ATLAS & PLAT BOOK

HAMILTON COUNTY

INDIANA

1974

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HAMILTON COUNTY, INDIANA

COUNTY SEAT - NOBLESVILLE, INDIANA

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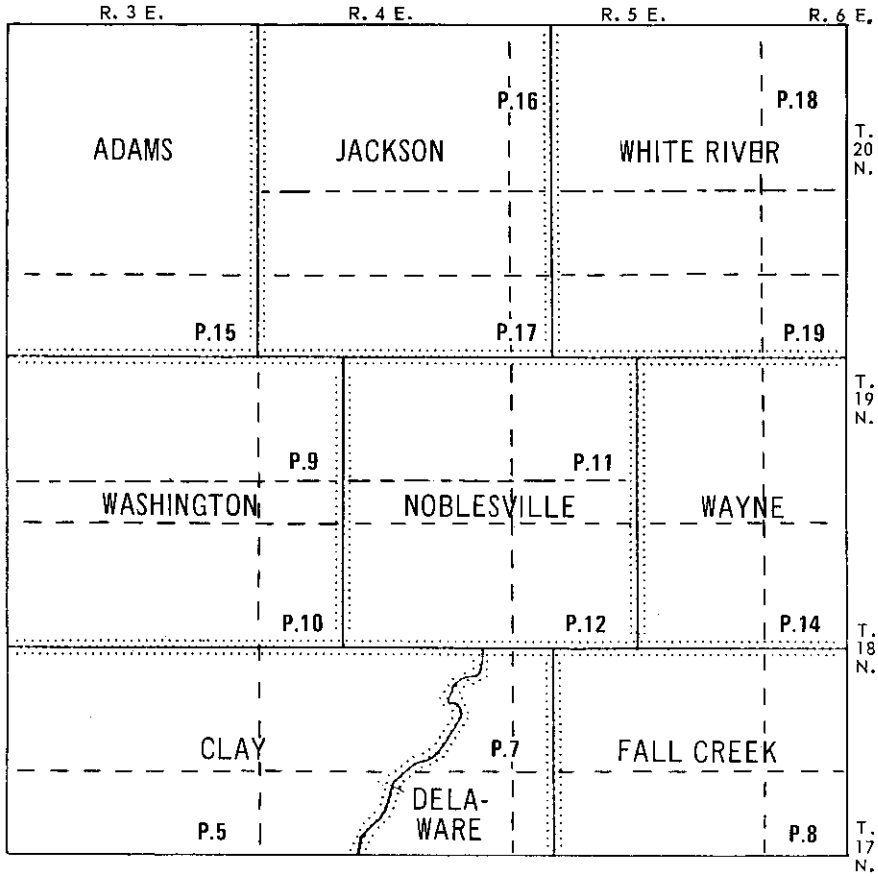

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CORPORATE LIMIT LINE
UNINCORPORATED VILLAGE
SUBDIVISIONS & AREAS OF SMALL TRACTS
CIVIL TOWNSHIP BOUNDARY
DITCH
CANAL
LEVEE

SCALE: 1¼ INCH EQUALS ONE MILE

HOOK MEANS SAME OWNER FOR BOTH PARCELS

"ETUX" MEANS "AND WIFE"
"ETAL" MEANS "AND OTHERS"

GENERAL INFORMATION

NOTICE: This book is published as a guide to the Community. All data contained herein was gathered from the Official Public Records at the Court House and elsewhere. Due to continual sales and transfers of property it is impossible to guarantee 100% accuracy. We do however, guarantee the accuracy to be 95% or better as compared to the official county records.

The Index Map above shows the various townships in the county as they are located geographically. Numerals on each township indicate the page number that particular map will appear in detail.

Turn to the INDEX TO OWNERS in the back of the book. The Index to Owners shows alphabetically, every land owner in the county whose name appears on the township maps. To find a land owner, look up his name in the alphabetical index, which will show the section and page number of his land.

Name	Section	Page
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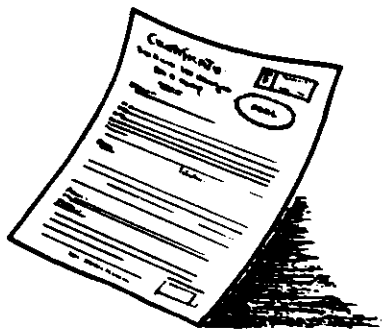

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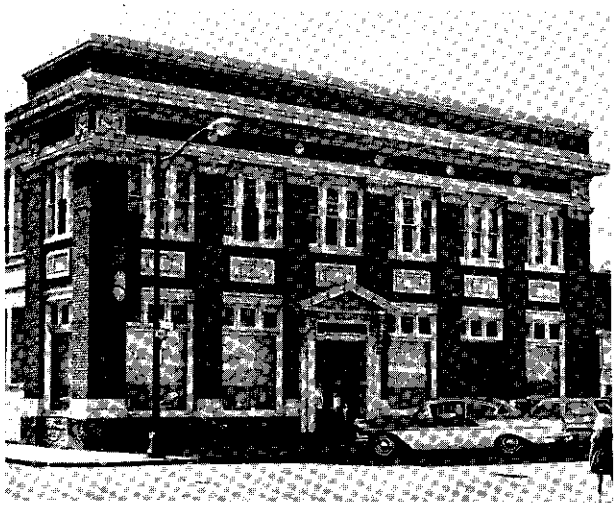

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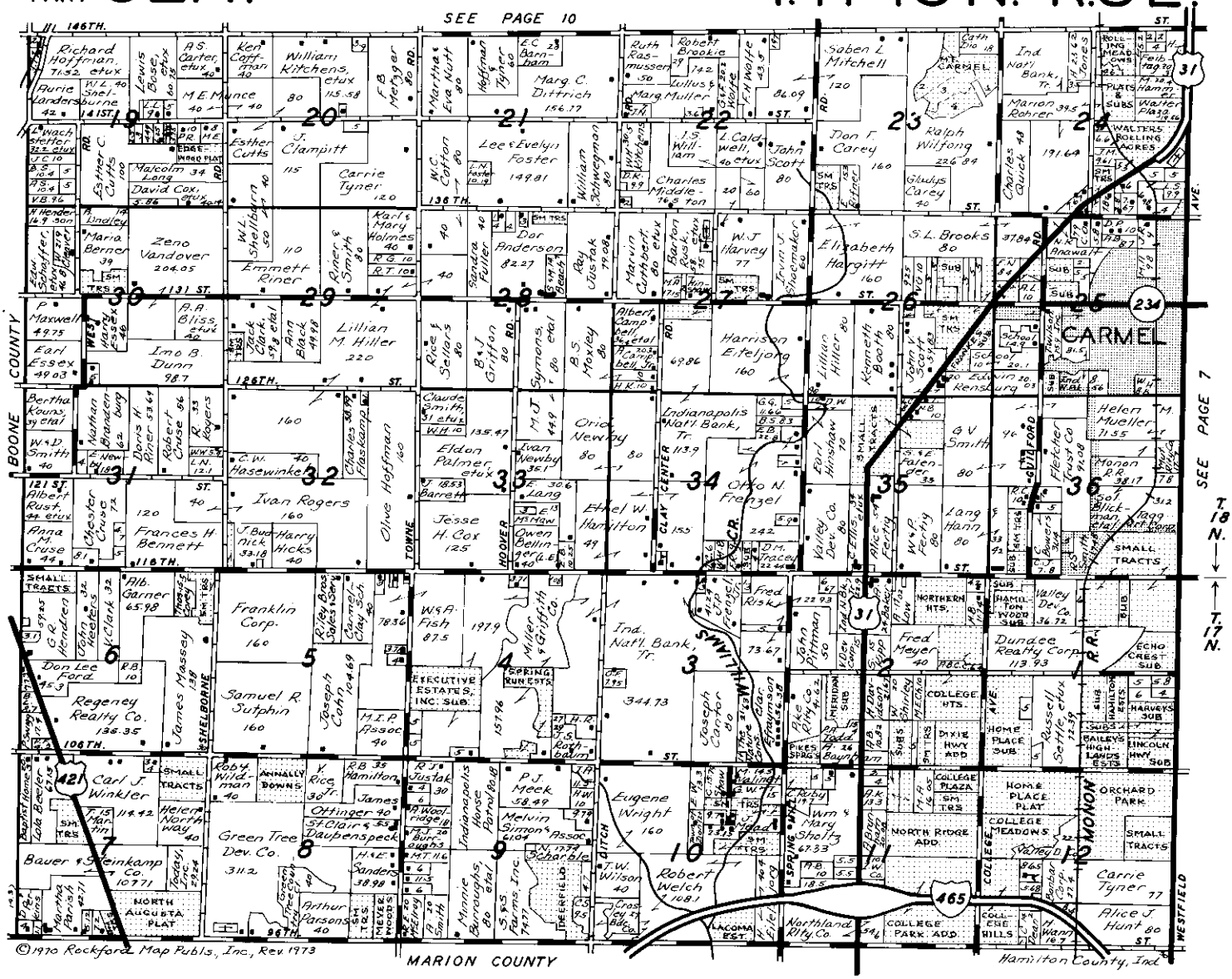

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IMPORTANT FACTS ABOUT LAND DESCRIPTIONS

LAND MEASUREMENTS, TOWNSHIPS, SECTIONS, MEANDERED WATER, GOVERNMENT LOTS, ETC.

WHAT IS A LAND DESCRIPTION?

A LAND DESCRIPTION IS A DESCRIPTION OF A TRACT OF LAND IN LEGALLY ACCEPTABLE TERMS, SO AS TO SHOW EXACTLY WHERE IT IS LOCATED AND HOW MANY ACRES IT CONTAINS.

TABLE OF LAND MEASUREMENTS

LINEAR MEASURE				SQUARE MEASURE			
1 inch	.0833 foot	16½ feet	1 rod	144 sq. in.	1 sq. ft.	43560 sq. ft.	1 acre
7.92 inches	1 link	5½ yards	1 rod	9 sq. ft.	1 sq. yd.	640 acres	1 sq. mile
12 inches	1 foot	4 rods	100 links	30½ sq. yds.	1 sq. rod	1 sq. mile	1 section
1 vara	33 inches	66 feet	1 chain	16 sq. rods	1 sq. chain	36 sq. miles	1 township
2¾ feet	1 vara	80 chains	1 mile	1 sq. rod	272¼ sq. ft.	6 miles sq.	1 township
3 feet	1 yard	320 rods	1 mile	1 sq. chain	4356 sq. ft.	208 ft. 8 in sq.	1 acre
25 links	16½ feet	8000 links	1 mile	10 sq. chains	1 acre	80 rods sq.	40 acres
25 links	1 rod	5280 feet	1 mile	160 sq. rods	1 acre	160 rods sq.	160 acres
100 links	1 chain	1760 yards	1 mile	4840 sq. yds	1 acre		

In non-rectangular land descriptions, distance is usually described in terms of either feet or rods (this is especially true in surveying today), and square measure in terms of acres. Such descriptions are called Metes and Bounds descriptions and will be explained in detail later.

In rectangular land descriptions, square measure is again in terms of acres, and the location of the land in such terms as N 1-2 (north one-half), SE 1-4 (south east one-forth or quarter), etc.. as shown in Figures 2, 3, 4 and 5.

MEANDERED WATER & GOVERNMENT LOTS

A meandered lake or stream is water, next to which the adjoining land owner pays taxes on the land only. Such land is divided into divisions of land called government lots. The location, acreage and lot number of each such a tract of land, was determined, surveyed and platted by the original government surveyors.

The original survey of your county (complete maps of each township, meandered lakes, government lots, etc.) is in your courthouse, and this original survey is the basis for all land descriptions in your county (See figure 1).

IMPORTANT

THE GOVERNMENT LOT NUMBER GIVEN TO A PIECE OF LAND, IS THE LEGAL DESCRIPTION OF THAT TRACT OF LAND.

HOW CAN YOU TELL WHETHER WATER IS MEANDERED OR PRIVATELY OWNED?

On our township maps, if you find government lots adjoining a body of water or stream, those waters are meandered. If there are no government lots surrounding water, that water is privately owned, the owner is paying taxes on the land under the water, and the owner controls the hunting, fishing, trapping rights, etc., on that water, within the regulations of the State and Federal laws, EXCEPT where such water is deemed navigable, other rulings may sometimes pertain.

As a generality (but not always), meandered water is public water which the public may use for recreational purposes, fishing, hunting, trapping, etc., provided that there is legal access to the water, or in other words, if the public can get to such waters without trespassing. There still is much litigation concerning the same to be decided by the courts.

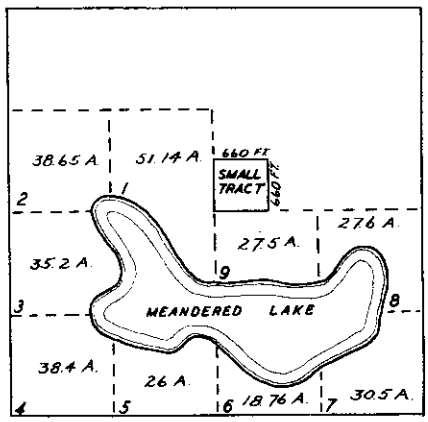

FIGURE 1

SAMPLE SECTIONS SHOWING RECTANGULAR LAND DESCRIPTIONS, ACREAGES AND DISTANCES

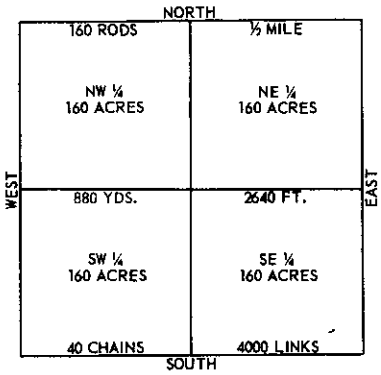

FIGURE 2

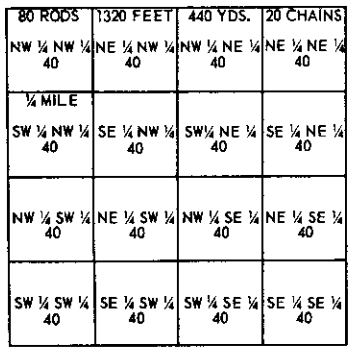

FIGURE 3

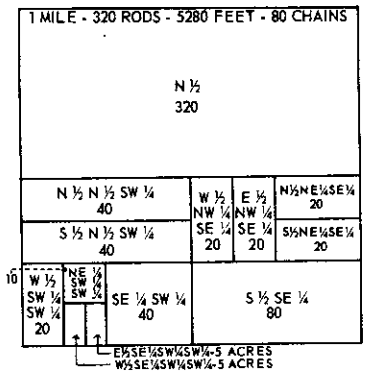

FIGURE 4

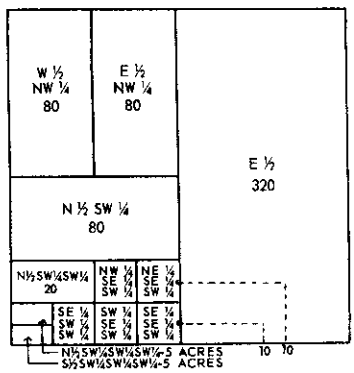

FIGURE 5

THE BEST WAY TO READ LAND DESCRIPTIONS IS FROM THE REAR OR BACKWARDS.

Descriptions of land always read FIRST from either the North or the South. In figures 2, 3, 4 and 5, notice that they all start with N (north), or S (south), such as NW, SE, etc. They are never WN (west north), ES (east south) etc.

IMPORTANT: It is comparatively simple for anyone to understand a description, that is, determine where a tract of land is located, from even a long description. The SECRET is to read or analyze the description from the rear or backwards.

EXAMPLE: Under figure 4, the first description reads E 1-2, SE 1-4, SW 1-4, SW 1-4. The last part of the description reads SW 1-4, which means that the tract of land we are looking for is somewhere in that quarter (as shown in figure 2). Next back we find SW 1-4, which means the tract we are after is somewhere in the SW 1-4 SW 1-4 (as shown in Figure 3). Next back, we find the SE 1-4, which means that the tract is in the SE 1-4 SW 1-4 SW 1-4 (as shown in figure 5). Next back and our last part to look up, is the E 1-2 of the above, which is the location of the tract described by the whole description (as shown in figure 4).

TO INTERPRET A LAND DESCRIPTION - LOCATE THE AREA ON YOUR TOWNSHIP PLAT, THEN ANALYZE THE DESCRIPTION & FOLLOW IT ON THE PLAT MAP.

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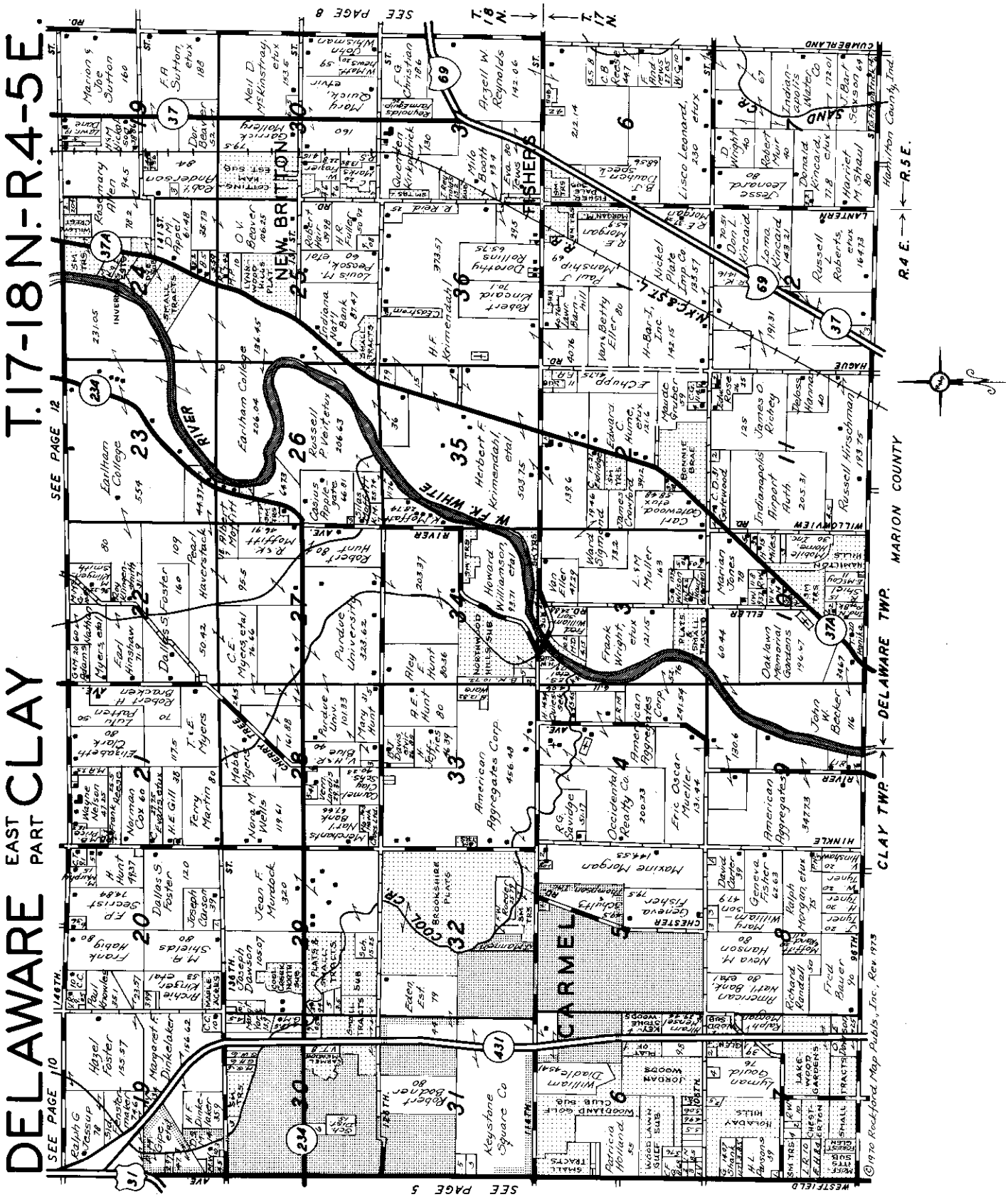
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T.17 N.
R.4 E.
R.5 E.
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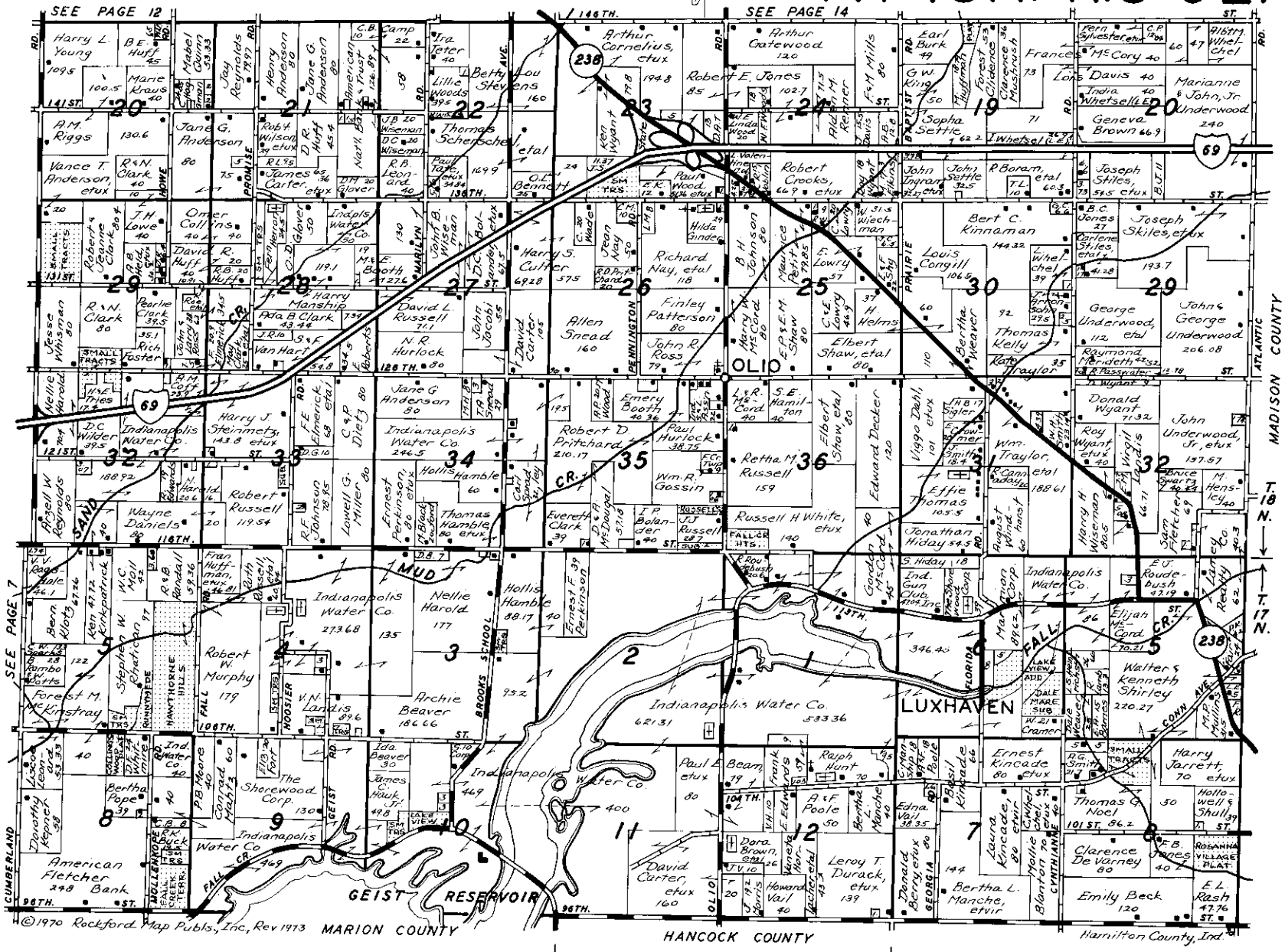
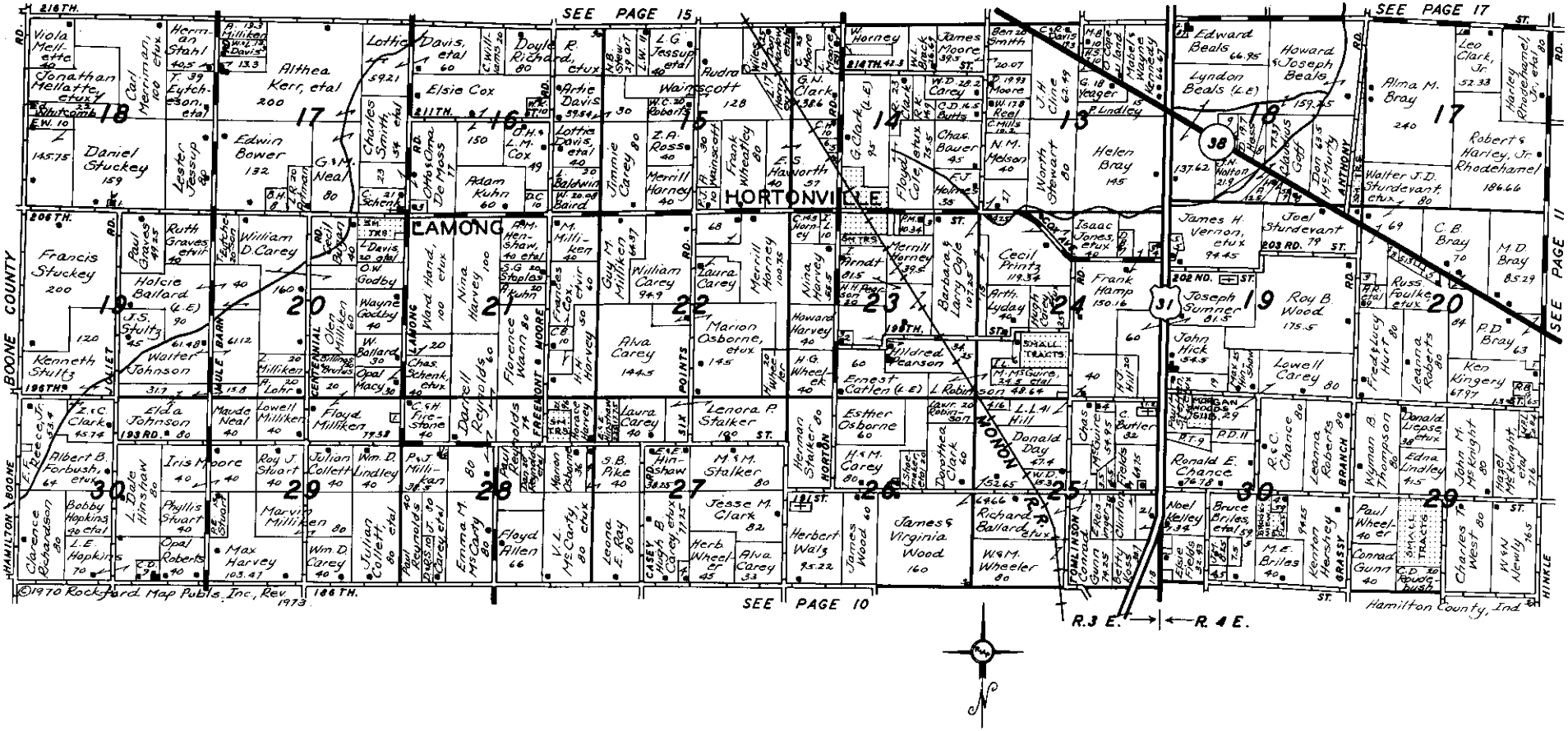
FALL CREEK T.17-18N.-R.5-6E.



NORTH PART

WASHINGTON

T.19 N.-R.3-4 E.



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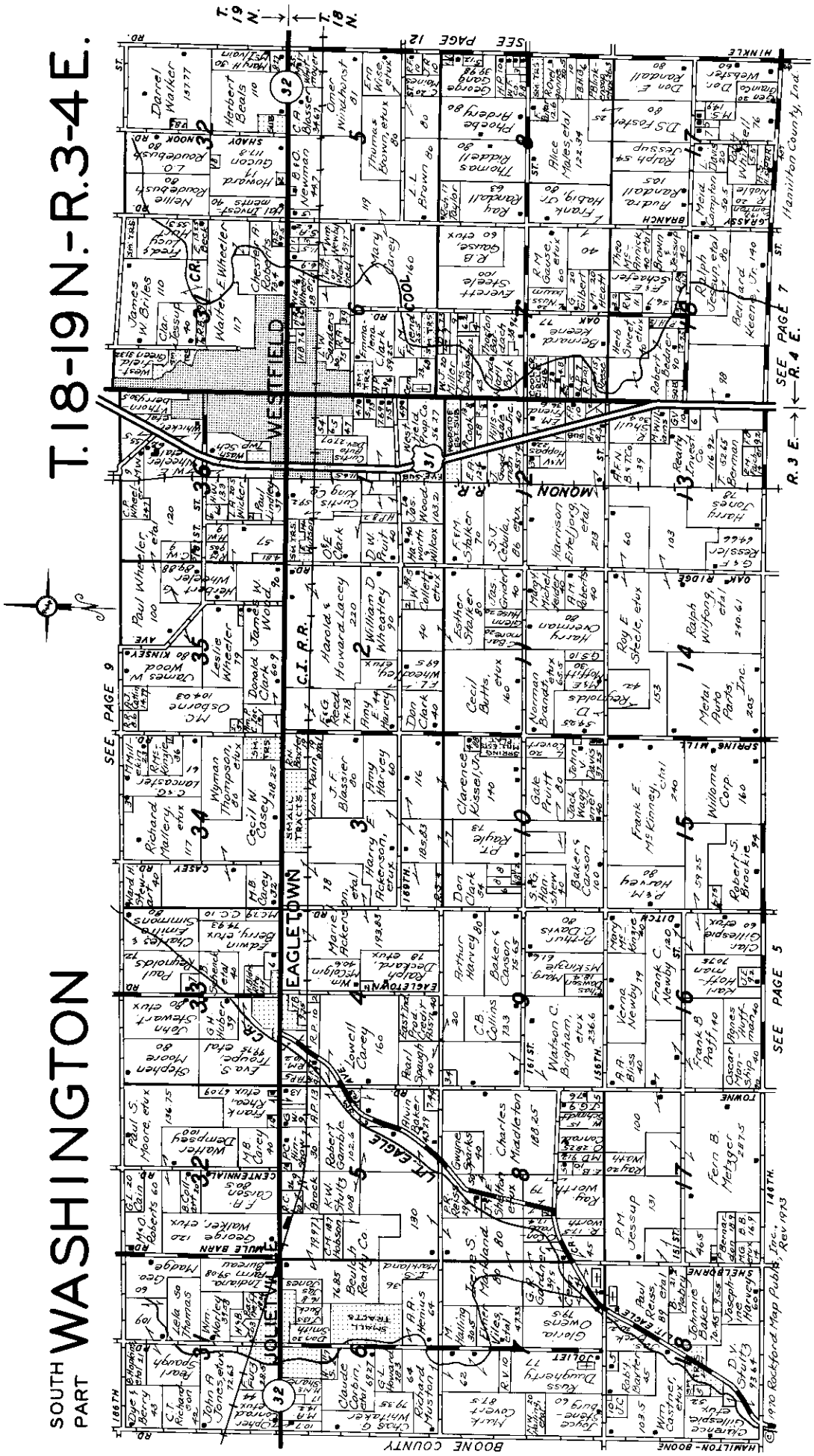

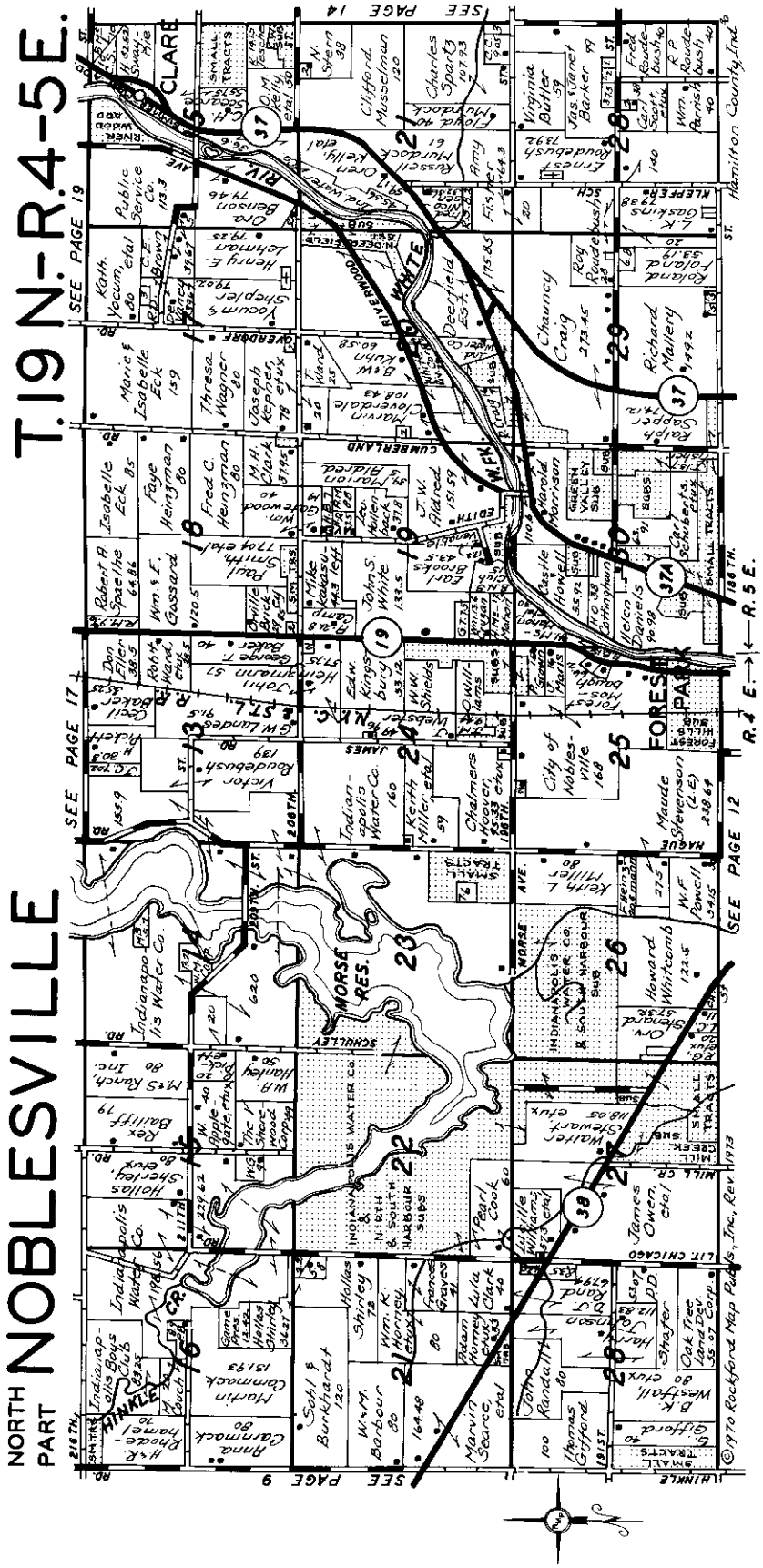

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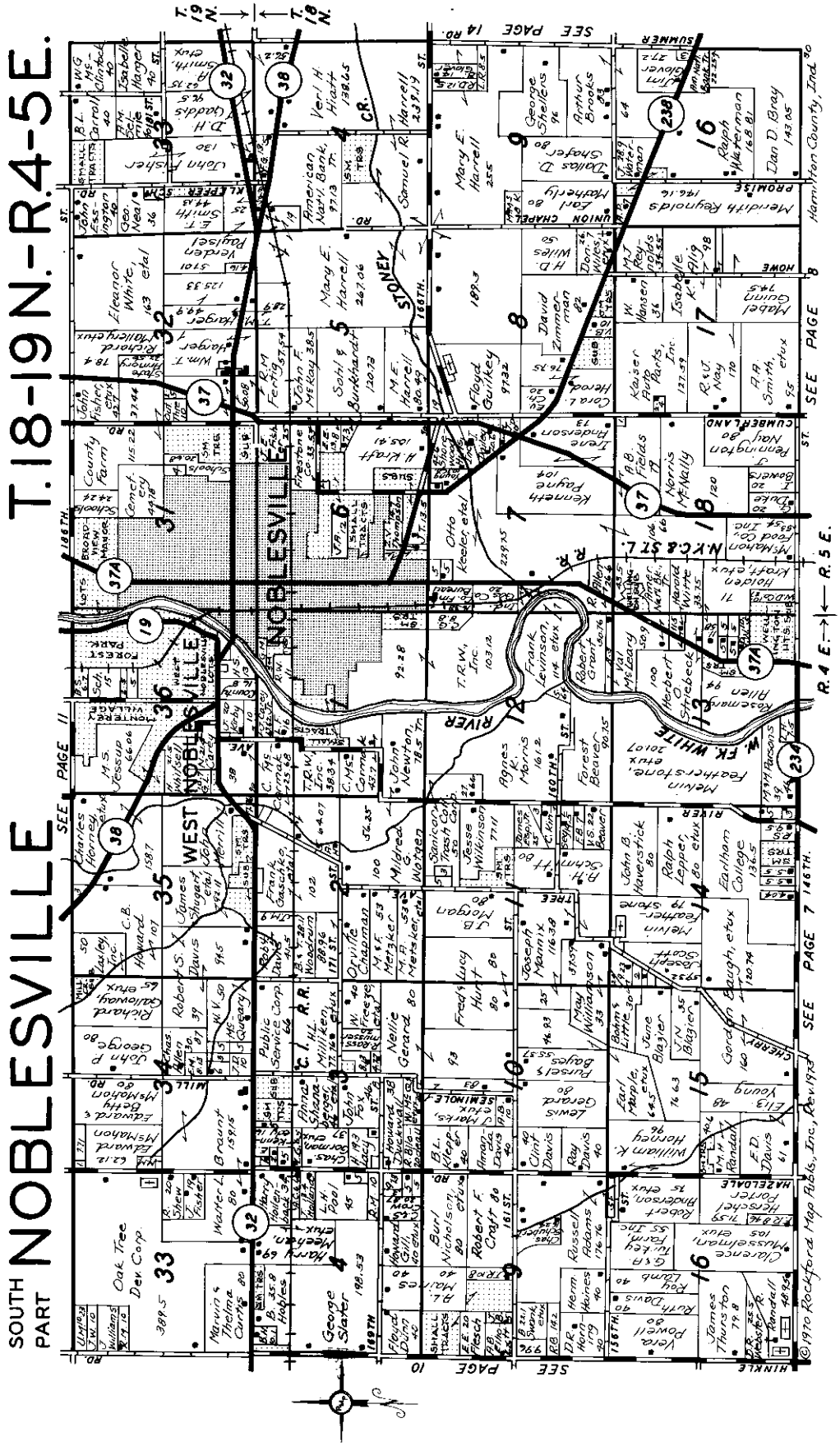

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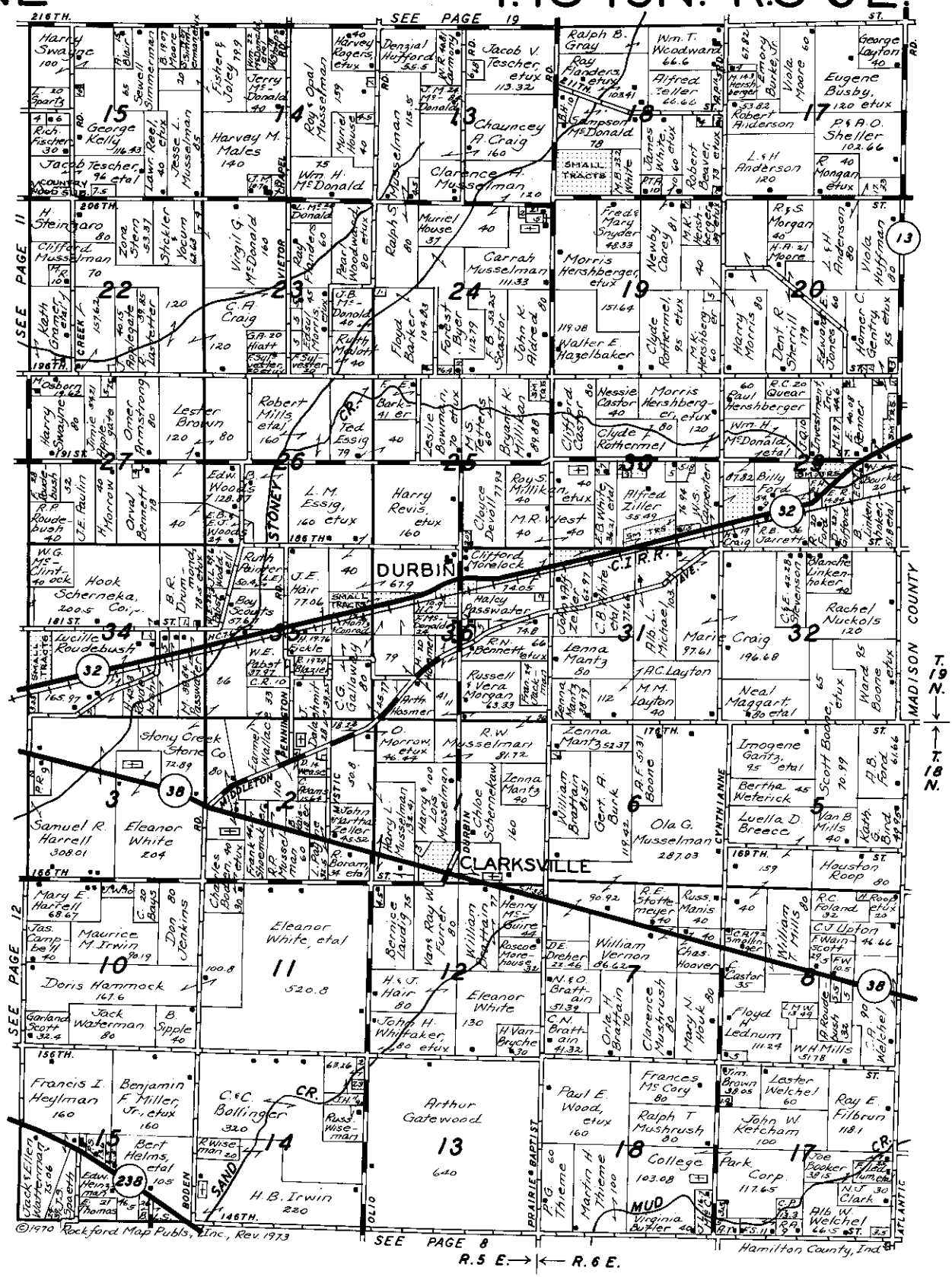
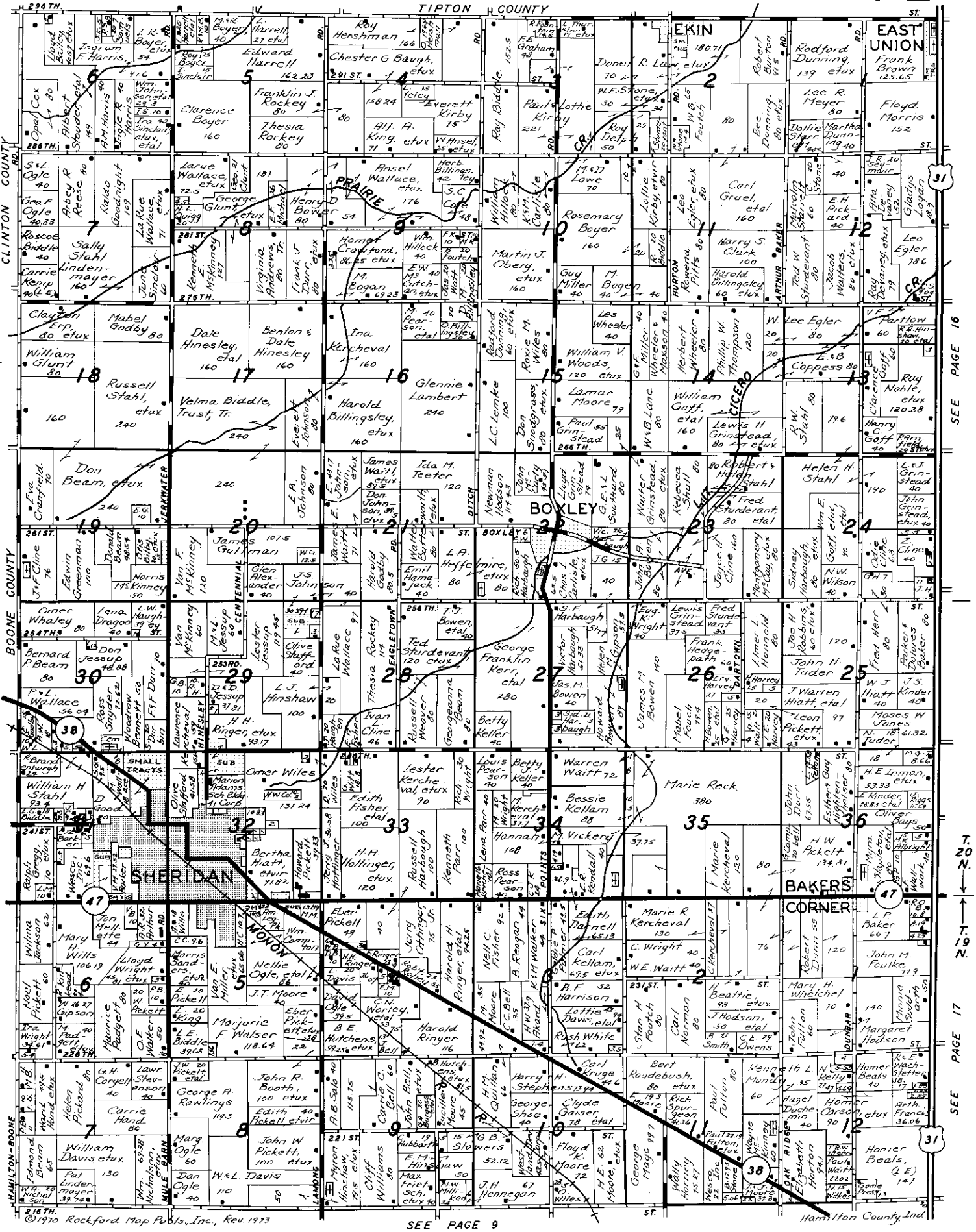


ADAMS

T. 19-20 N.-R. 3 E.



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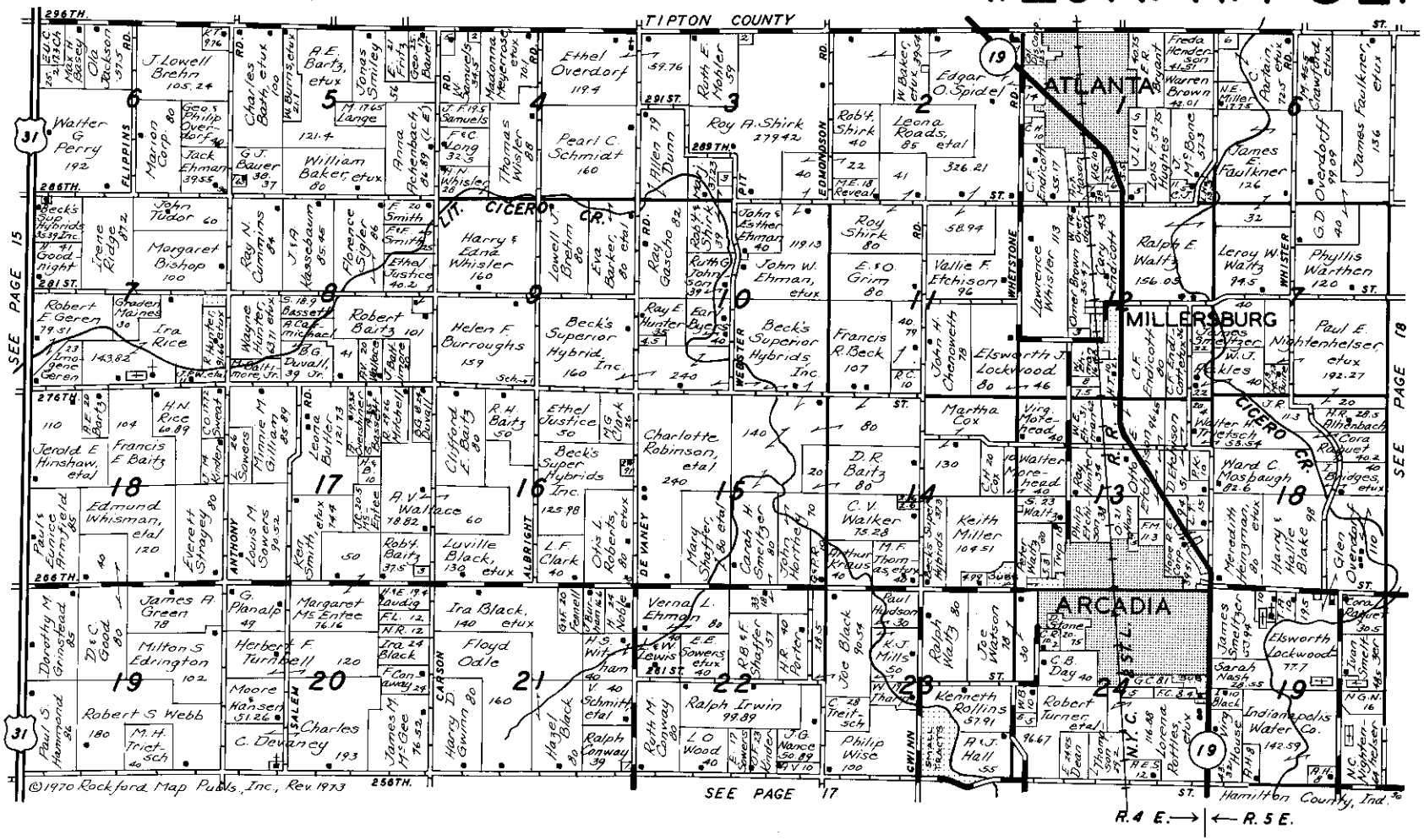
NORTH PART

JACKSON

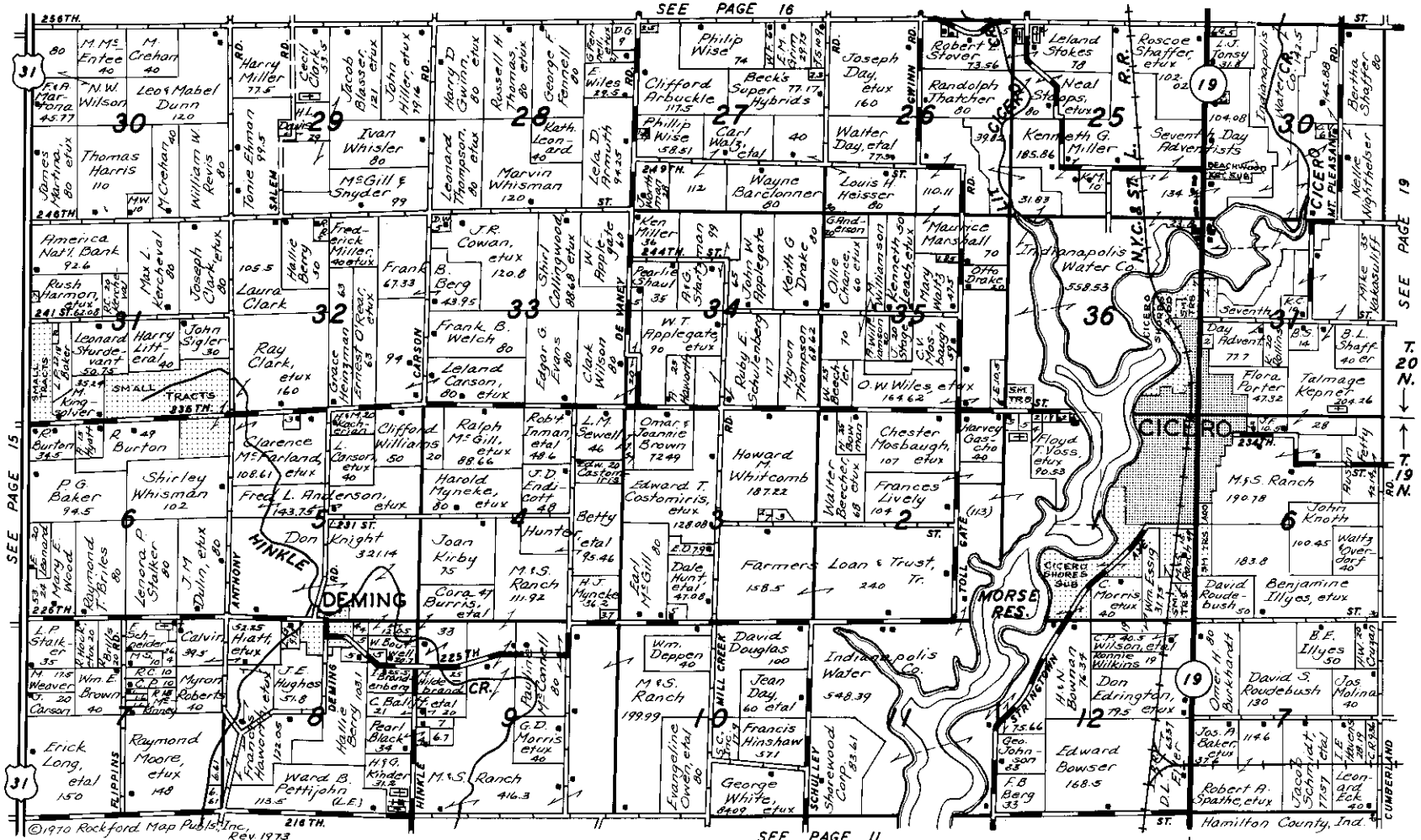
T. 20 N.-R. 4-5 E.



SOUTH PART

JACKSON

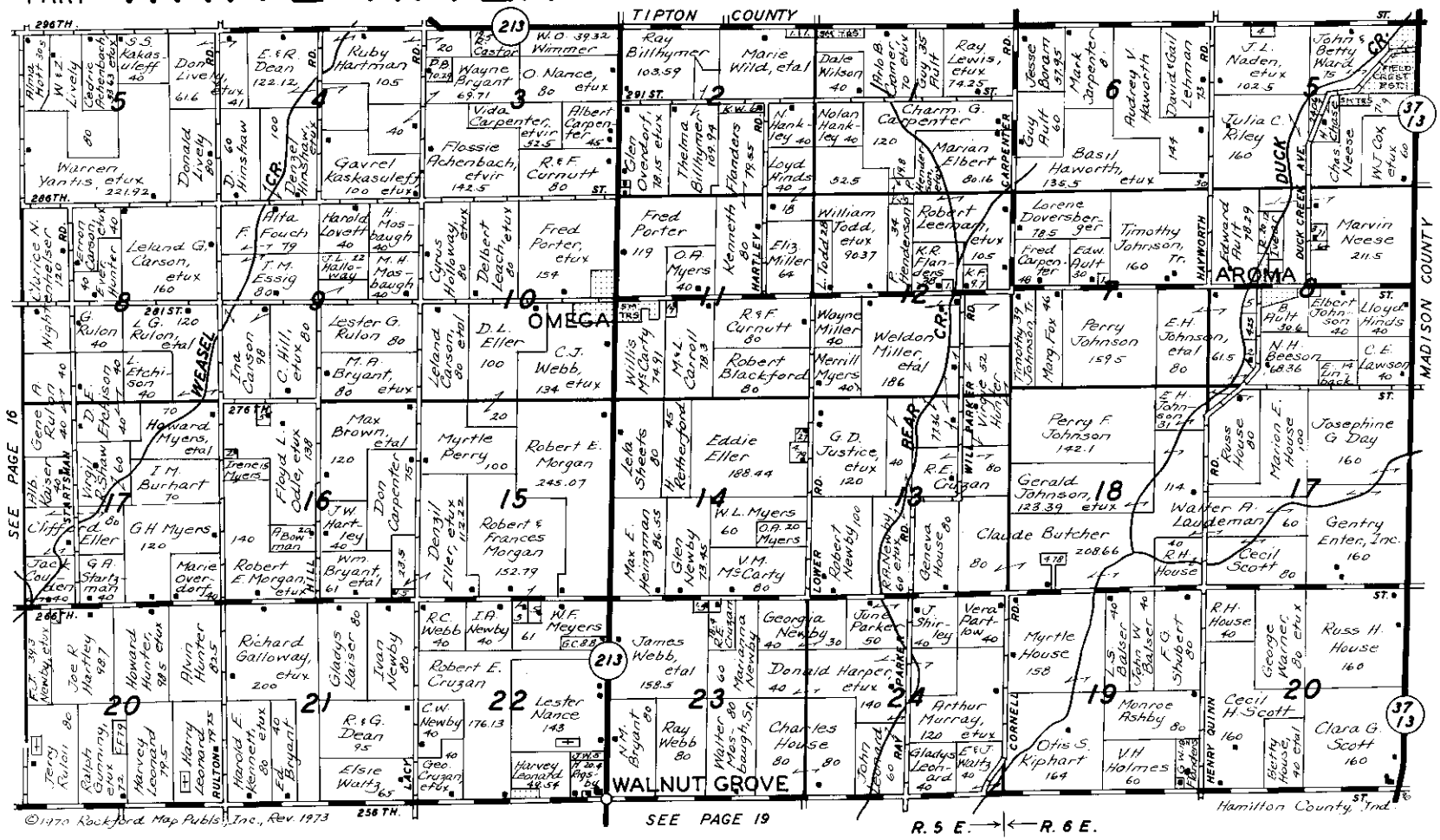
T.19-20 N.-R.4-5 E.



NORTH PART

WHITE RIVER

T. 20 N.-R. 5-6 E.



SOUTH PART

WHITE RIVER

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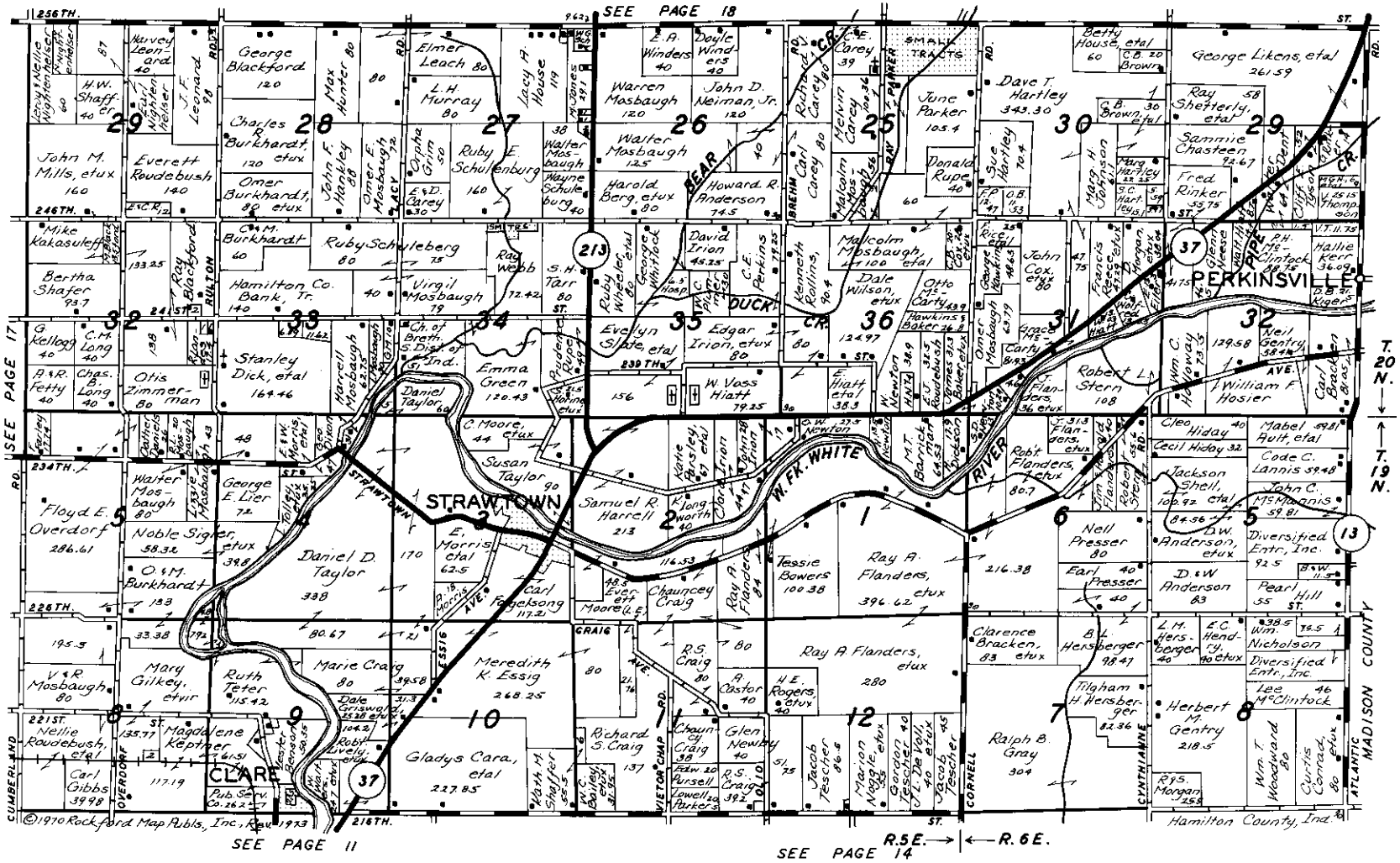

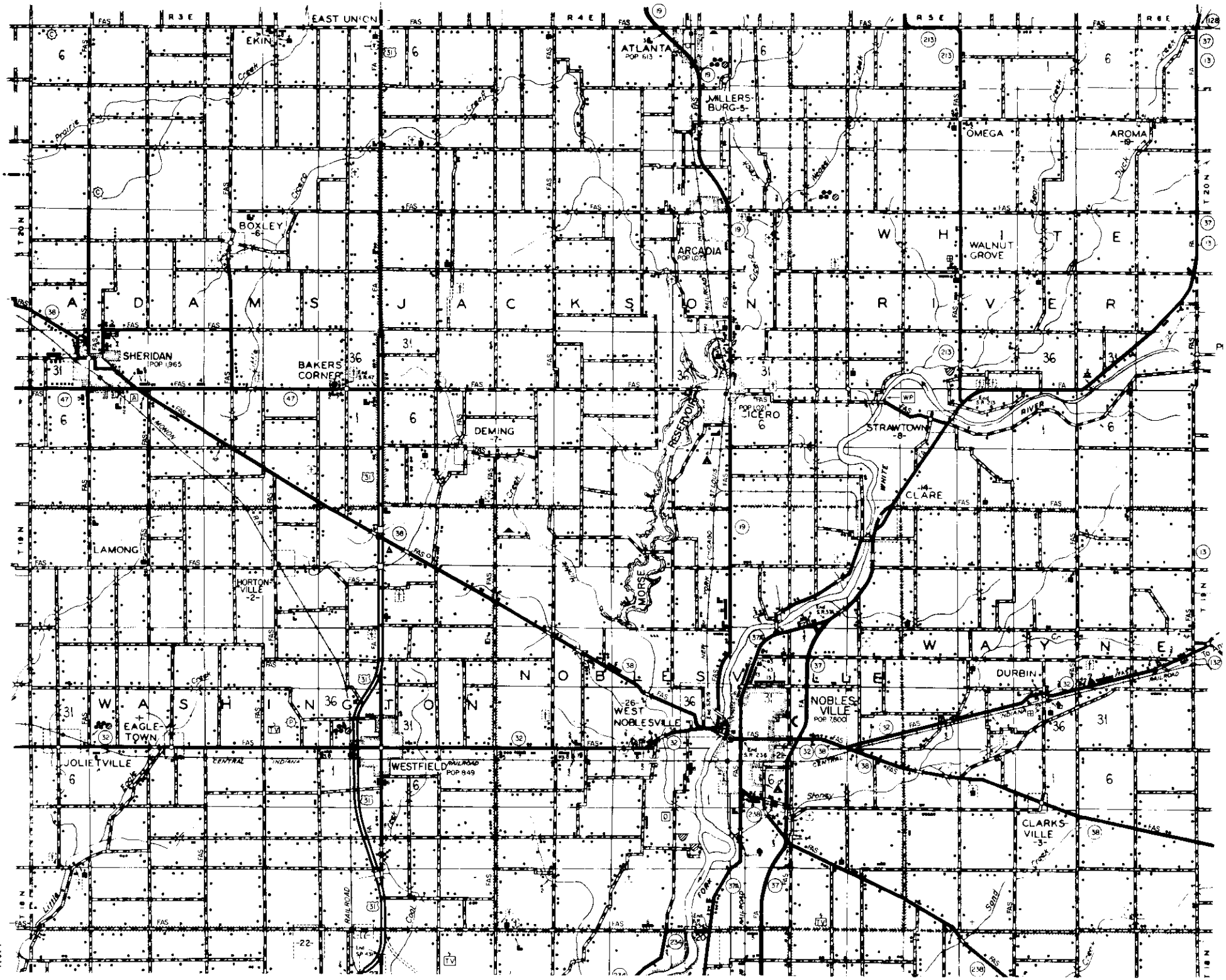
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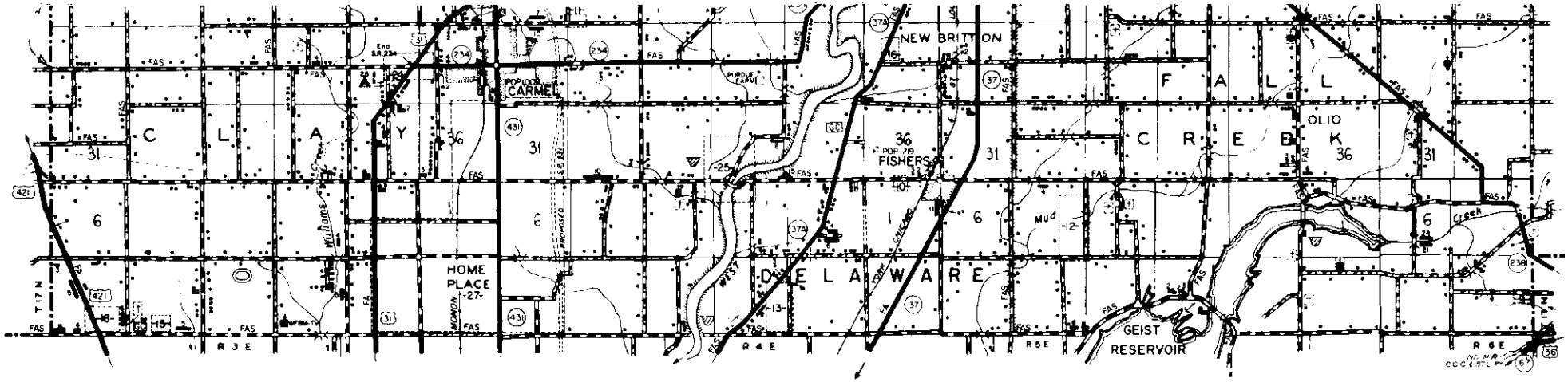
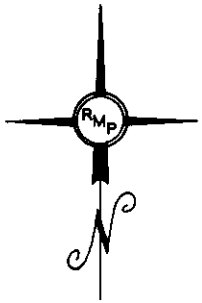


GENERAL HIGHWAY AND TRANSPORTATION MAP

HAMILTON COUNTY

INDIANA



SCALE - MILES

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LEGEND

- DIVIDED HIGHWAY
- PAVED ROAD
- BITUMINOUS SURFACED ROAD
- METAL SURFACED ROAD
- GRADED AND DRAINED EARTH ROAD
- UNIMPROVED EARTH ROAD
- PRIMITIVE ROAD
- UNITED STATES HIGHWAY
- STATE HIGHWAY SYSTEM
- FEDERAL AID PRIMARY HIGHWAY
- FEDERAL AID SECONDARY HIGHWAY
- INTERCHANGE
- COUNTY SEAT
- OTHER CITIES AND VILLAGES
- GOLF GROUNDS OR COUNTRY CLUB
- ATHLETIC FIELD OR AMUSEMENT PARK
- SMALL PARK (SP STATE, CP COUNTY, P UNCLASSIFIED OR MP MUNICIPAL)
- FAIR GROUNDS, RACE COURSE, SPEEDWAY
- CEMETERY
- DWELLING OR FARM UNIT
- ROW OR GROUP OF DWELLINGS CLOSELY SPACED
- SEASONAL DWELLING
- ROW OR GROUP OF SEASONAL DWELLINGS
- STORE OR SMALL BUSINESS ESTABLISHMENT
- TOWN HALL, GRANGE OR COMMUNITY HALL
- HOTEL
- CHURCH, OTHER RELIGIOUS INSTITUTION
- SCHOOLHOUSE, OTHER EDUCATIONAL INSTITUTION
- CORRECTIONAL INSTITUTION
- HOSPITAL
- FACTORY OR INDUSTRIAL PLANT
- CAMP OR LODGE
- SAWMILL (STATIONARY)
- RAILROAD (ANY NUMBER OF TRACKS) USED BY MORE THAN ONE OPERATING COMPANY ON SAME OR ADJACENT RIGHTS OF WAY (NOT TRACKAGE RIGHTS)
- ELECTRIC INTERURBAN OR SUBURBAN RAILROAD
- RAILROAD STATION
- REVENUE STOP (NO STATION)
- RAILROAD ABOVE
- RAILROAD BELOW
- NURSERY
- NARROW STREAM
- WIDE STREAM (ARROWS POINT IN DIRECTION OF FLOW)
- NAVIGABLE STREAM (ARROWS POINT IN DIRECTION OF FLOW)
- DOCK, PEIR OR LANDING
- CANAL
- OPERATED SHIP AND BARGE LINE ON NATURAL STREAM
- OPERATED SHIP AND BARGE LINE ON CANAL
- DRAINAGE DITCH (MAIN) (ARROWS POINT IN DIRECTION OF FLOW)
- HIGHWAY BRIDGES (OVER 20' SPAN)
- BRIDGES FOR LONG RIVER CROSSINGS
- DAM WITH ROAD
- DAM WITHOUT ROAD
- DAM WITH LOCK
- LEVEE
- LEVEE WITH ROAD
- FORD-ROAD ESTABLISHED
- FORD-PRIMITIVE ROAD
- TOLL FERRY
- GARBAGE OR RUBBISH DUMP
- SEWAGE DISPOSAL PLANT
- WATER SUPPLY STAND PIPE OR TANK
- MINE, QUARRY OR OPEN CUT
- OIL OR GAS WELLS
- OIL TANKS
- POWER PLANT
- RADIO STATION
- FIRE TOWER
- GAUGING OR PUMPING STATION (GENERAL)
- GRAIN BINS
- DEPARTMENT OF COMMERCE INTERMEDIATE LANDING FIELD
- C COMMERCIAL, M MUNICIPAL OR P PRIVATE AIRPORT
- MARKED AUXILIARY AIRPORT
- A ARMY OR G NATIONAL GUARD
- CC CONSERVATION CLUB
- PC PRIVATE CLUB
- WP WAYSIDE PARK
- STATE BOUNDARY
- COUNTY LINE
- CIVIL TOWNSHIP LINE
- CORPORATE LINE
- INSET LIMITS
- CONGRESSIONAL TOWNSHIP LINE
- SECTION LINE
- MRL MICHIGAN ROAD LAND SECTION
- STATE PARK BOUNDARY (NAME SHOWN)
- STATE FOREST OR STATE GAME PRESERVE BOUNDARY
- NATIONAL PARK BOUNDARY (NAME SHOWN)
- NATIONAL PURCHASE UNIT BOUNDARY
- COMBINED DWELLING AND STORE
- DWELLING, STORE AND POST OFFICE
- GRAIN ELEVATOR
- RAILROAD (ANY NUMBER OF TRACKS) USED BY SINGLE OPERATING COMPANY
- CHURCH WITH CEMETERY ADJACENT
- BOOSTER STATION
- FRESH AIR FARM OR REST HOME
- GREENHOUSE
- TOURIST COURT OR MOTEL
- PUMPING STATION (OIL OR GAS)
- COUNTY FARM
- PLAYGROUND, BALL FIELD, ETC.
- CAMP SITE, NO PERMANENCE
- DRIVE-IN THEATRE
- GRAVEL PIT
- QUARRY
- CONCRETE FORD
- TRAILER COURT
- ROADSIDE SPRING
- ARCHERY CLUB
- RIFLE CLUB
- PRIVATE PARK
- WAREHOUSE (GENERAL)
- ARMORY
- INTERSTATE HIGHWAY
- HIGHWAY GRADE SEPARATION
- GUARD OR RANGER STATION
- CHURCH CAMP
- POST OFFICE
- FIRE ENGINE HOUSE

ALPHABETICAL INDEX TO TOWNSHIP MAPS

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IMPORTANT FACTS ABOUT LAND DESCRIPTIONS

TOWNSHIP SURVEY INFORMATION

DIAGRAM SHOWING HOW SECTIONS ARE NUMBERED IN A TOWNSHIP

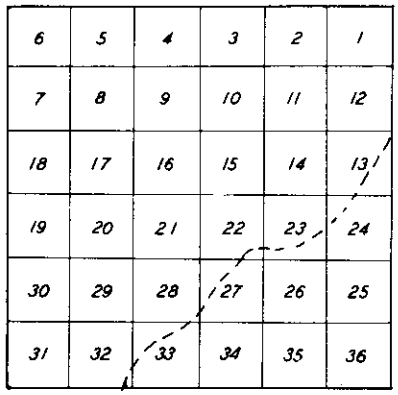

FIGURE 6

A CONGRESSIONAL TOWNSHIP CONTAINS 36 SECTIONS OF LAND 1 MILE SQUARE

A CIVIL OR POLITICAL TOWNSHIP MAY BE LARGER OR SMALLER THAN A CONGRESSIONAL TOWNSHIP.

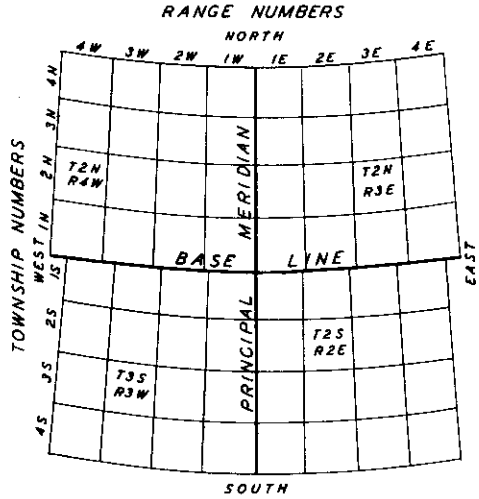

FIGURE 7

TOWNSHIPS

Theoretically, a township is a square tract of land with sides of six miles each, and containing 36 sections of land. Actually this is not the case. Years ago, when the original survey of this state was made by the government engineers, they knew that it was impossible to keep a true north and south direction of township lines, and still keep getting township squares of 36 square miles. As they surveyed toward the north pole, they were constantly running out of land, because the township lines were converging toward the north pole.

If you will turn to one of the township maps in this plat book, you will notice that on the north and on the west of each township, there are divisions of land which show odd acreages. In some townships, these odd acreages are called government lots (because they were given a lot number), and at other times left as FRACTIONAL FORTIES OR EIGHTIES. It was at the option of the original government surveyors as to whether they would call these odd acreages government lots, or fractional forties and eighties.

The reason for these odd acreages is that the government surveyors adjusted for shortages of land which developed as they went north, by making fractional forties, eighties or government lots out of the land on the west side of a township, and the same for the land on the north side of a township to keep east and west lines running parallel. In other words it was impossible to fit full squares into a circle.

Townships sometimes vary in size from the regularily laid-out township. (see figure 6). Suppose that the dotted line in figure 6 is a river separating two counties. The land north and west of the river could be a township in one county, the land south and east could be a township in another county. Which ever county the land is in, it still retains the same section, township and range numbers for purposes of land descriptions.

Each township has a township number and also a range number (sometimes more than one of each if the township is oversized, or a combination of more than one township and range).

Government surveying of townships is run from starting lines called base lines and principal meridians. Each township has a township number. This number is the number of rows or tiers of townships that a township is either north or south of the base line. Also each township has a range number. This number is the number of rows or tiers of townships that a township is either east or west of the principal meridian (See figure 7). EVERY DESCRIPTION OF LAND SHOULD SHOW THE SECTION, TOWNSHIP AND RANGE IT IS LOCATED IN.

TOWNSHIPS MAY BE EITHER NORTH OR SOUTH OF THE BASE LINE.
RANGES MAY BE EITHER EAST OR WEST OF THE PRINCIPAL MERIDIAN.

METES AND BOUNDS DESCRIPTIONS

AND EXPLANATION OF DIRECTION IN TERMS OF DEGREES

WHAT IS A METES AND BOUNDS DESCRIPTION? It is a description of a tract of land by starting at a given point, running so many feet a certain direction, so many feet another direction etc., back to the point of beginning. EXAMPLE: In figure 1 notice the small tract of land outlined. The following would be a typical metes and bounds description of that tract of land. "Begin at the center of the section, thence north 660 feet, thence east 660 feet, thence south 660 feet, thence west 660 feet, back to the point of beginning, and containing 10 acres, being a part of Sec. No. etc."

IMPORTANT: To locate a tract of land from a metes and bounds description, start from the point of beginning, and follow it out (do not read it backwards as in the case of a rectangular description).

The small tract of land just located by the above metes and bounds description could also be described as the SW 1-4 SW 1-4 NE 1-4 of the section. In most cases, the same tract of land may be described in different ways. The rectangular system of describing and locating land as shown in figures 2, 3, 4 and 5 is the most simple and almost always used when possible.

A circle contains 360 degrees. Explanation: If you start at the center of a circle and run 360 straight lines an equal angle apart to the edge of the circle, so as to divide the circle into 360 equal parts, THE DIFFERANCE OF DIRECTION BETWEEN EACH LINE IS ONE DEGREE.

In land descriptions, degree readings are not a measure of distance. They are combined with either North or South, to show the direction a line runs from a given point.

HOW TO READ DESCRIPTIONS WHICH SHOW DIRECTIONS IN TERMS OF DEGREES

In figure 8, the north-south line, and the east-west line divide the circle into 4 equal parts, which means that each part contains 90 degrees as shown. Several different direction lines are shown in this diagram, with the number of degrees each varies east or west from the north and south starting points (remember again that all descriptions read from the north or south).

We all know what north-west is. It is a direction which is half-way between North and West. In terms of degrees the direction north-west would read, north 45 degrees west. (See figure 8).

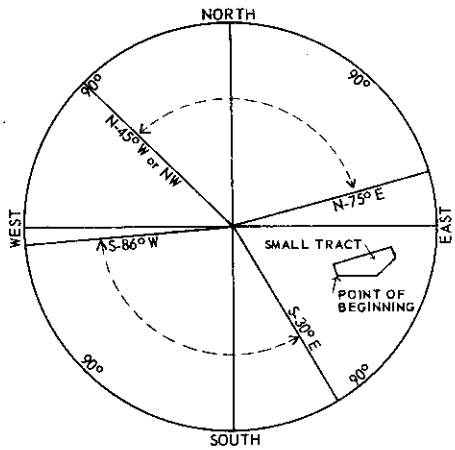

FIGURE 8

EXAMPLE OF A LAND DESCRIPTION IN TERMS OF DEGREES

At this time, study figure 8 for a minute or two.

In figure 8, notice the small tract. The following metes and bound description will locate this small tract. "Begin at the beginning point, thence N 20 degrees west–200 feet, thence N 75 degrees east–1320 feet, thence S 30 degrees east–240 feet, thence S 45 degrees west–420 feet, thence west–900 feet back to the point of beginning, containing so many acres, etc.

Also, see page 6

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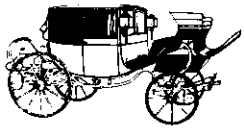

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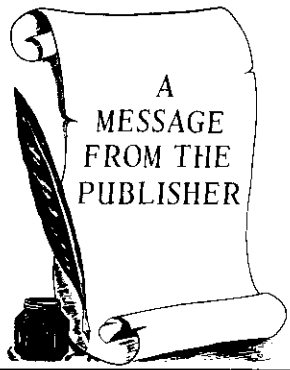

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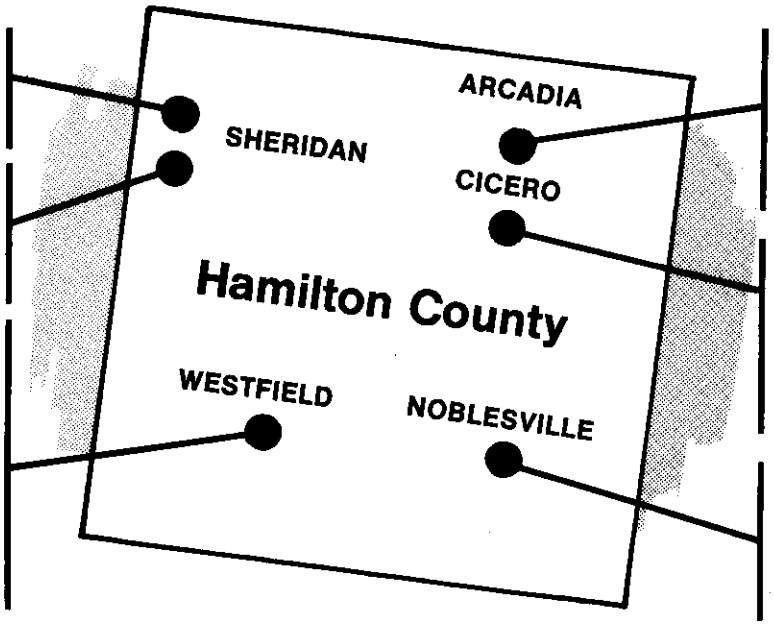

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