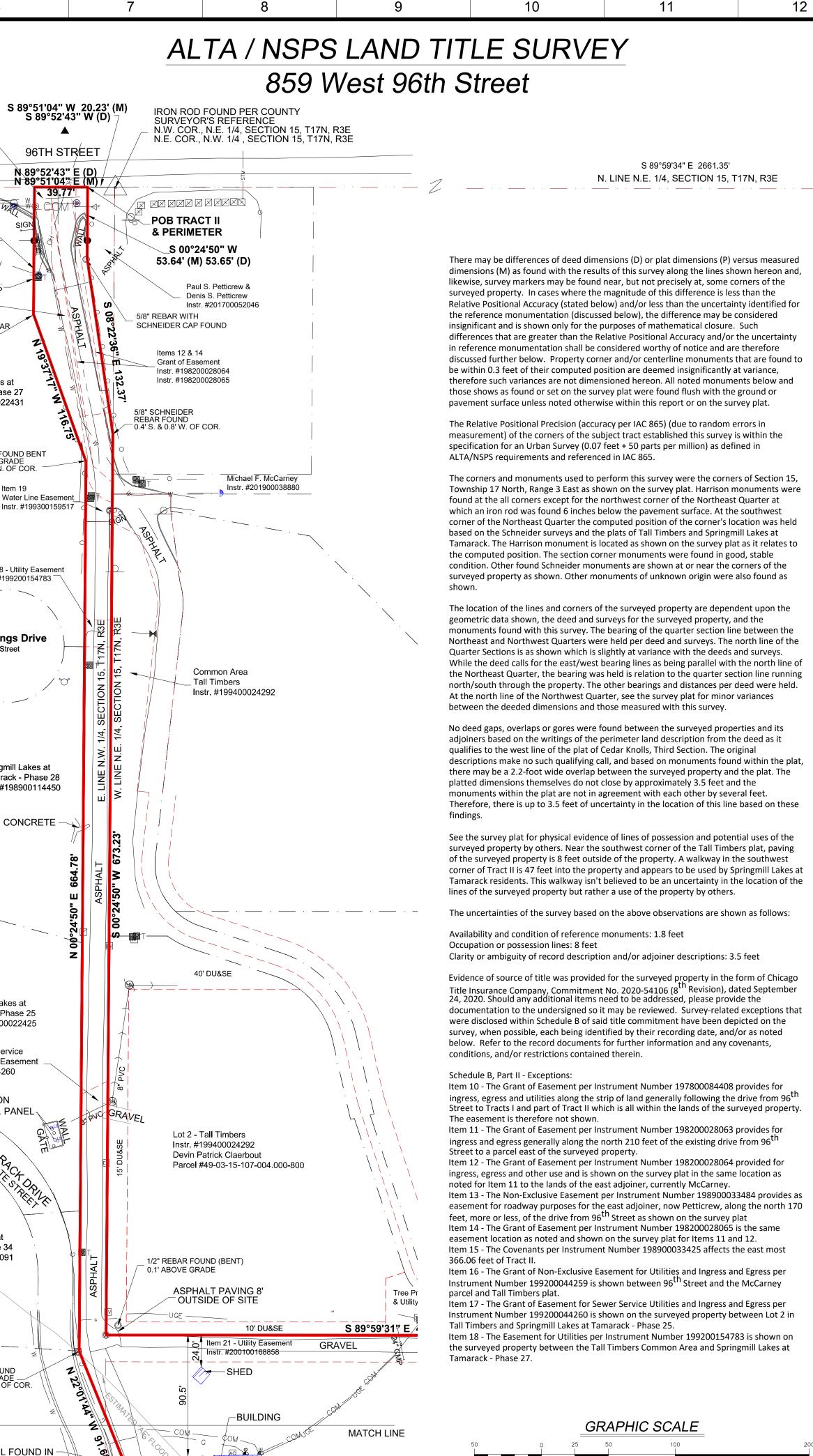
Item 13 Roadway Easement Instr. #198900033484		
N E	N 89°51'04" E 2653.27' N. LINE N.W. 1/4, SECTION 15, T17N, R3E	<u> </u>
TOP NUT ° ▲ With N 00°24'50'' E SIG 94.98' (M) 9 <u>5.0</u> 0' (D) OH		IRON ROD FOUND PER COUNTY SURVEYOR'S REFERENCE N.W. COR., N.W. 1/4, SECTION 15, T17N, R3E
ELEC. DROP Item 16 - Utility & Ingress/ Egress Easement Instr. #199200044259		LEGAL DESCRIPTIONS Per Instrument Number 202000116
Instr. #199200044259 5/8" SCHNEIDER REBAR 0.4' ABOVE GRADE 0.8' W. & 0.5' S. OF CORNER	nship 17 North, Range 3 East, Marion County, Indiana, and being a d in a Trustee's Deed to Brian Sipe and Monika Fischer per Instrument he Recorder of Marion County, Indiana and described as follows:	part of and lying entirely within the l
Springmill Lakes at Tamarack - Phase 27 Instr. #198900022431 5/8" REBAR FOUND F 0.5' BELOW GRADE	ortheast Quarter of said Section 15; thence South 00 degrees 24 og the West line of said Northeast Quarter a distance of 857.88 feet to said Instrument No. 201000059716, the next two (2) courses being thence South 89 degrees 59 minutes 31 seconds East parallel with the f 440.00 feet; (2) South 00 degrees 24 minutes 50 seconds West eet to the POINT OF BEGINNING; thence South 89 degrees 59 minutes d Northeast Quarter a distance of 309.31 feet; thence South 29 f 659.60 feet; thence North 89 degrees 59 minutes 31 seconds West erter a distance of 701.55 feet to the Southeast corner of Parcel 5 as	minutes 50 seconds West (assumed the Northwest corner of Parcel 2 as along the North and East lines of said North line of said Northeast Quarter parallel with said West line a distance 31 seconds East parallel with the No degrees 56 minutes 13 seconds East parallel with the North line of said N
0.2' E.& 0.4' N. OF CC Item 19 Water L	; thence North 00 degrees 24 minutes 50 seconds East along the east ne South line of said Parcel 2; thence South 89 degrees 59 minutes 31 8.94 feet to the POLINT OF BEGINNING. Containing 7.018 acres, more	line of said Parcel 5 a distance of 572
Instr. #1	rtheast Quarter of Section 15, Township 17 North, Range 3 East, ying entirely within the land described in a Trustee's Deed to Brian	TRACT II Part of the Northwest Quarter and p Marion County, Indiana, and being a
Item 18 - Utility Instr. #1992007	10000597196, recorded in the Office of the Recorder of Marion rthwest Quarter of said Section 15; thence North 89 degrees 52	County, Indiana and described as fol
Cedar Springs D Private Street	ng the North line of said Northwest Quarter a distance of 20.23 feet to orthwest corner of a tract of land described in Instrument No. 2 courses being along the Western lines of said tract of land; (1) West parallel with the East line of said Northwest Quarter a distance nutes 13 seconds East a distance of 132.45 feet to the East line of said of the Northeast Quarter of said Section 15; thence South 00 degrees a distance of 673.19 feet; thence South 89 degrees 59 minutes 31	minutes 43 seconds West (assumed the POINT OF BEGINNING, point also 890033424 in said Recorder's Office thence South 00 degrees 24 minutes of 53.65 feet; (2) thence South 08 de Northwest Quarter, also known as th 24 minutes 50 seconds West along s
	Iortheast Quarter a distance of 440.00 feet; thence South 00 degrees est line a distance of 12.00 feet; thence North 89 degrees 59 minutes South 00 degrees 24 minutes 50 seconds West parallel with said 89 degrees 59 minutes 31 seconds West parallel with said North line es 24 minutes 50 seconds East parallel with said West line a distance tes 31 seconds West parallel with said North line a distance of 115.00 onds East parallel with said West line a distance of 176.02 feet; Vest a distance of 91.70 feet; thence North 00 degrees 24 minutes 50 rthwest Quarter a distance of 664.78 feet; thence North 19 degrees	24 minutes 50 seconds West paralle 31 seconds West a distance of 58.94 West line a distance of 571.57 feet; a distance of 251.06 feet; thence No of 310.54 feet; thence North 89 deg feet; thence North 00 degrees 24 mi thence North 22 degrees 01 minute
/ Springmill La Tamarack - F / Instr. #19890	feet; thence North 00 degrees 24 minutes 50 seconds East parallel North line of said Northwest Quarter; thence North 89 degrees 52 Istance of 39.77 feet to the POINT OF BEGINNING. Containing 4.621	with said East line a distance of 95.0
CONC	YEY BY THE SCHNEIDER CORPORATION, DATED MARCH 5, 2010,	ALSO DESCRIBED AS: PERIMETER LAND DESCRIPTION SET PROJECT NO. 6475.002 AS FOLLOWS
	hwest Quarter of said Section 15; thence North 89 degrees 52 og the north line of said Northwest Quarter a distance 20.23 feet to northwest corner of a tract of land described in Instrument ion County, Indiana, the next 2 course being along the wester lines of minutes 50 seconds West parallel with the east line of said	Commencing at the Northeast corne minutes 43 seconds West (assumed the Point of Beginning, said point als #890033424 in the Office of the Rec
Springmill Lakes at	hence South 08 degrees 22 minutes 13 seconds East a distance of arter, also known as the west line of the Northeast Quarter of said 50 seconds West along said west line a distance of 673.19 feet; East parallel with the north line of said Northeast Quarter a distance tes 50 seconds West parallel with said west line a distance of 12.00 onds East parallel with said north line a distance of 309.31 feet to the 30, page 115, in said Recorder's Office; thence South 29 degrees 56	Northwest Quarter a distance of 53. 132.45 feet to the east line of said N Section 15; thence South 00 degrees thence South 89 degrees 59 minutes of 440.00 feet; thence South 00 degrees feet; thence South 89 degrees 59 minutes
Item 17 - Sewer Service & Ingress/Egress Easeme	a distance of 659.60 feet; thence North 89 degrees 59 minutes 31 nce of 952.61 feet toa point on a line parallel with and distant 130.00 er; thence North 00 degrees 24 minutes 50 seconds East parallel with orth 89 degrees 59 minutes 31 seconds West parallel with said north egrees 24 minutes 50 seconds East parallel with said west line a	seconds West parallel with said Nort feet east of the west line of said Nor said west line a distance of 310.54 fe line a distance of 115.00 feet; thence
LIFT STATION	01 minute 24 seconds West a distance of 91.70 feet; thence North 00 the east line of said Northwest Quarter a distance of 664.78 feet; West a distance of 116.75 feet; thence North 00 degrees 24 minutes ince of 95.00 feet to the north line of said Northwest Quarter; thence ng said north line a distance of 39.77 feet to the Point of Beginning,	degrees 24 minutes 50 seconds East thence North 19 degrees 37 minutes 50 seconds East parallel with said ea North 89 degrees 52 minutes 43 sec
NRMAR PARCY		containing 11.639 acres, more or les SURVEYOR'S REPORT
K S AR	2 of the Indiana Administrative Code ("Rule 12"), the following red regarding the various uncertainties in the locations of lines and ilt of the uncertainties in reference monumentation; in record as introduced by random errors in measurements ("Relative Positional iated with these uncertainties. The client should assume there is an in magnitude to the discrepancy in the location of the lines of twise noted or shown on the within survey plat, there is no evidence	observations, opinions, and commer corners found or established this sur description and plats; in lines of occu Accuracy"). There may be unwritter amount of uncertainty along any titl possession from the surveyed lines.
Springmill Lakes at Tamarack - Phase 34 Instr. #199000020091	TA/NSPS Land Title Survey and Retracement Survey on the lands of ber 202000116283. Information and data used to perform this survey deed and plats of the surveyed property and adjoining properties, ation recorded as Instrument Number 200600153768 and under on corner reference ties of the Marion County Surveyor's Office, and	
5/8" REBAR FOUND 0.3' ABOVE GRADE	use of a State Plane grid system derived from the East Zone of the Fast Zone - N.A.D. 1983), 2011 adjustment and rotated to the bearings S observations. The said system was verified utilizing the INCORS Pervice over the internet. This survey has been performed in feet. All	<ul> <li>Indiana State Plane Coordinate Syste</li> <li>O</li> <li>O<!--</td--></li></ul>
0.3' ABOVE GRADE 0.6' W. & 0.5' S. OF COF		Network, a real-time kinematic (RTK 0 7/L measurements on this survey are de 0 X 2 U 2 U 2 U 2 U 2 U 2 U 2 U 2 U 2 U 2 U
		M. LIN



- CONCRFTF

1" = 50

13

14

15

HARRISON MONUMENT PER COUNTY SURVEYOR'S REFERENCE N.E. COR., N.E. 1/4,

SECTION 15, T17N, R3E

Item 19 - The Non-Exclusive Grant of Easement per Instrument Number 199300159517 is a water line easement shown within the surveyed property from 96<sup>th</sup> Street and into the Common Area in Tall Timbers plat eventually extending to the south line of the plat and the north line of Tract II of the surveyed property.

Item 20 - The Grant of Easement per Instrument Number 199800039573 is shown within the surveyed property as a Water Line Easement within Tract II extended south from the easement cited in Item 19.

Item 21 - The Easement for Utilities per Instrument Number 200100168858 is shown along the north line of Tracts I and II.

Portions of the surveyed property is located within Zone AE and Zone A (Special Flood Hazard Areas (SFHA) subject to inundation by the 1% annual chance flood, Base Flood Elevations (BFE) determined for Zone AE and No BFEs determined for Zone A), a Floodway Area within Zone AE, and a shaded Zone X (Other Flood Areas) per the Flood Insurance Rate Map (FIRM) for Marion County, Indiana, community panel 18097C0041F, effective date April 19, 2016, Federal Emergency Management Agency, National Flood Insurance Program. Per said FIRM, a portion of the property does lie within a Special Flood Hazard Area. The approximate location of the limits of the Floodway and Zones AE, A and X are plotted on the survey plat. The accuracy of any flood hazard statement and the plotting of the limits thereof is subject to map scale uncertainty.

## SURVEYOR'S CERTIFICATE

To TMK Designs, LLC:

This is to certify that this plat and the survey on which is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, and 13 of Table A thereof. The fieldwork was completed on April 18, 2023. I further state that, to the best of my information, knowledge, and belief, this plat represents a survey completed under my supervision and in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Date: June 12, 2023 mune, Las Brian L. Haggard PS No. LS29800001 State of Indiana

NOTES:



The property address is 859 W. 96<sup>th</sup> Street, Indianapolis, IN 46260.

Subsurface and environmental conditions were not surveyed, examined, or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. Other utilities may exist within the surveyed property or immediately adjacent thereto that were not identified by such information or observed on site. In providing this survey no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned except as shown otherwise. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will V3, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will V3 Companies, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

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As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge and belief, and does not constitute a warranty or guarantee by the Consultant. Regardless, the surveyor can only certify to those items that are visible and/or things that can be measured or counted as stated via said ALTA Standards and Rule 12.

This instrument was prepared by Brian L. Haggard, V3 Companies Ltd., 171 N. Main Street, Martinsville, IN 46151.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each 🚽 🔂 Social Security number in the document, unless required by law. Brian L. Haggard

 $\bigtriangledown$ 



Formerly SEA Group 494 Gradle Drive Carmel, Indiana 46032 Phone: 317.844.3333 Fax: 317.844.3383 infocarmel@v3co.com V3co.com Surveyors - Scientists - Engineers SECTION 15 - TOWNSHIP 17 NORTH - RANGE 3 EAST WASHINGTON TOWNSHIP, MARION COUNTY ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: Thomas Kretz TMK Developement, LLC REV. # DATE REV. DESC. DRAWING LEGEND GAS = UNDERGROUND GAS LINES он —— он —— OH = OVERHEAD UTILITY LINES COM COM COM COM COM = COMMUNICATION LINES STM = UNDERGROUND STORM SEWER \_\_\_\_\_STM \_\_\_\_\_ UGE = UNDERGROUND ELECTRIC SECTION LINE (AS NOTED) \_\_\_\_\_ R.O.W. = RIGHT OF WAY (AS NOTED) CENTERLINE AS NOTED --- --- B.S.L. = BUILDING SETBACK LINE \_\_\_\_\_ EASEMENT (AS NOTED) - - - - - - - - - - - REAL ESTATE LINES (AS NOTED) SUBJECT REAL ESTATE SURVEY LINE (AS NOTE EXISTING CONC. CURB (AS NOTED) MAG NAIL SET WITH "V3 5/8" REBAR WITH "SEA GROUP COMPANIES FIRM #0092" FIRM #0091" CAP SET 🛍 🖾 GAS METER ○ FOUND MONUMENT- SEE DRAWING ELECTRIC METER AIR CONDITIONER BENCHMARK (AS NOTED) CURB INLET WOOD FENCE POST LS LIFT STATION ----- SIGN ⊗ WATER VALVE GAS LINE MARKER 💙 HYDRANT BOLLARD ♥W WATER METER IF FIBER OPTIC MARKER ■ T TELEPHONE PEDISTAL E ELECTRIC PEDISTAL GAS VALVE GUY ANCHOR 🖁 ELECTRIC METER BOLLARD U.E. UTILITY EASEMENT D.U.&S.E. DRAINAGE, UTILITY & SEWER EASEMEN VICINITY MAP - NOT TO SCALE 10 BR Approved By:

BS Drawn By: Date of Last Field Work: March 23, 2023 June 12, 2023 Date Plotted:

Reference #: Project Number:

220851.VP02.1 Sheet Number :



**PROJECT LOCATED IN:**