



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 9/3/2025 at 4:00 PM

**ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting.

See the list of board members at [FishersIN.gov/Plat](https://fishersin.gov/Plat).

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. Plat Committee Minutes 7-2-25 - DRAFT

4. Public Hearings

a. **Canterwood (Gerardot)**

Address: 11052 Cumberland Rd.

Parcel: 13-15-05-00-00-035.001, 13-15-05-00-00-034.001, 13-15-05-00-00-034.000

Case: PP-25-9

Request: Request to approve a Primary Plat of 21 lots on 9.07 acres, known as the Gerardot property. Subject site has the common address of 11052 Cumberland Rd, Fishers, IN.

Petitioner: Brandon Burke (bburke@hwcengineering.com)

Planner: Christy Cashin (cashinc@fishersin.gov)

b. **Bowser Subdivision**

Address: 6630 E. 96th St.

Parcel: 14-14-10-04-04-014.000

Case: PP-25-11

Request: Request to approve a Primary Plat of two (2) lots on 2.3 acres, known as the Bowser Subdivision. Subject site is generally located at north of 96th Street, with a common address of 6630 E 96th Street.

Petitioner: Andrew Brindley (andrew@he-homes.com)

Planner: Christy Cashin (cashinc@fishersin.gov)

5. **Old Business**
6. **New Business**
7. **Staff Communication**
8. **Board Signatures – Findings of Fact**
9. **Adjournment**

**CITY OF FISHERS
Plat Committee
MINUTES
July 2, 2025**

The Plat Committee was convened at 4:00 p.m. by Hatem Mekky,

A roll call was taken - members present - Ross Hilleary, Hatem Mekky. Selina Stoller was not in attendance.

Others present: Rodney Retzner from Krieg DeVault, Paul Walter, Christy Cashin, Kevin Martin, Kay Prange, Sue Follmar, Dan Silverman, Nate Friedman.

Mr. Mekky asked for a Motion for approval of 6/4/25 Minutes. Mr. Hilleary made a Motion to approve, seconded by Mr. Mekky. The Minutes were approved 2-0.

Public Hearings:

Geist Pointe Plat CONTINUED

Parcel: 13-15-10-00-01-002.000

Case: PP-25-6

Request: Request to approve a Primary Plat of four (4) lots on 1.85 acres, known as the Geist Point Plat. Subject property is generally located at 11690 Fall Creek Road.

Petitioner: Kyra Miller (kmiller@msinc.us)

Planner: Christy Cashin (cashinc@fishers.in.us)

Link Plat

Parcel: 15-15-06-00-00-001.001, 15-15-06-00-00-001.002 , 15-15-06-00-00-018.000 and 15-15-06-00-00-017.000

Case: PP-25-8

Request: Request to approve a Primary Plat of 7 lots on 29.39 acres, known as the G&I X MJW 11100 USA Parkway LLC properties. Subject site is generally located at the southwest corner of USA Pkwy and USA Dr., with a common address of 11100 USA Pkwy.

Petitioner: Dan Silverman (dan.silverman@wsp.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

Christy Cashin presented the Staff Report. The Zoning remains unchanged. This subdivides in to two lots. Lots 1-5 are zoned PUDM-Exit 5/Sunbeam PUD and Lots 6-7 are zoned EN-Employment Node under the City of Fishers Unified Development Ordinance (UDO). All lots fall under the I-69 Overlay District in the UDO. Staff recommends approval. Dan Silverman, on behalf of the property owner, request approval of a Primary Plat that subdivides two existing lots and adds public right-of-way over USA Drive. This is the first time this area has been plated. It is being plated to include 7 lots, plus right-of-way.

Mr. Mekky opened the Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

In the Committee discussion, Mr. Mekky asked if there is room for trails on both sides- can a 10-ft trail be accommodated? Engineering and Planning and Zoning will evaluate this along the ROW.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, with the condition that all the TAC comments are addressed. Mr. Mekky seconded. The Motion was approved, 2-0.

The meeting was adjourned at 4:10.



Plat Committee Staff Report

Meeting Date: September 3, 2025

DEPARTMENT CONTACT:
Christy Cashin (cashinc@fishersin.gov)

CASE NUMBER:
PP-25-9

PETITIONER:
Brandon Burke
(bburke@hwcengineering.com)

PROPERTY ADDRESS/LOCATION:
11052 Cumberland Rd., Fishers, IN

REQUEST: Request to approve a Primary Plat of 21 lots on 9.07 acres, known as the Gerardot property. Subject site has the common address of 11052 Cumberland Rd, Fishers, IN.

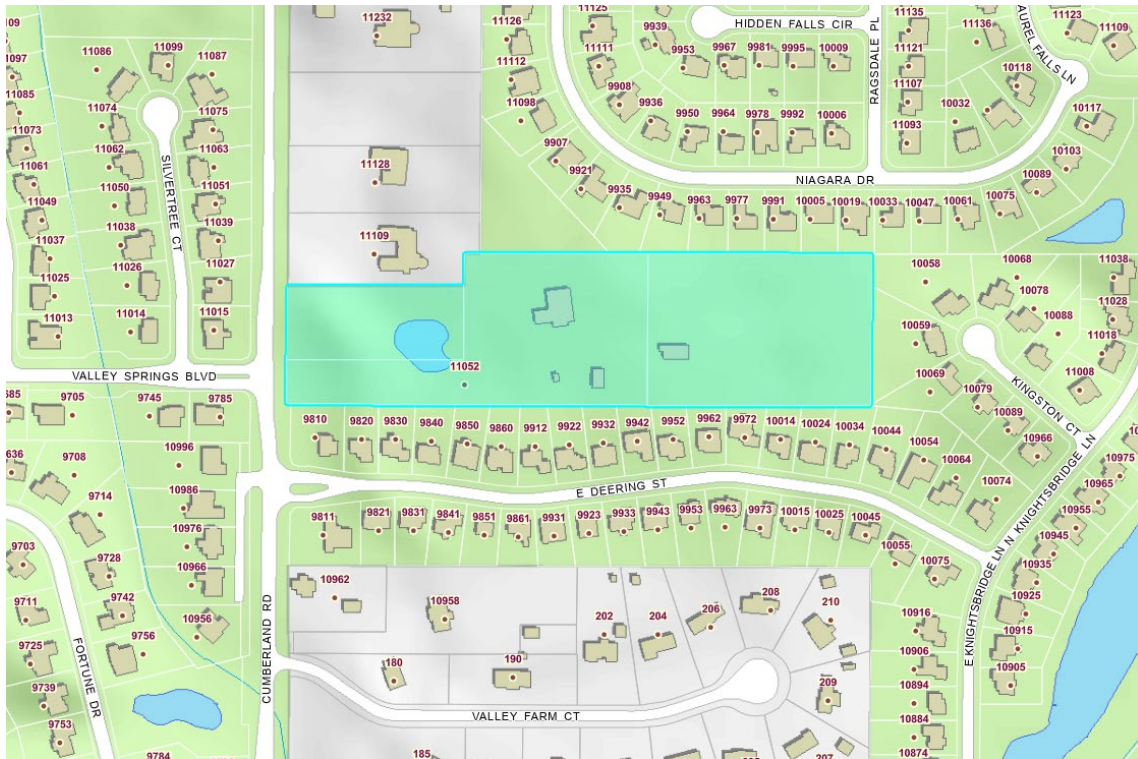
APPLICABLE REGULATIONS:
Gerardot PUD and City of Fishers UDO

EXISTING ZONING:
PUD-R-Gerardot PUD

FISHERS 2040:
Suburban Residential

LOT SIZE: 9.07 acres

LOCATION MAP

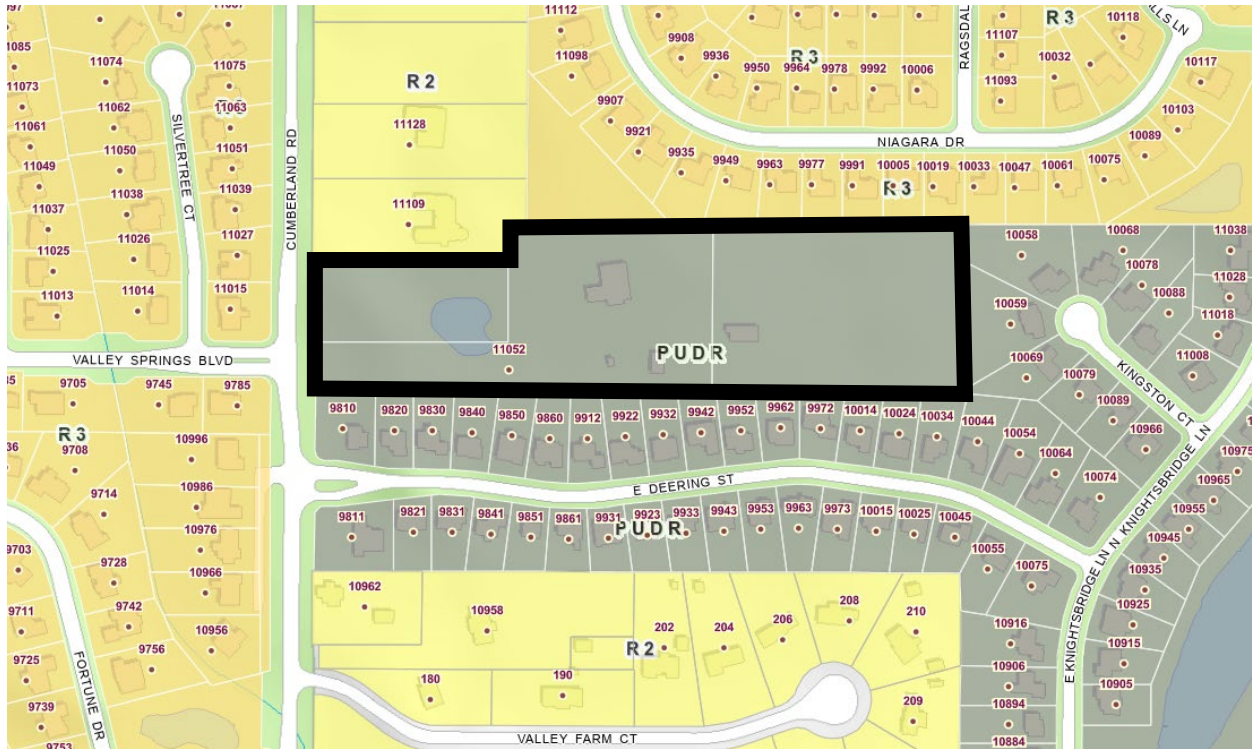


STAFF RECOMMENDATION

- Approve
 Continue
 Deny
 No Recommendation

ZONING HISTORY:

As of June 2025, these lots are zoned PUD-R Gerardot PUD, Ord. # 022425. Prior to this PUD, these lots were zoned R2 Residential under the City of Fishers Unified Development Ordinance (UDO).



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Brandon Burke, on behalf of Pulte Group, requests approval of a Primary Plat that will subdivide three existing lots (totaling 9.07 acres) into twenty-one (21) single-family lots, three (3) common areas and public right-of-way (Canterwood Lane).

Lot Standards:

The proposed lots meet the minimum requirements of the Gerardot PUD and UDO.

Vehicular Access & Street Design:

Access to the proposed new lots will be off a new public road, Canterwood Lane. Canterwood

Lane will be installed off Cumberland Road, east of Valley Springs Blvd.

Pedestrian Improvements:

Future development will be required to make pedestrian improvements along Cumberland Road and Canterwood Lane.

Open Space and Landscaping:

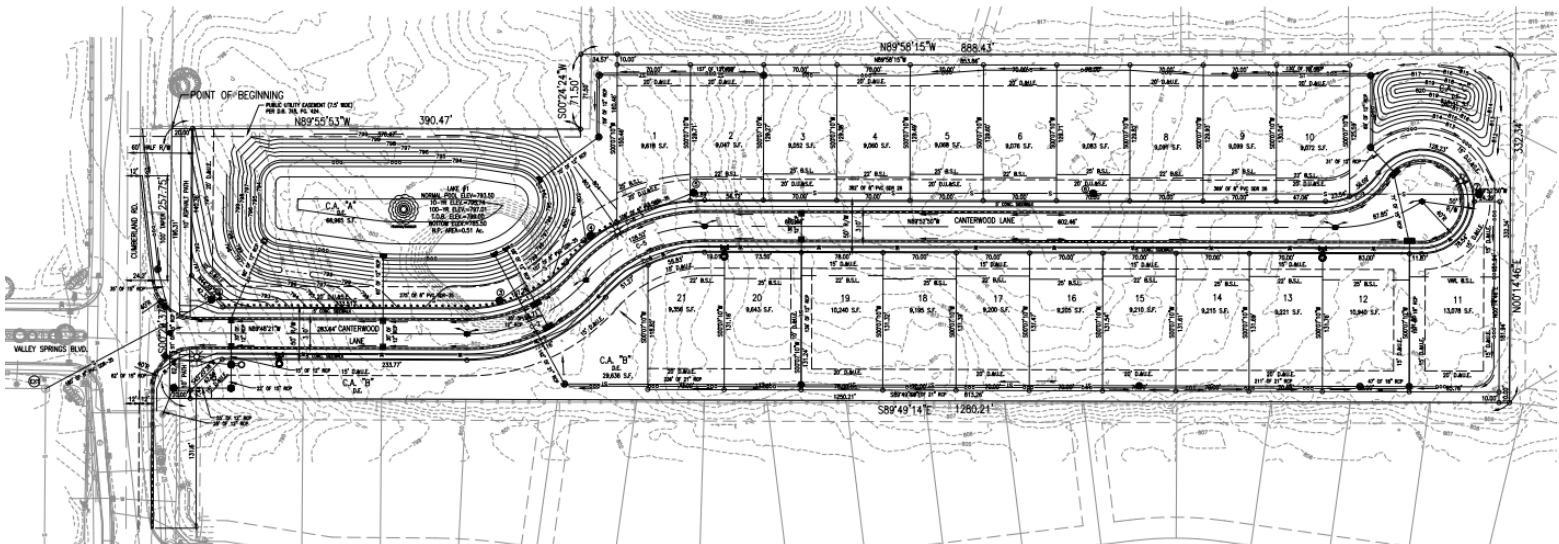
Future development will be required to meet minimum open space and landscaping requirements under the PUD and UDO.

Utilities:

Development will be required to coordinate all utilities.

Waivers Requested:

None.



Proposed Primary Plat

STAFF RECOMMENDATION:

The Primary Plat was on the Technical Advisory Committee (TAC) on the July 31, 2025 Agenda. Staff recommends approval on the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

- Approve Continue Deny No Recommendation

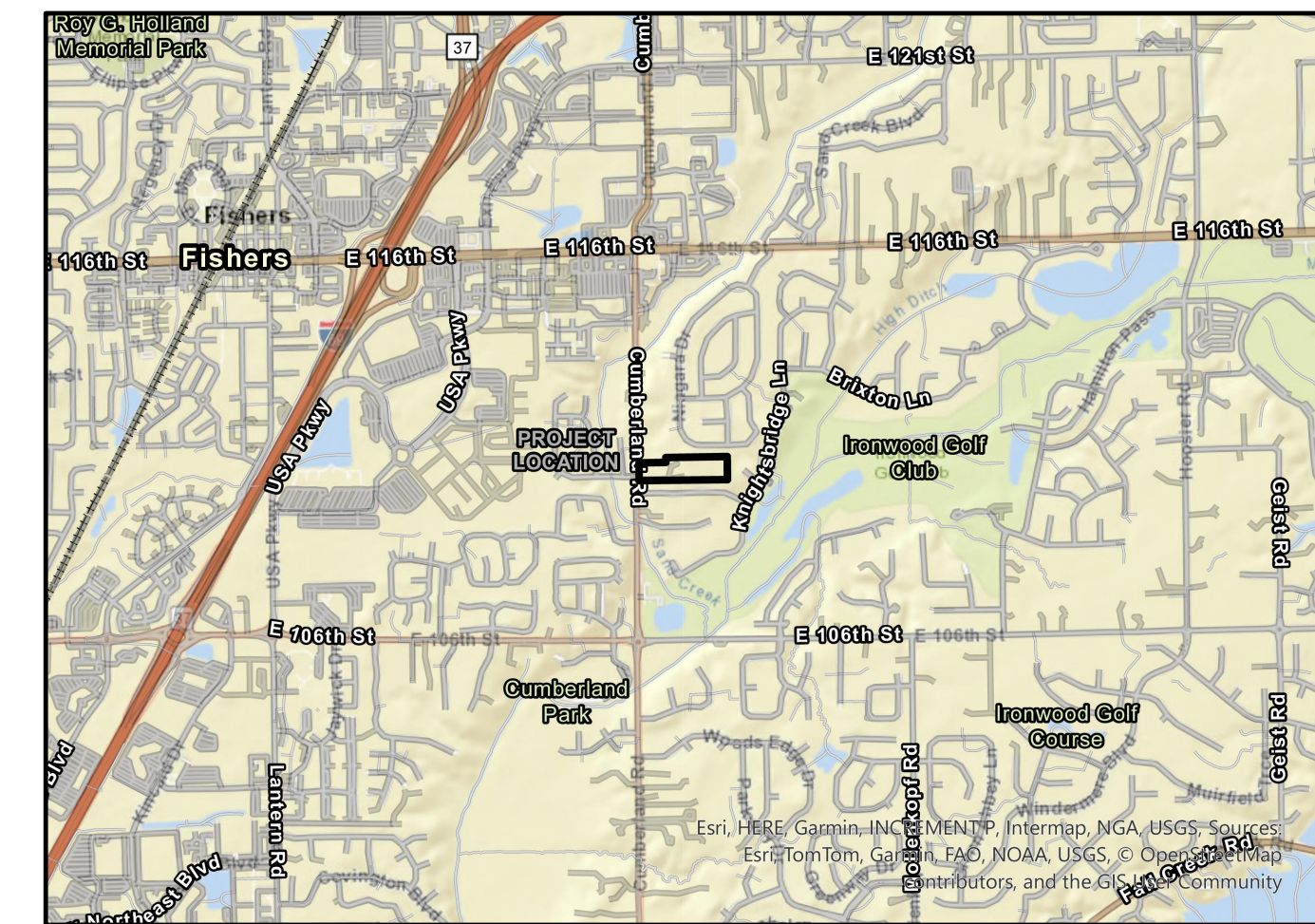
CANTERWOOD PRIMARY PLAT

Pulte Homes of Indiana, L.L.C.

DEVELOPER:
Pulte Homes of Indiana, L.L.C.
REX RAMAGE
11595 N. Meridian St., Suite 700
Carmel, Indiana 46032
(317) 814-2026
Rex.Ramage@PulteGroup.com

AGENT/ENGINEER:
HWC Engineering
Brandon Burke
135 N. Pennsylvania,
Suite 2800
Indianapolis, IN 46204
(317) 347-3663
bburke@hwcengineering.com

DOCKET NO. PP-25-9



LOCATION MAP
SCALE 1" = 1/2 MILE

SITE ADDRESS:

11052 Cumberland Rd, Fishers, IN 46037

LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 5, Township 17 North, Range 5 East of the Second Principal Meridian, in the City of Fishers, Fall Creek Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judd, Professional Surveyor Number 21500017, HWC Engineering Job Number 2024-356-S, more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter, marked by a Harrison monument; thence South 00 degrees 29 minutes 37 seconds West (grid bearing, Indiana State Plane - East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 71.80 feet; thence South 89 degrees 55 minutes 53 seconds East a distance of 40.00 feet to the east right-of-way of Cumberland Road, as described in Instrument Number 2022006638 in the Office of the Hamilton County Recorder, and the POINT OF BEGINNING, marked by a 5/8-inch rebar with yellow cap stamped "HWC ENGINEERING FIRM #0114"; thence South 00 degrees 29 minutes 37 seconds West along said east right-of-way a distance of 257.75 feet to the north line of Spyglass Hill, Section 4F, the plat of which is recorded in Plat Cabinet 1, Slide 404 as Instrument Number 9417841 in said Recorder's Office; thence South 89 degrees 49 minutes 14 seconds East along the north line of said Spyglass Hill, Section 4 and along the north line of Spyglass Hill, Section 4D, the plat of which is recorded in Plat Cabinet 1, Slide 398 as Instrument Number 9409211 in said Recorder's Office, a distance of 1280.21 feet to a southwest corner of Spyglass Hill, Section 4B, the plat of which is recorded in Plat Cabinet 1, Slide 391 as Instrument Number 9404480 in said Recorder's Office; thence North 00 degrees 14 minutes 46 seconds East along the west line of said Spyglass Hill, Section 4B a distance of 332.34 feet to the south line of Spyglass Falls, Section Two-A, the plat of which is recorded in Plat Cabinet 2, Slide 583 as Instrument Number 20010023816 in said Recorder's Office; thence North 89 degrees 58 minutes 15 seconds West along said south line; along the south line of Spyglass Falls, Section Three-A, the plat of which is recorded in Plat Cabinet 2, Slide 716 as Instrument Number 200100082796 in said Recorder's Office; and along the south line of Spyglass Falls, Section Three-B, the plat of which is recorded in Plat Cabinet 3, Slide 100 as Instrument Number 200200089394 in said Recorder's Office, and the westerly extension thereof, a distance of 888.43 feet; thence South 00 degrees 24 minutes 24 seconds West a distance of 71.50 feet; thence North 89 degrees 55 minutes 53 seconds West a distance of 390.47 feet to the POINT OF BEGINNING, containing 9.073 acres, more or less.

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057C0253G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

NOTE: A CITY OF FISHERS RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR UTILITY WORK CROSSING EXISTING PUBLIC RIGHT-OF-WAY OR WITHIN THE RIGHT-OF-WAY BEYOND THE LIMITS OF THE SITE.

NOTE: UTILITY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR WITHIN 5' OF EXISTING PUBLIC RIGHT-OF-WAY PAVEMENT REQUIRES REMOVABLE FLOWABLE FILL.

NOTE: SITE RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED IN THE FISHERS STANDARD FORMAT PRIOR TO ENGINEERING DEPARTMENT RELEASE OF THE COMPLETED SITE.

NOTE: UTILITY CONFLICTS (INCLUDING UTILITY POLES/PEDESTALS) MUST BE COMPLETELY RESOLVED PRIOR TO THE CONSTRUCTION OF ACCELERATION/DECELERATION, PASSING BLISTER LANES AND/OR LEFT TURN LANES. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING, AND SUBGRADE PREPARATION, ETC.

NOTE: ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, CURB/STONE SHOULDERS, SIGNAGE, ETC. REPAIRS SHALL COINCIDE WITH THE ADJOINING ROAD.

NOTE: ALL PERIMETER PATHS AND COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS ARE TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.

MINIMUM DISTANCE BETWEEN A DRIVEWAY AND A PARALLELING ADJACENT STREET IS 25 FEET. MEASURED FROM EDGE OF RIGHT-OF-WAY TO THE NEAREST EDGE OF DRIVEWAY AT THE RIGHT-OF-WAY.

DESIGN SPEED LIMIT: 25 MPH

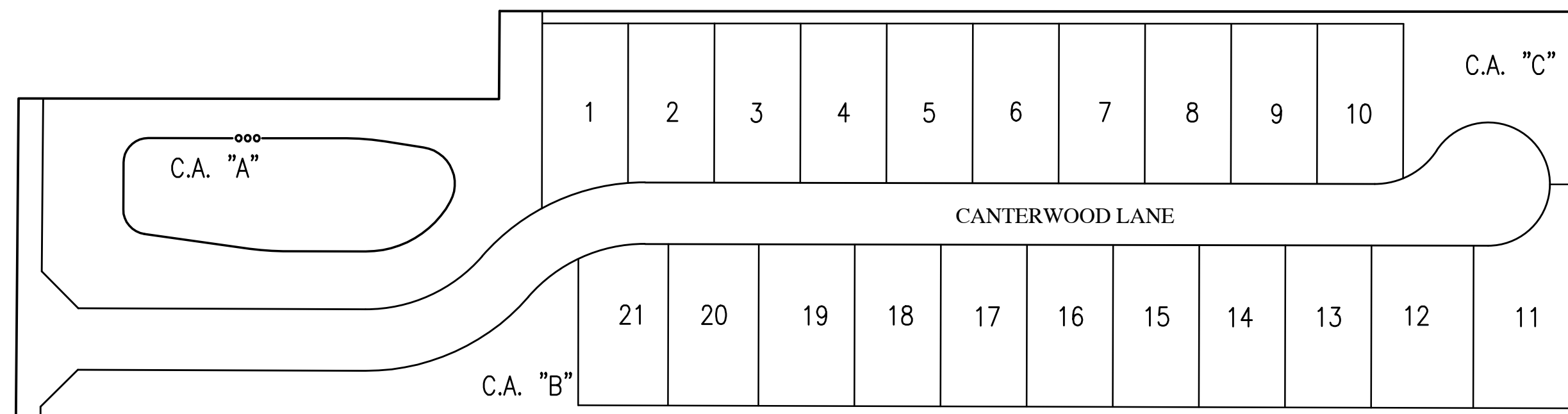
THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION SHALL MEET THE REQUIREMENTS OF THE CITY OF FISHERS, STANDARD CONSTRUCTION DETAILS, CONSTRUCTION SPECIFICATIONS & A.D.A. REQUIREMENTS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE CONTRACTOR SHALL SCHEDULE A SITE PRE-CONSTRUCTION MEETING WITH THE CITY OF FISHERS PRIOR TO ANY CONSTRUCTION ON THE SITE BEING STARTED.

THE FINAL SITE INSPECTION WILL NOT BE PERFORMED BY THE FISHERS ENGINEERING INSPECTOR UNTIL ALL SITE AND RIGHT-OF-WAY WORK IS COMPLETED.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS AND SHALL BE PROWAG COMPLIANT.

CUMBERLAND RD.



SITE MAP
SCALE: 1" = 000'

DEVELOPMENT STANDARDS
PUD: SINGLE FAMILY RESIDENTIAL
ORDINANCE NO. _____

MIN. LOT AREA	8,750 SF
MIN. LOT WIDTH	70'
AT BUILDING LINE	70'
MIN. LOT FRONTAGE	35'
MIN. FRONT YARD SETBACK:	22'
(MIN. 3' OFFSET ON ADJACENT LOTS)	
MIN. SIDE SETBACK	3'
MIN. SIDE AGGREGATE SETBACK	14'
MIN. REAR SETBACK	20'
MIN. BUILDING SEPARATION	20'
MAX. BUILDING HEIGHT	35'
MAX. IMPERVIOUS AREA OF LOT	60%
MIN. GROUND FLOOR AREA	2,300 SF
ONE-STORY	2,600 SF
MULTI-STORY	2,600 SF
MAX NUMBER OF LOTS	21

OPEN SPACE
OPEN SPACE AREA = 2.45 AC. = 27.01%
TOTAL ACREAGE = 9.07 AC.

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK (CONTROL POINT #100):
5/8-INCH REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" SET ON THE EAST SIDE OF CUMBERLAND ROAD, APPROXIMATELY 80 FEET NORTH OF THE INTERSECTION WITH VALLEY SPRINGS BOULEVARD, 21 FEET EAST OF THE EAST EDGE OF PAVEMENT OF CUMBERLAND ROAD.
ELEVATION: 784.92 (NAVD 88)
[NORTHING: 1,712,026 EASTING: 236,088]

TBM #1:
NORTH RIM OF A BEEHIVE INLET LOCATED ON THE EAST SIDE OF CUMBERLAND ROAD, APPROXIMATELY 75 FEET SOUTH OF THE INTERSECTION WITH VALLEY SPRINGS BOULEVARD, 21 FEET EAST OF THE EAST EDGE OF PAVEMENT OF CUMBERLAND ROAD.
ELEVATION: 793.06 (NAVD 88)
[NORTHING: 1,711,867 EASTING: 236,081]

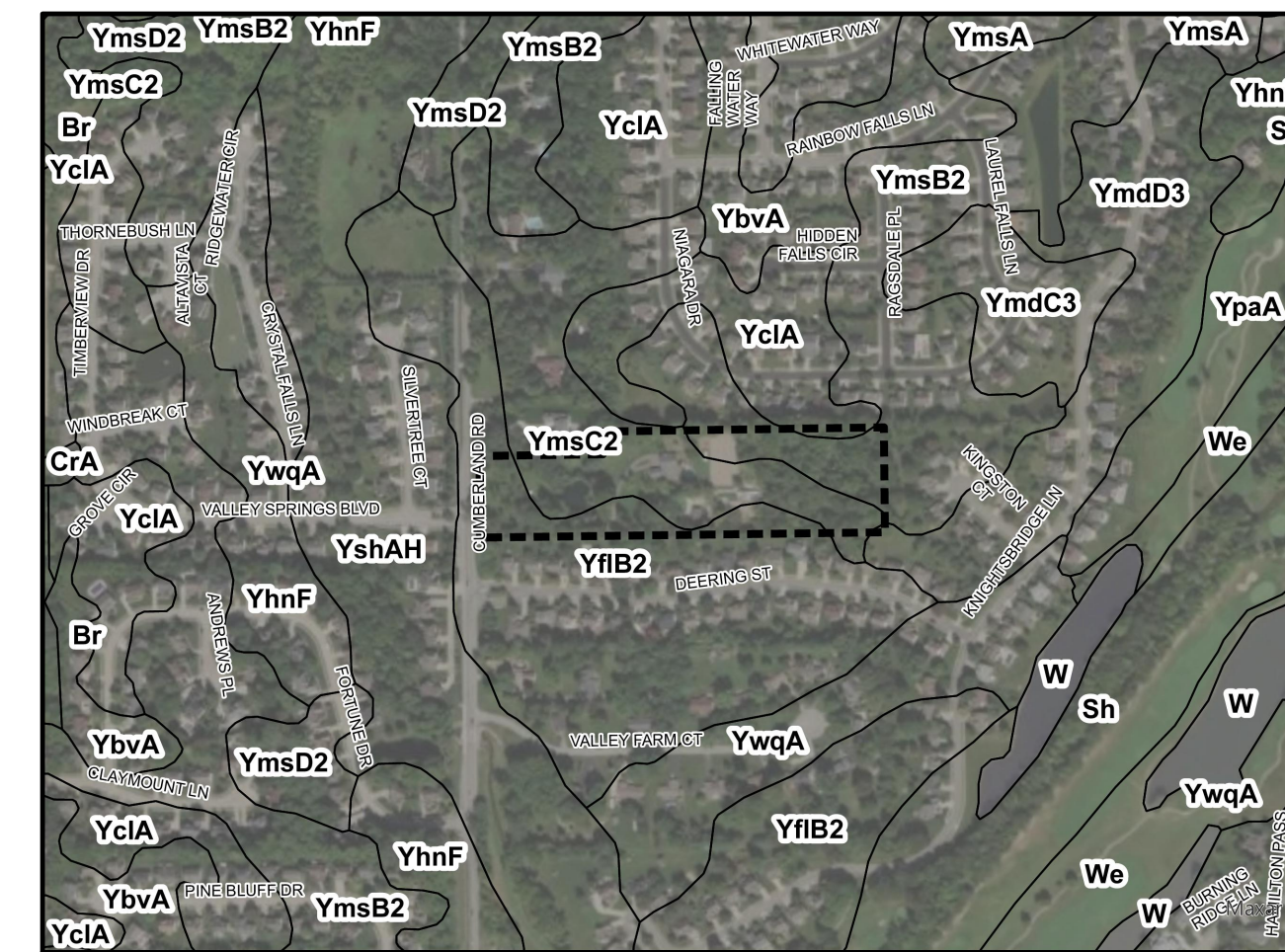
TBM #2:
CUT SQUARE IN THE TOP OF CURB ON THE EAST EDGE OF THE CENTER ISLAND IN VALLEY SPRINGS BOULEVARD, AT THE INTERSECTION WITH CUMBERLAND ROAD (ENTRANCE TO WALNUT HILLS ADDITION)
ELEVATION: 788.92 (NAVD 88)
[NORTHING: 1,711,942 EASTING: 236,007]

HORIZONTAL INFORMATION:
STATE PLANE COORDINATES--EAST ZONE, NAD83



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663



SOILS MAP
NOT TO SCALE

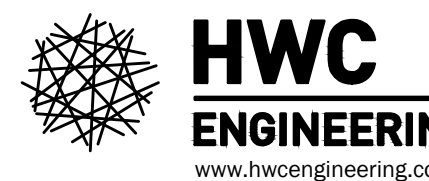
SOILS LEGEND

Soils Type	Soils Description
Yhb2	Fox loam-Urban land complex, 2 to 6 percent slopes, eroded
YmdD3	Miami silt loam-Urban land complex, 12 to 18 percent slopes, severely eroded
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded
YmsC2	Miami silt loam-Urban land complex, 6 to 12 percent slopes, eroded

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	PRIMARY PLAT PLAN
C1.2	OPEN SPACE PLAN

REVISIONS		
DATE	DESCRIPTION	BY
08/12/25	REVISED PER TAC COMMENTS	DC/KS



**CANTERWOOD PRIMARY PLAT
FISHERS, INDIANA
COVER SHEET**



DRAWN BY DC	JOB NUMBER 2024-356-S
CHECKED BY BB	
DATE JULY 1, 2025	SHEET
SCALE AS SHOWN	
AS SHOWN	

C1.0
COVER SHEET

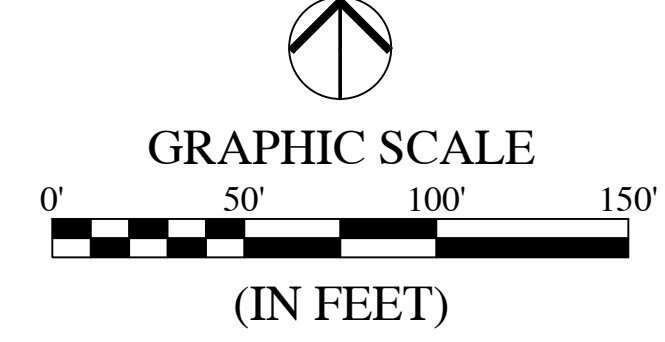
File Name: W:\Pulte Homes\2024-356-S Pulte - Ceradot Properties\Design\CAD\00-Primary Plat Set\24356-S-PP-Open Space Plan.dwg, Layout: C1.2
 Plot Date: Aug 12, 2025
 Plot Time: 6:35pm

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS AND SHALL BE PROWAG COMPLIANT.

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	TREE LINE	
	OPEN SPACE	



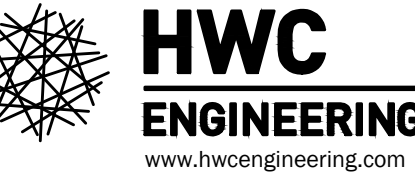
SANITARY SEWER UTILITY
CITY OF FISHERS
1 MUNICIPAL DRIVE
FISHERS, IN 46038
(317) 595-3111

COMMON AREA SUMMARY (OPEN SPACE)	
CA "A"	= 66,965 SF
CA "B"	= 29,636 SF
CA "C"	= 26,331 SF
TOTAL COMMON AREA = 122,933 SF	
TOTAL COMMON AREA = 2.82 ACRES	

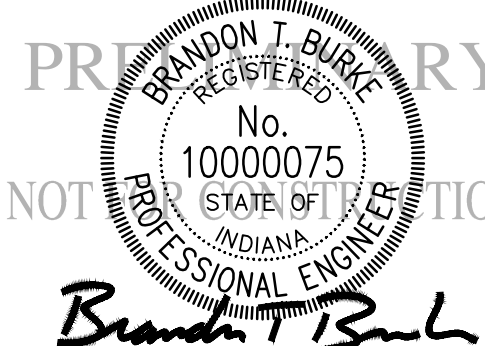
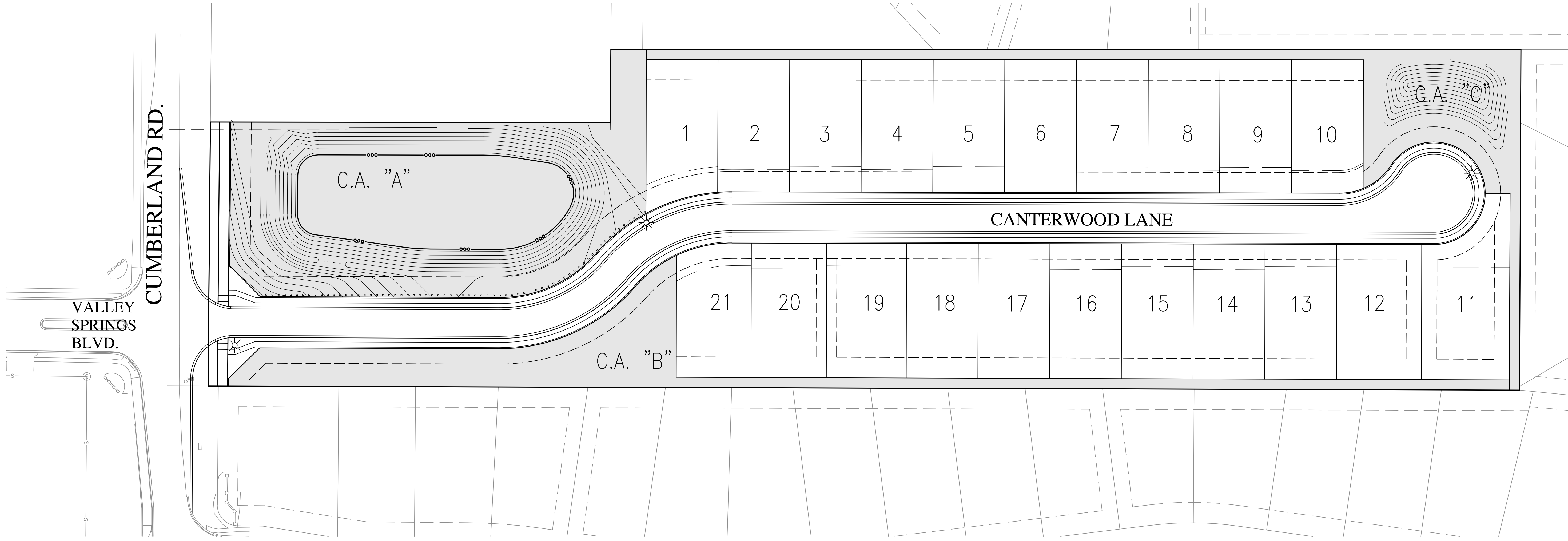
OPEN SPACE RATIO
 $\frac{\text{OPEN SPACE} = 2.82 \text{ Ac.}}{\text{TOTAL ACREAGE} = 9.07 \text{ Ac.}} = 31.09\%$

DOCKET NO. PP-25-9

REVISIONS		
DATE	DESCRIPTION	BY
08/12/25	REVISED PER TAC COMMENTS	DC/KS



CANTERWOOD PRIMARY PLAT
 FISHERS, INDIANA
 OPEN SPACE PLAN



DRAWN BY	DC	JOB NUMBER 2024-356-S
CHECKED BY	BB	
DATE	JULY 1, 2025	
SCALE	AS SHOWN	
SHEET		

C1.2
OPEN SPACE PLAN



Plat Committee Staff Report

Meeting Date: September 3, 2025

DEPARTMENT CONTACT:
Christy Cashin (cashinc@fishersin.gov)

CASE NUMBER:
PP-25-11

PETITIONER:
Andrew Bridney (andrew@he-homes.com)

PROPERTY ADDRESS/LOCATION:
6630 E 96th Street

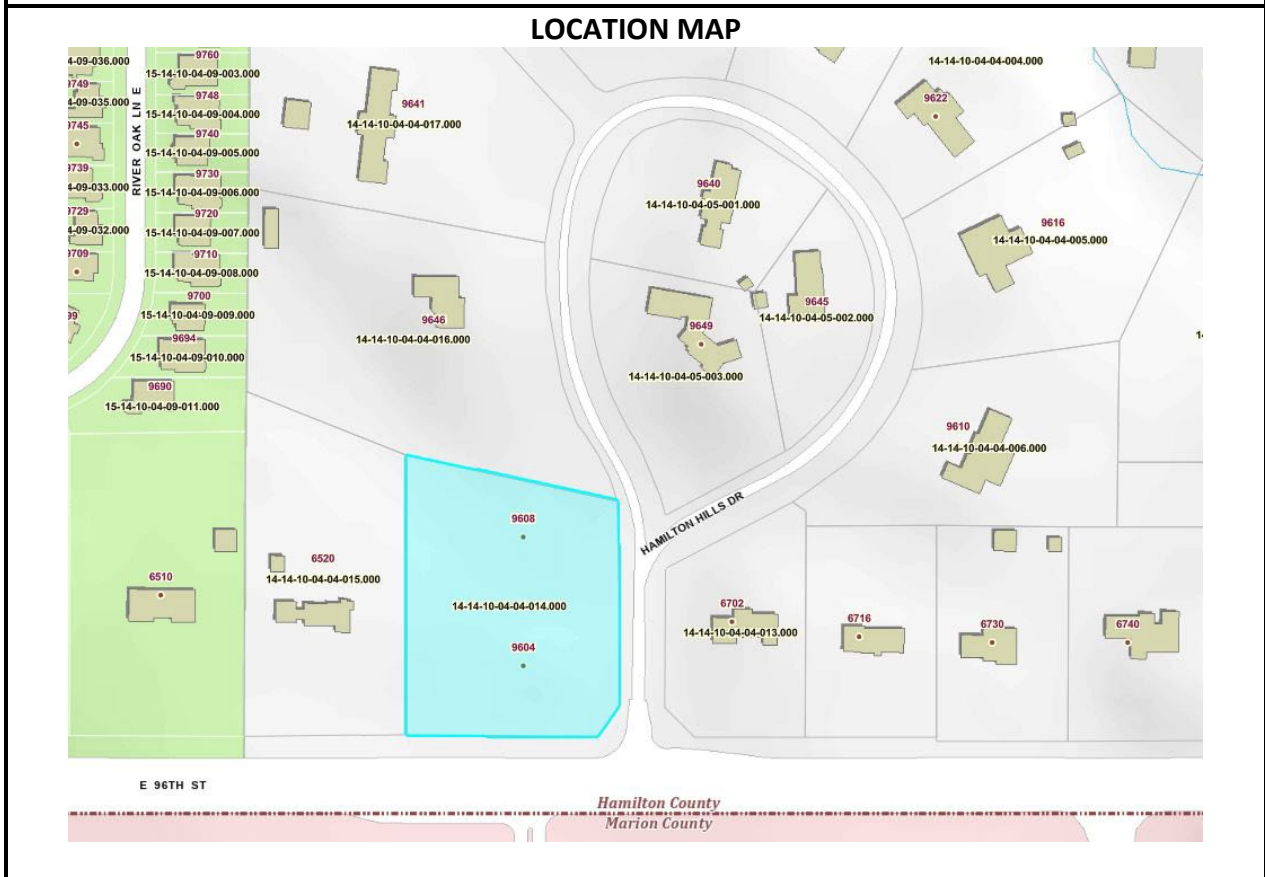
REQUEST: Request to approve a Primary Plat of two (2) lots on 1.71 acres, known as the Brower Subdivision. Subject site is generally located at north of 96th Street, with a common address of 6630 E 96th Street

APPLICABLE REGULATIONS:
City of Fishers UDO

EXISTING ZONING:
R2 Residential

FISHERS 2040:
Neighborhood Mixed Use

LOT SIZE: 1.71 acres

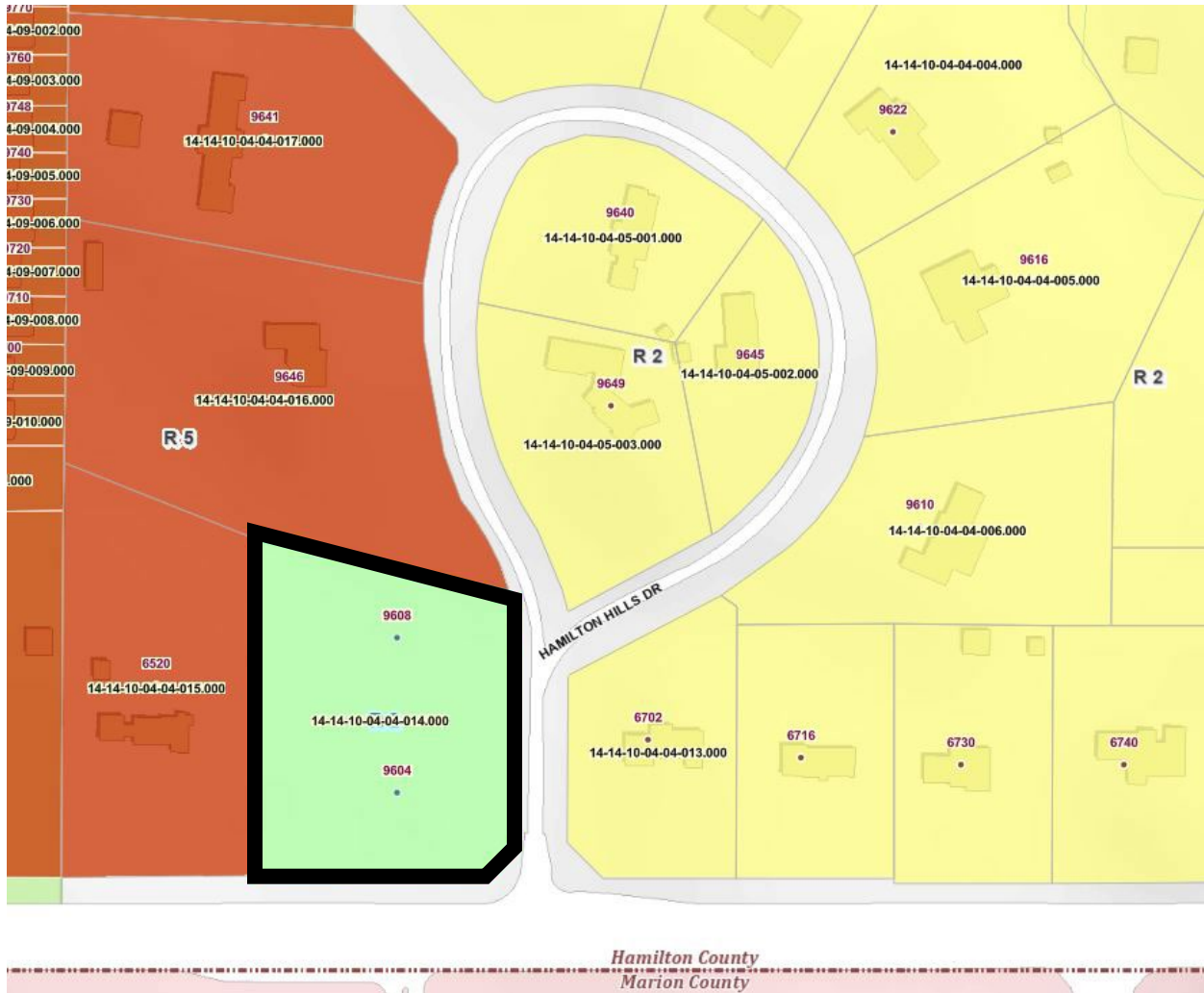


STAFF RECOMMENDATION

Approve
 Continue
 Deny
 No Recommendation

ZONING HISTORY:

The 1.71 lot is zoned R2 Residential. It is not located within the City of Fishers Corporate Limits and is currently not eligible for annexation.



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Andrew Brindley of HE Homes request approval of a Primary Plat that will subdivide the existing 1.71 lot into two (2) lots, of .72 acres (Lot 1) and .97 acres (Lot 2). According to County records

this is an unplatted lot.

Lot Standards:

The proposed lots meet the UDO meet the minimum requirements of the for R2 Residential.

Vehicular Access & Street Design:

Access Determination to Lot 1 and Lot 2 will be the responsibility of Hamilton County Highway Department.

Pedestrian Improvements:

Pedestrian Improvement requirements to Lot 1 and Lot 2 will be the responsibility of Hamilton County Highway Department. There is existing road adjacent trail / shared use path along E 96th Street south of Lot 2.

Open Space and Landscaping:

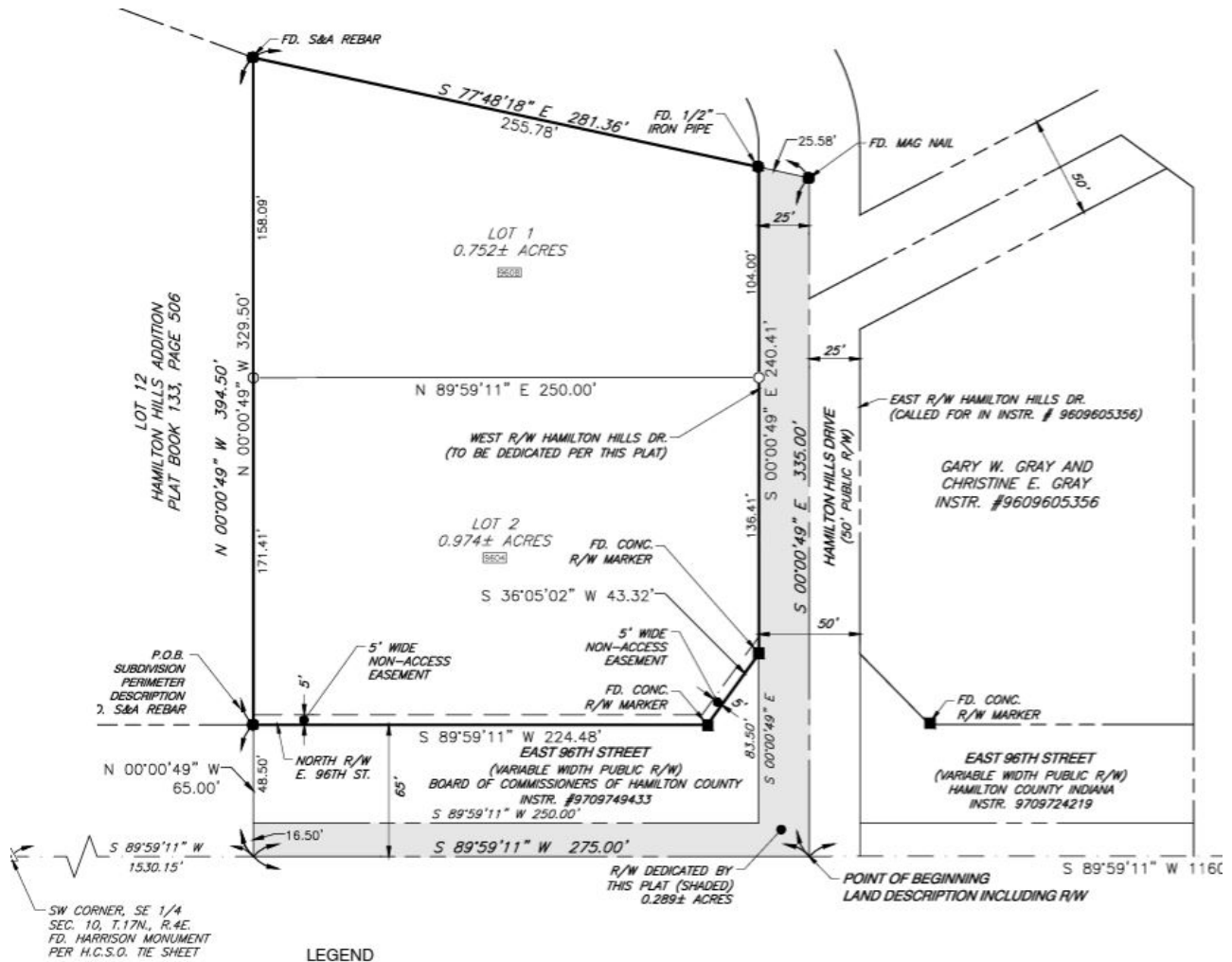
No Open Space requirements are required. No buffering requirements since the adjacent zoning districts are single-family.

Utilities:

Development will be required to coordinate all utilities.

Waivers Requested:

None.



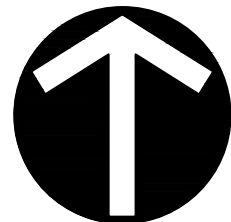
Proposed Primary Plat

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on August 28, 2025. Staff recommends approval on the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

- Approve
- Continue
- Deny
- No Recommendation

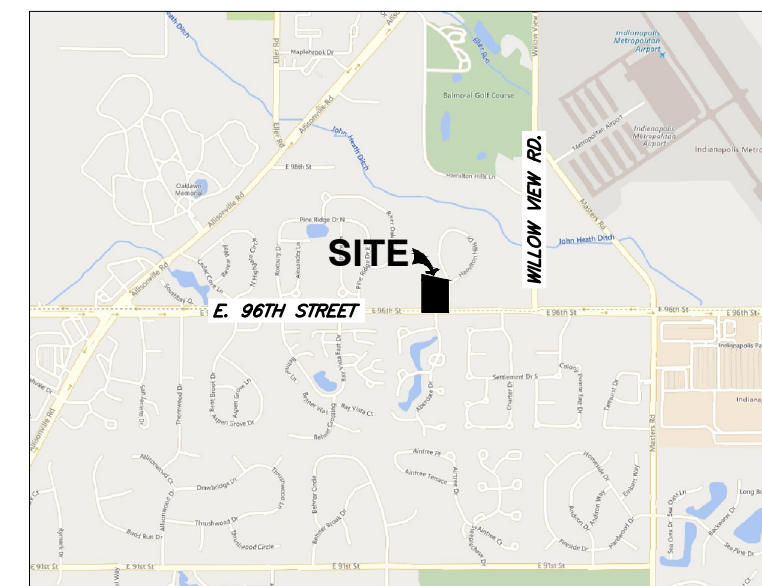


NORTH

INDIANA STATE PLANE
EAST ZONE BEARINGS

BOWSER SUBDIVISION – PRIMARY PLAT

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 4 EAST
OF THE SECOND PRINCIPAL MERIDIAN, DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA.
PP-25-11



VICINITY MAP
NOT TO SCALE

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com



Civil & Environmental
Consultants, Inc.

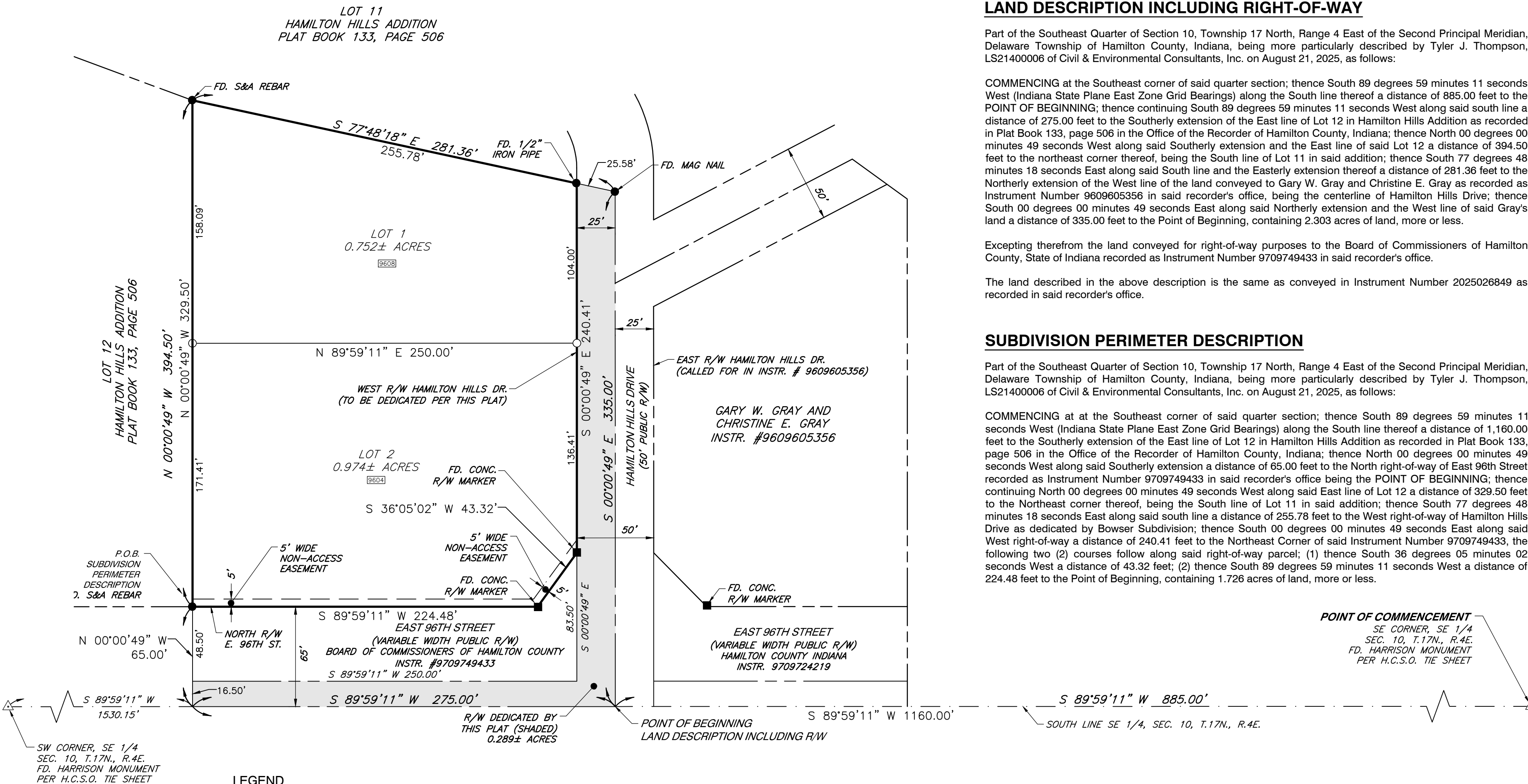
HIGH EFFICIENCY HOMES
6630 EAST 96TH STREET
FISHERS, INDIANA 46038

BOWSER SUBDIVISION
PRIMARY PLAT

DRAWING NO.:

PLAT

SHEET 1 OF 2



LAND DESCRIPTION INCLUDING RIGHT-OF-WAY

Part of the Southeast Quarter of Section 10, Township 17 North, Range 4 East of the Second Principal Meridian, Delaware Township of Hamilton County, Indiana, being more particularly described by Tyler J. Thompson, LS21400006 of Civil & Environmental Consultants, Inc. on August 21, 2025, as follows:

COMMENCING at the Southeast corner of said quarter section; thence South 89 degrees 59 minutes 11 seconds West (Indiana State Plane East Zone Grid Bearings) along the South line thereof a distance of 885.00 feet to the POINT OF BEGINNING; thence continuing South 89 degrees 59 minutes 11 seconds West along said south line a distance of 275.00 feet to the Southerly extension of the East line of Lot 12 in Hamilton Hills Addition as recorded in Plat Book 133, page 506 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 00 minutes 49 seconds West along said Southerly extension and the East line of said Lot 12 a distance of 394.50 feet to the northeast corner thereof, being the South line of Lot 11 in said addition; thence South 77 degrees 48 minutes 18 seconds East along said South line and the Easterly extension thereof a distance of 281.36 feet to the Northerly extension of the West line of the land conveyed to Gary W. Gray and Christine E. Gray as recorded as Instrument Number 9609605356 in said recorder's office, being the centerline of Hamilton Hills Drive; thence South 00 degrees 00 minutes 49 seconds East along said Northerly extension and the West line of said Gray's land a distance of 335.00 feet to the Point of Beginning, containing 2.303 acres of land, more or less.

Excepting therefrom the land conveyed for right-of-way purposes to the Board of Commissioners of Hamilton County, State of Indiana recorded as Instrument Number 9709749433 in said recorder's office.

The land described in the above description is the same as conveyed in Instrument Number 2025026849 as recorded in said recorder's office.

SUBDIVISION PERIMETER DESCRIPTION

Part of the Southeast Quarter of Section 10, Township 17 North, Range 4 East of the Second Principal Meridian, Delaware Township of Hamilton County, Indiana, being more particularly described by Tyler J. Thompson, LS21400006 of Civil & Environmental Consultants, Inc. on August 21, 2025, as follows:

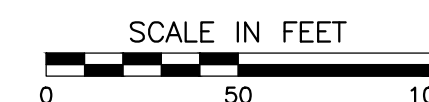
COMMENCING at the Southeast corner of said quarter section; thence South 89 degrees 59 minutes 11 seconds West (Indiana State Plane East Zone Grid Bearings) along the South line thereof a distance of 1,160.00 feet to the Southerly extension of the East line of Lot 12 in Hamilton Hills Addition as recorded in Plat Book 133, page 506 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 00 minutes 49 seconds West along said Southerly extension a distance of 65.00 feet to the North right-of-way of East 96th Street recorded as Instrument Number 9709749433 in said recorder's office being the POINT OF BEGINNING; thence continuing North 00 degrees 00 minutes 49 seconds West along said East line of Lot 12 a distance of 329.50 feet to the Northeast corner thereof, being the South line of Lot 11 in said addition; thence South 77 degrees 48 minutes 18 seconds East along said south line a distance of 255.78 feet to the West right-of-way of Hamilton Hills Drive as dedicated by Bowser Subdivision; thence South 00 degrees 00 minutes 49 seconds East along said West right-of-way a distance of 240.41 feet to the Northeast Corner of said Instrument Number 9709749433, the following two (2) courses follow along said right-of-way parcel; (1) thence South 36 degrees 05 minutes 02 seconds West a distance of 43.32 feet; (2) thence South 89 degrees 59 minutes 11 seconds West a distance of 224.48 feet to the Point of Beginning, containing 1.726 acres of land, more or less.

LEGEND

- SUBDIVISION BOUNDARY
- - - - - EXISTING SECTION LINE
- - - - - EXISTING RIGHT-OF-WAY LINE
- - - - - EXISTING ADJACENT PROPERTY LINE
- - - - - FORMER LOT/DEED LINE
- LOT LINE
- - - - - SETBACK LINE
- △ SECTION COR., MON. FD., MON. SET*, CONCRETE R/W MON. FD., *REBAR/CAP OR NAIL/WASHER STAMPED "CEC INC FIRM #0122"

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBER 18057C0241G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FISHERS, HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.



ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

DATE:	AUGUST 21, 2025	DRAWN BY:	NRB
DWG SCALE:	1"=50'	CHECKED BY:	TJT
PROJECT NO.:		APPROVED BY:	354-491 TJT

BOWSER SUBDIVISION – PRIMARY PLAT

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 4 EAST
OF THE SECOND PRINCIPAL MERIDIAN, DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA.
PP-25-11

**OWNER'S CERTIFICATE OF PLATTING
STATEMENT OF DEDICATION AND DECLARATION OF COVENANTS**

The undersigned, the owner of record of the real estate described hereon, does hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate as shown hereon in accordance with this plat.

This subdivision consists of 2 Lots numbered 1 through 2 and shall be known as Bowser Subdivision, an Addition to Hamilton County, Indiana.

96th Street and Hamilton Hills Drive Dedication Statement

The undersigned, being fee simple owner of the 0.289± acre tract of land, does hereby dedicate in fee simple without warranty to the County of Hamilton, Indiana, on behalf of and for the public use as 96th Street and Hamilton Hills Drive Right-of-Way for public use.

Decorative signs, sprinkler systems, trees, landscaping mounds, fences, light poles, septic systems or other such amenities and permanent structures are not permitted within the Right-of-Way.

The size of the lots are shown in feet and decimal feet.

In testimony whereof, witness the signature

this _____ day of _____, 2025

Owners – Progression Development, LLC

Owner Representative Signature: _____

Title: _____

Printed Name: _____

State of Indiana)
) SS:
County of)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared

_____, a duly authorized representative of _____
and acknowledged the execution of this Instrument as his/her voluntary act and deed and affixed his/her signature thereof.

Witness my hand and Notarial Seal

this _____ day of _____, 2025.

Notary Public _____

Printed Name _____

My Commission Expires: _____

County of Residence: _____

COUNTY COMMISSIONERS CERTIFICATE

Under authority provided by Indiana Code 36-7-3, as amended, this plat was given approval by the Board of Commissioners for the County of Hamilton, State of Indiana, at a meeting held on the _____ day of _____, 2025.

President – Steven C. Dillinger

Vice President – Christine Altman

Member – Mark Heirbrandt

Auditor Attest – Todd E. Clevenger

PURPOSE

The purpose of this plat is to create Bowser Subdivision, an Addition to Hamilton County, Indiana. Bowser Subdivision is to be divided into 2 Lots numbered 1 through 2 as laid out herein.

ZONING INFORMATION

The subject real estate is zoned R-2 per the Comprehensive Zoning Maps for the City of Fishers, Hamilton County, Indiana.

ADDRESSES

Lot 1 – 9608 Hamilton Hills Drive, Fishers, IN 46038
Lot 2 – 9604 Hamilton Hills Drive, Fishers, IN 46038

SOURCE OF TITLE

Instrument Number: 2025026849
Owner: Progression Development, LLC
Owner Address: 2640 Winthrop Avenue, Indianapolis, Indiana 46205
Reference: Boundary Retracement Survey by Civil & Environmental Consultants, Inc.
Dated: July 24, 2025 as Project No. 354-491

SURVEYOR'S CERTIFICATE

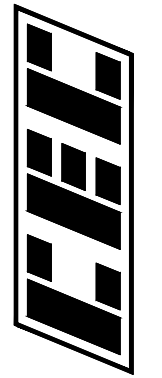
I hereby state that the within plat is true and correct to the best of my knowledge and belief and represents a survey completed under my direct supervision. There have been no changes from the matters of survey revealed by the above cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision plat. Monuments have been or will be set at all lot corners as required by IAC 865 and the subdivision control ordinance.

Witness my seal and signature this 21st day of August, 2025

Tyler J. Thompson
Registered Land Surveyor No. LS21400006
tthompson@cecinc.com
prepared by Tyler J. Thompson

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tyler J. Thompson

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com



Civil & Environmental
Consultants, Inc.

**HIGH EFFICIENCY HOMES
6630 EAST 96TH STREET
FISHERS, INDIANA 46038**

**BOWSER SUBDIVISION
PRIMARY PLAT**

DATE:	AUGUST 21, 2025	DRAWN BY:	NRB
DWG SCALE:		CHECKED BY:	TJT
PROJECT NO:			354-491
APPROVED BY:			TJT

DRAWING NO.:

PLAT

SHEET 2 OF 2