

SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, CEM
 Surveyor of Hamilton County
 Phone (317) 776-8495
 Fax (317) 776-9628

Suite 188
 One Hamilton County Square
 Noblesville, Indiana 46060-2230

November 5, 2012

TO: Hamilton County Drainage Board

RE: E.O. Michaels Drain, Hull Arm

Attached is a petition, plans, drain map and schedule of assessments for the Hull Arm to the E.O. Michaels Drain. This proposed arm is located in Wayne Township.

The petition for this arm was filed on March 22, 2012 by William M. and Amanda M. Hull in order to provide their parcel, tax parcel 12-07-25-00-00-015.004, subsurface drainage access to the E.O. Michaels Drain.

The drain will begin at a point approximately ten (10) feet south of the north property line for the above referenced Hull tract as described in inst. #2012013218 as recorded in the Hamilton County Recorder's Office. Said point being on the east right of way for Durbin Road. The drain shall run thence north 110 feet terminating in Arm 3 of the E.O. Michaels Drain at or near Station 13+38 which is on existing east 16.5 foot half right of way line of Durbin Road.

The cost estimate for the drain is as follows:

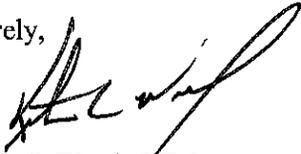
6" smooth bore dual wall perforated plastic tile	110 ft	\$4,400.00
6" x 6" x 6" Plastic "T"	1	\$ 100.00
6" x 10' CMP Breather	1	\$ 150.00
Seeding	0.02 ac	\$ 50.00
	Subtotal	\$4,700.00
	15% Contengency	\$ 705.00
	Total	\$5,405.00

The cost of the proposed arm shall be paid by the petitioner. The construction of the proposed arm shall not cause changes to the current maintenance assessment for the Michaels Drain.

The drain will be installed on the existing 16.5 foot half right of way line for Durbin Road. The drain will lie within the east right of way for Durbin Road, parcel 12-07-25-00-00-015.004 owned by William M. & Amanda M. Hull and parcel 12-07-25-00-00-015.000 owned by Ted and Ryo Essig. The easement for this arm shall consist of the 50 foot platted easement for "Thoroughbred Estates" as recorded in the office of the Hamilton County Recorder as instrument # 200300048491 and #200300048470. The 50 foot drainage and utility easement as platted is measured from the east side of the existing 16.5 foot half right of way line for Durbin Road. The northern 75 feet of the new arm is also within the existing 75 foot statutory easement for the E.O. Michaels Drain.

I recommend the Board set a hearing date for this proposed arm for December 10, 2012.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

E.O. Michaels Drain

Hull Arm

*No change in current maintenance assessment.

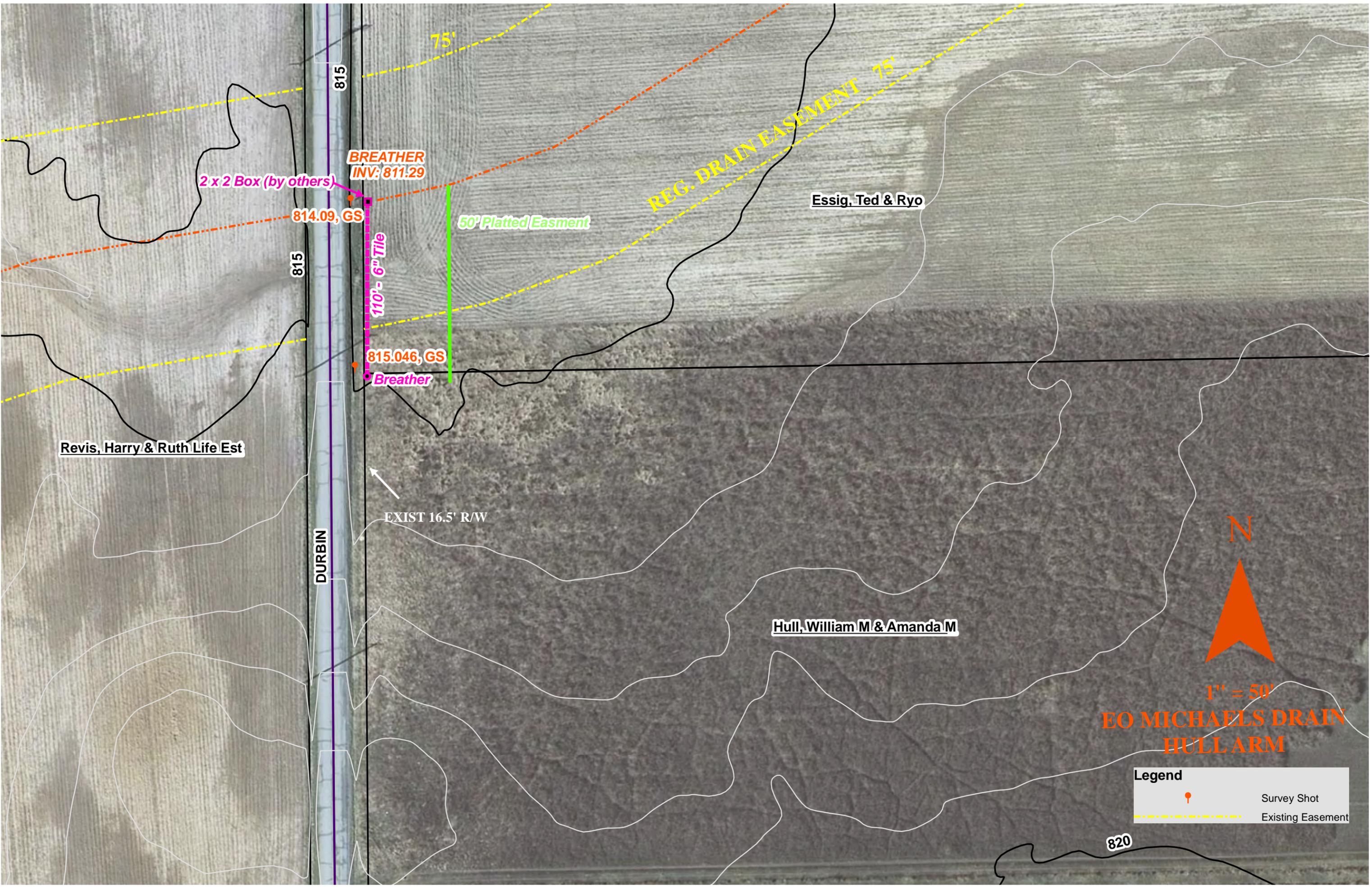
*Cost of relocation to be paid by Wm & Amanda Hull

Will add 110' of new drain.

Drain will be installed on existing easements.

Hearing: 12/10/12

Parcel	Owner	Address	City	Description	Benefit	MntAsmt	RecAsmt	of Total
12-07-25-00-00-015.004	Hull, Wm. M. & Amanda M.	7360 Hyacinth Dr.	Avon, IN 46123	S25 T19 R5 10.13 Ac	n/a	*	*	*
12-07-25-00-00-015.000	Essig, Ted & Ryo	200 Edgewater Dr.	Noblesville, IN 46060	S25 T19 R5 28.67 Ac	n/a	*	*	*
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	1700 S. 10th St.	Noblesville, IN 46060	S25 T19 R5 Durbin Rd	n/a	*	*	*



815

75'

BREATHER
INV: 811.29

2 x 2 Box (by others)

814.09, GS

50' Platted Easement

REG. DRAIN EASEMENT 75'

Essig, Ted & Ryo

815

110'- 6" Tile

815.046, GS

Breather

Revis, Harry & Ruth Life Est

EXIST 16.5' R/W

DURBIN

Hull, William M & Amanda M

N

1" = 50'

EO MICHAELS DRAIN
HULL ARM

Legend	
	Survey Shot
	Existing Easement

820

191st Street



E.O. Michaels Drain

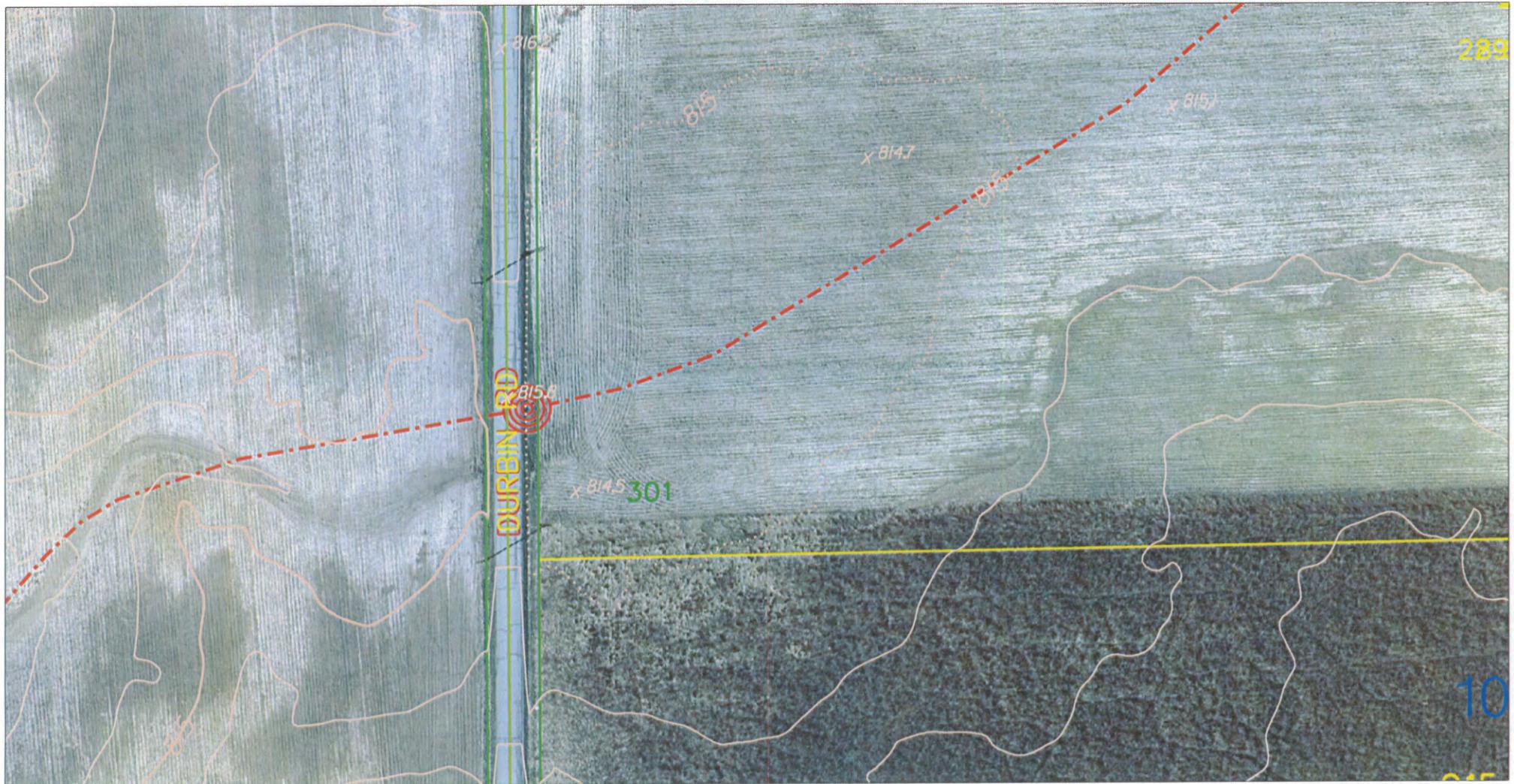
William Hull Property

Durbin Rd

186th Street

300 m
1000 ft



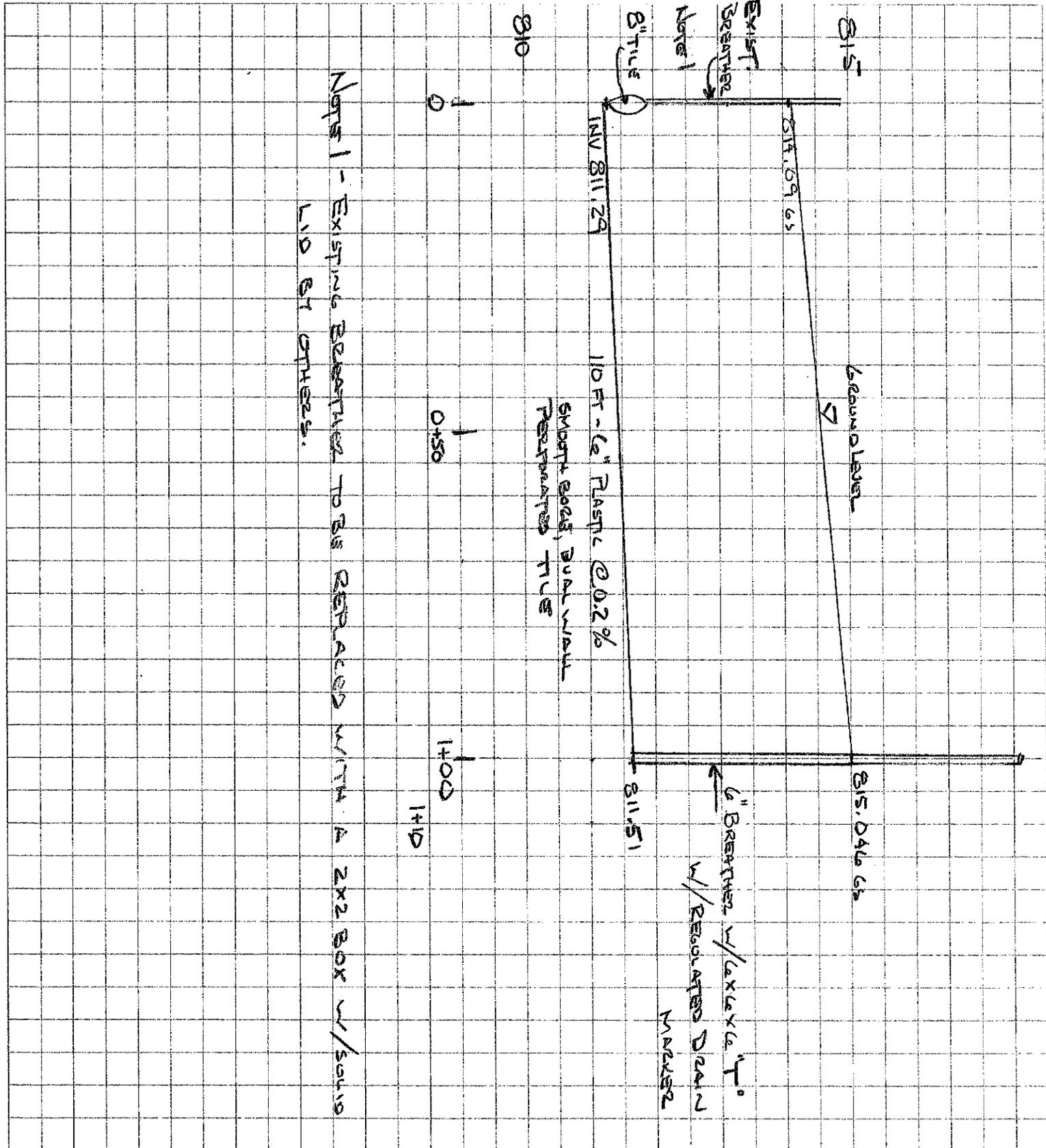


...\Bentley\home\work.rdl 10/29/2012 2:57:54 PM

Project: _____

Owner: _____

Engineer: _____ Date: _____



MAR 22 2012



To: Hamilton County Drainage Board OFFICE OF HAMILTON COUNTY SURVEYOR

Date: 3-20-12

Parcel#
Re: 1207250000 15004 Drain EO Michaels

William and Amanda Hull (Here-in-after "Petitioner"),

hereby petitions the Hamilton County Drainage Board under IC 36-9-27-66 for an arm to be

installed to the EO Michaels Drain in order to serve the property of the

petitioner. The petitioner, in support of said petition, advises the Board that:

1. The EO Michaels Drain is presently on a maintenance program and that land of the petitioner is assessed as benefited by the maintenance of the regulated drain
2. There is no known adequate open or tiled drain connecting the land of the petitioner with the regulated drain;
3. The waters from the petitioners land flow over or through land owned by others to reach the regulated drain;
4. The legal description of lands through which the new regulated drain will run along with the parcel numbers, name and address of each owner of that land is shown on Exhibit "A" which is attached;
5. The general route of the proposed new regulated drain and method of construction is shown on Exhibit "B" which is attached.
6. Petitioner agrees to pay all legal and construction costs involved with the construction of the proposed new regulated drain.

Signed

Printed

William Hull
Amanda Hull

William Hull
Amanda M. Hull

Exhibit "A"

The new regulated drain will run from parcel number 12-07-25-00-00-015-000
(owned by Ted and Ryo Essig) over to parcel number 120725000015004 (owned
by William and Amanda Hull).

Parcel # III in Exhibit
"B"

↑



↓
Parcel # IV in Exhibit
"B"

Address for owners:

William and Amanda Hull

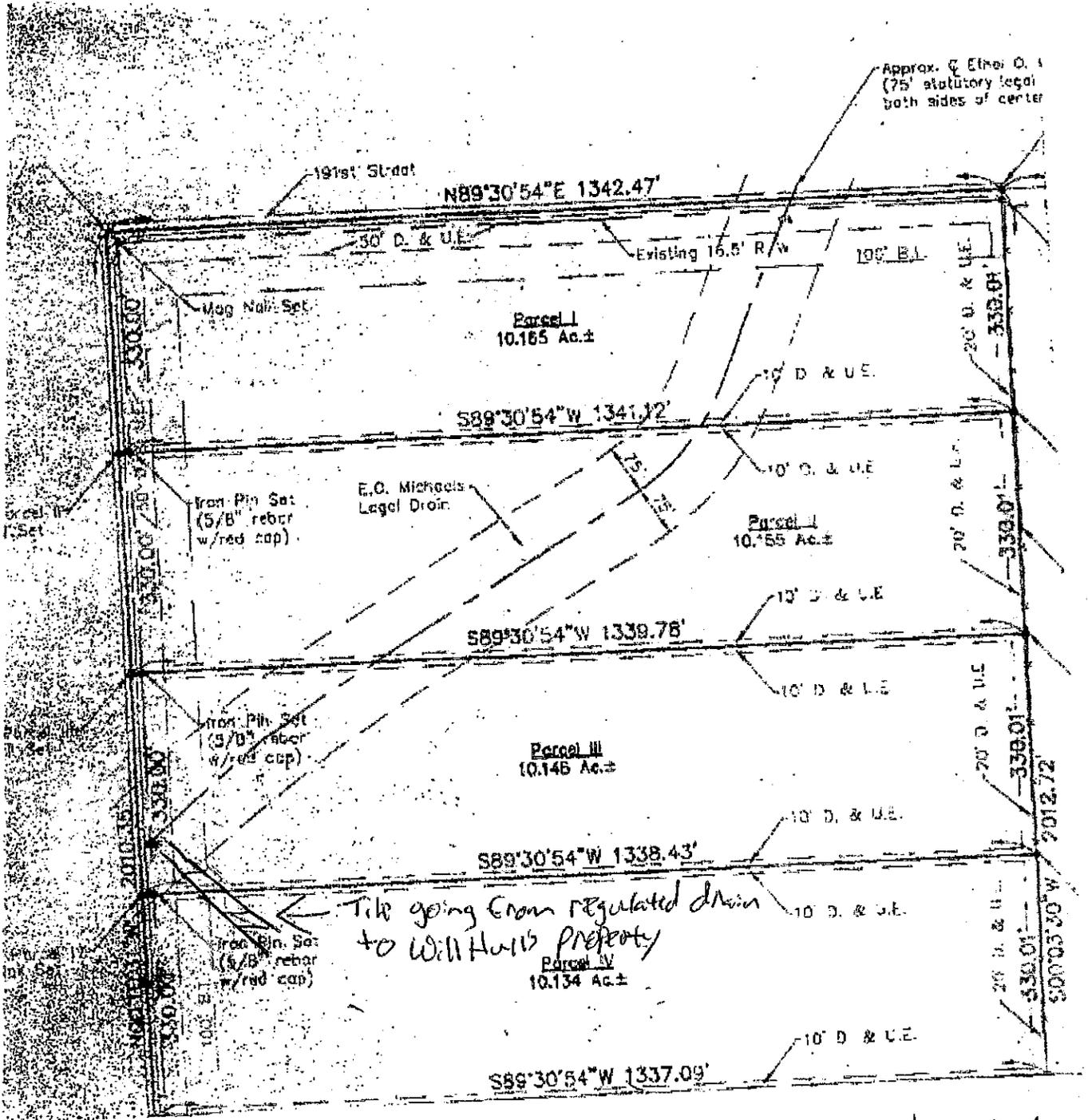
7360 Hyacinth Drive, Avon, IN 46123

Ted and Ryo Essig —

200 Edgewater Drive, Noblesville, IN 46060



Exhibit "B"



Work will be done by a backhoe

Exhibit "A"

File No. 121201128

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 5 EAST, OF THE SECOND PRINCIPAL MERIDIAN IN WAYNE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID HALF-QUARTER SECTION, 990.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 30 MINUTES 54 SECONDS EAST 1338.43 FEET TO A 5/8 INCH REBAR ON THE EAST LINE OF SAID HALF QUARTER SECTION, THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE, 330.01 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 89 DEGREES 30 MINUTES 54 SECONDS WEST 1337.09 FEET TO A MAG NAIL ON THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.134 ACRES, MORE OR LESS.

Mon Oct 29 2012 02:56:25 PM

RECORDED DOCUMENT SUMMARY
HAMILTON COUNTY, IN - Mary L. Clark, Recorder

DOC ID: 2003048481
 DECLARATION: GRANTOR
 PARTY TYPE/NAME: ESSI, TED
 05/20/2003: ESSI, RYO S
 12:44:00P: EITHOROUCHERED

LEGAL DESCRIPTION: INSTR #9909910292 SEE INSTR
 Doc Date: 10/01/1999
 Consider: Amt: \$0.00
 Code/Crp: DECLINMS
 POSTED

- Div 3: Div 2: WH Div 1: SEQ. Sec: 25 Twn: 19 Rng: 5 Acr: 10.165
PARTIAL PARCEL I E: XHIBIT A
- Div 3: Div 2: WH Div 1: SEQ. Sec: 25 Twn: 19 Rng: 5 Acr: 10.155
PARTIAL PARCEL II EXHIBIT A
- Div 3: Div 2: WH Div 1: SEQ. Sec: 25 Twn: 19 Rng: 5 Acr: 10.145
PARTIAL PARCEL III EXHIBIT A
- Div 3: Div 2: WH Div 1: SEQ. Sec: 25 Twn: 19 Rng: 5 Acr: 10.134
PARTIAL PARCEL IV EXHIBIT A
- Div 3: Div 2: WH Div 1: SEQ. Sec: 25 Twn: 19 Rng: 5 Acr: 10.124
PARTIAL PARCEL V EXHIBIT A
- Div 3: Div 2: WH Div 1: SEQ. Sec: 25 Twn: 19 Rng: 5 Acr: 11.079
PARTIAL PARCEL VI EXHIBIT A

References: 199010292 IN WD

Total number of documents listed: 1

15.00
2,000 sq ft
4
ATTACHED

DECLARATION OF RESTRICTIONS FOR THOROUGHbred ESTATE

This Declaration of Restrictions is made by Ted Essig and Ryo S. Essig individually as owner of record. (hereafter "Owners")

WHEREAS, Owners of the real estate located in Wayne Township, Hamilton County, Indiana, and which is more particularly described on Exhibit A, attached hereto and made a part hereof, and which lands may be sold in various partial tracts, and which will be commonly known as "THOROUGHbred ESTATE", and will be more particularly described on the Deed or other instruments of conveyance thereof recorded and to be recorded in the Office of the Recorder of Hamilton County, Indiana; and

WHEREAS, the Owners are about to sell and convey all or portion of the real estate and before doing so desires to subject and impose upon such real estate mutual and beneficial restrictions, conditions, and charges under a general plan or scheme of improvement for the benefit and compliance of all of the property owned by the Owners and the future owners thereof.

NOW, THEREFORE, the Owners do hereby declare that all of the real estate as described on Exhibit A shall be held, conveyed, hypothecated or encumber, leased, rented, used, occupied, and improved, subject to the following restrictions, all of which are declared and agreed to be in furtherance of a Plan for the improvement and sale of the real estate, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the lands as a whole and of any sale of parcels of land situate therein. All of the Restrictions shall run with the land and shall be binding upon the Owners and upon the parties having or acquiring a right, title or interest, legal or equitable, in and to the real property or any part or parts thereof subject to these restrictions, and shall insure to the benefit of the Owners and everyone of the Owner's successors in title to any real estate described in Exhibit A.

NOW, THEREFORE, Owner's hereby declare that all the property described above shall hereafter be known and designated as Thoroughbred Estates and shall be held, sold and conveyed subject to the following easement, restrictions, covenants and conditions which are for the purpose of protecting the value, character and desirability of the property, and which shall run with the land and be binding on all parties who have any right, title or interest in the described property, or any part thereof, their heirs, successors, or assigns, and shall insure to the benefit of each owner there of.

Architectural Control-There is created with recordation of these covenants an architectural control committee consisting of Ted Essig and Ryo S. Essig or three persons designated by Ted Essig and Ryo S. Essig. The architectural control committee shall be known as "Thoroughbred Estates Architectural Control Committee" and shall continue until the year 2017, unless a majority of the then owners of tracts shown in Exhibit A extend the functioning of the Thoroughbred Estates Architectural Control Committee for additional and renewable ten year period or periods. No structure shall be constructed nor any excavation made on made on any tract within the real estate described in Exhibit A until three sets of plans for such structure or excavation have been submitted to Thoroughbred Estates Architectural Control Committee for review and approval. Upon submission of plans for construction of a structure on any tract in the real estate described in Exhibit A, the Thoroughbred Estates Architectural Control Committee shall review the plans and note any changes or amendments thereto and send on one set to the owner of the tract upon which the structure is to be constructed within thirty (30) days of the submission of such plans to the Thoroughbred Estates Architectural Control Committee. Any changes, amendments or alterations as indicated on the plans by the Thoroughbred Estates Architectural Control Committee shall be made prior to the construction of a structure on a tract. If the plans are not returned to the owner of any tract within thirty (30) days of submission to the Thoroughbred Estates Architectural Control Committee, the plans are deemed approved and construction pursuant to those plans is expressly authorized by the Thoroughbred Estates Architectural Control Committee.

Use of Land-Only one single-family home will be permitted on any ten acre more or less tract. None of the tracts may be improved, used or occupied for other than private residential purposes and no two-family dwelling or apartment house, though intended for residential purposes, may be erected thereon. Horse barn and riding arena to be permitted.

Required Size of Residence-Any home erected on a tract shall contain a minimum of 2,000 square feet of finished livable floor area for a ranch style home. Any multi-level home erected on a tract shall contain a minimum of 1,100 square feet of finished livable floor area on the ground floor with minimum total square footage of living area of 2,200 square feet. For purpose of this restriction, the term "finished livable floor area" means that portion of the home erected upon any tract on the foundation of the home, exclusive to open porches, garages or appurtenances.

Outside Storage Buildings-Outside storage buildings, designed for the sole purpose of housing livestock and farm animals, boats, and campers, shall be permitted, subject to the approval of the Thoroughbred Estates Architectural Control Committee.

Permission will not be unreasonably withheld for occasional outside short term parking of automobiles, campers, trailers, boats or similar vehicles. Permission must be requested from and granted by the Thoroughbred Estates Architectural Control Committee.

200300048491
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
05-20-2003 At 12:44 pm.
DEC CDV RES 13.00

COPY

Construction Materials- All construction material shall be subject to review by the Thoroughbred Estates Architectural Control Committee.

Fences-Fences constructed on any areas reserved in Exhibit A as an easement shall be placed at the risk of the owner of any tract Thoroughbred Estates and subject to removal by any utility or franchise having a right to use such easement area.

Easements-There shall be strips of ground reserved in the use of driveway, public utilities and cable television franchises, for installation of water and sewer mains, poles, ducts, lines, wires and cables, as shown on the plat attached hereto as Exhibit A. An easement is hereby reserved for proper authorities representing such utilities or franchises to utilize said strips of ground for installation, repair or maintenance without prior approval of the Thoroughbred Estates Architectural Control Committee. No structure except fences, walks and driveways shall be placed or allowed to remain in any easement or any tract. Any excavation or topographic alteration within any easement are must be approved by the Thoroughbred Estates Architectural Control Committee before such excavation or alteration is to commence. Every owner of a lot in Thoroughbred Estates will grant permission to the adjacent owner of the next lot to connect their perimeter drain onto the existing field title. A survey will locate the title and provide for five feet on either side for maintenance. Each property owner will have a riser within ten feet of the property line.

Setback Lines- No structure (except for fences, driveways and walks) shall be built within a minimum of 150 feet of public road centerline.

Amendment and Continuation-These covenants may be amended by a vote of a majority of the then tract owners of all the tracts in Exhibit A. These covenants shall continue until the year 2017 and thereafter if a majority of the then owners of the tracts in Exhibit A vote to extend the covenants for additional ten (10) year periods.

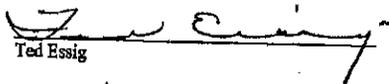
Animals-No animals shall be kept on any 10 acre tract except the usual household pets, so long as such household pets are not bred or kept for commercial purposes. Livestock or farm animals shall be allowed, not to exceed ten (10) horses, ten (10) head of cattle or twenty (20) sheep. Other farm animals or livestock subject to approval of the Thoroughbred Estates Architectural Control Committee.

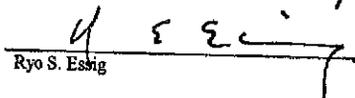
Maintenance-All tracts shall be maintained by the owners thereof in a clean and slightly manner, and free of trash, rubbish and weeds. It shall be the duty of the owner of each lot to keep the grass on the lot properly cut and to keep the lot free from weeds and trash and otherwise neat and attractive appearance. Should any owner fail to do so then the Developer may take such action as it deems appropriate in order to make the lot neat and attractive, and the owner shall upon demand reimburse developer for the expense incurred in so doing.

Automobiles, Boats, Trailers and Campers-Automobiles, campers, trailers, boats and similar vehicles shall not be stores or parked on any tract, except in an area approved by the Thoroughbred Estates Architectural Control Committee. No disabled, inoperable or unlicensed vehicles shall be kept on any tract except in a garage or storage building.

Enforcement of Covenants-The enforcement of these covenants shall be subject to enforcement by the Thoroughbred Estates Architectural Control Committee.

OWNERS


Ted Essig


Ryo S. Essig

STATE OF INDIANA)
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Ted Essig and Ryo S. Essig, as Owners who acknowledge the execution of the foregoing Declaration of Covenants, Conditions and Restrictions to be their voluntary act and deed.

Witness my hand and Notarial seal this 1st day of October, 1999



Carmen M. Peery
Notary Public

Resident of Hamilton County

X PREPARED BY: RICHARD A. O'BRIAN
X

EX. "A"

Parcel I:

Part of the West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Meridian, in Wayne Township, Hamilton County, Indiana, described as follows:

Beginning at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence North 89 degrees 30 minutes 54 seconds East (assumed bearing), along the North line of said Half-Quarter Section, 1342.47 feet to a mag nail at the Northeast corner of said Half-Quarter Section; thence South 00 degrees 03 minutes 30 seconds West, along the East line of said Half-Quarter Section, 330.01 feet to a 5/8 inch rebar with red caps; thence South 89 degrees 30 minutes 54 seconds West 1341.12 feet to a mag nail on the West line of said Half-Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of beginning and containing 10.165 acres, more or less.

Subject to any easements, rights of way and or restrictions of record.

Parcel II:

Part of the West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Meridian, in Wayne Township, Hamilton County, Indiana, described as follows:

Commencing at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 minutes 31 seconds East, along the West line of said Half-Quarter Section, 330.00 feet to a mag nail at the Point of Beginning of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1341.12 feet to a 5/8 inch rebar on the East line of said Half-Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East line, 330.01 feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1339.78 feet to a mag nail on the West line of said Half-Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of beginning and containing 10.155 acres, more or less.

Subject to any easements, rights of way and or restrictions of record.

Parcel III:

Part of the West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Meridian, in Wayne Township, Hamilton County, Indiana, described as follows:

Commencing at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 minutes 31 seconds East, along the West line of said Half-Quarter Section, 330.00 feet to a mag nail at the Point of Beginning of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1339.78 feet to a 5/8 inch rebar on the East line of said Half-Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East line, 330.01 feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1338.43 feet to a mag nail on the West line of said Half-Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of beginning and containing 10.145 acres, more or less.

Subject to any easements, rights of way and or restrictions of record.

Parcel IV:

Part of the West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Meridian, in Wayne Township, Hamilton County, Indiana, described as follows:

Commencing at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 minutes 31 seconds East, along the West line of said Half-Quarter Section, 990.00 feet to a mag nail at the Point of Beginning of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1338.43 feet to a 5/8 inch rebar on the East line of said Half-Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East line, 330.01 feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1337.09 feet to a mag nail on the West line of said Half-Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of beginning and containing 10.134 acres, more or less.

Subject to any easements, rights of way and or restrictions of record.

Parcel V:

Part of the West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Meridian, in Wayne Township, Hamilton County, Indiana, described as follows:

Commencing at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 minutes 31 seconds East, along the West line of said Half-Quarter Section, 1320.00 feet to a mag nail at the Point of Beginning of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1337.09 feet to a 5/8 inch rebar on the East line of said Half-Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East line, 330.01 feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1335.74 feet to a mag nail on the West line of said Half-Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of beginning and containing 10.124 acres, more or less.

Subject to any easements, rights of way and or restrictions of record.

Parcel VI:

Part of the West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Meridian, in Wayne Township, Hamilton County, Indiana, described as follows:

Commencing at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 minutes 31 seconds East, along the West line of said Half-Quarter Section, 1050.00 feet to a mag nail at the Point of Beginning of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1335.74 feet to a 5/8 inch rebar on the East line of said Half-Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East line, 382.07 feet to a 5/8 inch rebar with yellow cap at the Southeast corner of the real estate conveyed to Ted and Ryo Esq by Warranty Deed recorded as Instr. #9909910292 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 30 minutes 52 seconds West, along the South line of said Esqly real estate, 1334.25 feet to a mag nail on the West line of said Half-Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.05 feet to the point of beginning and containing 11.078 acres, more or less.

Subject to any easements, rights of way and or restrictions of record.

Surveyor's Report:

1) In accordance with the minimum standards for the competent practice of land surveying in Indiana (Title 865 IAC 1-12) the following observations and opinions are submitted concerning the cause and amount of the various uncertainties in the locations of the lines and corners used or established in this survey as a result of:

A-Availability and condition of referenced monuments:

- 1.) Indicated Quarter Section corner monuments found used as the basis for this survey. The maximum uncertainty associated with the location of said monuments is ± 0.6 feet.

B-Occupation or possession lines:

- 1.) A fence meanders from 3.2 ft. East to 0.6 ft. West of the East line of Subject parcels. Certain unwritten rights may be associated with said fence.
- 2.) A fence meanders from 1.0 ft. South to 0.2 ft. North of the South line of Parcel IV. Certain unwritten rights may be associated with said fence.
- 3.) A portion of the North side of Parcel I lies within the R/W of 161st Street.
- 4.) A portion of the West side of Subject Parcels lie within the R/W of Durbin Road.

C-Clarity or ambiguity of the record description used and/or adjoining's descriptions:

- 1.) The within described parcels were created as a result of this survey according to owner's instructions and lie within the real estate conveyed to Ted Esq by Warranty Deed recorded as Instr. #9909910292.

D-As defined by Title 865 IAC 1-12, this is a Class "C" survey and has a theoretical uncertainty of plus or minus 0.50 feet in the described location of each corner due to random errors in measurement.

- 2.) A portion of the SW side of Parcel IV DOES lie within that Special Flood Hazard Zone "A" as said parcel plots by scale on Community Flood Number 10037 C 0170 F of the Flood Insurance Rate Maps for Hamilton County, Indiana, (map dated 2/19/03).

Survey completed: April 23, 2003

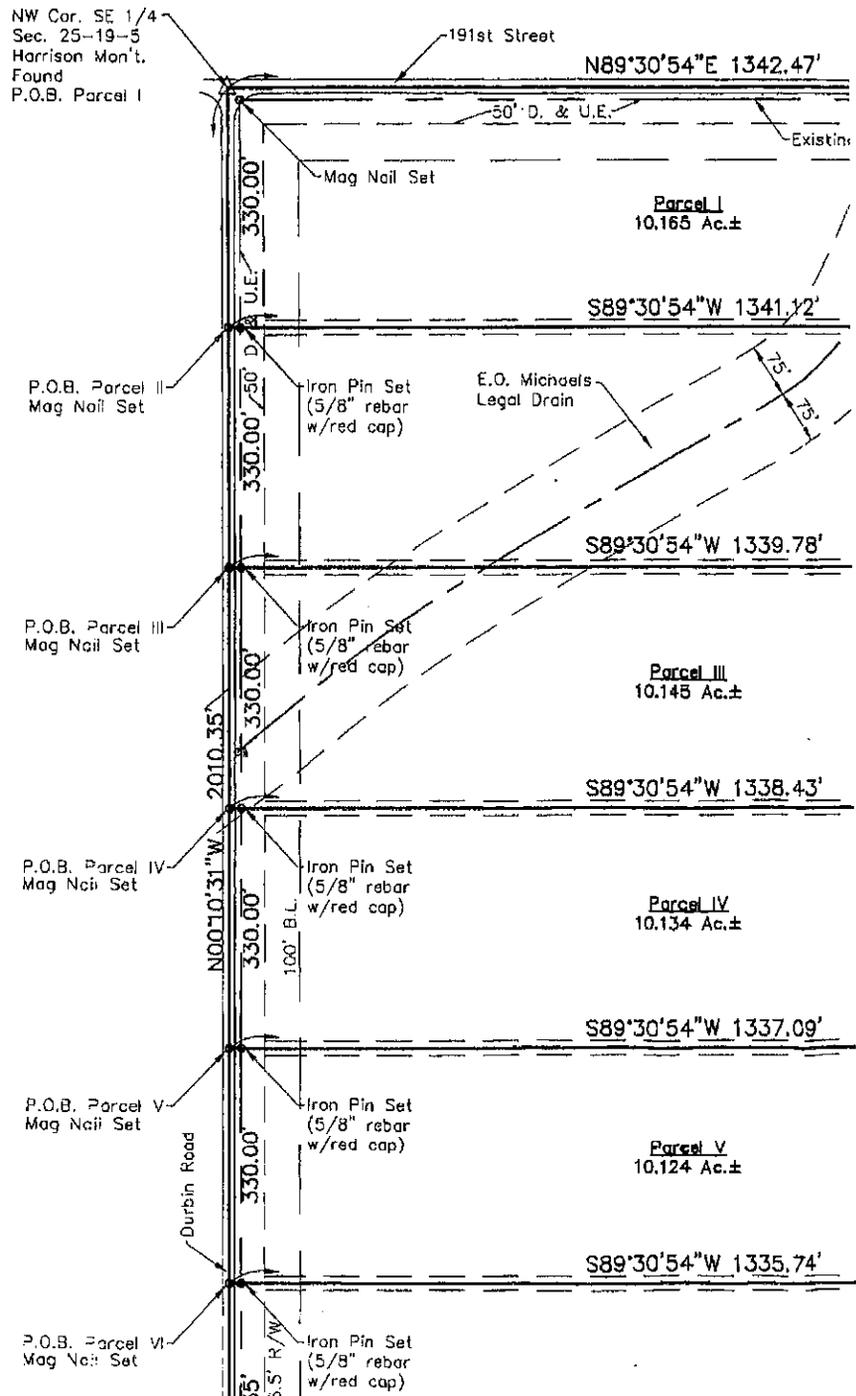
Certified: May 8, 2003

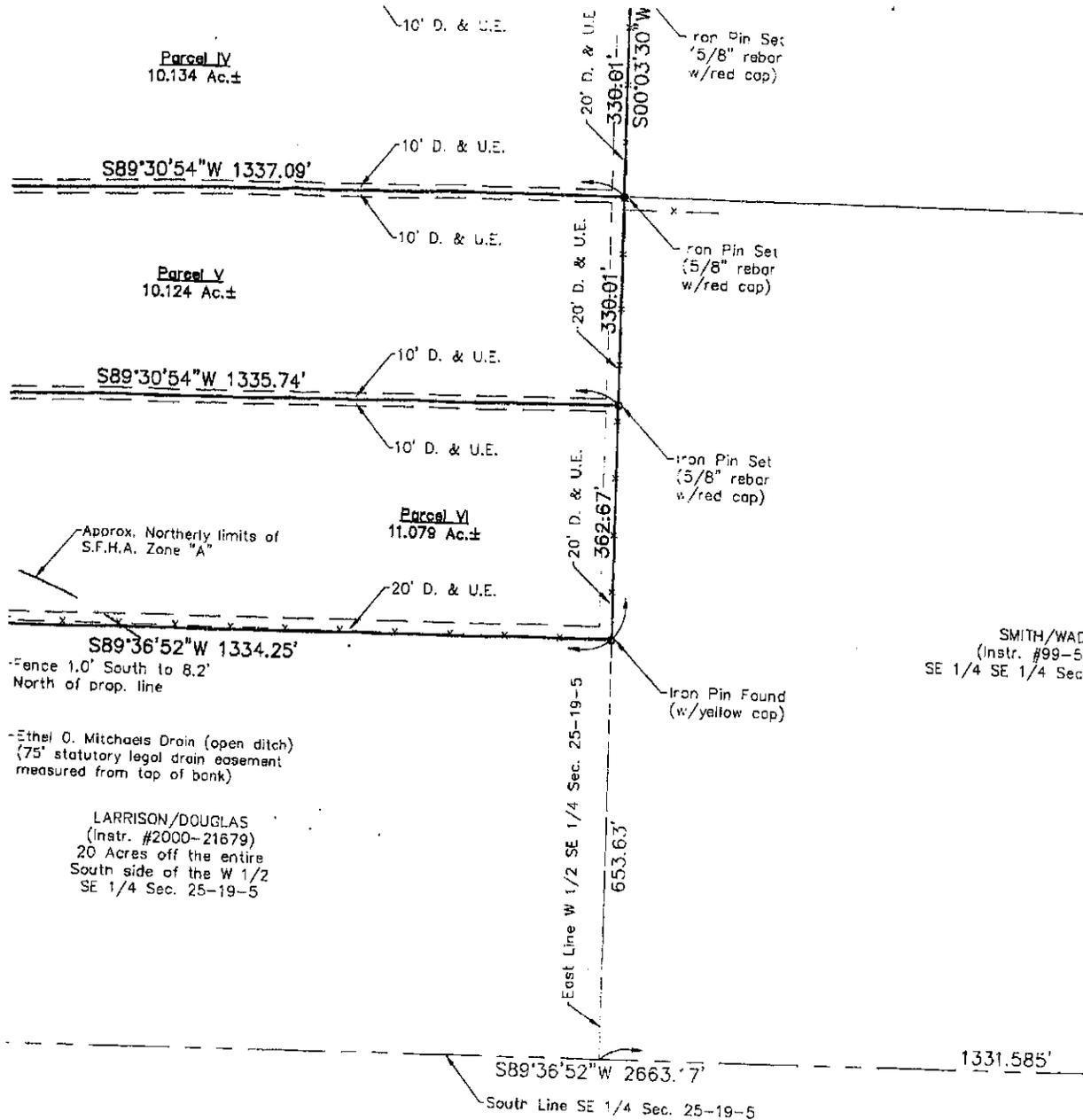


1800
①

200300048470
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
05-20-2003 At 12:23 pm.
LG SURVEY 18.00

SPANNED
13 PAGES





Parcel IV
10.134 Ac.±

Parcel V
10.124 Ac.±

Parcel VI
11.079 Ac.±

Approx. Northerly limits of
S.F.H.A. Zone "A"

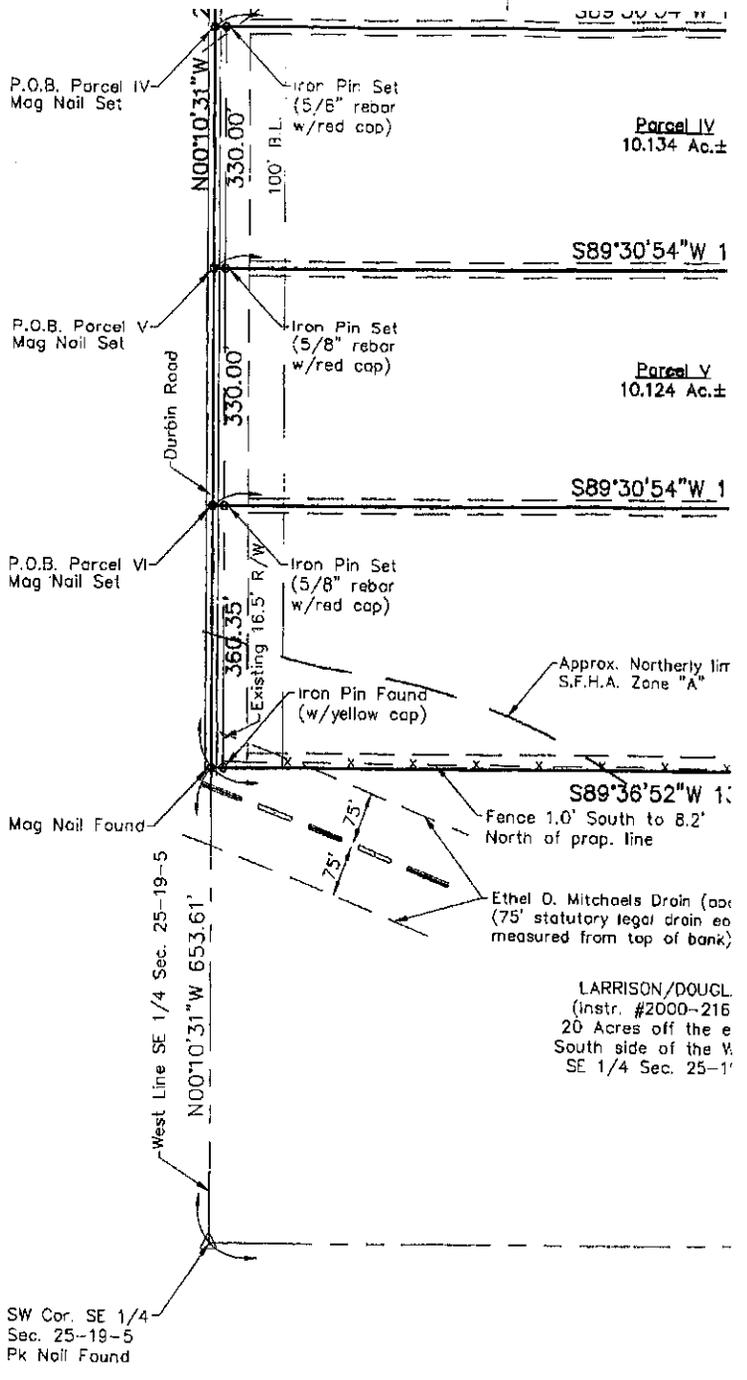
Fence 1.0' South to 8.2'
North of prop. line

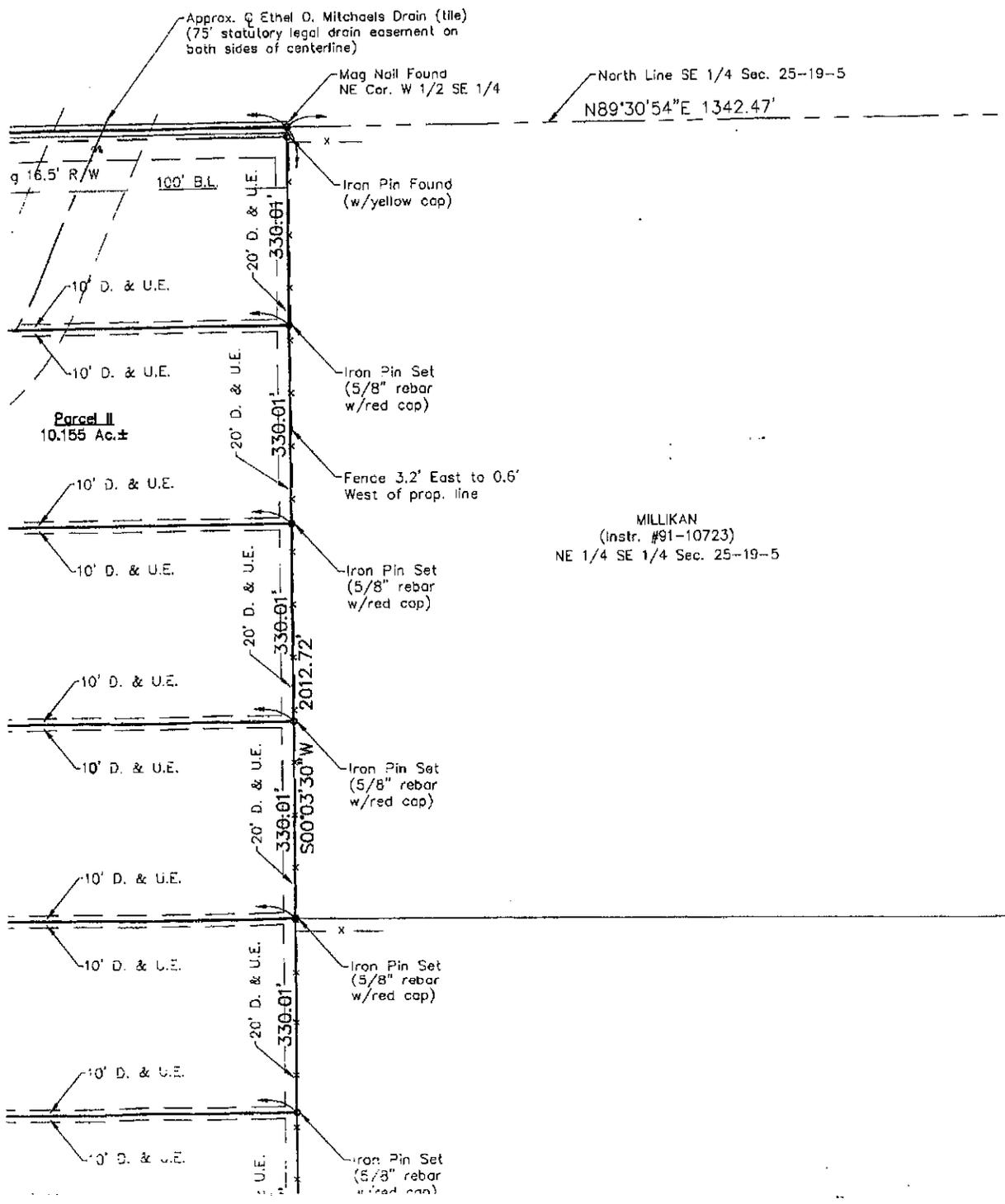
Ethel O. Michaels Drain (open ditch)
(75' statutory legal drain easement
measured from top of bank)

LARRISON/DOUGLAS
(Instr. #2000-21679)
20 Acres off the entire
South side of the W 1/2
SE 1/4 Sec. 25-19-5

SMITH/WAD
(Instr. #99-54)
SE 1/4 SE 1/4 Sec.

South Line SE 1/4 Sec. 25-19-5





MILLIKAN
(Instr. #91-10723)
NE 1/4 SE 1/4 Sec. 25-19-5

North Line SE 1/4 Sec. 25-19-5
N89°30'54"E 1342.47'

NE Cor. SE 1/4
Sec. 25-19-5
Harrison Mon't.
Found

MILLIKAN
(Instr. #91-10723)
SE 1/4 SE 1/4 Sec. 25-19-5

S00°17'30"W 2668.79'
East Line SE 1/4 Sec. 25-19-5

Seal
(Assum
GRA



1

B.L. Building Line
O₈ Clean Out

1

I, the undersigned, a Regi
direct supervision and, to
IAC 1-12 for an Original s

Property Description:

Parcel I:

Part of the West Half of t
Meridian, in Wayne Townsh

Beginning at a Harrison M
minutes 54 seconds East
the Northeast corner of s
of said Half Quarter Secti
West 1341.12 feet to a m
seconds West 330.00 feet

Subject to any easements,

Parcel II:

Part of the West Half of
Meridian, in Wayne Townsh

Commencing at a Harrison
minutes 31 seconds East,
Beginning of the parcel h
rebar on the East line of
line, 330.01 feet to a 5/8
the West line of said Half
beginning and containing

Subject to any easements

Parcel III:

Part of the West Half of
Meridian, in Wayne Townsh

Commencing at a Harrison
minutes 31 seconds East,
Beginning of the parcel h
rebar on the East line of
line, 330.01 feet to a 5/8
the West line of said Half
beginning and containing

Subject to any easements

Parcel IV:

Part of the West Half of
Meridian, in Wayne Townsh

Commencing at a Harrison
minutes 31 seconds East,
Beginning of the parcel h
rebar on the East line of
line, 330.01 feet to a 5/8
the West line of said Half
beginning and containing

Subject to any easements

Parcel V:

Part of the West Half of
Meridian, in Wayne Townsh

Commencing at a Harrison
minutes 31 seconds East,
Beginning of the parcel h
rebar on the East line of
line, 330.01 feet to a 5/8
the West line of said Half
beginning and containing

Subject to any easements

Parcel VI:

Part of the West Half of
Meridian, in Wayne Townsh

Commencing at a Harrison
minutes 31 seconds East,
Beginning of the parcel h
rebar on the East line of
line, 362.67 feet to a 5/
Easig by Warranty Deed r
South 89 degrees 36 mi
the West line of said Hal
beginning and containing

Subject to any easement



Scale: 1"=200'

(Assumed Basis of Bearing)

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

LEGEND

- B.L. Building Line
- 10' D. & U.E. Drainage and Utility Easement
- Clean Out
- x — Fence

Certificate Of Survey

signed, a Registered Land Surveyor in the State of Indiana, certify that this survey was prepared under my vision and, to the best of my knowledge and belief, was executed according to survey requirements in 885 on Original survey.

cription:

West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Wayne Township, Hamilton County, Indiana, described as follows:

a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence North 89 degrees 30 seconds East (assumed bearing), along the North line of said Half-Quarter Section, 1342.47 feet to a mag nail at st corner of said Half Quarter Section; thence South 00 degrees 03 minutes 30 seconds West, along the East line Quarter Section 330.01 feet to a 5/8 inch rebar with red cap; thence South 89 degrees 30 minutes 54 seconds 2 feet to a mag nail on the West line of said Half Quarter Section; thence North 00 degrees 10 minutes 31 it 330.00 feet to the point of beginning and containing 10.185 acres, more or less.

any easements, rights of way and or restrictions of record.

West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Wayne Township, Hamilton County, Indiana, described as follows:

at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 seconds East, along the West line of said Half-Quarter Section, 330.00 feet to a mag nail at the Point of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1341.12 feet to a 5/8 inch East line of said Half Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1339.78 feet to a mag nail on e of said Half Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of id containing 10.155 acres, more or less.

any easements, rights of way and or restrictions of record.

West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Wayne Township, Hamilton County, Indiana, described as follows:

at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 seconds East, along the West line of said Half-Quarter Section, 660.00 feet to a mag nail at the Point of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1339.78 feet to a 5/8 inch East line of said Half Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1338.43 feet to a mag nail on e of said Half Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of id containing 10.145 acres, more or less.

any easements, rights of way and or restrictions of record.

West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Wayne Township, Hamilton County, Indiana, described as follows:

at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 seconds East, along the West line of said Half-Quarter Section, 990.00 feet to a mag nail at the Point of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1338.43 feet to a 5/8 inch East line of said Half Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1337.09 feet to a mag nail on e of said Half Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of id containing 10.134 acres, more or less.

any easements, rights of way and or restrictions of record.

West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Wayne Township, Hamilton County, Indiana, described as follows:

at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 seconds East, along the West line of said Half-Quarter Section, 1320.00 feet to a mag nail at the Point of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1337.09 feet to a 5/8 inch East line of said Half Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1335.74 feet to a mag nail on e of said Half Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of id containing 10.124 acres, more or less.

any easements, rights of way and or restrictions of record.

West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal Wayne Township, Hamilton County, Indiana, described as follows:

at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10 seconds East, along the West line of said Half-Quarter Section, 1850.00 feet to a mag nail at the Point of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1335.74 feet to a 5/8 inch East line of said Half Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East feet to a 5/8 inch rebar with yellow cap at the Southeast corner of the real estate conveyed to Ted and Ryo rranly Deed recorded as Instr. #9909910292 in the Office of the Recorder of Hamilton County, Indiana; thence agrees 36 minutes 52 seconds West, along the South line of said Esaly real estate, 1334.25 feet to a mag nail on e of said Half Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 360.35 feet to the point of id containing 11.079 acres, more or less.

any easements, rights of way and or restrictions of record.

theast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal
Hamilton County, Indiana, described as follows:

ment marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10
the West line of said Half-Quarter Section, 1320.00 feet to a mag nail at the Point of
scribed; thence North 89 degrees 30 minutes 54 seconds East 1337.09 feet to a 5/8 inch
of Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East
rebar; thence South 89 degrees 30 minutes 54 seconds West 1335.74 feet to a mag nail on
r Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to the point of
acres, more or less.

of way and or restrictions of record.

theast Quarter of Section 25, Township 19 North, Range 5 East, of the Second Principal
Hamilton County, Indiana, described as follows:

ment marking the Northwest corner of said Half-Quarter Section; thence South 00 degrees 10
the West line of said Half-Quarter Section, 1850.00 feet to a mag nail at the Point of
scribed; thence North 89 degrees 30 minutes 54 seconds East 1335.74 feet to a 5/8 inch
of Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along said East
rebar with yellow cap at the Southeast corner of the real estate conveyed to Ted and Ryo
os Instr. #9909910292 in the Office of the Recorder of Hamilton County, Indiana; thence
seconds West, along the South line of said Essig real estate, 1334.25 feet to a mag nail on
r Section; thence North 00 degrees 10 minutes 31 seconds West 380.35 feet to the point of
acres, more or less.

of way and or restrictions of record.

um standards for the competent practice of land surveying in Indiana (Title 865 IAC 1-12) the
nions are submitted concerning the cause and amount of the various uncertainties in the
ners used or established in this survey as a result of:

f referenced monuments:

n corner monuments found used as the basis for this survey. The maximum uncertainty
ation of said monuments is ± 0.6 feet.

ines:

3.2 ft. East to 0.6 ft. West of the East line of Subject parcels. Certain unwritten rights may
fence.

1.0 ft. South to 8.2 ft. North of the South line of Parcel IV. Certain unwritten rights may
fence.

side of Parcel I lies within the R/W of 181st Street.

side of Subject Parcels lie within the R/W of Durbin Road.

record description used and /or adjoiner's descriptions:

els were created as a result of this survey according to owner's instructions and lie within the
Ted Essig by Warranty Deed recorded as Instr. #9909910292.

1-12, this is a Close "C" survey and has a theoretical uncertainty of plus or minus 0.50 feet
each corner due to random errors in measurement.

Parcel IV DOES lie within that Special Flood Hazard Zone "A" as said parcel plots by scale on
57 C 0170 F of the Flood Insurance Rate Maps for Hamilton County, Indiana, (map dated 2/19/03).



Richard A. O'Brian
Richard A. O'Brian, Registered Land Surveyor, Indiana #8800177
Job #0304217

ounty Map.

shown per owners instructions.

ut benefit of a current land title commitment and is subject to review of such document.

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Original Survey - Pt. W 1/2 SE 1/4 Sec. 25-19-5E.,
Hamilton County, Indiana

HAHN SURVEYING GROUP, INC.

SURVEYORS & ENGINEERS

2650 E. 96th Street • Indianapolis, IN 46240 • Fax: 846-4298
Phone: 846-0840

DWG. BY: CLB

CK. BY: R.O.

DATE:

SECRET

1
OF

1

0303217

Parcel V:

Part of the West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second P Meridian, in Wayne Township, Hamilton County, Indiana, described as follows:

Commencing at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 minutes 31 seconds East, along the West line of said Half-Quarter Section, 1320.00 feet to a mag nail at the Poi Beginning of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1337.09 feet to a rebar on the East line of said Half Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along line, 330.01 feet to a 5/8 inch rebar; thence South 89 degrees 30 minutes 54 seconds West 1335.74 feet to a n the West line of said Half Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 330.00 feet to l beginning and containing 10.124 acres, more or less.

Subject to any easements, rights of way and or restrictions of record.

Parcel VI:

Part of the West Half of the Southeast Quarter of Section 25, Township 19 North, Range 5 East, of the Second P Meridian, in Wayne Township, Hamilton County, Indiana, described as follows:

Commencing at a Harrison Monument marking the Northwest corner of said Half-Quarter Section; thence South 00 minutes 31 seconds East, along the West line of said Half-Quarter Section, 1650.00 feet to a mag nail at the Poi Beginning of the parcel herein described; thence North 89 degrees 30 minutes 54 seconds East 1335.74 feet to a rebar on the East line of said Half Quarter Section, thence South 00 degrees 03 minutes 30 seconds West, along line, 362.67 feet to a 5/8 inch rebar with yellow cap at the Southeast corner of the real estate conveyed to Ted Essig by Warranty Deed recorded as Instr. #9909910292 in the Office of the Recorder of Hamilton County, Indiana; South 89 degrees 36 minutes 52 seconds West, along the South line of said Essig real estate, 1334.25 feet to a the West line of said Half Quarter Section; thence North 00 degrees 10 minutes 31 seconds West 350.35 feet to l beginning and containing 11.079 acres, more or less.

Subject to any easements, rights of way and or restrictions of record.

Surveyor's Report:

1) In accordance with the minimum standards for the competent practice of land surveying in Indiana (Title 865 I) following observations and opinions are submitted concerning the cause and amount of the various uncertainties: locations of the lines and corners used or established in this survey as a result of:

A-Availability and condition of referenced monuments:

1.) Indicated Quarter Section corner monuments found used as the basis for this survey. The maximum uncertainty associated with the location of said monuments is ± 0.6 feet.

B-Occupation or possession lines:

- 1.) A fence meanders from 3.2 ft. East to 0.6 ft. West of the East line of Subject parcels. Certain unwritten r be associated with said fence.
- 2.) A fence meanders from 1.0 ft. South to 8.2 ft. North of the South line of Parcel IV. Certain unwritten r be associated with said fence.
- 3.) A portion of the North side of Parcel I lies within the R/W of 191st Street.
- 4.) A portion of the West side of Subject Parcels lie within the R/W of Durbin Road.

C-Clarity or ambiguity of the record description used and /or adjoiner's descriptions:

1.) The within described parcels were created as a result of this survey according to owner's instructions an real estate conveyed to Ted Essig by Warranty Deed recorded as Instr. #9909910292.

D-As defined by Title 865 IAC 1-12, this is a Class "C" survey and has a theoretical uncertainty of plus or m in the described location of each corner due to random errors in measurement.

2) A portion of the SW side of Parcel IV DOES lie within that Special Flood Hazard Zone "A" as said parcel plots Community Panel Number 18057 C 0170 F of the Flood Insurance Rate Maps for Hamilton County, Indiana, (m

Survey completed: April 23, 2003

Certified: May 8, 2003



Richard A. O'Brien
Richard A. O'Brien, Registered Land Surveyor, Indiana
Job #0304217

NOTES:

- 1.) Legal Drain Tile scaled from County Map.
- 2.) Easements and Building Lines shown per owners instructions.
- 3.) This survey was prepared without benefit of a current land title commitment and is subject to review of such

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Original Survey - Pt. W 1/2 SE 1/4 Sec.
Hamilton County, Indiana

HAHN SURVEYING GROUP
SURVEYORS & ENGINEERS

2850 E. 96th Street • Indianapolis, IN 46240 • Ph

Client: Ted Essig

DWG. BY: CLB

CK. BY: R.O.

Scale: 1"=200'

(Assumed Basis of Bearing)

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

LEGEND

B.L.	Building Line	10' D. & U.E.	Drainage and Utility Easement
○	Clear Out	— x —	Fence

Part of the West Half of the Meridian, in Wayne Township, t

Commencing at a Harrison Mc minutes 31 seconds East, also Beginning of the parcel herein rebar on the East line of said line, 330.01 feet to a 5/8 inc the West line of said Half Quc beginning and containing 10.12

Subject to any easements, rig

Parcel Vi:

Part of the West Half of the Meridian, in Wayne Township, t

Commencing at a Harrison Mc minutes 31 seconds East, also Beginning of the parcel herein rebar on the East line of said line, 362.67 feet to a 5/8 inc East by Warranty Deed record South 89 degrees 36 minutes the West line of said Half Quc beginning and containing 11.07

Subject to any easements, rig

Surveyor's Report:

1) In accordance with the mir following observations and locations of the lines and

A-Availability and condition

1.) Indicated Quarter Sec associated with the

B-Occupation or possessio

1.) A fence meanders fr be associated with

2.) A fence meanders fr be associated with

3.) A portion of the No

4.) A portion of the We

C-Clarity or ambiguity of

1.) The within described real estate conveye

D-As defined by Title 865 in the described locatio

2) A portion of the SW side Community Panel Number

Survey completed: April 23, .

Certified: May 6, 2003

NOTES:

1.) Legal Drain Tile scaled fr:

2.) Easements and Building L

3.) This survey was prepared

Scale: 1" = 200'

(Assumed Basis of Bearing)

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

LEGEND

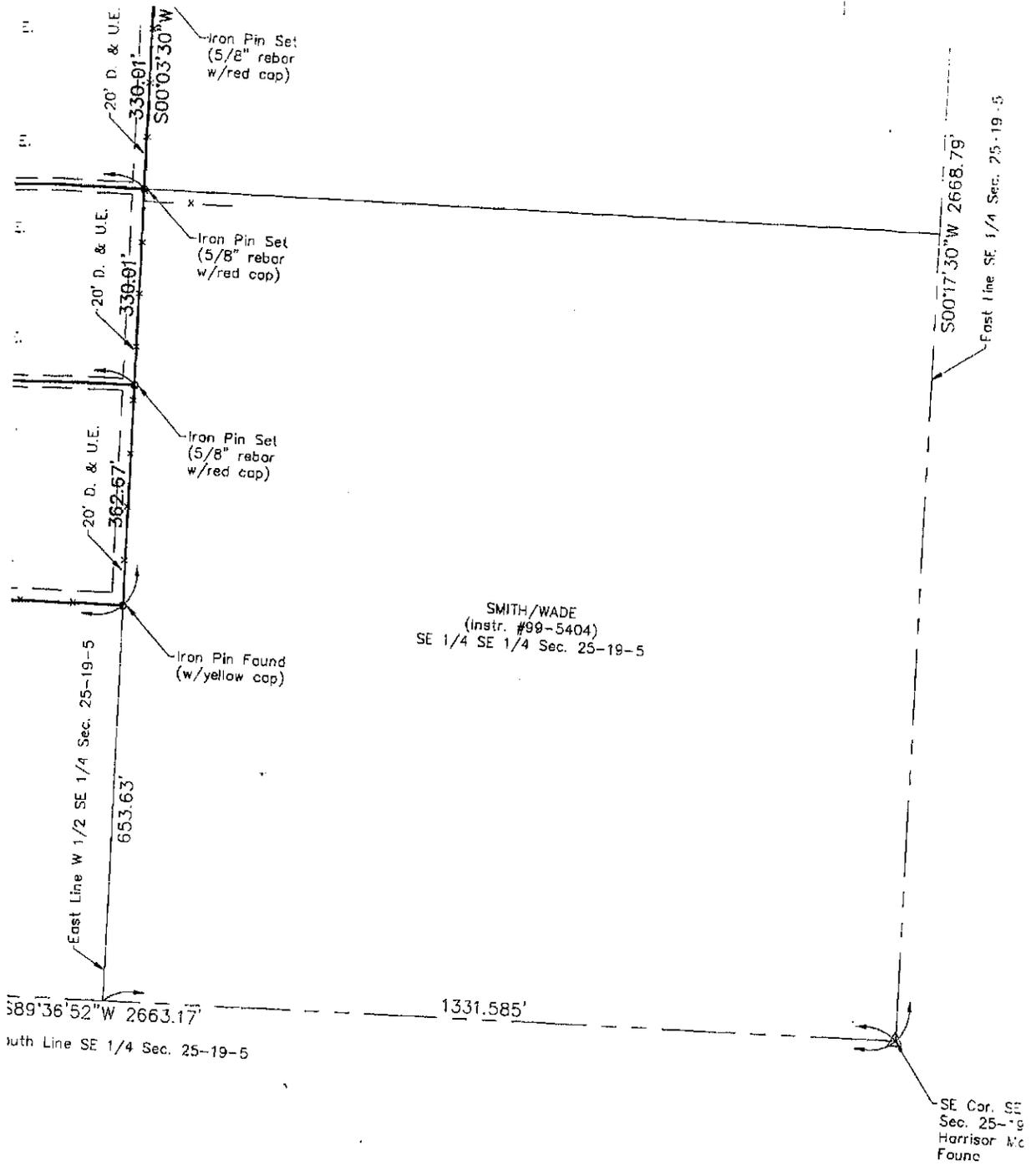
- | | | |
|------|---------------|--------------------|
| B.L. | Building Line | 10' D. & U.E. Drai |
| ○ | Clean Out | — x — Feet |

MADE
-5404)
ec. 25-19-5

S00°17'30"W 2668.79'

East Line SE 1/4 Sec. 25-19-5

SE Cor. SE 1/4
Sec. 25-19-5
Harrison Mon't.
Found



20' D. & U.E.
330.01'
S00°03'30"W

Iron Pin Set
(5/8" rebar
w/red cap)

20' D. & U.E.
330.01'

Iron Pin Set
(5/8" rebar
w/red cap)

20' D. & U.E.
362.67'

Iron Pin Set
(5/8" rebar
w/red cap)

Iron Pin Found
(w/yellow cap)

East Line W 1/2 SE 1/4 Sec. 25-19-5
653.63'

SMITH/WADE
(Instr. #99-5404)
SE 1/4 SE 1/4 Sec. 25-19-5

S00°17'30"W 2668.79'

East Line SE 1/4 Sec. 25-19-5

S89°36'52"W 2663.17'

South Line SE 1/4 Sec. 25-19-5

1331.585'

SE Cor. SE
Sec. 25-19-5
Harrison Mc
Found