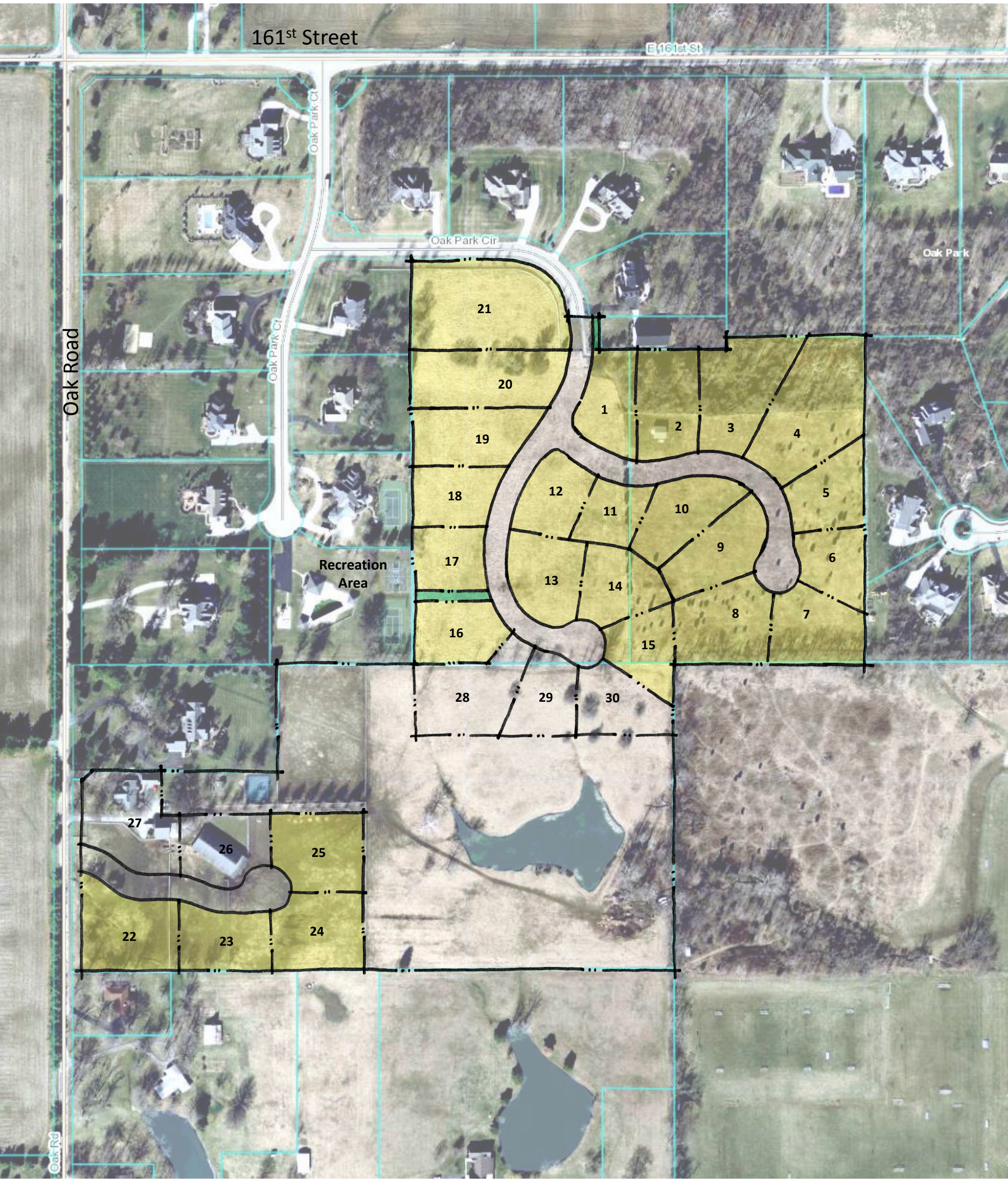


Oak Park

Conceptual Land Plan

Alternative L

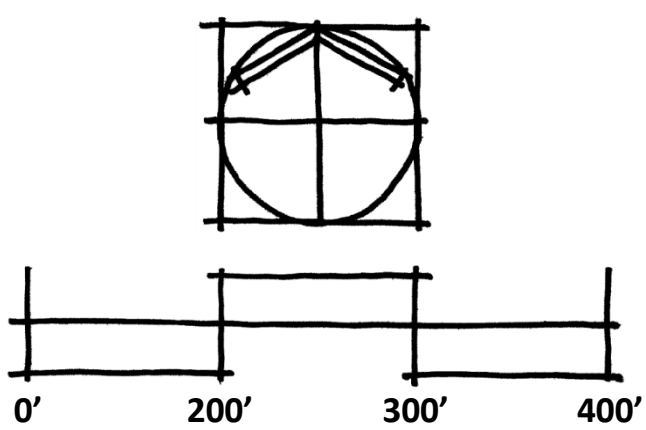
December 31, 2013

Concept Summary

29 Estate Lots (min. size of 130’ x 150’)

1 Manor Lot

Homes on lots 26 through 30 will be constructed at a later date.



Schneider

The Schneider Corporation

Historic Fort Harrison 8901 Otis Avenue Indianapolis, IN 46216-1037 Phone: 317.826.7100 Fax: 317.826.7200

LAND DESCRIPTION

Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.001
Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.000
Paul E. Estridge, Jr. and Judith A. Estridge, Parcel No. 08-10-07-00-00-014.000

Part of the Southeast Quarter of Section 7, Township 18, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence North 89 degrees 51 minutes 17 seconds East (assumed bearing) along the North line of said Quarter Quarter and south line of Oak Park Section 1, the plat of which is recorded in Plat Cabinet 1, Slide 492 as Instrument No. 9447716 in the Office of the Recorder in Hamilton County, Indiana a distance of 470.00 feet to the **POINT OF BEGINNING**, (the following five (5) courses being along the easterly and southerly lines thereof); (1) continuing North 89 degrees 51 minutes 17 seconds East 290.00 feet (2) North 00 degrees 00 minutes 00 seconds West 883.23 feet; (3) North 90 degrees 00 minutes 00 seconds East 212.42 feet to a point on a tangent curve to the right having a radius of 125.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds East; (4) southeasterly along said curve an arc distance of 196.35 feet to a point which bears South 90 degrees 00 minutes 00 seconds East from said radius point; (5) North 90 degrees 00 minutes 00 seconds East 75.00 feet to the northwest corner of a tract of land recorded as Instrument No. 200300020298 in said Recorder's Office, (the following three (3) courses being along the westerly, southerly and easterly lines thereof); (1) South 00 degrees 00 minutes 00 seconds West a 72.00 feet; (2) North 90 degrees 00 minutes 00 seconds East 275.00 feet; (3) North 00 degrees 00 minutes 00 seconds West 28.00 feet to the south line of said Oak Park Section 1; thence North 89 degrees 51 minutes 41 seconds East along said south line a distance of 301.38 feet to the northwest corner of Oak Park Section 1A Final Plat Replat of Lots 19-22 Oak Park Section 1, the plat of which is recorded in Plat Cabinet 2, Slide 242 as Instrument No. 9909917815 in said Recorder's Office; thence South 00 degrees 08 minutes 19 seconds East along the west line of said Replat a distance of 712.45 feet to the north line of the Southeast Quarter of said Southeast Quarter Section and the north line of a tract of land recorded as Instrument No. 2010053567 in said Recorder's Office; thence South 89 degrees 51 minutes 16 seconds West along said north line a distance of 419.06 feet to the northwest corner of said Quarter-Quarter and the northeast corner of a tract of land recorded as Instrument No. 9441330 in said Recorder's Office, (the following two (2) courses being along the east and south lines thereof); (1) South 00 degrees 04 minutes 06 seconds East 668.96 feet; (2) South 89 degrees 51 minutes 41 seconds West 1332.30 feet to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 13 seconds East along said West line a distance of 416.81 feet to the southwest corner of a tract of land recorded as Instrument No. 9441329 in said Recorder's Office, (the following four (4) courses being along the southerly and easterly lines thereof); (1) North 89 degrees 51 minutes 17 seconds East 20.00 feet; (2) North 44 degrees 51 minutes 17 seconds East 31.47 feet; (3) North 89 degrees 20 minutes 46 seconds East 427.83 feet; (4) North 00 degrees 00 minutes 13 seconds East 253.71 feet to the **POINT OF BEGINNING**, containing 35.26 acres of land, more or less.

Note: The above described real estate was prepared from record deed and plat information without benefit of a field survey. The description is intended for land rezone purposes only and is not intended for transfer of title.

T:\0k\927\999\docs\LD_rezone description RGL 1-2-2014