



VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: 1803-VU-02 FILING DATE: 1-29-18
FILING FEE: \$ FEE PLUS \$ PER ADDITIONAL VARIANCE (@) = \$

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Matt Pleasant (STAFF NAME) DATE: 1/19/18

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: AMENDMENTS: DEVELOPMENT PLAN:
PRIMARY PLAT: SECONDARY PLAT: VARIANCE(S):

APPLICANT INFORMATION

APPLICANT'S NAME: Mauricio Gonzalez Reyna TELEPHONE: 317-313-0659

ADDRESS: 133 W 161st St, Westfield IN 46074 EMAIL: gonzalez-construction@hotmail.com

PROPERTY OWNER'S NAME: same TELEPHONE:

ADDRESS: EMAIL:

REPRESENTATIVE'S NAME: TELEPHONE:

COMPANY: EMAIL:

ADDRESS:

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION:

COUNTY PARCEL ID #(S): 08-09-11-00-00-023,005

EXISTING ZONING DISTRICT(S): AGSF1 EXISTING LAND USE(S): residence

VARIANCE REQUEST

- VARIANCE OF LAND USE CODE CITATION:
VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION:

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):
permission for temporary operation of construction business

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
FINDINGS OF FACT (VARIANCE OF USE)



APPLICANT: Mauricio Gonzalez Reyna DOCKET #: _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below. A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

- A. The use will not be injurious to the public health, safety, morals, and general welfare of the community because: Since we have been in business, our services have ~~been~~ only been completed at the customer's home or business. We conduct home improvement services and other commercial services that are strictly performed at the customer's address. There ~~is~~ is no physical work or production being conducted at our home address of 133 W 161st St, Westfield IN 46074. Any material needed for each project is delivered directly to the jobsite, we do not store anything at our property.
- B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: With this petition we are not asking to modify the property nor are we asking to be able to conduct physical ~~work~~ labor at this location. We are simply asking to be able to park our company vehicles in the back of our property. The trucks are not on public land nor are close to anyone else's property. We own 2.5 acres.
- C. The need for the variance arises from some condition particular to the property involved because: We would like to file for a variance because we do not conduct any physical work here. We also do not hold appointments or meetings here. I physically go to my customer's home or business and provide estimates there, we complete the job there, and we pick up payment from their location too. The reason we need the variance is because we cannot afford to park our company vehicles at a new location. The cost would be greater than the profit. ~~Any~~ ~~will~~
- D. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because: If we have to move our business, we would be greatly affected because our principal income is thru this business. We have 5 daughters, one in college and two are about to be in college. Having to rent or lease or purchase a new location for our business at the moment is out of our budget. Our entire family would be affected and our employees might be too. if I cannot afford to keep them on our team because of additional business cost.
- E. The variance of use does not interfere substantially with the Comprehensive Plan because: The variance would not interfere with the comprehensive plan because in recent years, the entire intersection of Spring Mill Rd and 161st Street has become commercial business zone we are located right across the street from Kroger and all the other businesses. We see semi trucks and delivery vehicles that are much bigger and more frequent than our vehicles. We believe that our trucks and business fits right into this location.



APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

Applicant/Representative (signature)

Mauricio Gonzalez Reyna
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

State of _____, County of _____, SS:

Notary Public Signature

Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

Property Owner (signature)*

Mauricio Gonzalez Reyna
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

State of _____, County of _____, SS:

Notary Public Signature

Notary Public (printed)

**A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.*

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
VARIANCE APPLICATIONS



GENERAL INSTRUCTIONS

A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Economic and Community Development Department (the "Department") to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. Applicants are encouraged to incorporate the Department's comments into the application prior to filing.

B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:

- Completed Application
- Draft Public Notice
- Property Owner Consent
- Site Plan (to scale)
- Statement of Intent

- Legal Description
- List of Adjoining Property Owners (as provided by County)
- NO TAC Delivery Affidavit (if TAC is determined to be necessary)
- Copy of Property Deed
- NO Elevations, photographs or other supporting information necessary to explain the nature of the requested variance(s)

C. **Filing Fee Check:** After the filing of an application, the Department will advise the applicant of the applicable filing fee amount, which is due and payable (checks made out to "City of Westfield") within two (2) weeks of filing.

D. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing, if determined by the Department to be necessary. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.

E. **Public Hearing and Notice:** All variance petitions require a public hearing by the Board of Zoning Appeals. The public hearing is held at City Hall, 130 Penn Street, Westfield, Indiana, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Board's [Rules of Procedure](#):

1. **Newspaper Publication:** Notice of the hearing will be published in the Hamilton County Reporter and The Times. The Department will handle the newspaper publication requirement.
2. **Mailed Public Notice:** The applicant is responsible to send public notice by certified mail with proof of mailing (certificate of mailing) to all interested parties, postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one-eighth of a mile (1/8), whichever is less.
3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.

F. **Ex-parte Communication:** In no event shall applicants or other interested parties contact or attempt to communicate with members of the Board in regard to a filed variance petition prior to the public hearing.

G. **Revised Materials:** If the applicant wishes to submit additional or revised information than what is filed, then the applicant shall submit those to the Department no later than ten (10) days prior to the public hearing.

H. **Board's Consideration:** Following the public hearing, the Board may either approve, approve with conditions, deny or continue the petition.

I. **Resource:** Please see the Board's [Rules of Procedure](#) for more detailed procedural information.

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Westfield-Washington Township Advisory Plan Commission will hold a public hearing on Monday, _____, 20____, at 7:00 pm at Westfield City Hall, 130 Penn Street, Westfield, IN, to consider petition # _____, filed by Mauricio Gonzalez Reyna. The request pertains to real estate comprising approximately 2.5 acres and generally located at 133 W 161st Street, Washington Township, Westfield, Indiana.

The request is for a change of zoning request to allow _____.

Specific details regarding this request, including the application, file, and property legal description, may be obtained from the Westfield Economic and Community Development Department, or by calling 317-804-3170.

Written suggestions or objections relative to the request may be filed with the Westfield Economic and Community Development Department, at or before public hearing. Interested persons desiring to present their views upon the request, either in writing or verbally, will be given the opportunity to be heard at the above-mentioned time and place, which may be continued from time to time as may be found necessary.

Applicant:

MAURICIO GONZALEZ REYNA

133 W 161st Street

Westfield, IN 46074

317-313-0659

CITY OF WESTFIELD:

Economic and Community Development Department

2728 East 171st Street

Westfield, IN 46074

Telephone: 317-804-3170

www.westfield.in.us

WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Westfield-Washington Township Advisory Board of Zoning Appeals will hold a public hearing on Tuesday, _____, 20____, at 7:00 pm at Westfield City Hall, 130 Penn Street, Westfield, IN, to consider petition # _____, filed by Mauricio Gonzalez Reyna. The request pertains to real estate comprising approximately 2.5 acres and generally located at 133 W 161st Street, Washington Township, Westfield, Indiana.

The request is for a change of zoning request to allow _____.

Specific details regarding this request, including the application, file, and property legal description, may be obtained from the Westfield Economic and Community Development Department, or by calling 317-804-3170.

Written suggestions or objections relative to the request may be filed with the Westfield Economic and Community Development Department, at or before public hearing. Interested persons desiring to present their views upon the request, either in writing or verbally, will be given the opportunity to be heard at the above-mentioned time and place, which may be continued from time to time as may be found necessary.

Applicant:

MAURICIO GONZALEZ REYNA

133 W 161st Street

Westfield, IN 46074

317-313-0659

CITY OF WESTFIELD:

Economic and Community Development Department

2728 East 171st Street

Westfield, IN 46074

Telephone: 317-804-3170

www.westfield.in.us

01/25/18

To Whom this May Concern:

Ref: 133 W 161st Street, Westfield, IN 46074.

My name is Mauricio Gonzalez; I live at 133 W 161st Street, Westfield, IN 46074.

I own a construction company, Gonzalez Home Improvement and Construction, Inc.

With this letter, I would like to take the opportunity to request a Variance of Use to allow a Construction Trade Office to be permitted in AG:SF-1 zoning.

The reason I am requesting this variance is that I would like to be able to park my work vehicles and store my work machines on my property. I have been parking my work vehicles on my property since the beginning of 2012. I have not made any changes to the land ever since we bought it. The detached garage where I store my vehicles and my machinery was already there when I purchased the property. The only changes I have made to my home have been approved by the City and have been compliant with all permits and inspections.

Everything we do related to my construction company is done at the customer's home or business; I do not have any customer traffic at my house nor do I store any material there either. I understand that my house is in an Agricultural/Residential area and that there are conditions and limitations and I believe that parking our vehicles on our property is not harmful to the area or the community in any way.

Thank you in advance for your time and consideration on this matter.

Please feel free to contact me at any time; I look forward to hearing from you.

A handwritten signature in black ink, appearing to read "Mauricio", is written over a large, light-colored scribble or stamp.

Mauricio Gonzalez Reyna

317-313-0659

133 W 161st St
Parcel #: 08-09-11-00-00-023.005
State #: 29-09-11-000-023.005-015



Current Owner [as of January 19, 2018](#)

This information is updated 5 times a week.

PROPERTY ADDRESS:

133 W 161st St
Westfield, IN 48074

DEEDED OWNER

Reyna, Mauricio Gonzalez & Cecilia Pelayo
133 W 161ST ST
Westfield, IN 48074

SUMMARY INFORMATION:

Parcel Number: 08-09-11-00-00-023.005
State Parcel Number: 29-09-11-000-023.005-015

Legal Description:

Acreage 2.50 Section 11, Township 18, Range 3

Section/Township/Range:

11/18/3

Subdivision Name:

Not Available

Subdivision Section:

Not Available

Deeded Acres:

2.5

Political Township:

Washington

Lot Number(s):

Not Available

Last Recorded Date:

3/1/2007

Legal Description

Disclaimer: This program allows you to view and print certain public records. Each section reflects information as of a specific date, so the information provided in different sections or reports may not match. All information has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. It may not reflect the current information pertaining to the property of interest.

INDIANA

[Contact Us](#)[Go to: Home](#) > [Transfer and Mapping Home Page](#) > **Auditor Online**

Auditor Online

Adjoiner Request

Online Submission Receipt

Adjoiner list

This receipt may not display at a future date or time. Please print this page for your records or make note of the Confirmation Number.

Date of Submission: Jan 21, 2018
Confirmation #: AR-2018-0015

PAYMENT SUMMARY:

Payment Status: Fees have been paid.
County Fee: \$25.00
** LoGO Portal Fee: \$1.52
LoGO Total: \$26.52

TRANSACTION SUMMARY:

Adjoiner Request
Owner: Mauricio Gonzalez Reyna
Contact's Name: Mauricio Gonzalez Reyna
Number of Subject Parcels: 1
Parcel Number of Property: 08-09-11-00-00-023.005

DELIVERY:

Transfer and Mapping will email this request when it is ready.

** PLEASE NOTE:

The Portal Fee is charged by LoGO Local Indiana, the third party that processed the online payment.

Credit Card payments will appear as a single combined transaction on your credit card statement.

E-check (ACH) payments will appear as a single combined transaction on your bank statement.

CONTACT US:

To discuss any problems with this transaction, please contact:

Hamilton County Transfer and Mapping Department
Phone: (317) 776-9624

Screen ID: 629882

[Website Suggestions or Issues](#)
[Accessibility Statement](#)
[Privacy Policy](#)
[Terms of Use](#)
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Michael Crussel

From: INTERNETGUEST
Sent: Sunday, January 21, 2018 10:26 PM
To: Plat Auditor
Subject: Online Adjoiner Request

POSSE Job #: AR-2018-0015
Zoning Authority: Westfield
Parcel # of Property: 0809110000023005
Additional Parcel #: , , , , , , , , , ,

Owner: Mauricio Gonzalez Reyna
Petitioner: Mauricio Gonzalez Reyna
Contact: Mauricio Gonzalez Reyna
Contact Phone: 3173130659
Contact Email: gonzalez-construction@hotmail.com

HAMILTON COUNTY AUDITOR

I, ROBIN M. MILLS, AUDITOR OF HAMILTON COUNTY, INDIANA, CERTIFY MY OFFICE HAS SEARCHED OUR RECORDS AND BASED ON THAT SEARCH, IT APPEARS THAT THE PROPERTY OWNERS MARKED AS NEIGHBORS ARE THE PROPERTY OWNERS THAT ARE TWO PROPERTIES OR 660' FEET FROM THE REAL ESTATE MARKED AS SUBJECT PROPERTY.

THIS DOCUMENT DOES NOT CERTIFY THAT THE ATTACHED LIST OF PROPERTY OWNERS IS ACCURATE OR INCLUDES ALL PROPERTY OWNERS ENTITLED TO NOTICE PURSUANT TO LOCAL ORDINANCE. ANY PERSON SEEKING A MORE ACCURATE SEARCH OF THE REAL ESTATE RECORDS OF THE COUNTY SHOULD SEEK THE OPINION OF A TITLE INSURANCE COMPANY.

ROBIN M. MILLS, HAMILTON COUNTY AUDITOR

DATED:

Barton Griesenauer 1/24/2018

SUBJECT PROPERTY:

08-09-11-00-00-023.005	Subject
Reyna, Mauricio Gonzalez & Cecilia Pelayo	
133 W 161ST ST	
Westfield	IN 46074

Pursuant to the provisions of Indiana Code 5-14-3-3-(e), no person other than those authorized by the County may reproduce, grant access, deliver, or sell any information obtained from any department or office of the County to any other person, partnership, or corporation. In addition any person who receives information from the County shall not be permitted to use any mailing list, addresses, or databases for the purpose of selling, advertising, or soliciting the purchase of merchandise, goods, services, or to sell, loan, give away, or otherwise deliver the information obtained by the request to any other person.

HAMILTON COUNTY NOTIFICATION LIST

PLEASE NOTIFY THE FOLLOWING PERSONS

08-09-11-00-00-016.002 Neighbor

Ferraro, Joseph P Jr & Georgia A

211 E 161ST ST

Westfield IN 46074

08-09-11-00-00-017.000 Neighbor

Walters, Todd W & Denise J

209 E 161ST ST

Westfield IN 46074

08-09-11-00-00-020.000 Neighbor

Ferraro, Joseph P Jr & Georgia A

211 E 161ST ST

Westfield IN 46074

08-09-11-00-00-022.000 Neighbor

Sandlin, Daniel W & Natalya G Kotelnikova h&w

101 W 161ST ST

Westfield IN 46074

08-09-11-00-00-022.001 Neighbor

Sandlin, Daniel W & Natalya G Kotelnikova h&w

101 W 161ST ST

Westfield IN 46074

08-09-11-00-00-022.003 Neighbor

Sandlin, Daniel W & Natalya G Kotelnikova h&w

101 W 161ST ST

Westfield IN 46074

08-09-11-00-00-023.006 Neighbor

Ruddock, John M & Carol S

141 W 161ST ST

Westfield IN 46074

08-09-11-00-00-023.007 Neighbor

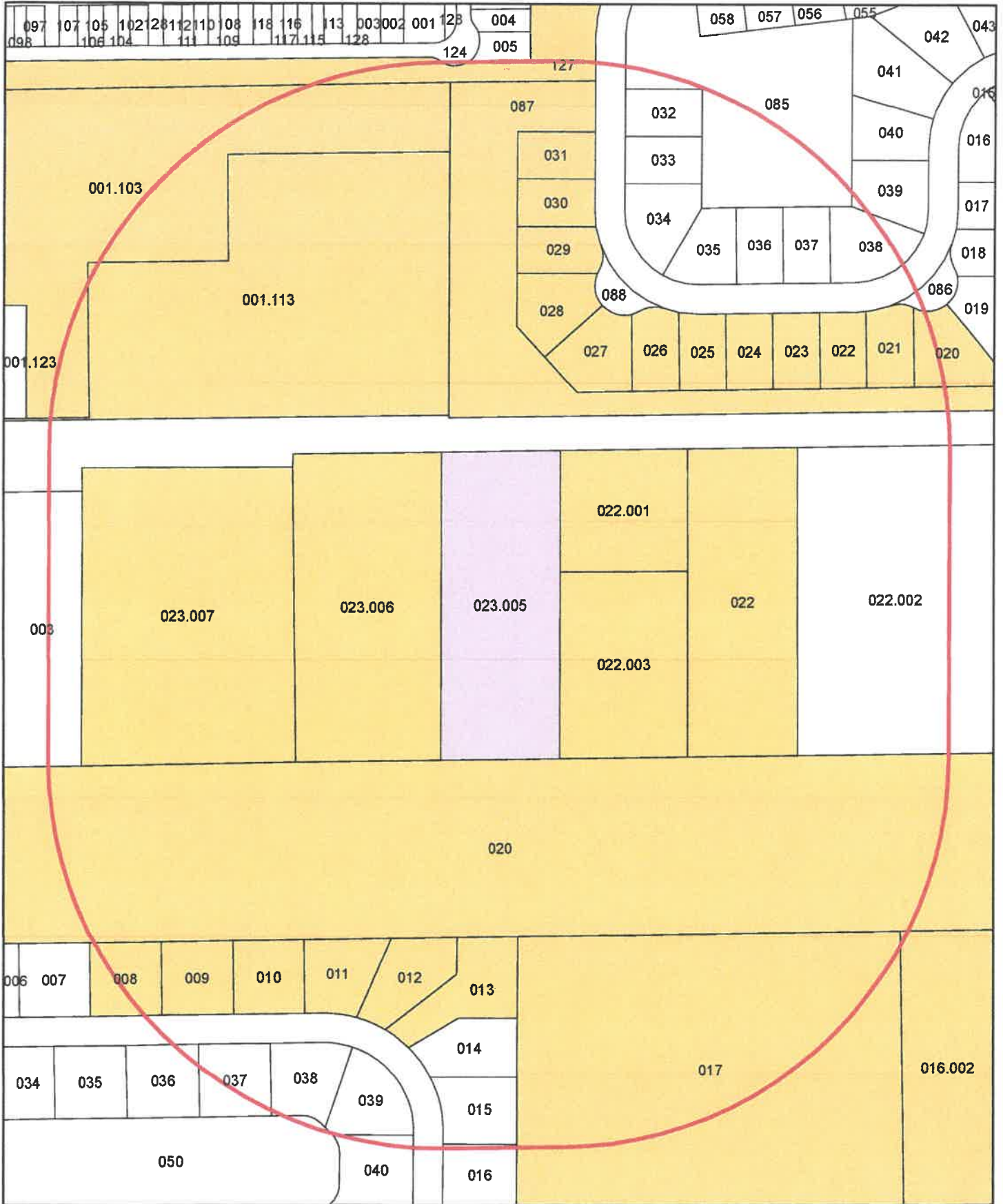
Carmel Bible Methodist Church

5220 Dellwood Dr			
Indianapolis	IN		46235
<hr/>			
08-09-11-00-03-008.000			Neighbor
Totten, Trevor J			
15861 RIVER BIRCH RD			
Westfield	IN		46074
<hr/>			
08-09-11-00-03-009.000			Neighbor
O'Neal, Christopher S & Tabitha L			
15857 RIVER BIRCH RD			
Westfield	IN		46074
<hr/>			
08-09-11-00-03-010.000			Neighbor
Koenig, Jerald L & Patricia J			
15853 RIVER BIRCH RD			
Westfield	IN		46074
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08-09-11-00-03-011.000			Neighbor
Vitello, Eric			
15849 RIVER BIRCH RD			
Westfield	IN		46074
<hr/>			
08-09-11-00-03-012.000			Neighbor
Drake, Joshua E & Karlene E			
15845 RIVER BIRCH RD			
Westfield	IN		46074
<hr/>			
08-09-11-00-03-013.000			Neighbor
Leniski, Bryan D & Natalie H			
15841 River Birch Rd			
Westfield	IN		46074
<hr/>			
09-09-11-00-00-001.103			Neighbor
Commercial Development Properties LLC			
5332 Temple Ave N			
Indianapolis	IN		46220
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09-09-11-00-00-001.113			Neighbor
Kroger Limited Partnership I			
1014 Vine St			

Cincinnati	OH	45202
09-09-11-00-14-020.000		Neighbor
Schnadenberg, Steven J		
15441 Slateford Rd		
Noblesville	IN	46062
09-09-11-00-14-021.000		Neighbor
Biljanic, Matthew G & Trisha A		
51 Markleville Ln		
Westfield	IN	46074
09-09-11-00-14-022.000		Neighbor
Casanova, Kelly Alyse & Lawrence Adrian		
53 Markleville Ln		
Westfield	IN	46074
09-09-11-00-14-023.000		Neighbor
Thompson, Andrew & Ashlyn Carter		
55 Markleville Ln		
Westfield	IN	46074
09-09-11-00-14-024.000		Neighbor
HPA Borrower 2017 1 LLC		
180 N Stetson Ste 3650		
Chicago	IL	60601
09-09-11-00-14-025.000		Neighbor
Lian, Yong H & Lan Y Xiao h&w		
59 Markleville Ln		
Westfield	IN	46074
09-09-11-00-14-026.000		Neighbor
Zands, Jason S		
61 Markleville Ln		
Westfield	IN	46074
09-09-11-00-14-027.000		Neighbor
Wright, Zachary K, Nichole P Wright & Karen V Paradiso jtrs		
63 Markleville Ln		

Westfield	IN	46074
<hr/>		
09-09-11-00-14-028.000		Neighbor
Schetzle, Deanna J		
65 Markleville Ln		
Westfield	IN	46074
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09-09-11-00-14-029.000		Neighbor
Frigge, Shelley		
67 Markleville Ln		
Westfield	IN	46074
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09-09-11-00-14-030.000		Neighbor
Frederick, Brian S & Jessica L		
69 Markleville Ln		
Westfield	IN	46074
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09-09-11-00-14-031.000		Neighbor
Nguyen, Quang & Thanh Vu		
71 Markleville Ln		
Westfield	IN	46074
<hr/>		
09-09-11-00-14-087.000		Neighbor
Countryside Homeowners Association Inc		
PO Box 30797		
Indianapolis	IN	46230 0797
<hr/>		
09-09-11-00-16-127.000		Neighbor
Countryside Homeowners Association Inc		
PO BOX 30797		
Indianapolis	IN	46230 0797
<hr/>		

Adjoiner Notification Map



Legend

-  Buffer
-  Notify
-  Subject



Parcel No *	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Parcel
08-09-11-00-00-020.000	Ferraro, Joseph P Jr & Georgia A	211 E 161ST ST	Westfield	IN	46074	20
08-09-11-00-00-023.007	Carmel Bible Methodist Church	5220 Dellwood Dr	Indianapolis	IN	46235	23.007
08-09-11-00-00-023.006	Ruddock, John M & Carol S	141 W 161ST ST	Westfield	IN	46074	23.006
08-09-11-00-00-022.001	Sandlin, Daniel W & Natalya G Kotelnikova h&w	101 W 161ST ST	Westfield	IN	46074	22.001
08-09-11-00-00-016.002	Ferraro, Joseph P Jr & Georgia A	211 E 161ST ST	Westfield	IN	46074	16.002
08-09-11-00-00-022.000	Sandlin, Daniel W & Natalya G Kotelnikova h&w	101 W 161ST ST	Westfield	IN	46074	22
08-09-11-00-00-022.003	Sandlin, Daniel W & Natalya G Kotelnikova h&w	101 W 161ST ST	Westfield	IN	46074	22.003
08-09-11-00-00-017.000	Walters, Todd W & Denise J	209 E 161ST ST	Westfield	IN	46074	17
09-09-11-00-14-031.000	Nguyen, Quang & Thanh Vu	71 Markleville Ln	Westfield	IN	46074	31
09-09-11-00-14-023.000	Thompson, Andrew & Ashlyn Carter	55 Markleville Ln	Westfield	IN	46074	23
09-09-11-00-14-024.000	HPA Borrower 2017 1 LLC	180 N Stetson Ste 3650	Chicago	IL	60601	24
09-09-11-00-14-022.000	Casanova, Kelly Alyse & Lawrence Adrian	53 Markleville Ln	Westfield	IN	46074	22
09-09-11-00-14-030.000	Frederick, Brian S & Jessica L	69 Markleville Ln	Westfield	IN	46074	30
09-09-11-00-14-025.000	Lian, Yong H & Lan Y Xiao h&w	59 Markleville Ln	Westfield	IN	46074	25
09-09-11-00-14-021.000	Biljanic, Matthew G & Trisha A	51 Markleville Ln	Westfield	IN	46074	21
09-09-11-00-14-026.000	Zands, Jason S	61 Markleville Ln	Westfield	IN	46074	26
09-09-11-00-14-029.000	Frigge, Shelley	67 Markleville Ln	Westfield	IN	46074	29
09-09-11-00-14-028.000	Schetzsl, Deanna J	65 Markleville Ln	Westfield	IN	46074	28
09-09-11-00-14-020.000	Schnadenberg, Steven J	15441 Slateford Rd	Noblesville	IN	46062	20
09-09-11-00-14-027.000	Wright, Zachary K, Nichole P Wright & Karen V Paradiso jtrs	63 Markleville Ln	Westfield	IN	46074	27
09-09-11-00-00-001.113	Kroger Limited Partnership I	1014 Vine St	Cincinnati	OH	45202	1.113
09-09-11-00-00-001.103	Commercial Development Properties LLC	5332 Temple Ave N	Indianapolis	IN	46220	1.103
09-09-11-00-14-087.000	Countryside Homeowners Association Inc	PO Box 30797	Indianapolis	IN	46230 0797	87
09-09-11-00-16-127.000	Countryside Homeowners Association Inc	PO BOX 30797	Indianapolis	IN	46230 0797	127
08-09-11-00-03-009.000	O'Neal, Christopher S & Tabitha L	15857 RIVER BIRCH RD	Westfield	IN	46074	9
08-09-11-00-03-010.000	Koenig, Jerald L & Patricia J	15853 RIVER BIRCH RD	Westfield	IN	46074	10
08-09-11-00-03-013.000	Leniski, Bryan D & Natalie H	15841 River Birch Rd	Westfield	IN	46074	13
08-09-11-00-03-008.000	Totten, Trevor J	15861 RIVER BIRCH RD	Westfield	IN	46074	8
08-09-11-00-03-011.000	Vitello, Eric	15849 RIVER BIRCH RD	Westfield	IN	46074	11
08-09-11-00-03-012.000	Drake, Joshua E & Karlene E	15845 RIVER BIRCH RD	Westfield	IN	46074	12

DULY ENTERED FOR TAXATION
Subject to final assessment for transfer
1 day of February, 2007

Robin Mills Auditor of Hamilton County

Parcel # 08-09-11-00-00-023.005

1000

TRUSTEE'S DEED

2007011558 TRD \$16.00
03/01/2007 09:30:55A 1 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

THIS INDENTURE WITNESSETH, that William P. Hess, Trustee of the William P. Hess Revocable Living Trust, dated January 18, 2001 (hereinafter called "Grantor"), does hereby BARGAIN, SELL and CONVEY unto Mauricio Gonzalez Reyna and Cecilia Pelayo, husband and wife (Hereinafter called "Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hamilton County, Indiana (hereinafter called the "Real Estate"):

Part of the Southwest Quarter of Section 11, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows:

Beginning on the North line of the Southwest Quarter of Section 11, Township 18 North, Range 3 East 1190.03 feet North 88 degrees 47 minutes 42 seconds East (assumed bearing) of the Northwest corner thereof; thence North 88 degrees 47 minutes 42 seconds East on and along said North line 201.29 feet; thence South 00 degrees 15 minutes 08 seconds parallel with the East line of said Southwest Quarter 541.07 feet; thence South 88 degrees 47 minutes 42 seconds West parallel with the North line aforesaid 201.29 feet; thence North 00 degrees 15 minutes 08 seconds West parallel with the East line aforesaid 541.07 feet to the Beginning point.

Commonly known as: 133 West 161st Street Westfield, IN 46074 (TAYTO.)

TO HAVE AND TO HOLD The Real Estate to the said Grantee and said Grantees heirs and assigns forever; and Grantor, as such Trustee, and not for it's self covenants that the Real Estate is free of any encumbrance made or suffered by said Grantor, and that said Grantor shall warrant and defend the same to said Grantee and said Grantees heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the said Grantor, but against none other.

The Trustee certifies that he/she has all of the powers conferred upon a Trustee by the Indiana Trust Code and nothing in the Trust Indenture restricts or limits those powers in any way. The Grantee has no duty or responsibility with respect to the propriety of the Trustee's actions conveying this said real estate or any act done by virtue of the Trust Indenture. Grantor warrants and states that no act has occurred which would have caused said trust to be terminated. Grantor further certifies that the real estate which is the subject hereof, is not subject to the requirements of the Indiana Responsible Property Transfer Act, IC 13-11-2-174

IN WITNESS WHEREOF, Grantor executed this deed, this 24 day of February, 2007.

William P. Hess
William P. Hess, Trustee

STATE OF INDIANA)
COUNTY OF Hamilton) SS:

Before me, a Notary Public in and for said County and State, personally appeared William P. Hess, Trustee of the William P. Hess Revocable Living Trust, dated January 18, 2001, who acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24 day of February, 2007.

My Commission Expires



LISA A. TAYLOR
Not. of Hamilton Co.
Comm. Exp. 3-31-08

Signature [Signature]
Printed _____
Resident of _____ County, Indiana

This instrument prepared by Leroy D. Medley, Attorney at Law
Address: 30 East Main Street, Carmel, IN 46032

Return Deed to First American Title
Send tax bills to _____

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.

Lisa Taylor
NAME

Leroy D. Medley, Attorney at Law