

SECONDARY PLAT OF
REPLAT OF BRADLEY RIDGE - SECTION 1B

PART OF LOTS B1-B18, AND B23-B32, COMMON AREAS 8 & 9,
BLOCK "A", AND OVERLOOK HILL LANE

SEE SHEET 2 FOR CURVE TABLE
SEE SHEET 9 FOR SHEET MAP

SUBDIVISION MONUMENTATION	
	PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT. MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).
●	A 5/8"x24" REBAR WITH METAL CAP STAMPED "V3 PX IN FIRM #0092" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
○	DENOTES A SURVEY MONUMENT RECOVERED DURING THE ORIGINAL BOUNDARY SURVEY.

LEGEND	
AC	ACRES
####	ADDRESS BLOCK
BSL	BUILDING SETBACK LINE
CA	COMMON AREA
DE	DRAINAGE EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
ECTPA	EAGLE CREEK TREE PRESERVATION AREA
FME	FORCE MAIN EASEMENT
GTPA	GREENBELT TREE PRESERVATION AREA
LSE	LIFT STATION EASEMENT
R/W	RIGHT-OF-WAY
RPA	RAVINE PRESERVATION AREA
SF	SQUARE FEET
SSD&UE	SANITARY SEWER, DRAINAGE & UTILITY EASEMENT
SSL	STRUCTURE SETBACK LINE
TE	TRAIL EASEMENT
VAR	VARIABLE
WME	WATER MAIN EASEMENT
WPC	WILDLIFE PRESERVATION CORRIDOR

Developer:
Henke Development Group, LLC
1310 US 421
Zionsville, IN 46077



171 N. Main Street
Martinsville, IN 46151
Ph: 765.600.2501

WWW.V3CO.COM

DATE: 03/12/2026		APPROVED BY: BLH
DRAWN BY: HMS/CKK		
DRAWING SCALE: 1" = 100'		REVIEWED BY: BLH
REVISION:		
△	4/1/26	per HSE comments
△	4/10/26	per additional HSE comments & additional signatures page
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△	5/15/26	update signatories
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△	7/2/26	add HSEU parcel for Lift Station

1 OF 13
20651

FLOODWAY FRINGE LIMITS PER
FEMA MAP NUMBER 18011C0220E
DATED 01/18/2012

Lot B32
239,133 SF±
5.49 AC±

Lot B31
161,946 SF±
3.72 AC±

FLOODWAY LIMITS PER
FEMA MAP NUMBER
18011C0220E
DATED 01/18/2012

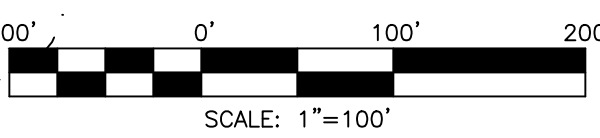
SHEET 4
SHEET 1

FLOODWAY LIMITS PER
FEMA MAP NUMBER 18011C0220E
DATED 01/18/2012

CA 9
D&UE
91.44 AC±

FLOODWAY LIMITS PER
FEMA MAP NUMBER 18011C0220E
DATED 01/18/2012

FLOODWAY FRINGE LIMITS PER
FEMA MAP NUMBER 18011C0220E
DATED 01/18/2012



S.E. COR., S.E. 1/4
SEC. 10, T.18N., R.2E.
HARRISON MON. FOUND
PER BOONE CO. SURVEYOR TIES

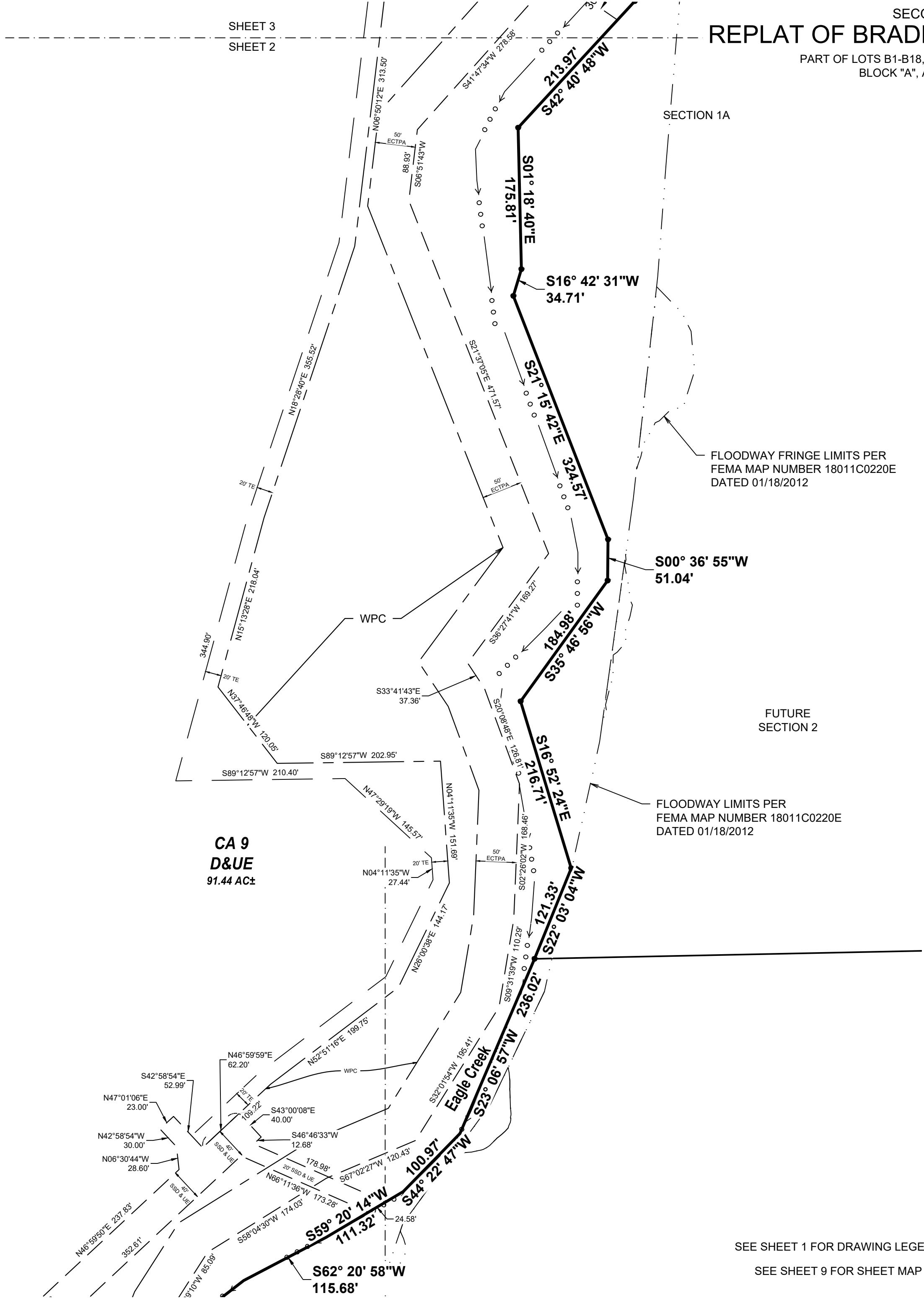
POINT OF BEGINNING
S.W. COR., S.E. 1/4
SEC. 10, T.18N., R.2E.
HARRISON MON. FND.
PER BOONE CO. SURVEYOR REFERENCES

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	500.00'	228.02'	N 82°09'04" E	228.02'	026°07'46"
C2	525.00'	160.56'	S 77°50'52" W	160.56'	017°31'22"
C3	50.00'	37.40'	S 65°10'43" W	37.40'	042°51'40"
C4	60.00'	286.60'	N 00°35'13" E	286.60'	273°40'42"
C5	50.00'	45.57'	S 68°41'10" E	45.57'	052°13'29"
C6	475.00'	133.60'	N 77°08'38" E	133.60'	016°06'54"
C7	300.00'	355.93'	N 35°05'51" E	355.93'	067°58'40"
C8	275.00'	326.27'	N 35°05'51" E	326.27'	067°58'40"
C9	325.00'	100.76'	S 60°12'18" W	100.76'	017°45'47"
C10	50.00'	51.90'	S 81°03'29" W	51.90'	059°28'09"
C11	60.00'	159.19'	S 34°47'13" W	159.19'	152°00'40"
C12	50.00'	51.90'	S 11°29'03" E	51.90'	059°28'09"
C13	325.00'	97.23'	S 09°40'46" W	97.23'	017°08'30"
C14	10.00'	15.68'	S 46°00'24" W	15.68'	089°50'16"
C15	10.00'	15.74'	S 43°58'58" E	15.74'	090°10'59"
C16	1000.00'	115.14'	N 04°24'26" E	115.14'	006°35'49"
C17	1025.00'	118.01'	N 04°24'26" E	118.01'	006°35'49"
C18	975.00'	112.26'	S 04°24'26" W	112.26'	006°35'49"
C19	3000.00'	417.27'	S 03°43'15" W	417.27'	007°58'10"
C20	2975.00'	332.98'	N 04°29'57" E	332.98'	006°24'46"
C21	3025.00'	340.61'	S 04°28'47" W	340.61'	006°27'05"
C22	50.00'	41.71'	S 22°36'22" E	41.71'	047°47'50"
C23	60.00'	286.95'	S 89°29'43" E	286.95'	274°01'07"
C24	50.00'	40.37'	S 24°23'03" W	40.37'	046°15'35"
C25	325.00'	30.04'	S 01°18'30" E	30.04'	005°17'47"
C26	89.00'	61.46'	N 88°07'28" W	61.46'	039°33'52"
C27	45.00'	40.01'	N 82°26'03" W	40.01'	050°56'41"

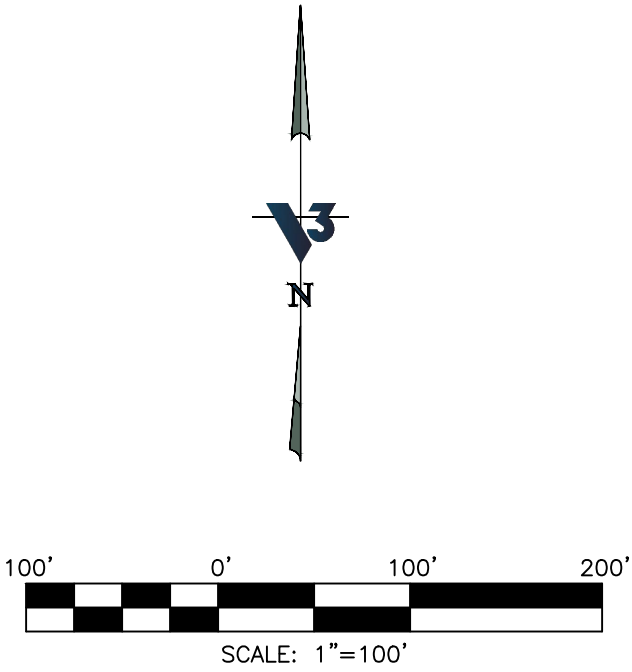
NUMBER
/2012

SHEET 4
SHEET 2

MITS PER
NUMBER
2012



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DATE: 03/12/2026 APPROVED BY: BLH

DRAWN BY: HMS/CKK REVIEWED BY: BLH

DRAWING SCALE: 1" = 100'

REVISION:

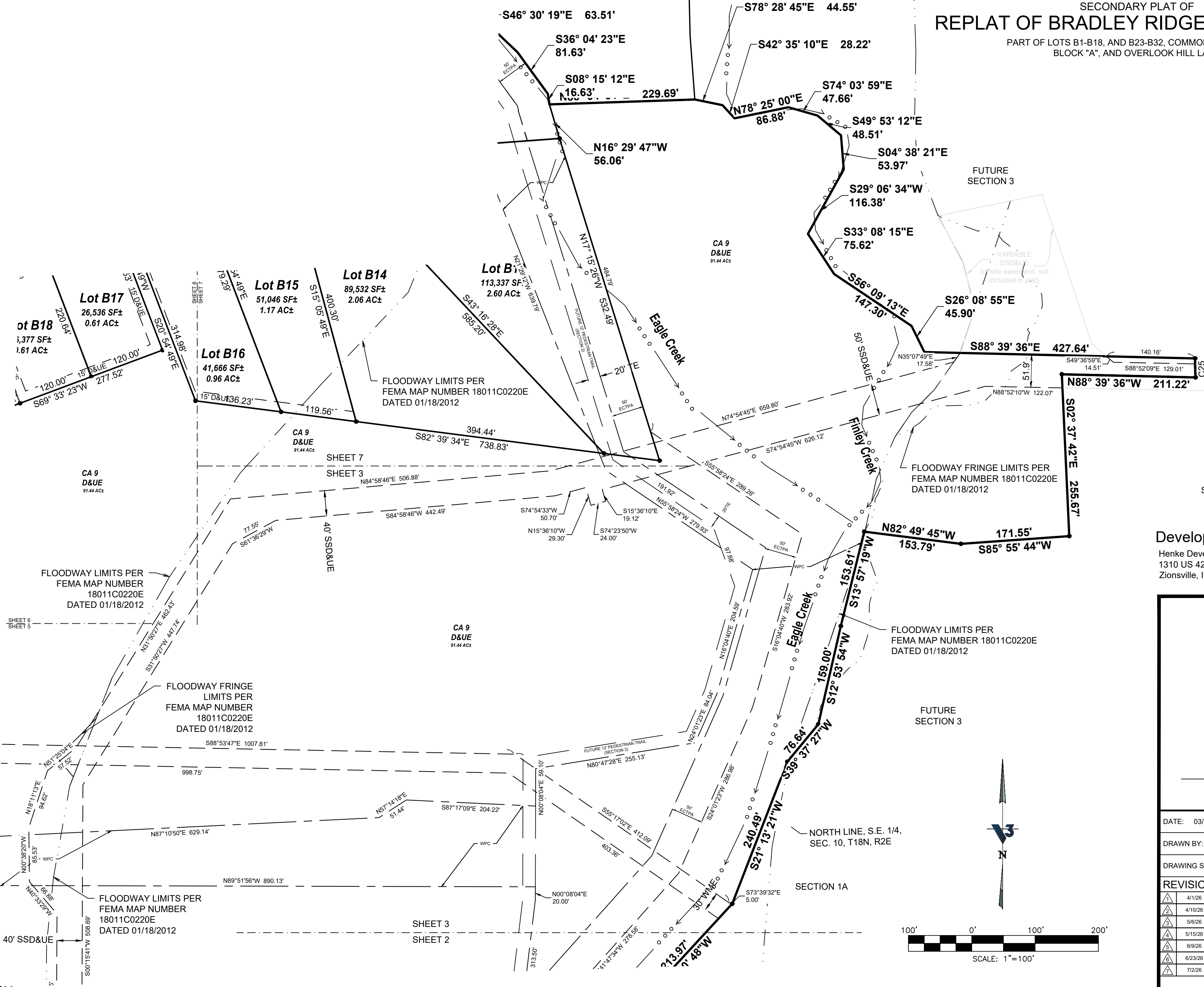
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7	7/2/26	add HSEU parcel for Lift Station

2 OF 13
20651

SEE SHEET 1 FOR DRAWING LEGEND
SEE SHEET 9 FOR SHEET MAP

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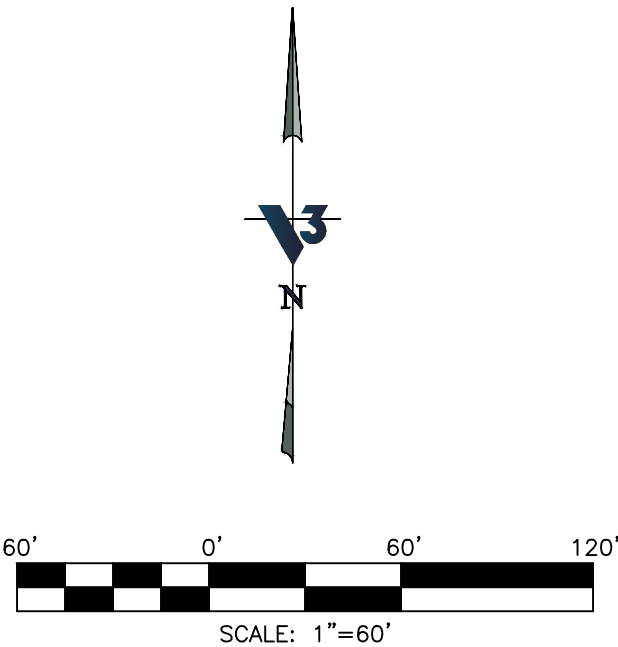
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HATCHED AREAS NOT INCLUDED IN REPLAT

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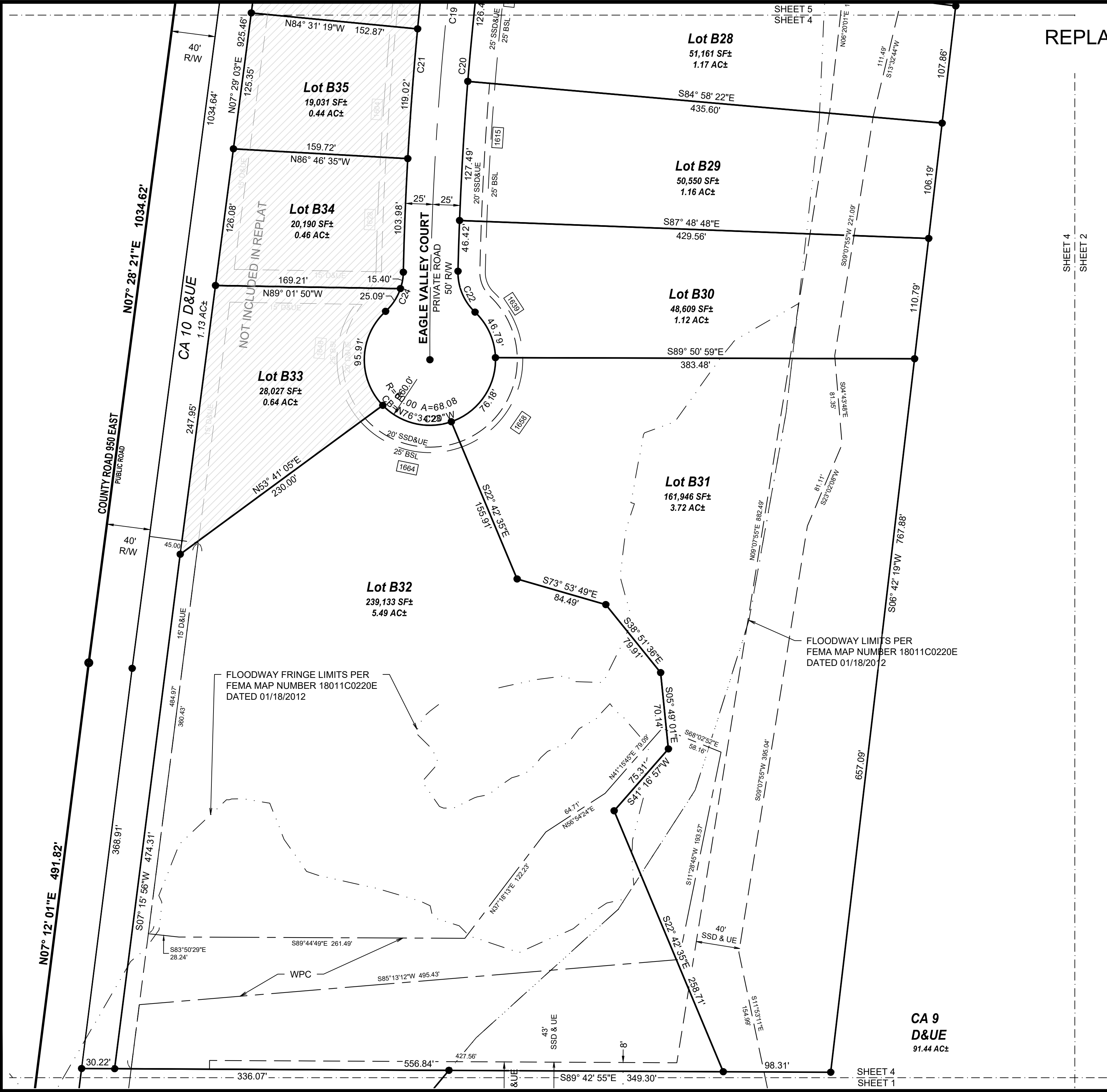
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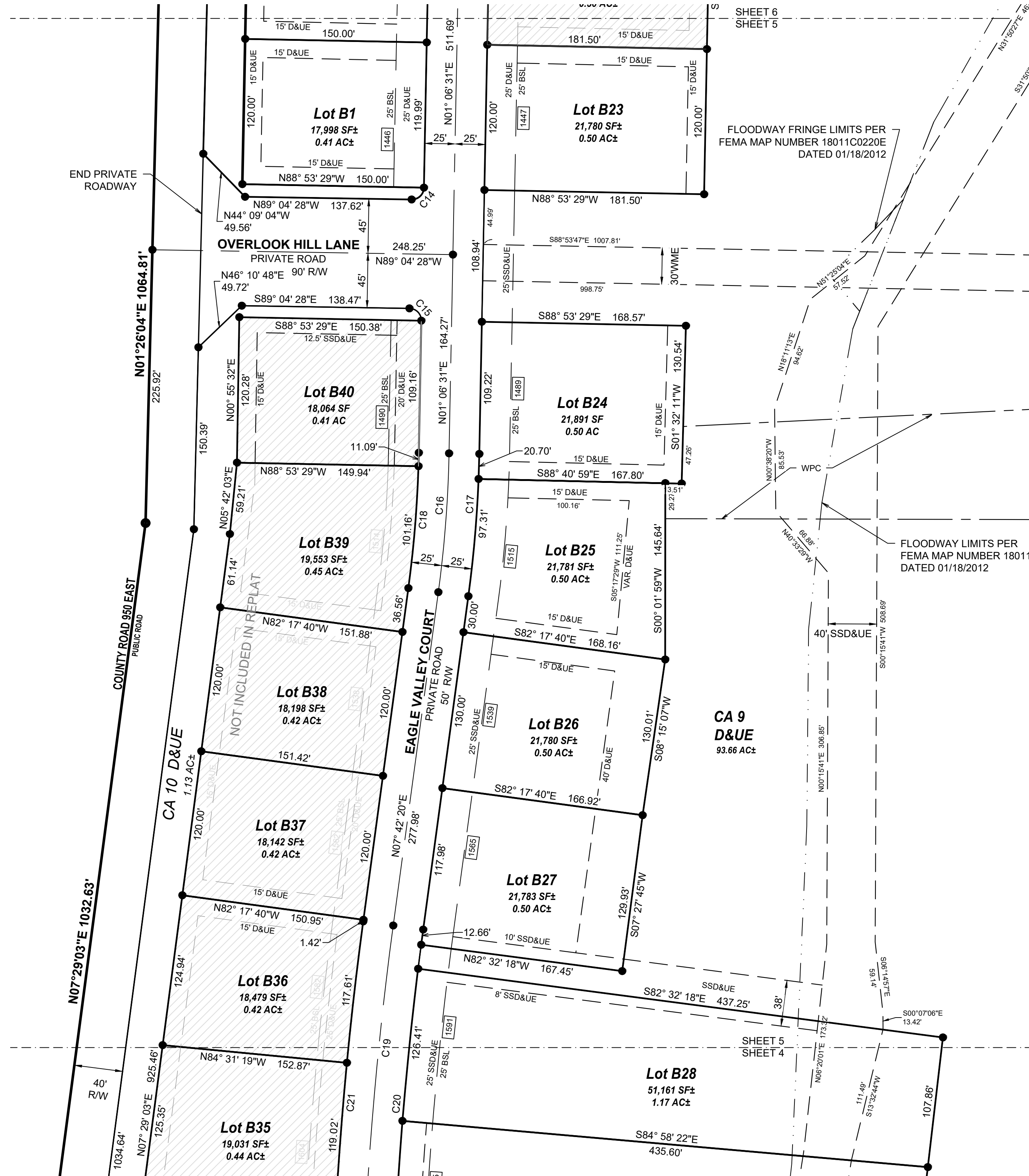
DRAWING SCALE: 1" = 60'

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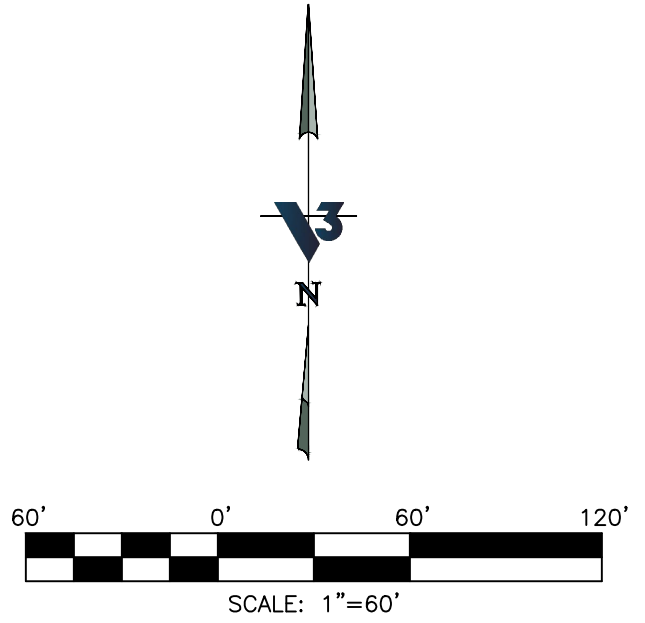
4 OF 13
20651



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SEE SHEET 3



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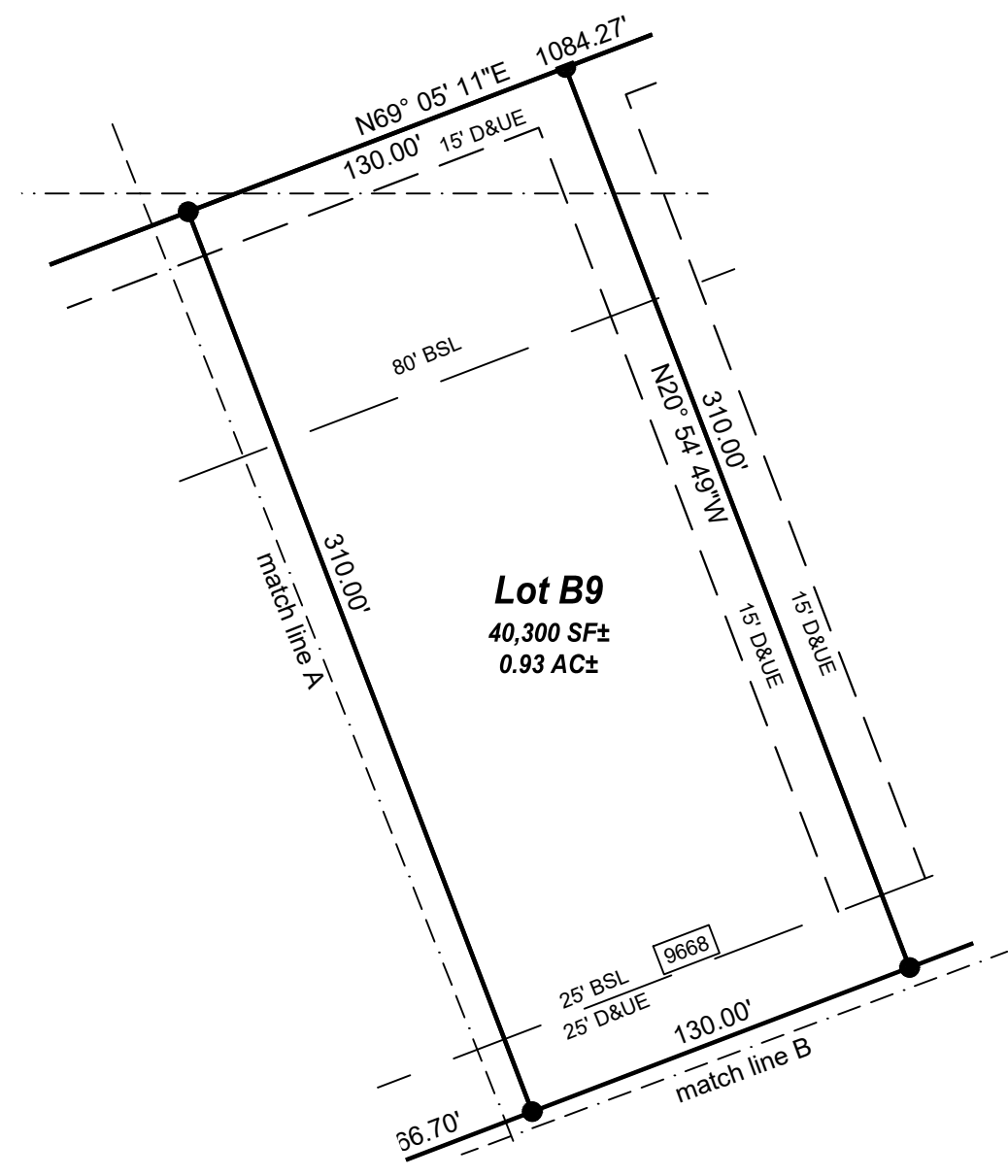
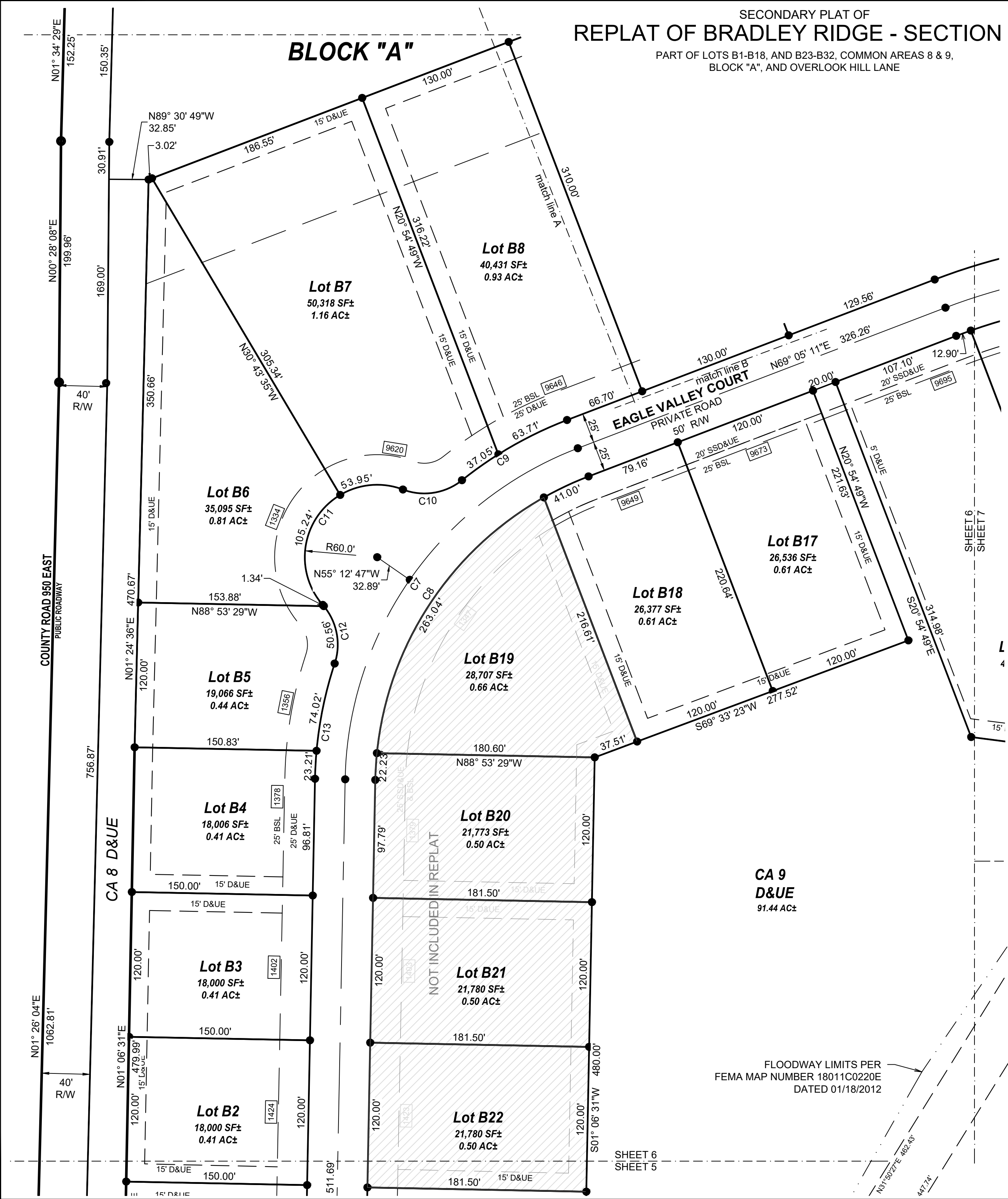
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BLOCK "A"



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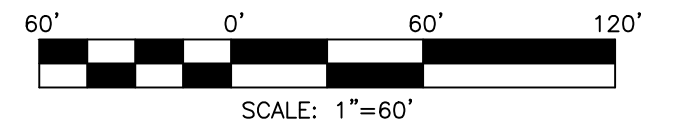
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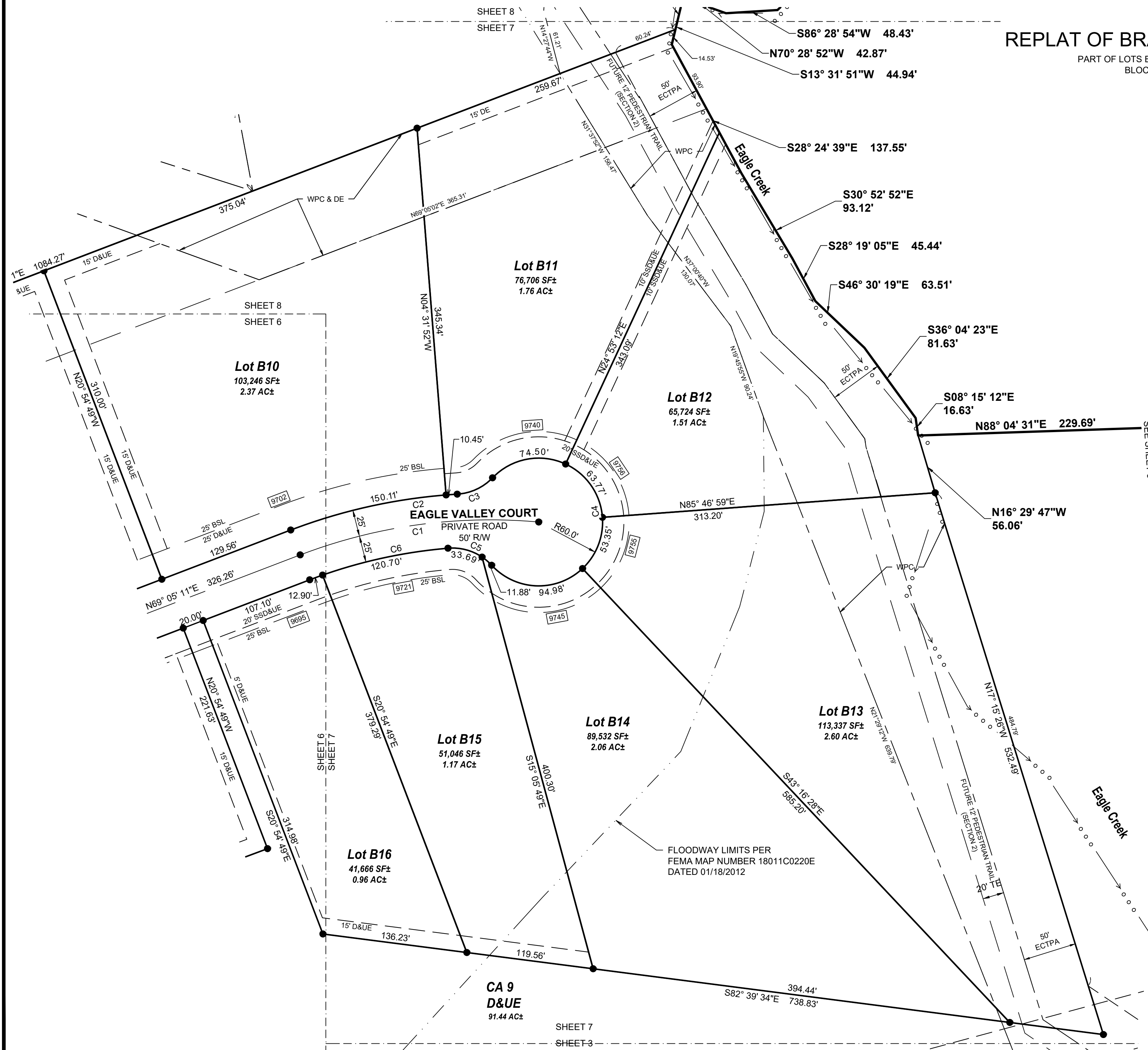
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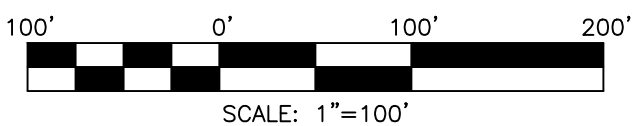
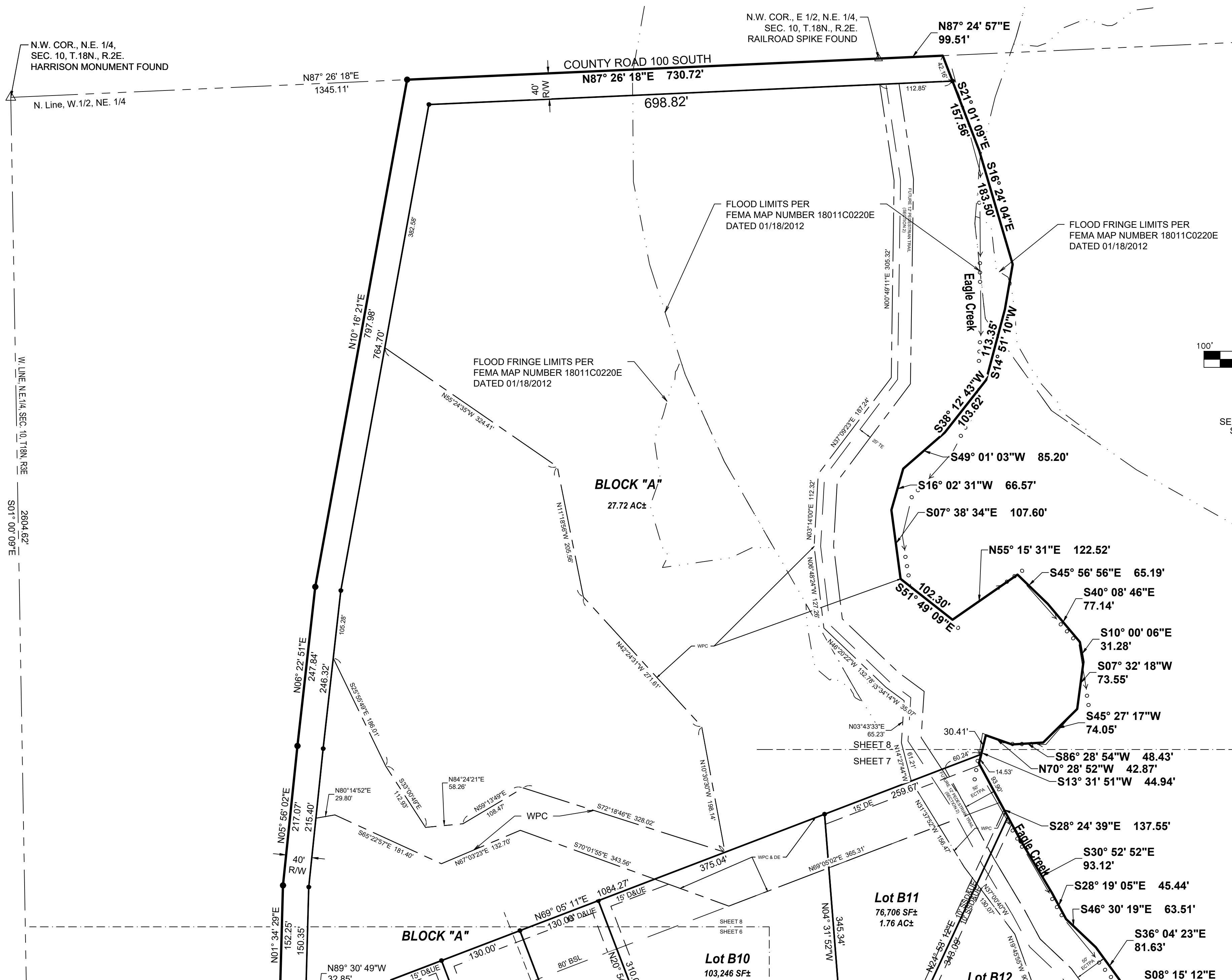
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7 OF 13
20651



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SURVEYOR'S CERTIFICATE

I, Brian L. Haggard, hereby certify that:

The within Plat is a representation of the lands surveyed, subdivided and platted under by direct supervisions and control and that it is true and correct to the best of my knowledge and belief;

[See Legal Description within Owner's Dedication]

This replat consists of 28 Lots, numbed B1-B18 and B23-B32, 2 common areas, labeled CA 8 & 9, and 2 Blocks, lettered "A" and "B", together with Easements as shown on the within Plat;

The size of the Lot and Easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the with Plat actually exist and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 IAC 1-12 with cross-reference hereby being made to the surveys of record on which this Plat is based per Instrument No. 2024008506 & 2024008508 and the original Plat for Bradley Ridge, Section 1B and a Certification of Correction thereto recorded as Instrument Numbers 2025002140 and 2025010025, respectively, in the Office of the Recorder for Boone County, Indiana, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by said cross-referenced survey on any lines that are common with the new subdivision; and,

The within Plat complies with the provisions of the Town of Zionsville Subdivision Control Ordinance.

Witness my signature this 2nd day of July, 2026.

Brian L. Haggard
PS No. LS29800001
State of Indiana

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. Brian L. Haggard

Prepared by Brian L. Haggard, PS, V3 Companies, 171 N Main Street, Martinsville, IN 46151.

OWNER'S DEDICATION STATEMENT

We, [see signatories on sheets 10 through 12], do hereby certify that we are the Owners of the real property located in the Town of Zionsville, Boone County, Indiana, according to Instrument Numbers [see signatory sheets with parcel/lot information] of the office records of the Recorder of Boone County, Indiana, and further described as follows:

That portion of the Northeast and Southeast Quarters of Section 10 and Northwest Quarter of Section 11, Township 18 North, Range 2 East, in the Town of Zionsville, Boone County, Indiana, described as follows:

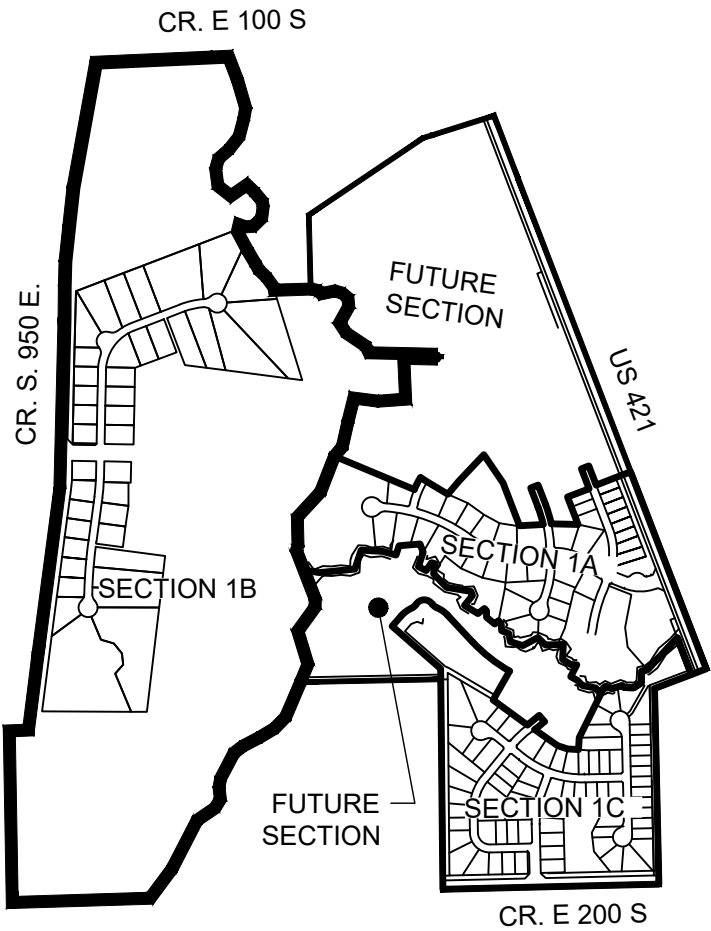
BEGINNING at the southwest corner of said Southeast Quarter of Section 10; thence North 01 degree 00 minutes 09 seconds West along the west line thereof 1,073.16 feet; thence North 87 degrees 20 minutes 38 seconds East 120.31 feet to a point on the southerly extension of the centerline of County Road 950 East; thence the following eight (8) courses along said centerline and its southerly and northerly extensions: 1) North 07 degrees 12 minutes 01 second East 491.82 feet; 2) North 07 degrees 29 minutes 03 seconds East 1,032.63 feet; 3) North 01 degree 26 minutes 04 seconds East 1,064.81 feet; 4) North 00 degrees 28 minutes 08 seconds East 199.96 feet; 5) North 01 degree 34 minutes 29 seconds East 152.25 feet; 6) North 05 degrees 56 minutes 02 seconds East 217.07 feet; 7) North 06 degrees 22 minutes 51 seconds East 247.84 feet; 8) North 10 degrees 16 minutes 21 seconds East 797.98 feet to the north line of said Northeast Quarter of Section 10; thence North 87 degrees 26 minutes 18 seconds East along said north line 730.72 feet to the northwest corner of the East Half of said Northeast Quarter; thence North 87 degrees 24 minutes 57 seconds East along the north line thereof 99.51 feet to the centerline of Eagle Creek; thence along said centerline the following twenty-four courses: 1) South 21 degrees 01 minute 09 seconds East 157.56 feet; 2) South 16 degrees 24 minutes 04 seconds East 183.50 feet; 3) South 09 degrees 50 minutes 15 seconds West 70.46 feet; 4) South 14 degrees 51 minutes 10 seconds West 113.35 feet; 5) South 38 degrees 12 minutes 43 seconds West 103.62 feet; 6) South 49 degrees 01 minute 03 seconds West 85.20 feet; 7) South 16 degrees 02 minutes 31 seconds West 66.57 feet; 8) South 07 degrees 38 minutes 34 seconds East 107.60 feet; 9) South 51 degrees 49 minutes 09 seconds East 102.30 feet; 10) North 55 degrees 15 minutes 31 seconds East 122.52 feet; 11) South 45 degrees 56 minutes 56 seconds East 65.19 feet; 12) South 40 degrees 08 minutes 46 seconds East 77.14 feet; 13) South 10 degrees 00 minutes 06 seconds East 31.28 feet; 14) South 07 degrees 32 minutes 18 seconds West 73.55 feet; 15) South 45 degrees 27 minutes 17 seconds West 74.05 feet; 16) South 86 degrees 28 minutes 54 seconds West 48.43 feet; 17) North 70 degrees 28 minutes 52 seconds West 42.87 feet; 18) South 13 degrees 31 minutes 51 seconds West 44.94 feet; 19) South 28 degrees 24 minutes 39 seconds East 137.55 feet; 20) South 30 degrees 52 minutes 52 seconds East 93.12 feet; 21) South 28 degrees 19 minutes 05 seconds East 45.44 feet; 22) South 46 degrees 30 minutes 19 seconds East 63.51 feet; 23) South 36 degrees 04 minutes 23 seconds East 81.63 feet; 24) South 08 degrees 15 minutes 12 seconds East 16.63 feet; thence North 88 degrees 04 minutes 31 seconds East 229.69 feet; thence South 78 degrees 28 minutes 45

seconds East 44.55 feet; thence South 42 degrees 35 minutes 10 seconds East 28.22 feet; thence North 78 degrees 25 minutes 00 seconds East 86.88 feet; thence South 74 degrees 03 minutes 59 seconds East 47.66 feet; thence South 49 degrees 53 minutes 12 seconds East 48.51 feet; thence South 04 degrees 38 minutes 21 seconds East 53.97 feet; thence South 29 degrees 06 minutes 34 seconds West 116.38 feet; thence South 33 degrees 08 minutes 15 seconds East 75.62 feet; thence South 56 degrees 09 minutes 13 seconds East 147.30 feet; thence South 26 degrees 08 minutes 55 seconds East 45.90 feet; thence South 88 degrees 39 minutes 36 seconds East 427.64 feet to the beginning of a curve to the left having a radius of 325.00 feet and a central angle of 05 degrees 17 minutes 47 seconds, the radius point of which bears South 88 degrees 39 minutes 36 seconds East; thence southerly along the arc of said curve 30.04 feet; thence North 88 degrees 39 minutes 36 seconds West 211.22 feet; thence South 02 degrees 37 minutes 42 seconds East 255.67 feet; thence South 85 degrees 55 minutes 44 seconds West 171.55 feet; thence North 82 degrees 49 minutes 45 seconds West 153.79 feet; thence South 13 degrees 57 minutes 19 seconds West 153.61 feet; thence South 12 degrees 53 minutes 54 seconds West 159.00 feet; thence South 39 degrees 37 minutes 27 seconds West 76.64 feet; thence South 21 degrees 13 minutes 21 seconds West 240.49 feet; thence South 42 degrees 40 minutes 48 seconds West 213.97 feet; thence South 01 degree 18 minutes 40 seconds East 175.81 feet; thence South 16 degrees 42 minutes 31 seconds West 34.71 feet; thence South 21 degrees 15 minutes 42 seconds East 324.57 feet; thence South 00 degrees 36 minutes 55 seconds West 51.04 feet; thence South 35 degrees 46 minutes 56 seconds West 184.98 feet; thence South 16 degrees 52 minutes 24 seconds East 216.71 feet; thence South 22 degrees 03 minutes 23 seconds West 121.35 feet to the centerline of Eagle Creek; thence the following twelve (12) courses along said centerline: 1) South 23 degrees 06 minutes 57 seconds West 236.02 feet; 2) South 44 degrees 22 minutes 47 seconds West 100.97 feet; 3) South 59 degrees 20 minutes 14 seconds West 111.32 feet; 4) South 62 degrees 20 minutes 58 seconds West 115.68 feet; 5) South 52 degrees 14 minutes 21 seconds West 69.34 feet; 6) South 27 degrees 41 minutes 01 second West 181.09 feet; 7) South 09 degrees 51 minutes 49 seconds West 56.73 feet; 8) South 06 degrees 36 minutes 30 seconds East 74.03 feet; 9) South 31 degrees 17 minutes 45 seconds West 64.43 feet; 10) South 55 degrees 38 minutes 45 seconds West 135.26 feet; 11) South 27 degrees 19 minutes 13 seconds West 339.99 feet; 12) South 36 degrees 34 minutes 46 seconds West 231.23 feet to the south line of said Southeast Quarter of Section 10; thence South 88 degrees 15 minutes 13 seconds West along said south line 862.91 feet to the POINT OF BEGINNING, containing 172.426 acres, more or less.

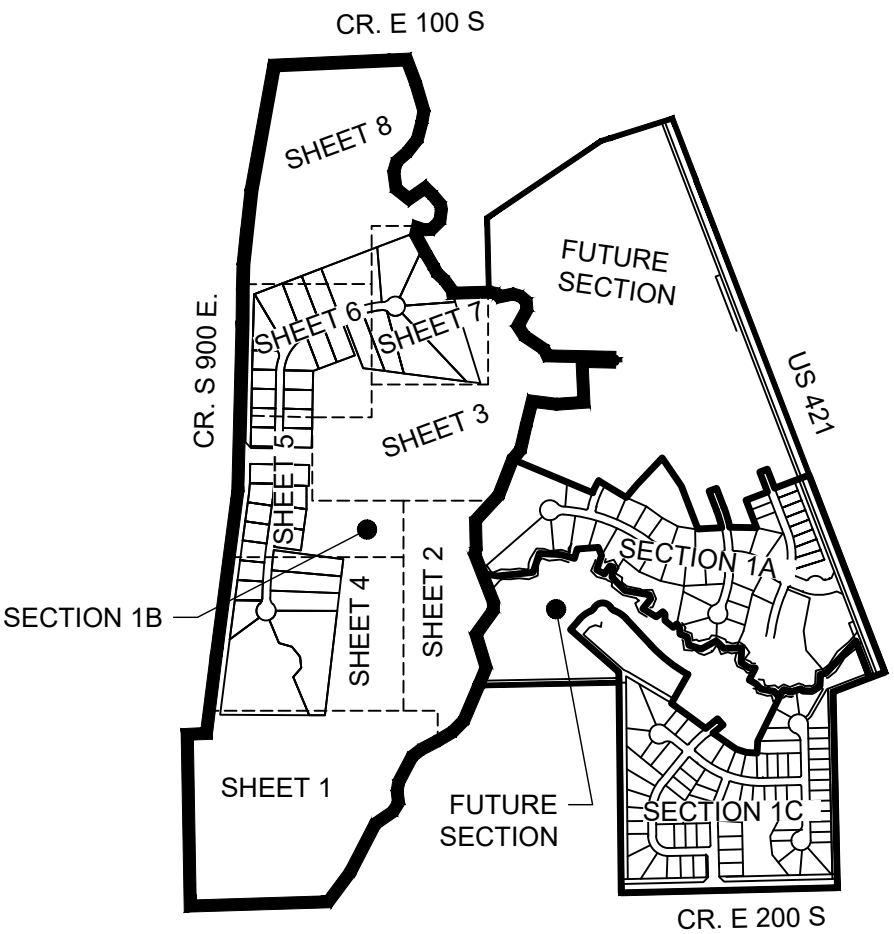
ADDITIONAL COVENANT

If additional or other easements are required, purchasers of lots herein (including the original purchaser) agree to dedicate such additional or other utility easements to Hamilton Southeastern Utilities, when presented for execution, dedication and recording. To the extent additional easements are needed, Bradley Ridge, LLC, or its assignee, will pay for the legal, surveying and engineering costs of securing such easements.

OWNER DEDICATION CONTINUED ON
SHEETS 10, THRU 13



LOCATION MAP
NO SCALE



SHEET MAP
NO SCALE



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DRAWING SCALE: N/A

REVISION:

4/1/26	per HSE comments
4/10/26	per additional HSE comments & additional signatures page
5/6/26	per HSE and client comments
5/15/26	update signatories
6/9/26	per review comments
6/23/26	update signatories
7/2/26	add HSEU parcel for Lift Station

9 OF 13
20651

SECONDARY PLAT OF
REPLAT OF BRADLEY RIDGE - SECTION 1B
PART OF LOTS B1-B18, AND B23-B32, COMMON AREAS 8 & 9,
BLOCK "A", AND OVERLOOK HILL LANE

OWNER DEDICATION CONTINUED

Now therefore know all persons by these presence that we do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.

This Subdivision shall be known as "RePlat of Bradley Ridge, Section 1B", an addition to the Town of Zionsville, Boone County, Indiana.

(a) Eagle Creek Tree Preservation Area. The area designated on the Plat as "Eagle Creek Tree Preservation Area" or "E.C.T.P.A." and measured fifty feet (50') from top of bank on each side of the Eagle Creek shall be a tree preservation area from which no trees shall be removed, except to the extent required for the installation of infrastructure, utilities, roadways, curbs, or trails, or in order to remove damaged or diseased trees or trees less than six (6) inches in diameter measured at forty-eight (48) inches from the ground (collectively, the "Eagle Creek Tree Preservation Area").

(b) Ravine Preservation Areas. For Plots or Common Areas within the areas designated on the Plat as "Ravine Preservation Area" or "R.P.A." or "R.P.E.", a minimum thirty (30) foot rear setback shall be maintained for tree preservation. Within such thirty (30) foot rear setback, no trees shall be removed, except to the extent required for the installation of infrastructure, utilities, roadways, curbs, or trails, or in order to remove damaged or diseased trees or trees less than six (6) inches in diameter measured at forty-eight (48) inches from the ground (collectively, the "Ravine Preservation Area").

(c) Wildlife Preservation Corridors/Designated Preservation Areas. For Plots or Common Areas within the areas designated on the Plat as "Wildlife Preservation Corridor" or "W.P.C.", no trees shall be removed from areas within Wildlife Preservation Corridor except to the extent required for the installation of infrastructure, utilities, roadways, curbs, or trails, or in order to remove damaged or diseased trees or trees less than six (6) inches in diameter measured at forty-eight (48) inches from the ground (collectively, the "Wildlife Preservation Corridor").

(d) Greenbelt Tree Preservation Area. For Plots or Common Areas within the areas designated on the Plat as "Greenbelt Tree Preservation Area" or "G.T.P.A.", no trees shall be removed from areas within a Greenbelt Tree Preservation Area, except to the extent required for the installation of infrastructure, utilities, roadways, curbs or trails, or in order to remove damaged or diseased trees or trees less than six (6) inches in diameter measured at forty-eight (48) inches from the ground (collectively, the "Greenbelt Tree Preservation Area").

(e) Easements for Preservation Areas. All Preservation Areas are hereby declared to be subject to a perpetual, non-exclusive easement in favor of the Master Declarant, Master Association and its employees and agents in order that such employees and agents may carry out their duties as set forth in this Section 6.03(e) on behalf of the Master Association or Master Declarant. Notwithstanding anything else to the contrary set forth in this Master Declaration, the Master Declarant, solely at the Master Declarant's discretion, reserves the right to grant perpetual, non-exclusive easements over the Preservation Areas for ingress, egress, tree removal in compliance with this Section 6.03(e) and Section 12 of the PUD, and other purposes set forth this Section 6.03(e). Except as noted below, each Designated Builder, and/or Owner shall endeavor to preserve trees within the Preservation Areas and shall not remove trees, small trees and/or underbrush within the Preservation Areas (unless approved by the Architectural Review Board):

(i) The clearing of dead trees by the Master Declarant or the Master Association shall be allowed;

(ii) The removal of trees and underbrush by the Master Declarant as necessary for the installation of utilities, drainage improvements and infrastructure, landscaping, walls and fencing shall be allowed; only the Master Declarant may remove trees and underbrush in Common Areas.

(iii) The removal of trees for public health and safety shall be allowed, but only when such removal is first approved by the Architectural Review Board, unless there exists an emergency necessitating immediate removal, in which case the removal may occur before the approval of the Architectural Review, provided that the Architectural Review Board shall thereafter review the circumstances surrounding the removal.

The removal of a tree from Preservation Areas by any Owner or in violation of this Master Declaration shall result in a fine/penalty in the amount of Two Thousand Five Hundred Dollars (\$2,500.00) per tree removed which shall (i) be payable to Master Declarant by the party responsible for removal of the tree and (ii) become a lien against the Plot of the Owner responsible.

(f) There are areas designated as Sanitary Sewer Easement (SSE), Lift Station Easement (LSE), Force Main Easement (FME) which are reserved for the public sewer utility provider, currently Hamilton Southeastern Utilities, Inc. (HSEU), for the construction, extension, operation, inspection, maintenance, reconstruction, and removal of sanitary facilities and provide HSEU the right of ingress/egress. Pavement or concrete, including driveways and sidewalks, shall not be constructed on or within one (1) foot horizontal distance of any sanitary sewer castings. The drip line of all trees must be located a minimum of ten (10) feet from the center of sanitary sewers and manholes. No trees shall be planted directly over building sewers (laterals). Any landscaping placed within easements or rights-of-way is at risk of being removed by utilities without the obligation of replacement. No other utilities (natural gas service, electric power lines, electrical transformers, telecommunications equipment, etc.) shall be placed within five (5) feet of a manhole casting. Owner (builder/developer) is responsible for removal, repair and/or redirection required of utilities which are located within the SSE, LSE, and/or FME which violate the required separation or may be disturbed due to construction or maintenance access of sanitary manhole

infrastructure during the period of an active construction bond for the infrastructure. No landscaping, toe of slope of earth mounding, lighting, fencing, signage, retaining/landscaping/entrance walls, irrigation lines, etc. shall be placed within ten (10) feet of the center of the sanitary sewer facilities. Owner is responsible for all repairs and replacement to landscaping, mounding, lighting, fencing, signage retaining/landscape/entrance walls, irrigation lines, etc. that are located within a SSE, LSE, and/or FME which may be disturbed due to the construction or maintenance of the sanitary sewer facilities. A minimum of twenty (20) feet of horizontal separation must be maintained between sanitary sewer facilities and the top of bank of all water ways, including lakes and dry detention areas. The Owner is responsible for all repair, replacement and dewatering costs associated with waterways constructed within twenty (20) feet of sanitary sewer facilities. Subscribers are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and laterals from the building to its connection to the sanitary sewer main. The discharge of clear water sources (foundation drains, sump pumps, roof drains, etc.) to the sanitary sewer is prohibited. Grade changes across sanitary sewer facilities must be approved in writing by HSEU. Hamilton Southeastern Utilities, Inc., its successors or assigns are granted the right of ingress/egress over and across all paved or concrete surfaces.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Zionsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained.

The private streets and drainage system within this subdivision are to be privately owned and maintained by the Master Declarant or Master Association, whichever is responsible for the maintenance of the subdivision's common property.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water, drainage, water, and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Zionsville, save and except for those storm water, drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement areas of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

Refer to the construction plans to see the entire extent of the overflow path indicated as hatched areas. No fences or landscaping can be constructed within the easements areas that may impeded the free flow of stormwater.

The first five (5) feet of any utility easement which is located along a street right of way shall be reserved for use as a Town of Zionsville utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

The 20-foot Trail Easement (TE) is to follow the centerline of the path, as-built, (10-feet on each side of the as-built centerline) and is hereby dedicated to the Town of Zionsville for public use. The proposed location is shown hereon and shall be considered approximate.

The foregoing plat covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the recording date of this plat at which time said plat covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then Owners of the building site coved by these plat covenants it is agreed to change such plat covenants in whole or in part.

Invalidation of any one of the foregoing plat covenants by judgement or court order shall in no way affect any of the other plat covenants which shall remain in full force and effect.

All Master Declarations, and general protective covenants, condition and restrictions for Bradley Ridge per Instrument Number: _____ recorded with the Office of the Recorder of Boone County, Indiana.

The right to enforce these covenants by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several Owners of the several Lots in the Subdivision and to their heirs and assigns.

In witness whereof, Owner has executed this instrument this ____ day of _____, 20__.

Bradley Ridge, LLC
Lots B1, B3, B8-9, B12, B14, Common Areas 8 & 9 and Block "A"
Instrument #2025002397; Parcel IDs: 06-08-10-000-041.054-016, 06-08-10-000-041.056-016, 06-08-10-000-041.061-016, 06-08-10-000-041.062-016, 06-08-10-000-041.065-016, 06-08-10-000-041.067-016, 06-08-10-000-041.094-016, 06-08-10-000-041.095-016, 06-08-10-000-041.096-016

Bradley S. Henke, Partner

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Bradley S. Henke, Partner of Bradley Ridge, LLC, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

Additional Ownership signatories continued on Sheets 11 and 12

PLAN COMMISSION APPROVAL

The Town Engineer and Building Commissioner of the Town of Zionsville have reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Zionsville, Boone County, Indiana.

By: _____ By: _____

Printed: _____ Printed: _____
Building Commissioner, Town of Zionsville, Boone County, Indiana Town Engineer, Town of Zionsville, Boone County, Indiana

Date: _____ Date: _____

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Zionsville Plan Commission at a meeting held on the _____, day of _____, 20__.

Witness by signature this ____ day of _____, 20__.

TOWN OF ZIONSVILLE PLAN COMMISSION

Signature _____ Signature _____

Printed _____ Printed _____
President Secretary

Developer:
Henke Development Group, LLC
1310 US 421
Zionsville, IN 46077



171 N. Main Street
Martinsville, IN 46151
Ph: 765.600.2501

WWW.V3CO.COM

DATE: 03/12/2026	APPROVED BY: BLH
DRAWN BY: HMS/CKK	REVIEWED BY: BLH
DRAWING SCALE: N/A	
REVISION:	
	4/1/26 per HSE comments
	4/10/26 per additional HSE comments & additional signatures page
	5/6/26 per HSE and client comments
	5/15/26 update signatories
	6/9/26 per review comments
	6/23/26 update signatories
	7/2/26 add HSEU parcel for Lift Station
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OWNER DEDICATION CONTINUED

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

Donald G. Weiler and Lisa M. Weiler Revocable Trust Agreements, Lot B18
Inst. #2025002629; Parcel ID: 06-08-10-000-041.071-016

Donald G. Weiler Lisa M. Weiler

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Donald G. Weiler and Lisa M. Weiler, Owners of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

Paula N. Thoma, Lot B23
Inst. # 2026005755 ; Parcel ID: 06-08-10-000-041.076-016

Paula N. Thoma

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Paula N. Thoma, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

G & G Custom Homes, Inc., Lot B24
Inst. #2025002556; Parcel ID: 06-08-10-000-041.077-016

Joe I. Garcia

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Joe I. Garcia, _____ of G & G Custom Homes, Inc., Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

SECONDARY PLAT OF
REPLAT OF BRADLEY RIDGE - SECTION 1B

PART OF LOTS B1-B18, AND B23-B32, COMMON AREAS 8 & 9,
BLOCK "A", AND OVERLOOK HILL LANE

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

Capital Custom Homes, Lot B25
Inst. #2025002998; Parcel ID: 06-08-10-000-041.078-016

Larry Crone

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Larry Crone, _____ of Capital Custom Homes, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

Shaffer Enterprises of Indiana, Lot B26
Inst. #2025004274; Parcel ID: 06-08-10-000-041.079-016

Randy Shaffer

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Randy Shaffer, _____ of Shaffer Enterprises of Indiana, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

Greg and Sloan E. Bayer, Joint Tenants with Rights of Survivorship, Lot B27
Inst. #2026000334; Parcel ID: 06-08-10-000-041.080-016

Greg Bayer Sloan E. Bayer

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Greg Bayer and Sloan E. Bayer, Owners of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

Ronald B. Melbert and Karen D. Melbert, Lot B28
Inst. #2025004442; Parcel ID: 06-08-10-000-041.081-016

Ronald B. Melbert Karen D. Melbert

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Ronald B. Melbert and Karen D. Melbert, Owners of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

Homes by Design, Lot B29
Inst. #2025003802; Parcel ID: 06-08-10-000-041.082-016

Brad Bowman

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Brad Bowman, _____ of Homes by Design, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this ____ day of _____, 20 ____.

Michael Brian Ross and Holly Ann Ross and/or assignees, Lots B30, B31 & B32
Inst. #2025009445 & 2025009365; Parcel ID: 06-08-10-000-041.083-016, 06-08-10-000-041.084-016 & 06-08-10-000-041.085-016

Michael Brian Ross Holly Ann Ross

State of _____)
)ss:
County of _____)

Before me, a notary public in and for said County and State, personally appeared Michael Brian Ross and Holly Ann Ross, Owners of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20__.

Signature _____

Printed _____

My commission expires _____

County of Residence _____



171 N. Main Street
Martinsville, IN 46151
Ph: 765.600.2501

WWW.V3CO.COM

DATE: 03/12/2026	APPROVED BY: BLH
DRAWN BY: HMS/CKK	REVIEWED BY: BLH

DRAWING SCALE: N/A

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	5/15/26	update signatories
	6/9/26	per review comments

Developer:
Henke Development Group, LLC
1310 US 421
Zionsville, IN 46077

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20651

SECONDARY PLAT OF
REPLAT OF BRADLEY RIDGE - SECTION 1B

PART OF LOTS B1-B18, AND B23-B32, COMMON AREAS 8 & 9,
BLOCK "A", AND OVERLOOK HILL LANE

OWNER DEDICATION CONTINUED

In witness whereof, Owner has executed this instrument this _____ day of _____, 20 ____.

Bridgewater Three, LLC, Lot B25
Inst. #2025002998; Parcel ID: 06-08-10-000-041.078-016

State of _____)
)ss
County of _____)

Before me, a notary public in and for said County and State, personally appeared _____, _____ of Bridgewater Three, LLC, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this _____ day of _____, 20____

Signature _____

Printed _____

My commission expires _____

County of Residence _____

In witness whereof, Owner has executed this instrument this _____ day of _____, 20 ____.

Overlook 2025, LLC, Lots B30 B32
Inst. #2025009445; Parcel ID: 06-08-10-000-041.083-016
& 06-08-10-000-041.085-016

State of _____)
)ss
County of _____)

Before me, a notary public in and for said County and State, personally appeared _____, _____ of Overlook 2025, LLC, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this _____ day of _____, 20_____

Signature _____

Printed _____

My commission expires _____

County of Residence _____

Developer:
Henke Development Group, LLC
1310 US 421
Zionsville, IN 46077



171 N. Main Street
Martinsville, IN 46151
Ph: 765.600.2501

WWW.V3CO.COM

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	6/9/26	per review comments	
	6/23/26	update signatories	
	7/12/26	add HSEU parcel for Lift Station	

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