

# CITY OF NOBLESVILLE **BOARD OF ZONING APPEALS** VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

Application Number: **BZNA-0126-2022** 

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Selective Motors
Common Address:3355 Connor Street
Applicant Name: Progress Studio by Joseph Lese, AIA
Applicant Address. 1103 East 10th Street
Applicant City/State/Zip: Indianapolis, IN 46202 E-mail: joseph.lese@theprogressstudio.com
Applicant Phone #1, 317-978-1100 Phone #2: 317-690-6118 Fax:
Owner Name: Selective Motors (Alaa Shobaki)
Owner Address: 4325 Old Allisonville Road
Owner City/State/Zip: Indianapolis, IN 46205 E-mail: alaa@selective-motors.com
Owner Phone #1: 317-744-8551 Phone #2: 317-712-1623 Fax:
Property Location: Not located in a recorded subdivision, see legal description attached.
Subdivision Name:
Subdivision Section: Lot Number: Last Deed of Record Number:
Existing Land Use: Veterinary Clinic and Agriculture
Common Description of Request: reduced island % quantity, plant type in islands, increase in spacing.
Zoning District of Property: PB Code Section(s) Appealed: UDO § 12.05.C.1 (a)(b)(c)
Date: Applicant's Signature:

TABLE 12.0.5.C.1 and section 12.05.C.1 (a)(b)(c) - reduced island % quantity, plant type in islands, increase in spacing. The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standards from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

	•
1	The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:
	The property is surrounded by similar uses and not residential uses, and a reduction of the requirement
	still provides perimeter and internal plantings of the parking lot which will still provide an
	aesthetically pleasing outward appearance, air quality and stormwater improvements, and
	keeping glare from vehicles to a minimum.
2.	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:
	The surrounding property uses are similar or more intense with a lack of landscaping that is
	required of the current UDO. The implementation of development on this parcel, in conjunction
	with implementing landscaping around and within the parking lot, will improve the overall value
	to the immediate area.
3.	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:
	By reducing, but not eliminating, parking lot islands, this helps maintain the inventory needs of the
	dealership while providing perimeter and internal landscaping at a reduced rate. Also, requesting
	low shrubs in lieu of trees in parking islands will prevent damage by sap and birds to the vehicles
	offered for sale. Finally, an increase from the required 20' canopy trees will allow for vehicles to be
	seen from the public way that are for sale.



# CITY OF NOBLESVILLE BOARD OF ZONING APPEALS VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

Application Number: **BZNA-0127-2022** 

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Selective Motors
Common Address: 3355 Connor Street
Applicant Name: Progress Studio by Joseph Lese, AIA
Applicant Address: 1103 East 10th Street
Applicant City/State/Zip: Indianapolis, IN 46202 E-mail: joseph.lese@theprogressstudio.com
Applicant Phone #1: 317-978-1100 Phone #2: 317-690-6118 Fax:
Owner Name: Selective Motors (Alaa Shobaki)
Owner Address: 4325 Old Allisonville Road
Owner City/State/Zip: Indianapolis, IN 46205 E-mail: alaa@selective-motors.com
Owner Phone #1: 317-744-8551 Phone #2: 317-712-1623 Fax:
Property Location: Not located in a recorded subdivision, see legal description attached.
Subdivision Name:
Subdivision Section: Lot Number: Last Deed of Record Number:
Existing Land Use: Veterinary Clinic and Agriculture
Common Description of Request: 5' building base plantings (site constraints for 10' width and understory tree
Zoning District of Property: PB Code Section(s) Appealed: UDO § TABLE 12.0.6
Date: Applicant's Signature:

# (TABLE 12.0.6) - site constraints for 10' width and understory trees

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standards from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

1.	The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:
	The current state of the parcel is a gravel stone drive with no landscaping against the building.
	The proposed improvements will dramatically increase the appearance, add landscaping, and
	improve stormwater which all affect human health.
2.	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:
	Building base landscaping is still being proposed, and will provide an appealing-looking upgrade
	to the existing facility which will improve surrounding property values, and will not affect the use
	of surrounding properties in any way.
3.	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:
	Due to the existing building and proposed expansion, we are limited by the site itself with regard to
	setbacks, required parking space and drive aisle dimensions, and a 10' building base foundation
	bed would impact the ability to provide a drive aisle around the parking lot and building which
	affects both convenience as well as emergency gear. By maintaining a maximum 5' wide building base
	foundation bed, this allows for low shrubs and other planting but not trees.



# CITY OF NOBLESVILLE BOARD OF ZONING APPEALS VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

Application Number: **BZNA-0128-2022** 

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occ	upant Name: Selective Motors
Common Address: _	3355 Connor Street
	Progress Studio by Joseph Lese, AIA
to the state of th	1103 East 10th Street
	Zip: Indianapolis, IN 46202 E-mail: joseph.lese@theprogressstudio.com
Applicant Phone #1:	317-978-1100 Phone #2: 317-690-6118 Fax:
Owner Name: Sele	ctive Motors (Alaa Shobaki)
Owner Address: 43	25 Old Allisonville Road
Owner City/State/Zip	Indianapolis, IN 46205 E-mail: alaa@selective-motors.com
	17-744-8551 Phone #2: 317-712-1623 Fax:
Property Location:	Not located in a recorded subdivision, see legal description attached.
Subdivision Name: _	
Subdivision Section:	Lot Number: Last Deed of Record Number:
Existing Land Use: _	Veterinary Clinic and Agriculture
Common Description	of Request: 5 signs proposed (2 allowed)
Zoning District of Pro	perty: PB Code Section(s) Appealed: UDO § UDO 11.0 Part C.d.3
Date:06/20/2022	Applicant's Signature:

### UDO 11.0 Part C.d.3 (2 signs allowed; 5 proposed)

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standards from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

1.	The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:
	The size of the signs are proposed to be limited to maintain the overall appropriate aesthetic of the
	building, while keeping illuminated signage area to a minimum. The additional signage quantity
	request provides sufficient wayfinding and notification to the public as to the business name
	and it's purpose. These are important features to have from a public service standpoint as well as
	emergency crews should that ever be necessary.
2.	The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:
	The adjacent property use will not be affected by signage, pro or con. The value of the adjacent
	properties will not be harmed because the signage is scaled to be architecturally appropriate to the
	building which will maintain proper illumination levels.
	5
3.	The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:
	The signs are proposed to be oriented with the flow of traffic, and notifying the public of the
	business itself as well as wayfinding into the parking lot is helpful to avoid those becoming lost or
	imposing traffic situations on both Connor and Preston. A reduction in signage requested may
	negatively impact the wayfinding abilities of the public and notification of the business to the
	public and emergency crews.

### NOBLESVILLE

### BOARD OF ZONING APPEALS

# VARIANCE OF DEVELOPMENT STANDARDS CONSENT FORM

The undersigned, Alaa Al Shouhaki	, being the Owner
of Record of the property commonly known as 3355	
Studio, by Joseph Lese, to file land development pet	
address for the following case number	
The consent shall remain in effect until these land de	evelopment petitions are resolved.
Mu	
STATE OF INDIANA,	STATE OF INDIANA,
COUNTY OF HAMILTON, SS: Subscribed and sworn to before me this	COUNTY OF HAMILTON, SS: Subscribed and sworn to before me this
22 day of June 2022	day of20
Notary Public	Notary Public
ANDEW Soley	
ANDREW SOLE Votary Public SEAL 1	Printed Name of Notary Public
STATE OF INDIANA Commission Number NP0737122 My Commission Expires 10/28/2029	

My County of residence: HAMILTON

My Commission Expires:

My County of residence:

# **Selective Motors Legal Descriptions**

Selective Properties, LLC, an Indiana limited liability company

Warranty Deed (Inst. No.: 2021-059125)

Part of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southwest corner of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East thence East on and along the South line of said East Half 726.7 feet; thence deflecting 89 degrees 39 minutes to the left in a Northerly direction parallel with the West line of said East Half 613.6 feet to the center line of State Road No. 32; thence deflecting 86 degrees 01 minute to the left in a Northwesterly direction on and along said center line 195.9 feet to the center line of the Wilson Drain; thence Southwesterly on and along said center line of Wilson Drain to the West line of said East Half; thence South on and along aforesaid West line 472.0 feet to the place of beginning

### EXCEPT:

Part of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows: Beginning 143.3 feet North of the Southwest corner of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, and on the West line thereof; thence deflecting 89 degrees 39 minutes to the right from said West line and parallel with the South line of said East Half 370.7 feet; thence deflecting 89 degrees 39 minutes to the left parallel with the West line of said East Half 410.5 feet to the centerline of Wilson Ditch; thence Southwesterly on and along said centerline of Wilson Ditch to the West line of said East Half; thence south on and along aforesaid West line 328.7 feet to the place of beginning.

### ALSO, EXCEPT:

A part of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, located in Noblesville Township, Hamilton County, Indiana, being described as follows: Beginning at the 5/8" iron rod with yellow cap stamped Miller Surveying at the Southwest corner of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East; thence North 89 degrees 43 minutes 56 seconds East (assumed bearing) 392.65 feet on and along the South line of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 05 minutes 08 seconds East 561.34 feet parallel with the West line of the East Half of said Southwest Quarter to the center line of the Elwood Wilson Regulated Drain (the following course is on and along a line traversing the approximate center line of said Wilson Drain, the actual boundary of this tract of real estate follows the meanderings of the center line of said Wilson Drain); (1) thence South 67 degrees 08 minutes 11 seconds West 23.84 feet; thence South 00 degrees 05 minutes 08 seconds West 408.88 feet parallel with the West line of the East Half of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence South 89 degrees 43 minutes 56 seconds West 370.70 feet parallel with the South line of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying on the West line of the East Half of said Southwest Quarter; thence South 00 degrees 05 minutes 08 seconds West 143.30 feet on and along the West line of the East Half of said Southwest Quarter to the point of beginning. Containing 1.50 acres, more or less.

### ALSO, EXCEPT:

All of that real estate having been taken by the City of Noblesville under Cause No. 29C01-1502-PL-001358 and the Order Transferring Real Estate having been recorded August 19, 2015 as Instrument No. 2015043756, in the Office of the Recorder of Hamilton County, Indiana, and said real estate being more particularly described as follows as the following: A part of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, Hamilton County, Indiana, and being that part of the grantors' land described in Instrument Number 200100064187 in the Office of the Recorder of Hamilton

# **Selective Motors Legal Descriptions**

County, described as follows: Commencing at the Southwest Corner of said Half-Quarter Section; thence North 89 degrees 36 minutes 00 seconds East (assumed bearing) 675.71 feet along the south line of said Section to the point of beginning of this description; thence Northeasterly 142.01 feet along an arc to the left and having a radius of 470.00 feet and subtended by a long chord having a bearing of North 9 degrees 11 minutes 04 seconds East and a length of 141.47 feet; thence North 00 degrees 31 minutes 41 seconds East 287.10 feet; thence South 89 degrees 28 minutes 19 seconds East 25.38 feet to the east line of the grantors' land; thence South 0 degrees 03 minutes 03 second East 426.15 feet along said east line to the south line of said Section; thence South 89 degrees 36 minutes 00 seconds West 50.99 feet along said south line to the point of beginning and containing 0.292 acres, more or less.

### AND ALSO, EXCEPT:

A part the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, Hamilton County, Indiana, and being that part of the grantors' land described in Instrument Number 200100064187, in the Office of the Recorder of Hamilton County, described as follows: Commencing at the Southwest Corner of said Half-Quarter Section; thence North 89 degrees 36 minutes 00 seconds East (assumed bearing) 675.71 feet along the south line of said Section; thence Northeasterly 142.01 feet along an arc to the left and having a radius of 470.00 feet and subtended by a long chord having a bearing of North 09 degrees 11 minutes 04 seconds East and a length of 141.47 feet; thence North 00 degrees 31 minutes 41 seconds East 287.10 feet to the point of beginning of this description; thence North 02 degrees 39 minutes 06 seconds West 90.14 feet; thence North 47 degrees 48 minutes 26 seconds West 78.30 feet; thence North 85 degrees 57 minutes 13 seconds West 156.25 feet to the northern line of the grantors' land being the centerline of Elwood Wilson Ditch; thence North 68 degrees 45 minutes 38 seconds East 32.06 feet along said northern line to the south boundary of S.R. 32/38 per ISHC Project No. 824 (1) recorded in Deed Record 279, page 126, in the Office of Said Recorder; thence North 27 degrees 58 minutes 51 seconds East 38.29 feet along the centerline of said Ditch to the centerline of said S.R. 32/38; thence South 85 degrees 57 minutes 21 seconds East 195.90 feet along said centerline to the northeast corner of the grantors' land; thence South 00 degrees 03 minutes 03 seconds East 185.50 feet along the east line of said grantors' land; thence North 89 degrees 28 minutes 19 seconds West 25.38 feet to the point of beginning and containing 0.358 acres, more or less.

(ALTA Table 'A' Item 4, Land Area)

THE ABOVE-DESCRIBED REAL ESTATE REMNANT PARCEL WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A part of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, located in Noblesville Township, Hamilton County, Indiana, being described as follows:

Commencing at the 5/8" iron rod with yellow cap stamped Miller Surveying at the Southwest corner of the East Half of the Southwest Quarter of said section as described in Inst. No.: 2021-059125 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 42 minutes 13 seconds East (assumed bearing) 392.65 feet on and along the South line of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 03 minutes 25 seconds East 561.34 feet along the exception describe in said Instrument to the centerline of the Elwood Wilson Regulated Drain; thence North 72 degrees 02 minutes 47 seconds East 93.09 feet along said centerline of Elwood Wilson Regulated Drain to the southerly boundary of S.R. 32/38 per Inst. No.: 2015-043756 in said Recorder's Office; thence South 85 degrees 50 minutes 59 seconds East 156.25 feet along said southerly boundary of S.R. 32/38; thence South 47 degrees 42 minutes 12 seconds East 78.30 feet along said boundary to the westerly boundary of Presley Blvd as recorded in said Instrument; thence South 02 degrees 32 minutes 52 seconds East 90.14 feet along said westerly boundary; thence South 00 degrees 37

# **Selective Motors Legal Descriptions**

minutes 46 seconds West 287.10 feet along said boundary, to a curve; thence southwesterly 142.01 feet along an arc to the right having a radius of 470.00 feet and subtended by a long chord having a bearing of South 09 degrees 17 minutes 19 seconds West and a length of 141.47 feet to said South line; thence South 89 degrees 31 minutes 50 seconds West 283.06 feet to the point of beginning and containing 3.973 acres, more or less.

required by law

(ALTA Table 'A' flem 5)

IALIA Toble 'A' tiem 5)
SURVEY HORIZONTAL AND VERTICAL CONTROL INFORMATION
HOTZONTAL AND VERTICAL CONTROL INFORMATION
HOTZONTAL CONTROL OF A CONTROL

The vertical control and benchmarks were established by utilizing RTK GPS observations (RNDOT INCORS network). GPS observations use the Geold (g2012b2/) based on the vertical dalum NAVD B8 to calculate the orthometric heights (elevations). An oratile temporary benchmark(s) was satablished from these GPS observations, from the established temporary benchmark(s) on oratile level circuit was ran through the control points.

TERPA Site Development established the control for this survey based upon

(ALTA Table 'A' Item 5)

(ALLA IODIO 'A HOM'S)
VERTICAL DATUM INFORMATION STATEMENT:
TEMPORARY BENCHMARK(s) SET:
TBM #100: Mag Nail Sel, N = 1747343.212, E = 238005.163, Elev = 779.16

(NAVD 88) TBM #101: Mag Nall Sel, N = 1747374.794, E = 237669.806, Elev = 774.58 (NAVD 89) TBM #102: Mag Nail Sel, N = 1746864.143, E = 237988.434, Elev = 781.81

(Contours are 1-foot minor, 5 feet major as shown on this survey)

Datum Conversion Note: To convert NGVD 29 Datum to NAVD 88 Datum, subtract 0.41 feet. Homition County FEMA FIS Study

(ALTA Table 'A' liem 5)
TOPOGRAPHIC STATEMENT:
The topographic data was gathered using standard radial surveying techniques with an Electronic total station and data collector and/or using Clobal Positioning (GPS). Elevations on hard surfaces or structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.1 feet. Contours are plotted based upon interpolation of spot devations shown hereon and are accurate to generally within one half contour interval.

The user of this topographic survey is cautioned to consider that all-natural surfaces are subject to vertical movement due to the effects of environmental and mechanical factors on soil properties. The spot elevations and the interpolated contour lines depicted hereon are representative of the surface of the site on the dates the field survey was performed. Changes in surface elevations varying up to 0.5 feet after the date of the survey may be possible without any obvious visible indications. date of the survey may be possible without any obvious visible indicallons. Therefore, it is recommended that the surface elevations of this tille be verified prior to construction and that any significant discrepancies be reported to the engineer for evaluation. The surveyor is not responsible for estimating or accounting for any vertical variances caused by such environmental or mechanical influences.

(ALTA Table 'A' Item 7(a)) [ALTA Table 'A' Item 'I(a)]

EXISTING BULDING DIMENSIONS STATEMENT:

Existing building (if building(s) exist on site) dimensions
are shown per this survey at ground level all building(s)
and the perpendicular dimension to the nearest
property where applicable.

(ALIA Table 'A' Item 7(b1))

EXETING BUILDING AREA STATEMENT:
Existing building (if existing building on site) area(s) are shown per this survey, rounded to appropriat significant figures.

(A) TA Table 'A' Item 7(c)) EXISTING BUILDING HEIGHT STATEMENT:

Measure the height of all buildings above grade at a location specified by the client. If no location is

[ALTA Table 'A' Item 11]

INDERGROUND UTLITIES NOTE:
The within survey reflects the location of above ground visible evidence of utility lines such as poles, item pedestals, transformers, manholes, vault covers, valve boxes and fire hydrants, et cetera. Requests for underground utility location markings were made through indiana 811 on February 9, 2022. Ticket Number 220-209-366. This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in sendce or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information ovaliable. The surveyor has not physicolly located the underground utilities. The user of this survey a cultioned that there may be buried utility lines, either in service or abandoned, or other underground facilities existing on the premises which are not shown on the within survey, or which are shown hereon but the location of which is uncertain. Unless otherwise noted, the surveyor assures no flobility for any errors or amissions relative to underground utility lines or other buried facilities to underground utility lines or other buried facilities and the surveyor assures no flobility for any errors or amissions relative to underground utility lines that may exist in they have not been abandoned or relocated. The surveyor assures so flobility for any errors or amissions relative to underground utility lines that may exist in these vacated at restergion are served. utility lines that may exist in these vacated roadways.

(ALTA Table 'A' flem 13) ALLA Idade A Item 13)

NAMES OF ADJOINING OWNERS:

Names of adjoining owners of platted lands according to the current public records. As shown and noted on this survey.

(ALTA Table 'A' item 9)

PARKING COUNT STATEMENT:
This property is currently developed and does have limited parking. But these parking spaces are really not defined except where there are parking bumpers and those total approx. 12 across the front of the existing building.

Stephen M. Roeschlein Professional Land Surveyor Indiana No.: 29600000 Certified: May 23, 2022



LOCATION MAP



(Not an ALTA Standards item)

[Not an ALTA Standards item)

MEASURE DOWN NOTE:

There is some uncertainty in determining pipe diameters, inverts, and the pipe materials due to conditions within the structure. Entry into structures not within the scope of this survey. Field verify all inverts, pipe sizes and types prior to beginning construction.

(Not an ALTA Standards Item)

(Not an ALTA Standards them)

"POSSBEE" ENCROACHMENTS:
The following encroachment List/Table/Notes if applicable are "Possible"

Encroachments, as shown and noted on this survey, But an

Encroachment is a LEGAL CONDITION, not a malter of survey and, as a
result, there may be other possible encroachments affecting the

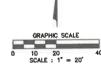
properly that are not listed. The definition of an Encroachment is an

"illegal Trespass" – neither word of which is part of the practice of Land

Surveying - and have NO intentions of getting in trouble for practicing

low.





## SURVEY LEGEND

FIRE HYDRANT POST INDICATOR VALVE FIRE DEPARTMENT CO WATER WELL SIGN DELINEATOR POST WATER SPIGOT
WATER AR RELEASE
RRIGATION
SPRINKLES HEAD
SEPTIC THAN
GREASE PIT GAS PUMP Rd A.C. UNIT SROUND LIGHT ELEC, OUTLET / CONN. POWER POLE
POWER POLE WITH "#"
GUY WIRE
GUY POST @ CLEANOUT COMBINATION INLE ROLL CURB INLET CUPS INLET WITH SOUR GROUND ELECTRIC DROP INLET (ROUND) (NPO) ELEC. UTILITY METER ( BLD. CONNECTION ( UNE DETECTOR HOU DROP INLET (RECTANGLE THE METER YARD DRAIN "#" VALVE - POND OUTLET STRUCTUR

## **SURVEY LEGEND**

"#" PEDESTAL - REER

(I) "#" MANHOLE

— ST — STORMWATER — UGE — ELEC. UNDERGROUND	WOODS LINE FLOW LINE / WATERS EDGE
— UGT — TELE UNDERGROUND  GAS / HIGH  DESCRIPTION PROFITS  GAS / HIGH	FENCE - BARB V

\*\* "FPEDESTAL - REER

\*\* "VAULT / UTLITY MANHOLE

\*\* "WWARNING POST

\*\* "MWANHOLE

\*\* SHRUB - SMALL TREE

SHRUB - SMALL TREE



 $\underline{Z}$ 

Noblesville,

Conner St.,

3355

Motors -

Selective

LAND TITLE

PLAN DATE 06/23/2021 DESIGN: CHECK: DRAWN: SMR GRR SMR

2107009 1 of 2 (ALTA Table 'A' Item 4. Gross Area(s))

ctive Properties, LLC, an ladiana limited liability company

Warranty Deed (Inst. No.: 2021-059125)
Perf of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, in Hamilton County, Indiana, Part of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southwest comer of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East thence East on and along the South line of said East Half 72.5 feet; Thence deflecting 89 degrees 39 minutes to the left in a Northerly direction parallel with the West line of said East Half 613.6 feet to the center the of State Road No. 32; Thence deflecting 86 degrees 01 minute to the left in a Northwesterly direction on and along ad center line 195.9 feet to the center line of the Wison Drain; thence Southwesterly on and along said center line of Wison Drain thence Southwesterly on and along said center line of the Wison Drain; thence Southwesterly on and along said center line of Wison Drain to the West line of said East Half; Thence South on and along aforesaid West line 472.0 feet to the place of beginning

EXCEPT:
Part of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows: Beginning 143,3 feet North of the Southwest corner of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, and on the West line thereof, thence deflecting 89 degrees 39 minutes to the right irom said West line and parallel with the South line of said East Half 370,7 feet; thence deflecting 89 degrees 39 minutes to the left parallel with the West line of said East Half 410,5 feet to the centreline of Wilson Direct where Southwesterly on and along said centerine of Wilson Direct have seen with on and along aforesaid West line

ALSO, EXCEPT:

A part of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, located in Noblesville Township. Hamilton County, Indiana, being described as follows: Beginning at the 5/8" Iron tod with yellow cap stamped Miller Surveying of the Southwest Counter of Section 32, Township 19 North, Range 5 East; thence North 89 degrees 43 minutes 56 sections East [assumed bearing] 392.55 feet an and along the South line of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 65 minutes 08 seconds East 561,34 feet parallel with the West line of the East Half of said Southwest Quarter to the center line of the Etwood Wilson Regulated Drain (the following course to and along a line traversing the approximate center line of said Wilson Drain; 11) thence South 87 degrees 08 minutes 11 seconds West 28.48 feet; thence South 00 degrees 05 minutes 08 seconds West 40.88 feet; thence South 87 degrees 35 minutes 56 seconds West 40.84 feet; thence South 87 degrees 43 minutes 56 seconds West 40.70 feet parallel with the West line of the East Half of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 43 minutes 56 seconds West 40.70 feet parallel with the South fine of said Southwest Quarter to a 5/8" fron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 43 minutes 56 seconds West 40.70 feet parallel with the South fine of said Southwest Quarter to a 5/8" fron rod with yellow cap stamped Miller Surveying; thence South 60 degrees 68 minutes 08 seconds West 40.70 feet parallel with the South fine of said Southwest Quarter to a 5/8" fron rod with yellow cap stamped Miller Surveying; thence South 60 degrees 68 minutes 08 seconds West 143.30 feet on and along the West line of the East Half of said Southwest Quarter to the point of beginning. Containing 1.50 occes, more of less. Containing 1.50 acres, more or less.

ALSO, EXCEPT:
All of that real estate having been taken by the City of Noblesville under Cause No. 29CD1-1502-PL-001358 and the Order Transferring Real Estate having been recorded August 19, 2015 as Instrument No. 2015043756, in the Office of the Recorder of Hamilton County, Indiana, and said real estate being more particularly described as follows as the following: A part of the Estat Half of the Southwest Guerter of Section 32, Township 19 North, Ranges 5 East, Hamilton County, Indiana, and being that part of the grantors' land described in Instrument Number 200100034187 in the Office of the Recorder of Hamilton County, Indiana, and being that part of the grantors' land described in Instrument Number 200100034187 in the Office of the Recorder of Hamilton County, Indiana, and Indiana, a containing 0.292 acres, more or less.

AND ALSO, EXCEPT:

A part the East Half of the Southwest Quarter of Section 32. Township 19 North, Range 5 East, Hamilton County, Indiana, and being that part of the granton's hand described in Instrument Number 200100064187. In the Office of the Recorder of Hamilton County, described as follows: Commencing at the Southwest Corner of said Half-Quarter Section: thence North 89 degrees 38 minutes 00 seconds East (assumed bearing) 675.71 feet along the south line of said Section; thence Northeasterly 14.201 feet along an out to the left and having a roadus of 470.00 feet and subtended by a long chord having a bearing of North 09 degrees 11 minutes 04 seconds East and a length of 141.47 feet; Intence North 00 degrees 39 minutes 41 seconds East 287.10 degrees 81 minutes 04 seconds West 78.30 feet; thence North 02 degrees 39 minutes 05 seconds West 79.1.4 feet; thence North 87 degrees 84 minutes 26 seconds West 78.30 feet; thence North 85 degrees 57 minutes 13 seconds West 52.5 feet to the northern line of the grantons' land being the contentine of Elwadow Wiscon Dirich; thence North 68 degrees 45 minutes 39 seconds East 32.06 feet along said northern line to the south boundary of 5.8. 32/36 per SRIC Project No. 824 (1) recorded in Deed Record 279, page 126, in the Office of Said Recorder: Thence North 27 degrees 59 minutes 31 seconds East 38.29 feet along said centerine to the northess tower of the grantors' land; thence South 65 degrees 37 minutes 12 seconds East 195.50 feet along the centerine to the northess tower of the grantors' land; thence South 65 degrees 37 minutes 12 seconds East 185.50 feet along the east line of said grantors that thence North 89 degrees 28 minutes 19 seconds East 165.50 feet doing the aconderine to the northess tower of the grantors' land; thence South 65 degrees 30 minutes 20 seconds East 185.50 feet along the centerine of said grantors than thence North 89 degrees 28 minutes 19 seconds West 25.38 feet to the polit of beginning and containing 0.358 acres, more or less.

(ALTA Table 'A' fiem 4, Land Area)
THE ABOVE-DESCRIBED REAL ESTATE REMNANT PARCEL WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS

A part of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, located in Noblesville Township, Hamilton

County, Indiana, being described as follows:

Commencing at the 5/8" fron rad with yellow cap stamped Miller Surveying at the Southwest content of the East Half of the Southwest Quarter of said section as described in Nst. No.: 2021-059125 in the Office of the Recorder of Hamilton County, Indiana, Thence North 89 degrees 42 minutes 13 seconds East (assumed bearing) 392.45 feet on and along the South line of said Southwest Quarter to a 5/8" fron rad with yellow cap stamped Miller Surveying; thence North 00 degrees 33 minutes 25 seconds East 581.34 feet along the exception describe in solid instrument to the centerline of the Etwood Wilson Regulated Drain; thence North 72 degrees 22 minutes 47 seconds East 93.09 feet along said centerline of Etwood Wilson Regulated Drain; thence North 72 degrees 22 minutes 47 seconds East 93.09 feet olong said to the world wilson the southerly boundary of S.R. 32/35 per 1st. No.: 2015-043756 in sold Recorder's Office; thence South 85 degrees 50 minutes 59 seconds East 156.25 feet along said boundary to the westerly boundary of Presity Blvd as recorded in sold instrument; thence South 02 degrees 32 minutes 52 seconds East 90.14 feet along said world will be sold be sold to the sold boundary to the westerly boundary of Presity Blvd as recorded in sold instrument; thence South 02 degrees 32 minutes 52 seconds East 90.14 feet along said boundary, thence South 00 degrees 37 minutes 48 seconds West 387.10 feet along said boundary, to a curve; thence southwesterly 142.01 feet along and or to 16 he right having a radius of 470.00 feet and sublended by a long chord having a bearing of South 09 degrees 17 minutes 19 seconds West and a length of 14.47 feet to said South line; thence South 86 degrees 31 minutes 50 seconds West 283.06 feet to the point of beginning and containing 3,973 acres, more or less.

BUILDING STATEMENT (ALTA 7 (a))

If the her certify that the building(s) situated on the above-described real estate are shown and noted accordingly.

FLOOD STATEMENT (ALTA Table 'A' Item 3)
This is to certify that a portion of the property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale (subject to map scale uncertainty and to any other uncertainty in location or elevation) on Community Panel No. 1885/C 01616 of the Flood insurance Rate Maps (published by Federal Emergency Management Agency - FBMA) dated November 19, 2014. The subject property is also located in Zone X - unshaded (Areas determined to be outside 500-year floodplain)

Certified: June 23, 2022

Stephen M. Roeschlein Professional Land Surveyor



This instrument was prepared by: Stephen M. Roeschlein

I affirm, under the penalties for perjury, that I have taken reas care to redact each social security number in this document, u required by law.

Stephen M. Roeschleis

### THEORY OF LOCATION

Reference: Meridian Title Corporation, Commitment Number 22-4244, and Effective Date: February 1 2022 at 8:00 a.m.

The subject real estate is burdened by the following survey related items as noted in said title commitment: Exceptions 5, 8, 9, 10, 11, 12, 13 and 14 of Schedule 8 Section II are as shown on the survey.

Exception 5 of Schedule B - Easement in favor of the Hamilton County Surveyor and Drainage Board to maintain Elwood Exception 5 of Schedule B - Easement in root of the national County Souther Park and Easement affects on area that is measured without legal Drain pursuant to 1C 36-9-27-33 of the Indiana Drainage Code. Said easement affects on area that is measured at right analyst from the top bank of said Elwood Wilson Legal Drain and extended outward a distance of 75 feet. Note: As

Exception 8 of Schedule B - Easement created in Worranty Deed dated October 15, 1948 and recorded October 16, 1948 in Book 223, page 332 in the Office of line Recorder of Hamilton County, Indiana. Note: As noted/shown on this survey. Due to the reconstruction of State Road 32/38, this drive is now located outside the easement as written. This could be a possible

Exception 9 of Schedule B - Covenant contained in a Warranty Deed dated May 28, 1968 and recorded May 31, 1968 in Book exception 7 or schedule 8 - Covenant contained in a Watranty Deed dated May 28, 1988 and recorded May 31, 1988 in Book 220, page 251 in the Office of the Recorder of Hamilton County, Indiana, Nate: As noted/shown on this survey. This easement is the tight to encroach upon the Legal Drain Essement with a hard surface at owner's expanse and to keep this open drain in

Exception 10 of Schedule B - Easement and associated rights granted to Indiana Gas Company, Inc., an Indiana corporation dated September 24, 1997 and recorded October 2, 1997 in Instrument No. 9709741842 in the Office of the Recorder of Hamilton County, Indiana, Note: As noted/shown on this survey.

Exception 11 of Schedule B - Easement and associated rights granted to the City of Noblesville, Indiana dated October 9, 2001 and recorded May 30, 2002 in trustrument No. 200200038914 in the Office of the Recorder of Hamilton County, Indiana. Note:

Exception 12 of Schedule 8 - Easement and associated rights granted to Indiana-American Water Company, Inc., on Indiana corporation dated August 11, 2003 and recorded August 28, 2003 in Instrument No. 200300087568 in the Office of the Recorder of Hamilton County, Indiana. Note: As noted/shown on this survey.

Exception 13 of Schedule B - Exsement and associated rights granted to the City of Noblesville dated October 15, 2015 and recorded November 4, 2015 in Instrument No. 2015057166 in the Office of the Recorder of Hamilton County, Indiana, Note: As noted/shown on this survey.

Exception 14 of Schedule B - Easement and associated rights granted to Indiana Gas Company, Inc., an Indiana corporation dated March 30, 2016 and recorded April 11, 2016 in Instrument No. 2016015931 in the Office of the Recorder of Hamilton County, Indiana. Note: As noted/shown on this survey.

Reference: A Location Control Route Survey City of Noblesville prepared by Butler, Fairman and Seufert, Inc., Job No. 5517.06 and dated January 31, 2014.

(ALTA Table 'A' them 16) There was NOT evidence observed that this site was currently under construction earth moving, building construction, or building additions at the time of this survey.

(ALTA Table 'A' flem 17) There was NOT evidence observed that this site was under right of way changes, recent street or sidewalk construction or repairs at the time of this survey

This is a boundary retracement survey of a tract of land and retrace the deed fines of the within described real estate and to be performed according to the minimum standard detail requirements for an ALTA/NSPS Land Title Survey. The surveyed land is the remnant, or a part of the land owned or formerly owned by Selective Properties, LLC as original described in a surveyed land to the remnant, or a part of the land owned or formerly owned by Selective Properties, LLC as original described in a surveyed land to the remnant of the surveyed land to the remnant of the surveyed land to the survey ts of fand taken for Right-of-Way 2015-043756). The tracts are subject to the right of way of Presley Boulevard and Stat s tract as shown on the survey.

The perimeter of the Southwest Section was established based upon the section corners as recovered per this survey. Details concerning the section corners are discussed in the below section labeled "Availability and condition of reference

Right-of-Way Statement
The existing Right-of-Way along State Road 32/38 (Public R/W Variable Width) was determined per Inst. No.: 2015-043/36 and noted accordingly on this survey. The existing Right-of-Way along Presley Boulevard (Public R/W Variable Width) was determined per Inst. No.: 2015-043/36 and noted accordingly on this survey. If the existing Right-of-Way was not listed in the Title Commitment or on a Plat, Deed, Right-of-Way Grant or other Legal Recorded Document then the existing Right-of-Way was established by physical evidence in the field and labeled as "Apparent R/W" or "App R/W" as survey. This may or may not be the actual Right-of-Way for the Roadway. If a recorded Right-of-Way document cannot be found for this Roadway, the edge of the travel lane may become the actual Right-of-Way.

Legal or Regulated Drain Statement
Legal and or Regulated Drain under IC. [1981] 36-9-22-33 right of entry over and upon land lying within seventy-five (75) feet
measured at right angles to (1) he center line of a tiled drain and (2) to the top edge of each bank of an open drain. This
width maybe reduced to new regulated drains established after September 1, 1984 and to urban drains, to any distance of
not less than twenty-five (25) feet from the top of each bank of an open aftich and fifteen (15) feet from the center line of any tiled drain as measured at right angles.

The approximate location of the Etwood Wilson Legal Drain and the regulated files feeding said drains are shown herein per the Hamilton County GB. The tile locations, sizes and types were not verified in the field unless visually found. Note: the actual and top of banks were located per this survey

### SURVEYOR'S REPORT

In accordance with Title 665, Article 1, Chapter 12, of the Indiana Administrative Code ("Rule 12"). The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of uncertainties in reference monumentalism; in record descriptions and plots: in lines of occupation; and as introduced by random errors in measurement (Relative Positional Accuracy). There may be unwaitlen rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences is less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 7-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for

A.Availability and Conditions of Reference Monuments (ALTA Table 'A' ttern 1):

The following monuments are taken from evidence found in the field provided by the Hamilton County Surveyors Office, previous surveys (Referenced above) or calculations made in the office to the locations of the section corners to determine the Southwest Quarter of Section 32.

Southwest corner Southwest quarter of Section 32 - A Harrison Monument was found and accepted per the Hamillon County fles. Said Harrison Monument was in good condition, flush with the roadway surface or grade, and has been in place for one year (per reference tie date). The uncertainty in the location of this comer is negligible.

Northwest corner Northeast quarter of Section 32 - A Harrison Monument was found and accepted per the Hamilton County ties. Said Harrison Monument was in good condition, flush with the roadway surface or grade, and has been in place for three years (per reference tie date). The uncertainty in the location of this corner is negligible.

Northeast comer Northeast quarter of Section 32 - A Harrison Monument was found and accepted per the Hamilton County fles. Said Harrison Monument was in good condition, that with the roadway surface or grade, and has been in place for one year (per reference tie date). The uncertainty in the location of this corner is negligible.

Southwest camer West half, Southwest quarter of Section 33 - A Harison Monument was found and accepted per the Hamilton County fies. Sald Harrison Monument was in good condition, flush with the roadway surface or grade, and has been in place for eleven years (per reference lie date). The uncertainty in the location of this corner is negligible.

All monuments shown and noted on this survey were found or set flush with the surface, unless otherwise noted.

### B. Occupation and/or Possession Lines:

The possession and occupation along the North line of the subject real estate is to the roadway improvements of State Road 32/38. The possession and occupation along the East line of the subject real estate is to is to the roadway improvements of Prestey Drive. The possession and occupation along the South line of the subject real estate is to an open area with a short wall and parking lot as shown on this survey. The possession and occupation along the West line of the subject real estate is to an open area and fence line as shown on this survey before reaching the existing building.

Existing monumentation, tence lines and other forms of possession lines for adjoining tracts were found as shown on this survey

C.Clarity or Ambiguity of the Record Descriptions (used and/or adjainer's descriptions):

The vestling deed closes with using qualifying calls along the legal drain and the deed does not contain a recorded acreage. But the deed does have 4 exceptions, two are for right of way takings for the roadway proje-

This survey shows no deed gaps or overlaps with adjoiners along any of the perimeter (or interior) lines of the subject tract(s) based on the controlling calls contained within the recorded kind descriptions. The qualifying calls are to the right of way takings and to the legal drain. The other interior calls match up so therefore no gap or overlaps.

The course bearings in the vesting deeds are on a different bearing system then this survey. The bearings have been adjusted to match this system accordingly also there is a difference in distance of 0.01 feet in a couple of the courses this could be from a rounding errors either up as down and the qualifying calls were held over the distances.

This deed/parcel is a remnant parcel tract and the adjoiners were given there full due and this survey shows the remainder of the parent tract after all the

The subject properly abuts, without gaps gores or strips, and has vehicular and pedestrian ingress to and egress from SR 38 (Conner Street) and Presley Drive if allowed by the local, city or state agencies, which is/are completed, dedicated and accepted public right(s) of way.

Except as shown on the survey, the subject property does not serve any adjoining property for utilities, drainage, structural support or ingress or egress.

Unless discussed above, there are no discrepancies between the record land descriptions of the subject real estate and the adjoiners. A fille company and/or legal counsel should be consulted regarding any deed overlap and deed gap areas if shown on this survey. Similarly, the lines of the subject real estate are configuous with the adjoiners' lines if no gap or overlaps are noted.

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ['Relative Positional Accuracy']. These may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty doing any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences is <u>loss</u> than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that agreeter than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be refied upon as the basis for

The maximum allowable Relative Positional Precision for and ALTA/NSPS Land Title Survey is 2 cm (0.07 feet) plus 50 parts per million (based on the direct distance between the two corners being lested). It is recognized that in certain circumstances, the size or configuration of the surveyed property, or the releft, vegetation, at improvements on the surveyed property, will result in the survey measurements which the maximum allowable Relative Positional Precision may be exceeded, if the maximum allowable Relative Positional Precision to exceeded, the surveyor shall note the reason.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Variances in reference monuments: As much as 0.4 feet North-South, 0.6 feet East-West

Due to Discrepancies in record descriptions: As much as 2.4 feet North-South, 2.0 feet East-West

Due to Inconsistencies in lines of accupation: EQUAL to the differences shown between the properly line evidence found and the properly lines established by this survey

### Certification of Survey ALTA/NSPS Land Title Survey

To: Selective Properties, LLC, an Indiana limited liability company

This is to certify that this map or plat and the survey on which II is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Herns 1, 2, 3, 4, 7(a), 7(b1), 8, 9, 11, 13, 14, 16 and 17 of Table 'A', thereof. The field work was completed on April 21, 2022.

Certified: June 23, 2022

Stephen M. Roeschlein Professional Land Surveyor Indiana Number: 29600000





Z Noblesville, St.,

SURVEY TITLE LAND

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3355

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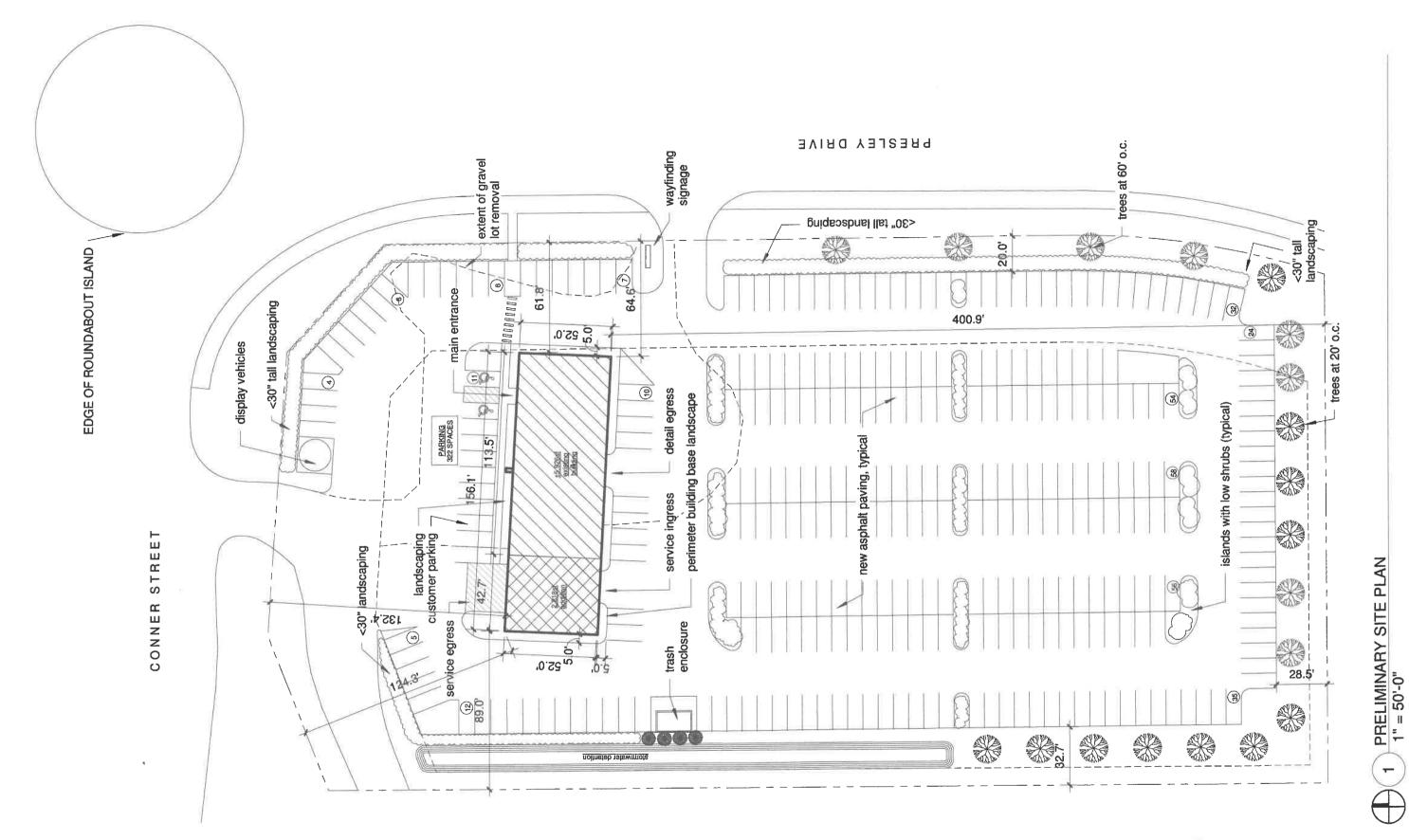
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Selective

ALTA/NSPS

06/23/2021 CHECK: 2107009

2 of 2





1103 East 10th Street, Indianapolis, IN 46202 317-978-1100 www.theprogressstudio.com

CLIENT

ALAA SHOBAKI

4325 OLD ALLISONVILLE RD INDIANAPOLIS, IN 46205

**PROJECT** 

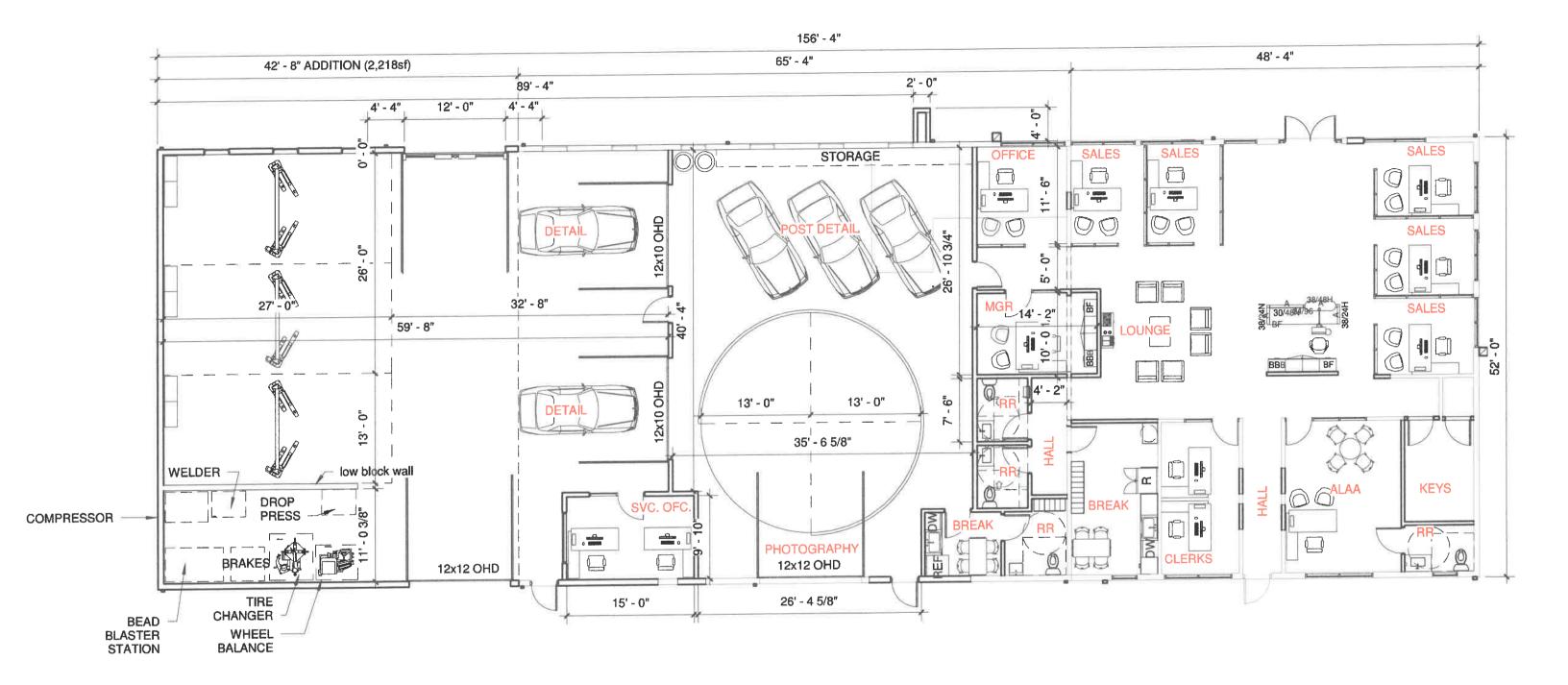
**SELECTIVE MOTORS** 

3355 CONNER STREET NOBLESVILLE, IN 46060 DRAWING TITLE

PROPOSED SITE **PLAN** DRAWING DATE

05/31/2022

SHEET NUMBER



1 FIRST FLOOR CONSTRUCTION PLAN 3/32" = 1'-0"

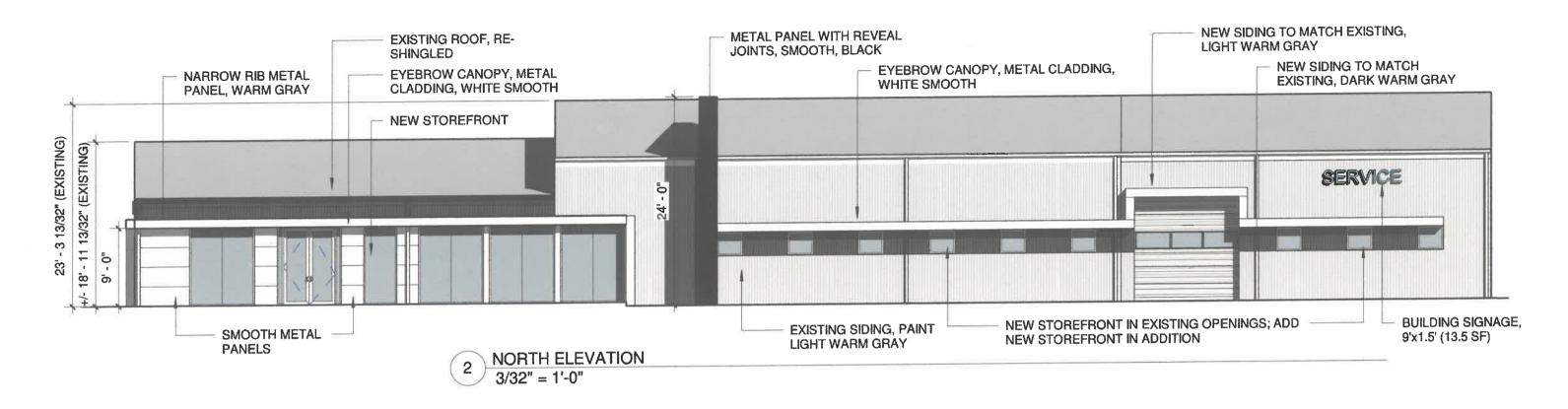


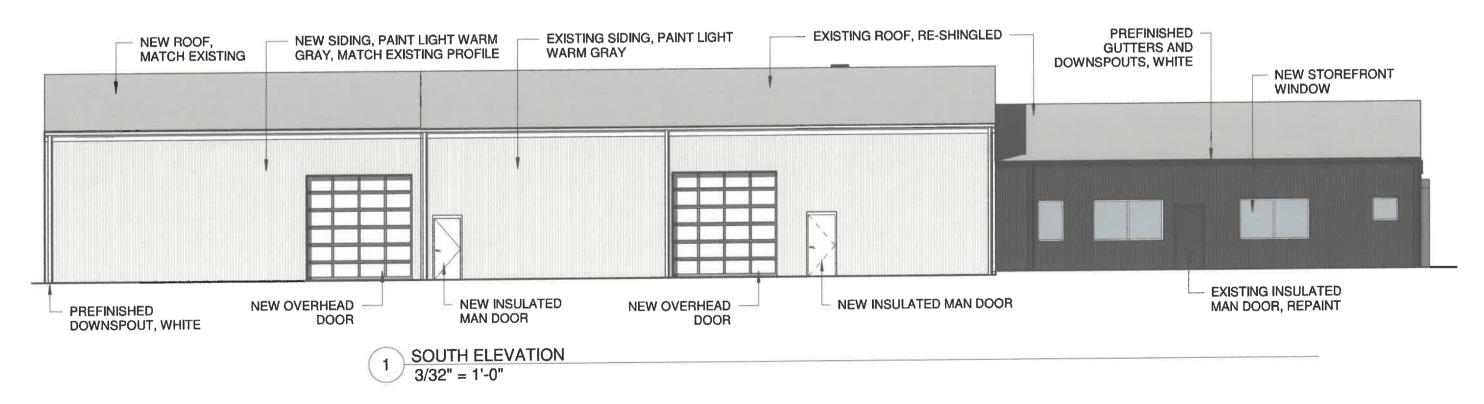
1103 East 10th Street, Indianapolis, IN 46202 317-978-1100 www.theprogressstudio.com CLIENT
ALAA SHOBAKI
4325 OLD ALLISONVILLE RD
INDIANAPOLIS, IN 46205

PROJECT
SELECTIVE MOTORS
3355 CONNER STREET
NOBLESVILLE, IN 46060

PROPOSED FLOOR
PLAN
DRAWING DATE
05/31/2022

A1.2







1103 East 10th Street, Indianapolis, IN 46202 317-978-1100 www.theprogressstudio.com ALAA SHOBAKI

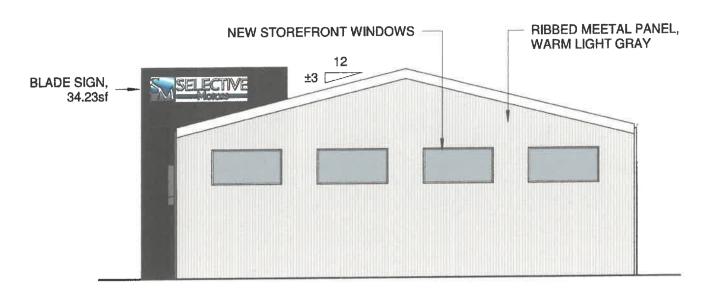
4325 OLD ALLISONVILLE RD
INDIANAPOLIS, IN 46205

PROJECT
SELECTIVE MOTORS
3355 CONNER STREET

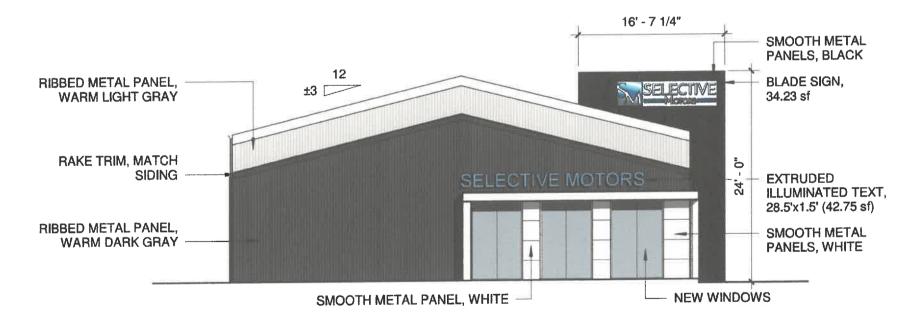
NOBLESVILLE, IN 46060

DRAWING TITLE
EXTERIOR
ELEVATIONS
DRAWING DATE
05/31/2022

SHEET NUMBER







1 EAST ELEVATION 3/32" = 1'-0"



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ALAA SHOBAKI

4325 OLD ALLISONVILLE RD
INDIANAPOLIS, IN 46205

SELECTIVE MOTORS

3355 CONNER STREET NOBLESVILLE, IN 46060 DRAWING TITLE
EXTERIOR
ELEVATIONS
DRAWING DATE
05/31/2022

SHEET NUMBER



# PROPOSED ENHANCED BUILDING ELEVATION - NORTH PERSPECTIVE



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ALAA SHOBAKI

4325 OLD ALLISONVILLE RD INDIANAPOLIS, IN 46205 PROJECT

SELECTIVE MOTORS

3355 CONNER STREET NOBLESVILLE, IN 46060 DRAWING TITLE

EXTERIOR
PERSPECTIVE
DRAWING DATE
05/31/2022

SHEET NUMBER



# PROPOSED ENHANCED BUILDING ELEVATION - SOUTH PERSPECTIVE



1103 East 10th Street, Indianapolis, IN 46202 317-978-1100 www.theprogressstudio.com CLIENT

ALAA SHOBAKI

4325 OLD ALLISONVILLE RD INDIANAPOLIS, IN 46205 **PROJECT** 

SELECTIVE MOTORS

3355 CONNER STREET NOBLESVILLE, IN 46060 DRAWING TITLE

EXTERIOR
PERSPECTIVE
DRAWING DATE
05/31/2022

SHEET NUMBER