ISSUED BY:	AR	TECH. OK. BY & DATE:	PK
CONCEPT OK. BY & DATE:		FIELD OK. BY & DATE:	
CERTIFIED BY: <u>Paul E. Kłodzin</u>			
NAME: PAUL E. KŁODZIN, P.S. #20400015			DATE: 4/28/2023



Legal Township: NOBLESVILLE TWP., HAMILTON CO.	
Section: 4	Township: 18-N Range: 4-E
Record Owner:	
Scale: 1" = 30' Sheet No. 2 OF 2 Project Number 230027-30000	
CURTIS & ANGELA EPP INSTR. NO. 2020070795 & 201029212	

PRIMARY PLAT
Epic Acres Minor Subdivision
Citizens Water of Westfield
2020 N. Meridian Street
Indianapolis, IN 46202



9339 Priority Way West Drive, Suite 100
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail cripe@cripe.biz

- Architecture + Interiors
- Civil Engineering
- Survey + Construction Engineering
- Energy + Facilities
- Equipment Planning
- Real Estate Services

[illegible]