

PLAT

Subdivision/HPR The Ridge on Williams Creek

Legal Description Part of the north half of Section 15,
Township 17 North, Range 3 East
Washington Township, Marion County, Indiana

Owner TMK DEVELOPMENT, LLC

Declaration A202300078327

Other _____

Pages 3 (including cover sheet)

Cross Reference(s) A202200081358 A202300095397

Contact Person THOMAS M. KRETZ Phone Number 219.878.3918

Email Address tmkretz@gmail.com

Email Return: Pick up _____ Mail Return (include return envelope) _____ (check one)

For Recorder's Office Use Only: Land Surveyor Notary

DMD/Planning Assessor Transfer Assessor Mapping



SECONDARY PLAT
THE RIDGE ON WILLIAMS CREEK
 PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 3 EAST
 WASHINGTON TOWNSHIP, MARION COUNTY, INDIANA

232135

2023 NOV 15 A 10:05

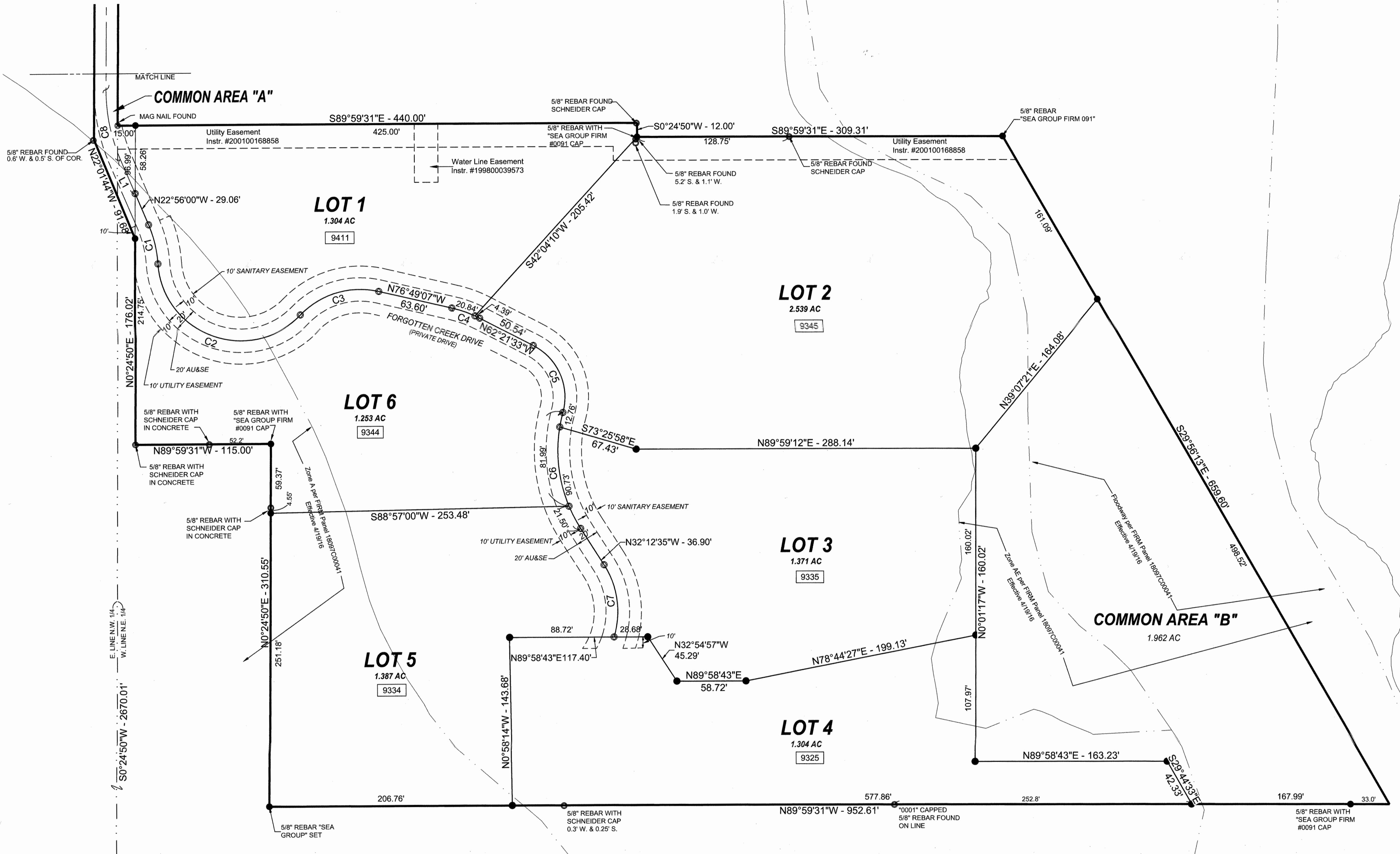
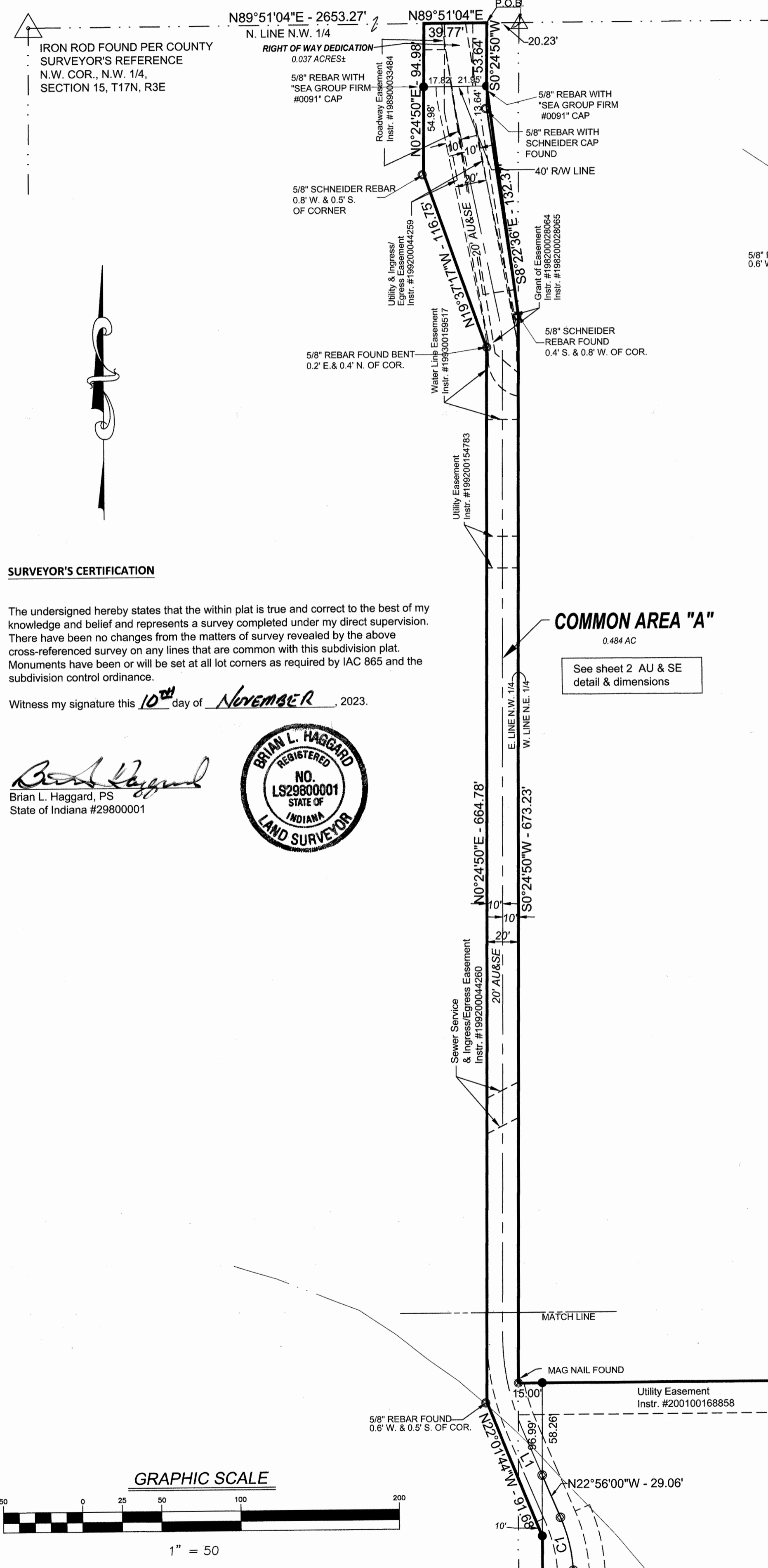
DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL ACCEPTANCE
 FOR TRANSFER

A202300095396

11/15/2023 02:47 PM
 FAITH KINBROUGH
 MARION COUNTY IN RECORDER
 FEE: \$40.00
 PAGES: 3
 891-38

CURVE TABLE						
Curve	Radius	Central Angle	Length	Tangent	Chord	Chord Bearing
C1	100.00'	19°46'22"	34.51'	17.43'	34.34'	S 13°02'49" E
C2	70.00'	133°07'40"	162.64'	161.45'	128.45'	S 69°43'13" E
C3	70.00'	59°27'41"	72.65'	39.98'	69.43'	N 73°27'03" E
C4	100.00'	14°27'33"	25.24'	12.69'	25.17'	S 69°35'20" E
C5	50.00'	77°35'11"	67.71'	40.19'	62.66'	S 23°33'58" E
C6	125.00'	47°28'12"	103.49'	54.92'	100.56'	S 08°29'29" E
C7	75.00'	49°09'42"	64.35'	34.31'	62.40'	S 07°37'44" E

LINE TABLE		
Line	Bearing	Length
L1	S22°56'00"E	32.09'



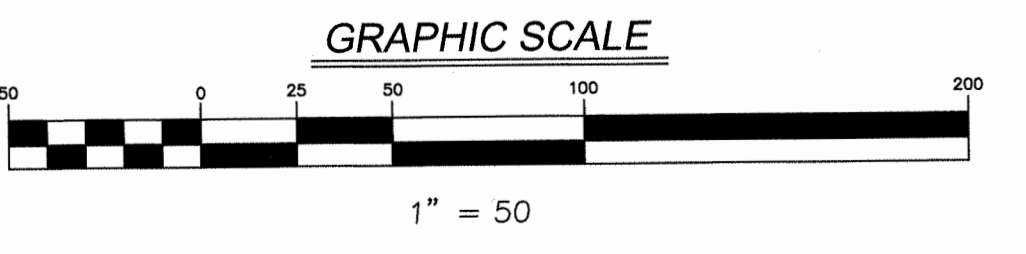
SURVEYOR'S CERTIFICATION

The undersigned hereby states that the within plat is true and correct to the best of my knowledge and belief and represents a survey completed under my direct supervision. There have been no changes from the matters of survey revealed by the above cross-referenced survey on any lines that are common with this subdivision plat. Monuments have been or will be set at all lot corners as required by IAC 865 and the subdivision control ordinance.

Witness my signature this 10th day of NOVEMBER, 2023.

Brian L. Haggard
 Brian L. Haggard, PS
 State of Indiana #29800001

BRIAN L. HAGGARD
 REGISTERED
 NO. LS29800001
 STATE OF INDIANA
 LAND SURVEYOR



DRAWING LEGEND

	CENTERLINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE (BSL)
	EASEMENT LINE
	ACCESS UTILITY & SEWER (SANITARY & STORM) EASEMENT
	ADDRESS (Forgotten Creek Drive, Indianapolis, IN 46206)
	R/W RIGHT OF WAY
	P.O.B. POINT OF BEGINNING

SUBDIVISION MONUMENTATION

PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).

A 5/8"X3/8" REBAR WITH CAP STAMPED "V3 PX IN FIRM #0092" SHALL BE SET AT ALL LOT CORNERS.

● DENOTES MAG NAIL WITH "V3 COMPANIES FIRM #0092" WASHER SET

○ DENOTES A SURVEY MONUMENT RECOVERED DURING THE ORIGINAL BOUNDARY SURVEY.

PREPARED FOR AND DEVELOPER:
 THOMAS KRETZ
 TMK DESIGN, LLC

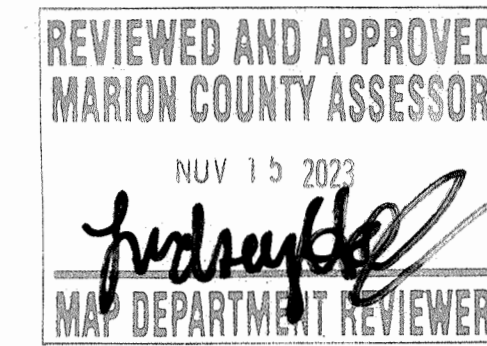
171 N. Main Street
 Martinsville, IN 46151
 Ph: 765.600.2501

Vista, Veritas, Virtute
 WWW.V3CO.COM

Project No: 220851
 Sheet No: 1 of 2

SECONDARY PLAT
THE RIDGE ON WILLIAMS CREEK
PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 3 EAST
WASHINGTON TOWNSHIP, MARION COUNTY, INDIANA

A202300095396
11/15/2023 02:47 PM
FAITH KIMBROUGH
MARION COUNTY IN RECORDER
FEE: \$40.00
PAGES: 3
By: JH



DECLARATION

The undersigned, Thomas Kretz, Manager of TMK Development, LLC, the owner of record of the real estate per Instrument Number 202300078327 in the Office of the Recorder of Marion County, Indiana, and more particularly described hereon, does hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate as shown hereon in accordance with the within plat. All streets and right-of-ways shown and not heretofore dedicated, are hereby dedicated to the City of Indianapolis, Marion County, Indiana.

This subdivision shall be known and designated as the "The Ridge on Williams Creek", a subdivision of land in Washington Township, Marion County, Indiana.

Site Distance Covenant

Sight obstruction: No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 and 9 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of the sight lines.

Storm Drainage Covenant

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat.

Sanitary Sewer Covenant

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that is then duly recorded, and shall run with the real estate. The municipality and its agents shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

Enforcement Covenant

Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee.

Subject to the Standards and Specifications of the Department of Public Works, Sanitation Section.

Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.

Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.

BLH See additional covenants below for Utility and Access Easements.

Owners Certification

Owners of the lots in this subdivision shall take title to said lot, subject to the easements, covenants, and restrictions as shown on the within plat.

TMK Development, LLC:

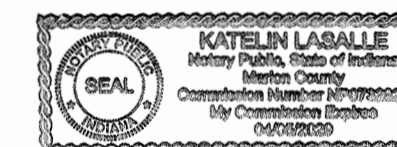
Dated this 14 day of NOVEMBER, 2023.

Thomas Kretz
Thomas Kretz, Manager

STATE OF INDIANA }
COUNTY OF Marion }

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Thomas Kretz, Manager of TMK Development, LLC, who acknowledged the execution of the foregoing as a voluntary act and deed for the purposes herein express and affirmed his signature hereto.

Signature: *Kathleen G. Gabel*

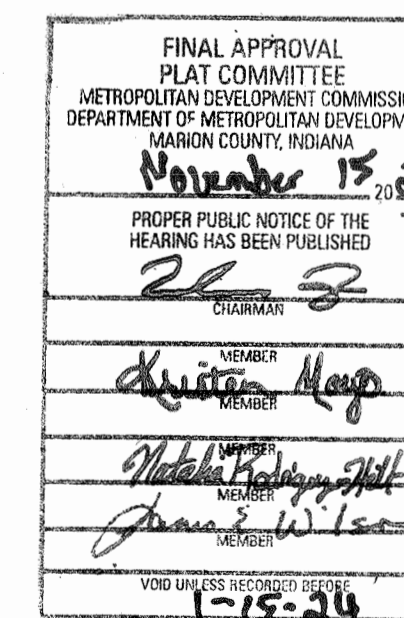


My Commission Expires: 4/5/2029

County of Residence: Marion

BLH There are strips of land as shown hereon and marked as Utility Easement which are reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires subject at all times to the property authorities and to the easements herein reserved. No permanent or other structure of any kind is to be erected or maintained upon said strips of land. Owners of the Lots in this subdivision shall take their title subject to the rights of the public utilities and the rights of the owners of other Lots in this subdivision.

The are strips of land as shown hereon and marked as Access Easement which are for a private access drive (or drives) and is not publicly dedicated. It is intended for the non-exclusive common and mutual benefit of all owners as determined by the developer.



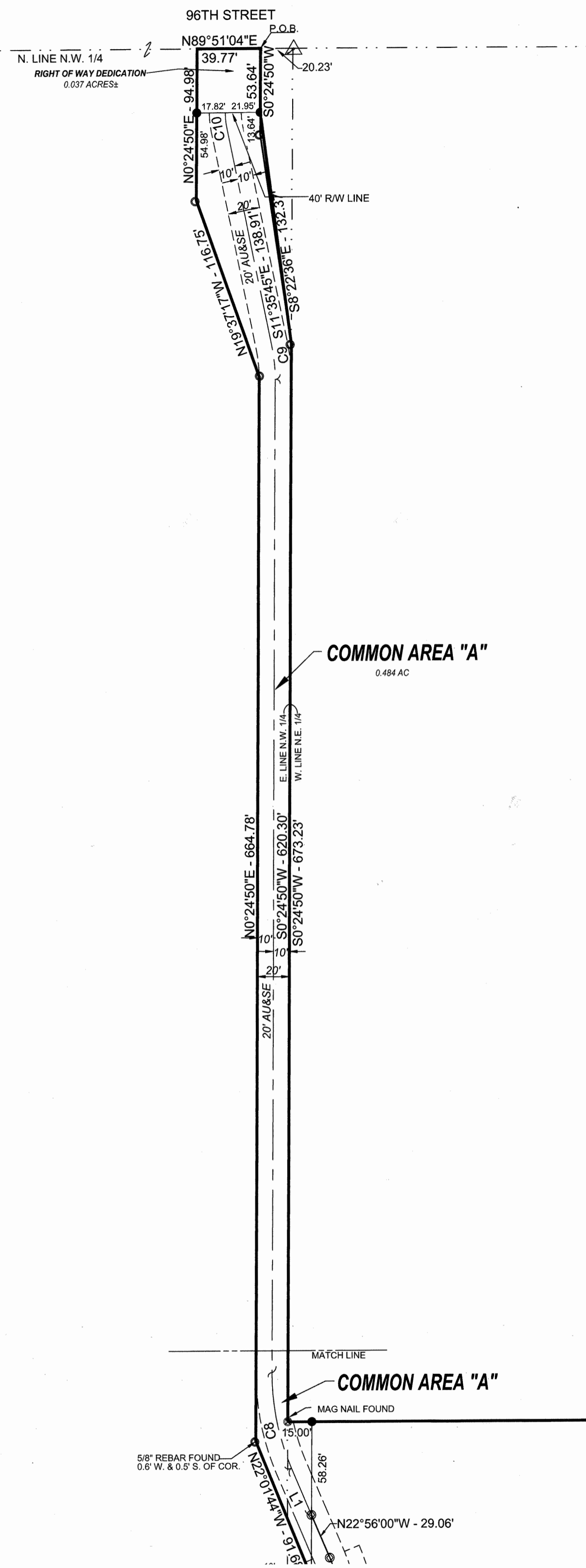
PREPARED FOR AND DEVELOPER:
THOMAS KRETZ
TMK DESIGN, LLC

REVISIONS
Updated Ownership October 30, 2023



171 N. Main Street
Martinsville, IN 46151
Ph: 765.600.2501
Vico, Verlene, Virtue
WWW.V3CO.COM

Project No: 220851
Sheet No: 2 of 2



LEGAL DESCRIPTION

That portion of the Northwest and Northeast Quarters of Section 15, Township 17 North, Range 3 East, Marion County, Indiana, and based on a survey prepared by Brian L. Haggard, LS29800001, certified on June 12, 2023, under V3 Companies Project No. 220851 and recorded as Instrument Number 202300049289 in the Office of the Recorder of said county, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 15; thence North 89 degrees 51 minutes 04 seconds West along the north line of said Northwest Quarter 20.23 feet to the POINT OF BEGINNING; thence South 00 degrees 24 minutes 50 seconds West parallel with the east line of said Northwest Quarter 53.64 feet; thence South 08 degrees 22 minutes 36 seconds East 132.45 feet to the east line of said Northwest Quarter, also being the west line of said Northeast Quarter; thence South 00 degrees 24 minutes 50 seconds West along said west line 573.23 feet; thence South 89 degrees 59 minutes 31 seconds East 440.00 feet; thence South 00 degrees 24 minutes 50 seconds West parallel with said west line 12.00 feet; thence South 89 degrees 59 minutes 31 seconds East 309.31 feet to the west line of Cedar Knolls as record in Volume 30, page 115, in said county records; thence South 29 degrees 56 minutes 13 seconds East along said west line 659.60 feet; thence North 89 degrees 59 minutes 31 seconds West 952.61 feet to a point being 130.00 feet by perpendicular measurement east of said west line of the Northeast Quarter; thence North 00 degrees 24 minutes 50 seconds East parallel with said west line 310.55 feet; thence North 89 degrees 59 minutes 31 seconds West 115.00 feet to a point being 15.00 feet by perpendicular measurement east of said west line; thence North 00 degrees 24 minutes 50 seconds East parallel with said west line 176.02 feet; thence North 22 degrees 01 minute 44 seconds West 91.68 feet to a point being 20.00 feet by perpendicular measurement west of the east line said Northwest Quarter; thence North 00 degrees 24 minutes 50 seconds East parallel with said east line 664.78 feet; thence North 19 degrees 37 minutes 17 seconds West 116.75 feet; thence North 00 degrees 24 minutes 50 seconds East parallel with said east line 94.98 feet to the north line of said Northwest Quarter; thence North 89 degrees 51 minutes 04 seconds East along said north line 39.77 feet to the POINT OF BEGINNING, containing 11.639 acres, more or less.

This subdivision consists of six (6) Lots and two (2) Common Areas, numbered 1 through 6, and Common Areas "A" and "B", all inclusive, as shown on the within plat. The size of each lot and width of the streets are shown in figures denoting feet and decimal parts thereof.

SURVEYOR'S CERTIFICATION

The undersigned hereby states that the within plat is true and correct to the best of my knowledge and belief and represents a survey completed under my direct supervision. There have been no changes from the matters of survey revealed by the above cross-referenced survey on any lines that are common with this subdivision plat. Monuments have been or will be set at all lot corners as required by IAC 865 and the subdivision control ordinance.

Witness my signature this 10th day of NOVEMBER, 2023.

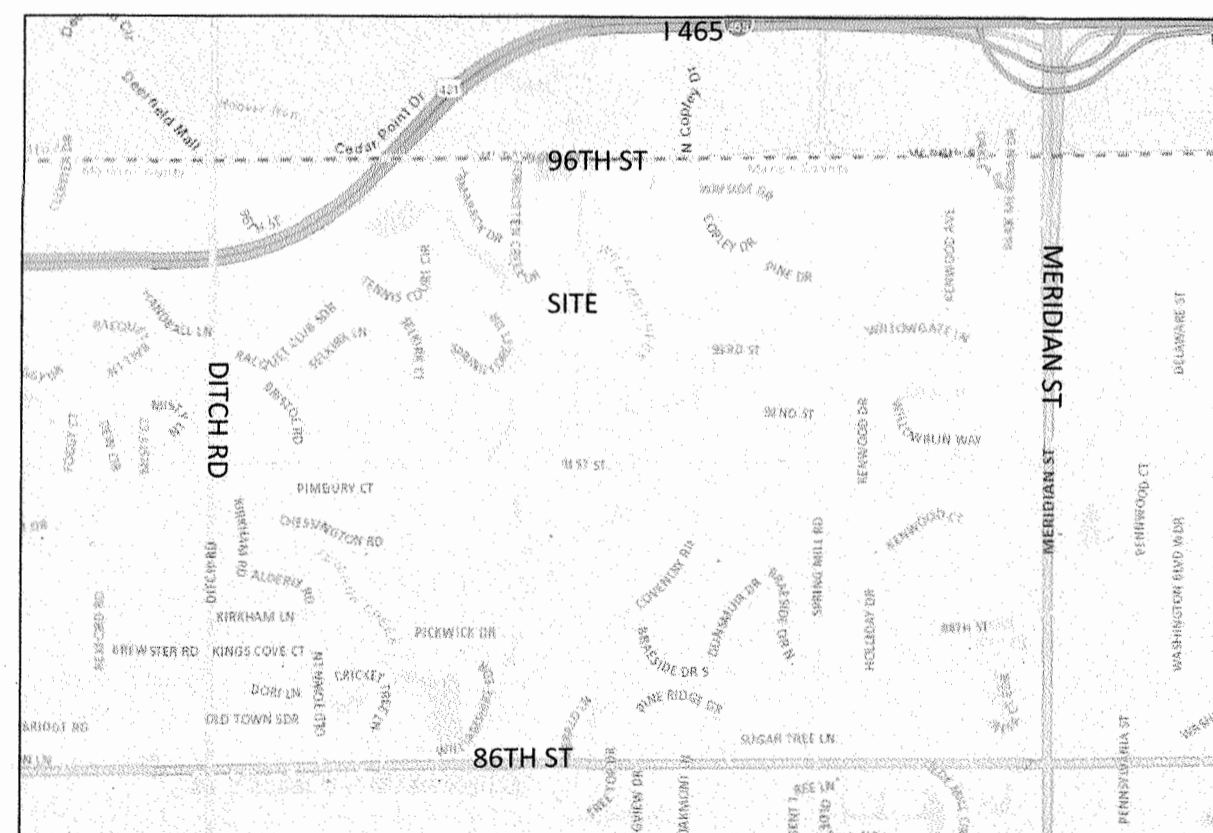
Brian L. Haggard
Brian L. Haggard, PS
State of Indiana #29800001



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, Brian L. Haggard.

Prepared by Brian L. Haggard, V3 Companies, 171 N. Main Street, Martinsville, IN 46151

VICINITY MAP - NOT TO SCALE



CURVE TABLE						
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	TANGENT	CHORD	CHORD BEARING
C10	50.00	11°14'29"	9.81	4.92	9.79	S 05°58'31" E
C9	100.00	12°00'35"	20.96	10.52	20.92	S 05°35'27" E
C8	150.00	23°20'50"	61.12	30.99	60.70	S 11°15'35" E