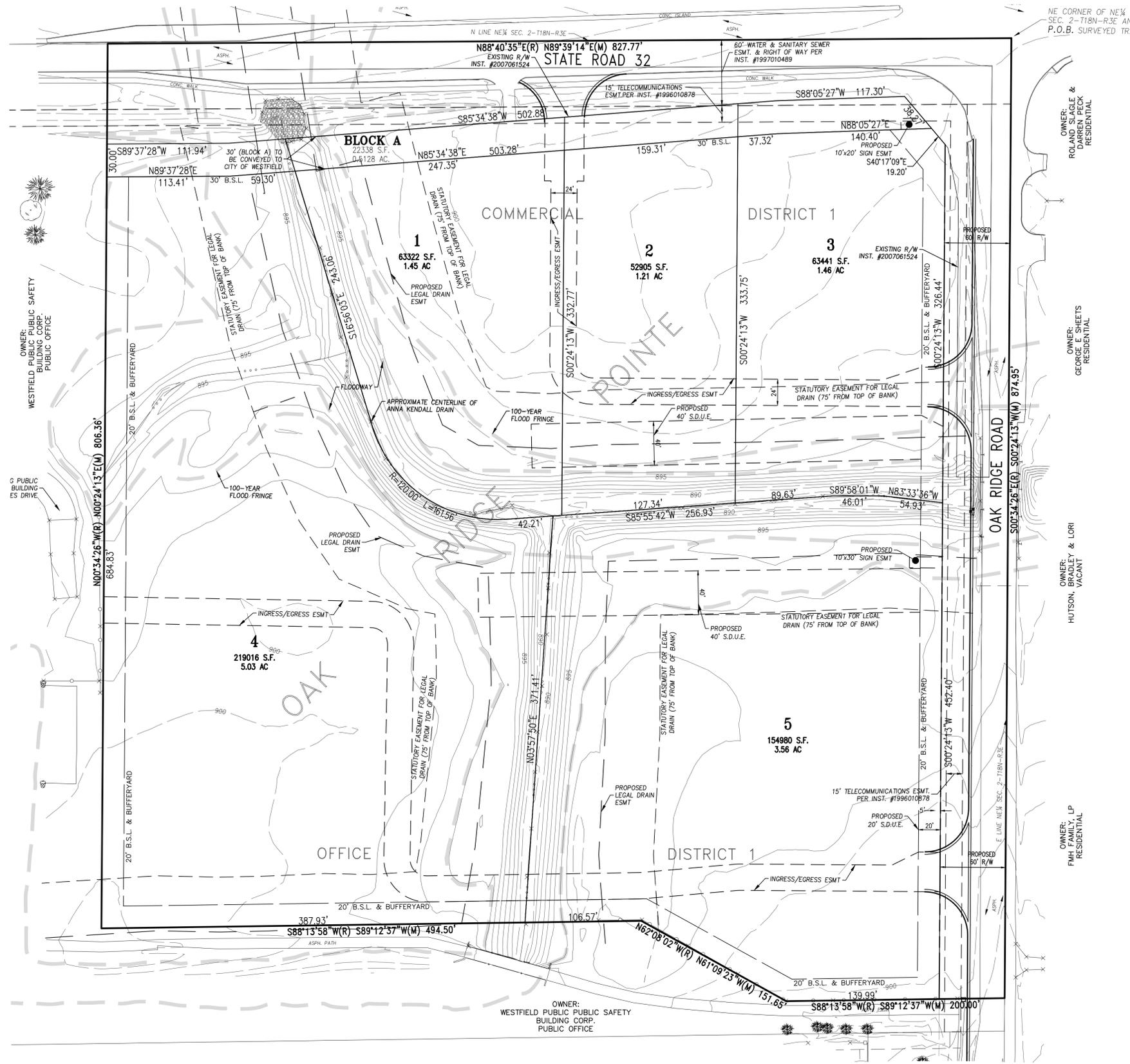


# OAK RIDGE POINTE SECTION TWO PRIMARY PLAT



**LEGAL DESCRIPTION**  
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BEGINNING** AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 34 MINUTES 26 SECONDS EAST (BASIS OF BEARINGS) ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 874.95 FEET TO A NORTHEAST CORNER OF THE LAND OF WESTFIELD PUBLIC SAFETY BUILDING CORPORATION AS DESCRIBED IN A WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 2000-021623, ON FILE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON AND ALONG THE PERIMETER OF THE LAND OF SAID WESTFIELD PUBLIC SAFETY BUILDING CORPORATION BY THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 88 DEGREES 13 MINUTES 58 SECONDS WEST 200.00 FEET; THENCE 2) NORTH 62 DEGREES 08 MINUTES 02 SECONDS WEST 151.65 FEET; THENCE 3) SOUTH 88 DEGREES 13 MINUTES 58 SECONDS WEST 494.50 FEET; THENCE 4) NORTH 00 DEGREES 34 MINUTES 26 SECONDS WEST 806.36 FEET TO A NORTHWEST CORNER OF THE LAND OF SAID WESTFIELD PUBLIC SAFETY BUILDING CORPORATION AND A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS EAST ON AND ALONG SAID NORTH LINE 827.77 FEET TO THE POINT OF BEGINNING, CONTAINING 15.720 ACRES, MORE OR LESS.

**EXCEPTING THEREFROM** ALL THAT PART THEREOF, CONVEYED TO THE STATE OF INDIANA AS PARCEL 13A IN INSTRUMENT NUMBER 2007-061524, ON FILE IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA, AND DESCRIBED THEREIN AS FOLLOWS:

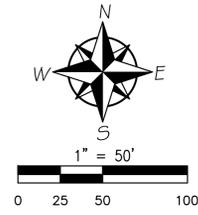
A PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT 'B', DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 0 DEGREES 43 MINUTES 08 SECONDS WEST 400.29 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 16 MINUTES 52 SECONDS WEST 17.50 FEET TO THE POINT DESIGNATED 1050 ON SAID EXHIBIT 'B' ON THE WEST BOUNDARY OF OAK RIDGE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 16 MINUTES 52 SECONDS WEST 29.98 FEET TO THE POINT DESIGNATED 1049 ON SAID EXHIBIT 'B'; THENCE NORTH 0 DEGREES 43 MINUTES 08 SECONDS EAST 250.00 FEET TO THE POINT DESIGNATED 1048 ON SAID EXHIBIT 'B'; THENCE NORTH 10 DEGREES 35 MINUTES 28 SECONDS WEST 50.90 FEET TO THE POINT DESIGNATED 1047 ON SAID EXHIBIT 'B'; THENCE NORTH 30 DEGREES 58 MINUTES 15 SECONDS WEST 61.33 FEET TO THE POINT DESIGNATED 1046 ON SAID EXHIBIT 'B'; THENCE SOUTH 88 DEGREES 24 MINUTES 21 SECONDS WEST 117.30 FEET TO THE POINT DESIGNATED 1045 ON SAID EXHIBIT 'B'; THENCE SOUTH 85 DEGREES 53 MINUTES 32 SECONDS WEST 502.88 FEET TO THE POINT DESIGNATED 1044 ON SAID EXHIBIT 'B'; THENCE WESTERLY 30.53 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 10,100.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 89 DEGREES 52 MINUTES 35 SECONDS WEST AND A LENGTH OF 30.53 FEET TO THE POINT DESIGNATED 1015 ON SAID EXHIBIT 'B'; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS WEST 81.43 FEET TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 43 MINUTES 08 SECONDS EAST 67.01 FEET ALONG SAID WEST LINE TO THE SOUTH BOUNDARY OF S.R. 32; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 656.27 FEET ALONG THE BOUNDARY OF SAID S.R. 32; THENCE SOUTH 89 DEGREES 50 MINUTES 43 SECONDS EAST 154.00 FEET ALONG SAID BOUNDARY TO THE WEST BOUNDARY OF SAID OAK RIDGE ROAD; THENCE SOUTH 0 DEGREES 43 MINUTES 08 SECONDS WEST 375.11 FEET ALONG THE BOUNDARY OF SAID OAK RIDGE ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.145 ACRES, MORE OR LESS.

CONTAINING, AFTER SAID EXCEPTION, 14.575 ACRES, MORE OR LESS.

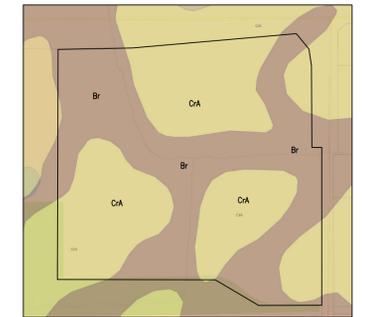
THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION:  
TODD M. BORGMAN, P.S.  
STATE OF INDIANA LS 21200021



LOCATION MAP



- LEGEND:**
- D.U.E. - DRAINAGE AND UTILITY EASEMENT
  - D.L.U.E. - DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
  - S.D.U.E. - SEWER, DRAINAGE AND UTILITY EASEMENT
  - L.D.U.E. - LANDSCAPE, DRAINAGE AND UTILITY EASEMENT
  - B.S.L. - BUILDING SETBACK LINE
  - R/W - RIGHT-OF-WAY
  - N.R. - NON-RADIAL
  - G - UNDERGROUND GAS
  - W - UNDERGROUND WATER
  - TU - UNDERGROUND TELEPHONE
  - OHU - OVERHEAD UTILITY



SOILS TYPE LEGEND  
Br - BROOKSTON SILTY CLAY LOAM  
CA - CROSBY SILTY LOAM, 0 TO 2% SLOPES  
SOIL MAP

ZONED: PUD (PLANNED UNIT DEVELOPMENT-OAK RIDGE POINTE)

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