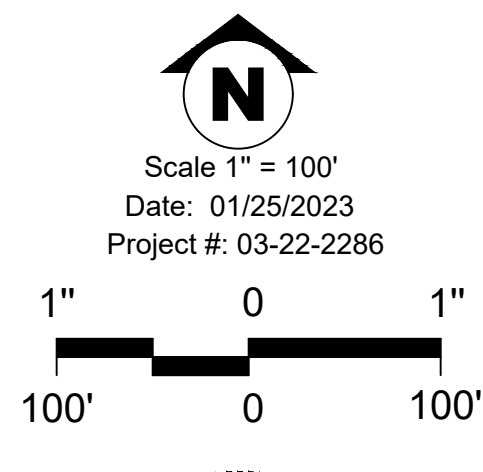


# Rockfield Estates

## Primary Plat

### Sugar Creek Township - Sec. 04, T15N, R6E

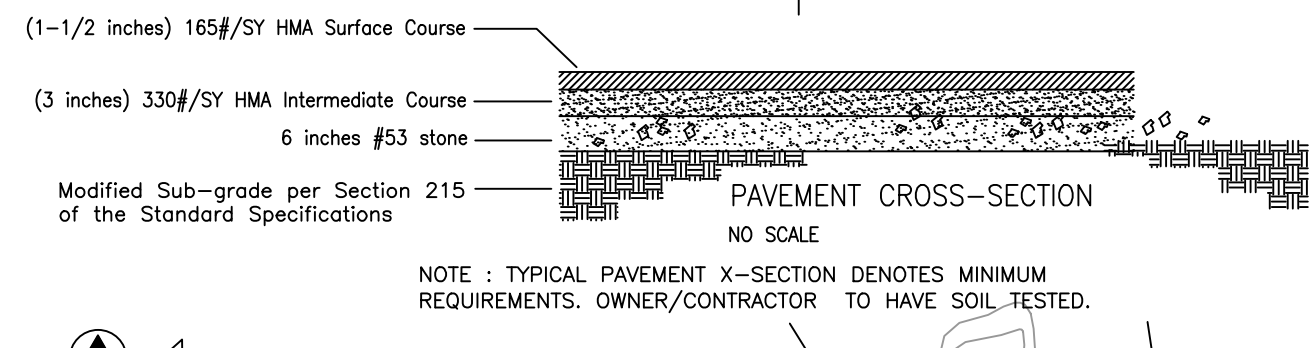
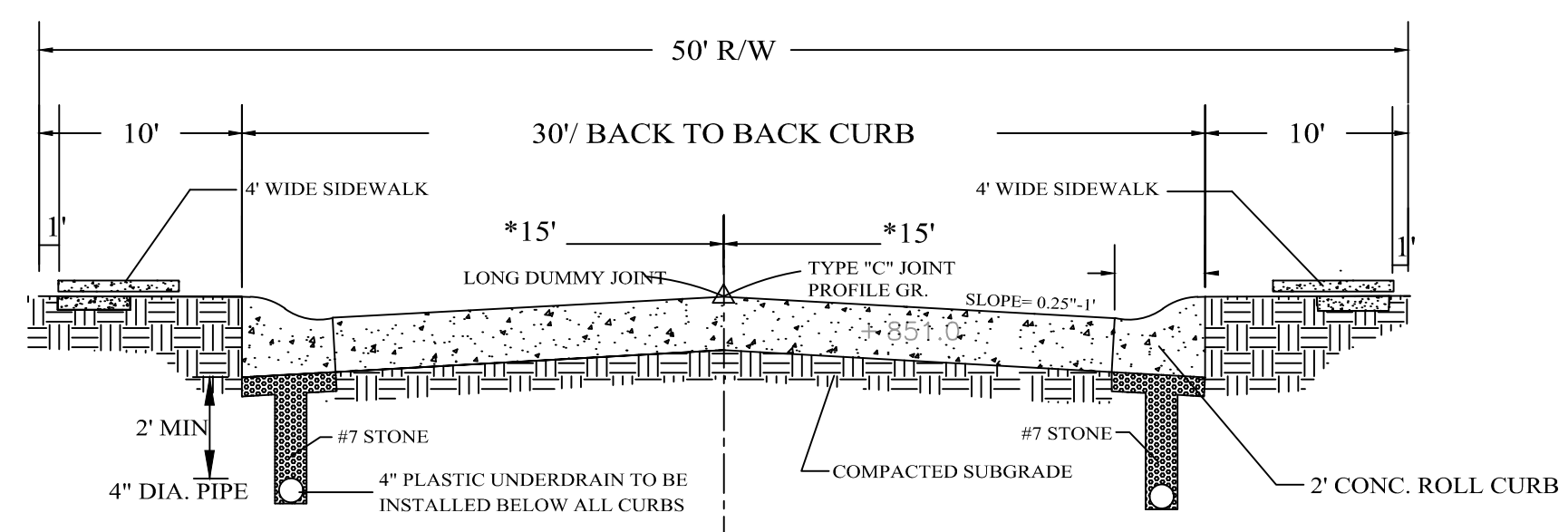
### Zoning: R1.0 (Residential)



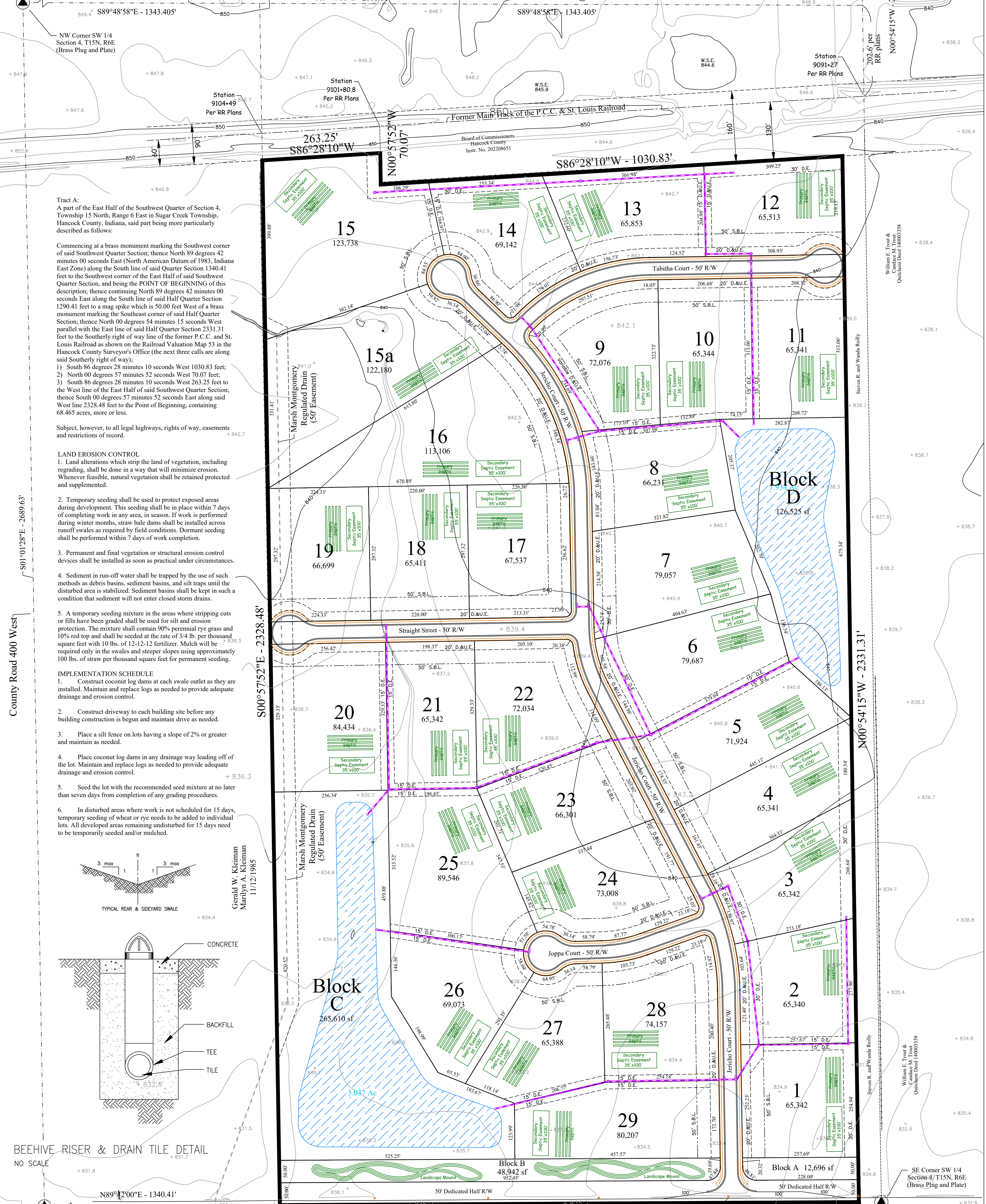
**Subdivider:**  
**R & F Development**  
**1111 W. Main Street**  
**Suite K**  
**Greenfield, IN 46140**  
**Contact:**  
**Steve Reilly**  
**(317) 462-7797**

The proposed residential lots are NOT located in a special Flood Hazard Zone A, by scale on the FEMA FIRM 18059C0138 D, dated December 4, 2007. This flood statement is subject to map scale uncertainty and to any other uncertainty associated with the referenced flood maps.

This proposed plat will result in 6,330 acres of future dedicated road right of way.



NOTE: TYPICAL PAVEMENT X-SECTION DENOTES MINIMUM REQUIREMENTS. OWNER/CONTRACTOR TO HAVE SOIL TESTED.



**Tract A:**  
 A part of the East Half of the Southwest Quarter of Section 4, Township 15 North, Range 6 East in Sugar Creek Township, Hancock County, Indiana, said part being more particularly described as follows:

Commencing at a brass monument marking the Southwest corner of said Southwest Quarter Section; thence North 89 degrees 42 minutes 00 seconds East (North American Datum of 1983, Indiana East Zone) along the South line of said Quarter Section 1340.41 feet to the Southwest corner of the East Half of said Southwest Quarter Section, and being the POINT OF BEGINNING of this description; thence continuing North 89 degrees 42 minutes 00 seconds East along the South line of said Half Quarter Section 1290.41 feet to a mag spike which is 50.00 feet West of a brass monument marking the Southeast corner of said Half Quarter Section; thence North 00 degrees 54 minutes 15 seconds West parallel with the East line of said Half Quarter Section 2331.31 feet to the Southerly right of way line of the former P.C.C. and St. Louis Railroad as shown on the Railroad Valuation Map 53 in the Hancock County Surveyor's Office (the next three calls are along said Southerly right of way);

- 1) South 86 degrees 28 minutes 10 seconds West 1030.83 feet;
- 2) North 00 degrees 57 minutes 52 seconds West 70.07 feet;
- 3) South 86 degrees 28 minutes 10 seconds West 263.25 feet to the West line of the East Half of said Southwest Quarter Section; thence South 00 degrees 57 minutes 52 seconds East along said West line 2328.48 feet to the Point of Beginning, containing 68.465 acres, more or less.

Subject, however, to all legal highways, rights of way, easements and restrictions of record.

**LAND EROSION CONTROL**

1. Land alterations which strip the land of vegetation, including regrading, shall be done in a way that will minimize erosion. Whenever feasible, natural vegetation shall be retained protected and supplemented.

2. Temporary seeding shall be used to protect exposed areas during development. This seeding shall be in place within 7 days of completing work in any area, in season. If work is performed during winter months, straw bale dams shall be installed across runoff swales as required by field conditions. Dormant seeding shall be performed within 7 days of work completion.

3. Permanent and final vegetation or structural erosion control devices shall be installed as soon as practical under circumstances.

4. Sediment in run-off water shall be trapped by the use of such methods as debris basins, sediment basins, and silt traps until the disturbed area is stabilized. Sediment basins shall be kept in such a condition that sediment will not enter closed storm drains.

5. A temporary seeding mixture in the areas where stripping cuts or fills have been graded shall be used for soil and erosion protection. The mixture shall contain 90% perennial ryegrass and 10% red top and shall be seeded at the rate of 3/4 lb. per thousand square feet with 10 lbs. of 12-12-12 fertilizer. Mulch will be required only in the swales and steeper slopes using approximately 100 lbs. of straw per thousand square feet for permanent seeding.

**IMPLEMENTATION SCHEDULE**

1. Construct coconut log dams at each swale outlet as they are installed. Maintain and replace logs as needed to provide adequate drainage and erosion control.

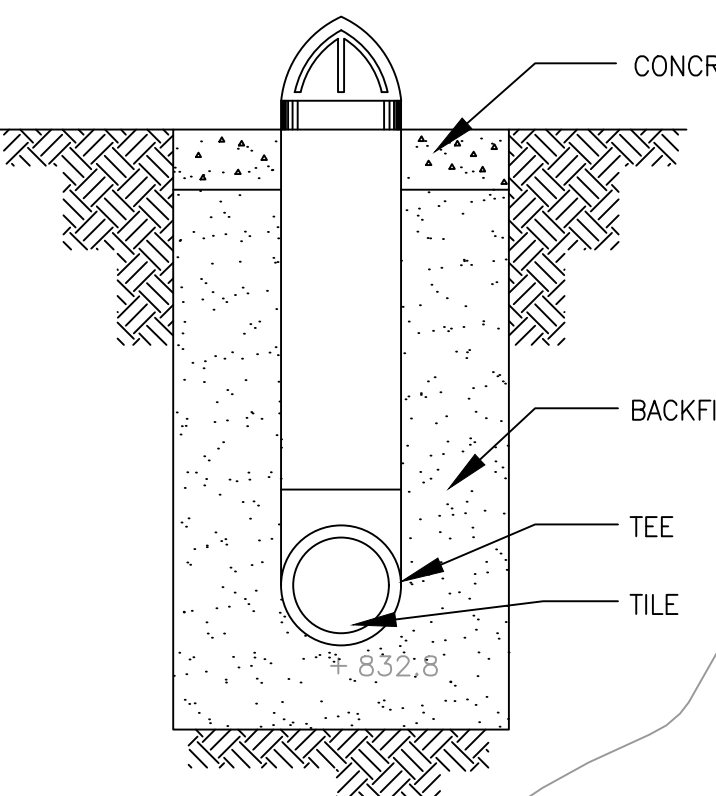
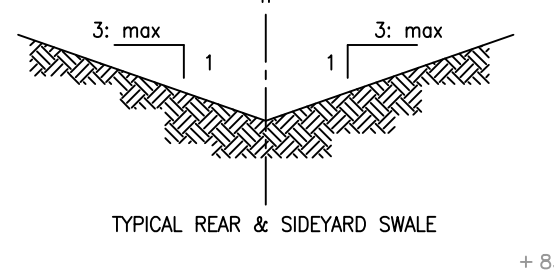
2. Construct driveway to each building site before any building construction is begun and maintain drive as needed.

3. Place a silt fence on lots having a slope of 2% or greater and maintain as needed.

4. Place coconut log dams in any drainage way leading off of the lot. Maintain and replace logs as needed to provide adequate drainage and erosion control.

5. Seed the lot with the recommended seed mixture at no later than seven days from completion of any grading procedures.

6. In disturbed areas where work is not scheduled for 15 days, temporary seeding of wheat or rye needs to be added to individual lots. All developed areas remaining undisturbed for 15 days need to be temporarily seeded and/or mulched.



County Road 400 West

SW Corner SW 1/4 Section 4, T15N, R6E (Brass Plug and Plate)

SE Corner SW 1/4 Section 4, T15N, R6E (Brass Plug and Plate)



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