

# 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)

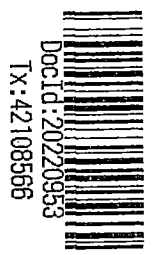
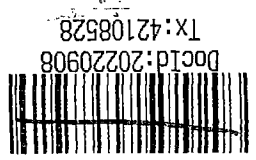
Cross Reference(s) A202200081358 A202300095397

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

ONLY ENTERED FOR INFORMATION  
 SUBJECT TO FINAL ACCEPTANCE  
 FOR TRANSFER

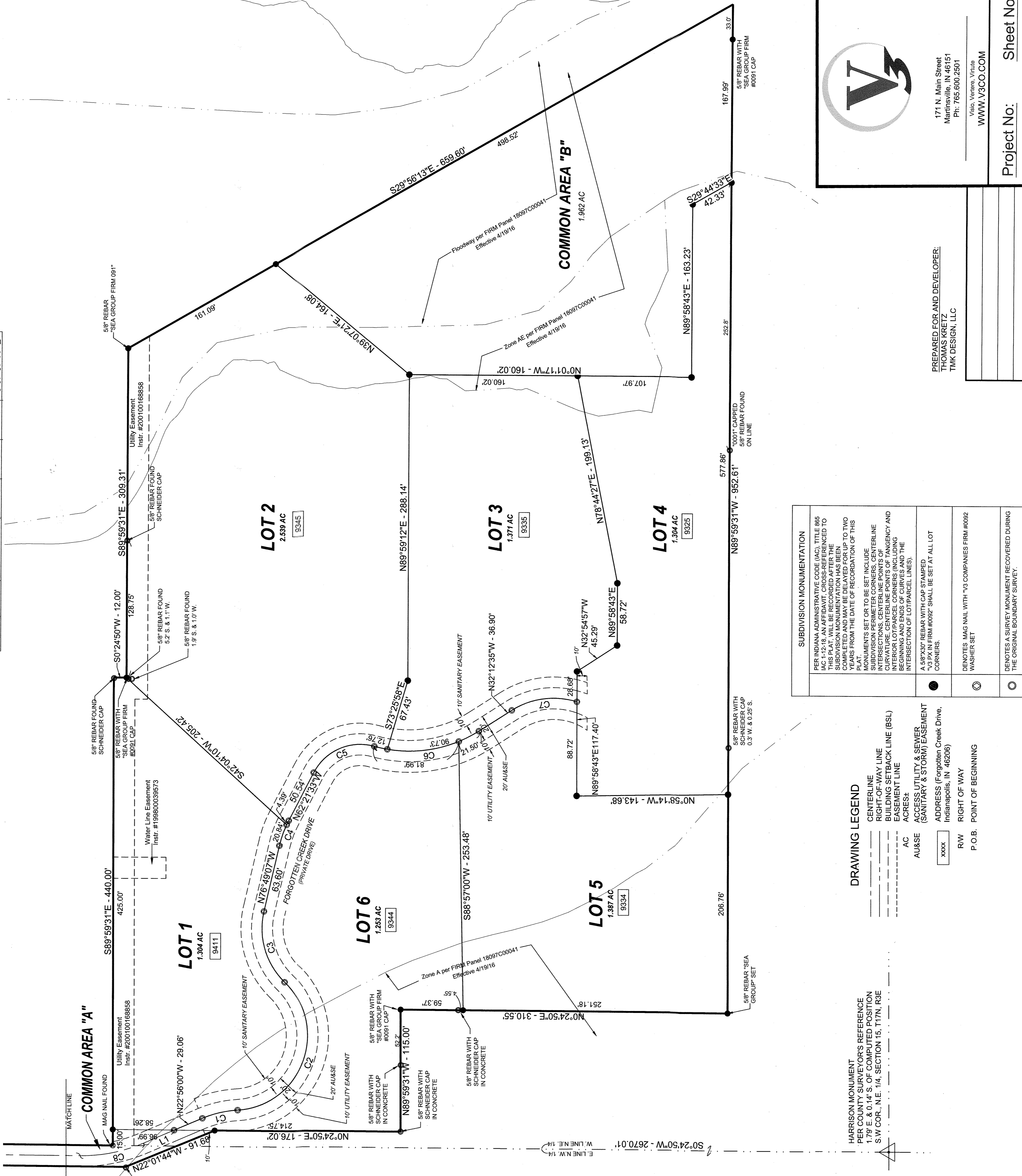
AZ023000095396  
 11/15/2023 02:47 PM  
 MARION COUNTY IN RECORDER  
 FEE: \$65.00  
 1 PAGE(S)

**CURVE TABLE**

Curve	Radius	Central Angle	Length	Tangent	Chord	Bearing
C1	100.00'	19°46'22"	34.51'	17.43'	34.34'	S13°02'49"E
C2	70.00'	133°07'10"	162.64'	161.45'	128.45'	S69°43'13"E
C3	70.00'	59°27'41"	72.65'	39.98'	69.43'	N73°27'03"E
C4	100.00'	14°27'33"	25.24'	12.69'	25.17'	S69°35'20"E
C5	50.00'	77°35'11"	67.71'	40.19'	62.65'	S23°33'58"E
C6	125.00'	47°26'12"	103.49'	54.92'	100.56'	S08°29'29"E
C7	75.00'	49°09'42"	64.35'	34.31'	62.40'	S07°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-reference survey on any lines that are common with this subdivision plat. All monuments hereon shown are as set at all lot corners as required by IAC 865 and the subdivision control ordinance.

Witness my signature this 10<sup>th</sup> day of November, 2023.

*Brian L. Haggard*  
 Brian L. Haggard, P.S.  
 State of Indiana #29800001

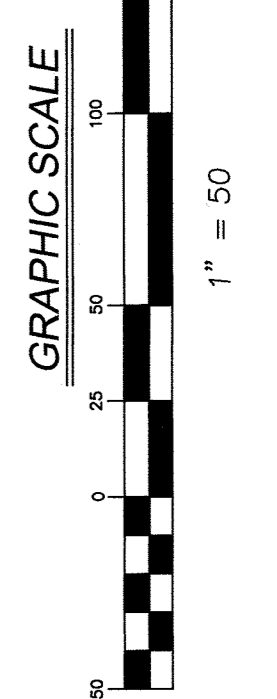


**DRAWING LEGEND**

—	CENTERLINE
—	RIGHT-OF-WAY LINE
—	BUILDING SETBACK LINE (BSL)
—	EASEMENT LINE
—	ACCESS UTILITY SERVICES (SANITARY & STORM) EASEMENT
—	AUXISE
xxxx	IRON ROD FOUND PER COUNTY SURVEYOR'S REFERENCE
—	R/W
—	POINT OF BEGINNING

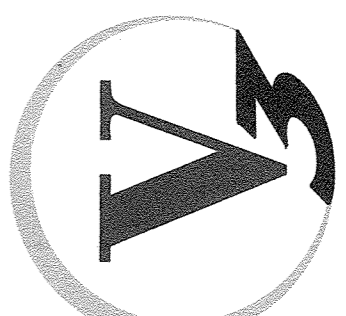
**SUBDIVISION MONUMENTATION**

●	PER INDIANA ADMINSTRATIVE CODE (IAC), TITLE 865 (IAC) 865-10-1-1, MONUMENTS PLACED TO THIS PLAT WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.
○	MONUMENTS SET TO BE SET AND USE SUBDIVISION PERMITS CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).
○	A 5/8"X30" REBAR WITH CAP STAMPED "V3 CO. IN FIRM #002" SHALL BE SET AT ALL LOT CORNERS.
○	REBARS MAG NAIL WITH "V3 COMPANIES FIRM #002" WASHER SET.
○	REBARS MAG NAIL WITH "V3 COMPANIES FIRM #002" WASHER SET.
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PREPARED FOR AND DEVELOPER:  
 THOMAS KRETZ  
 TMK DESIGN, LLC

Project No: 220851  
 Sheet No: 1 of 2

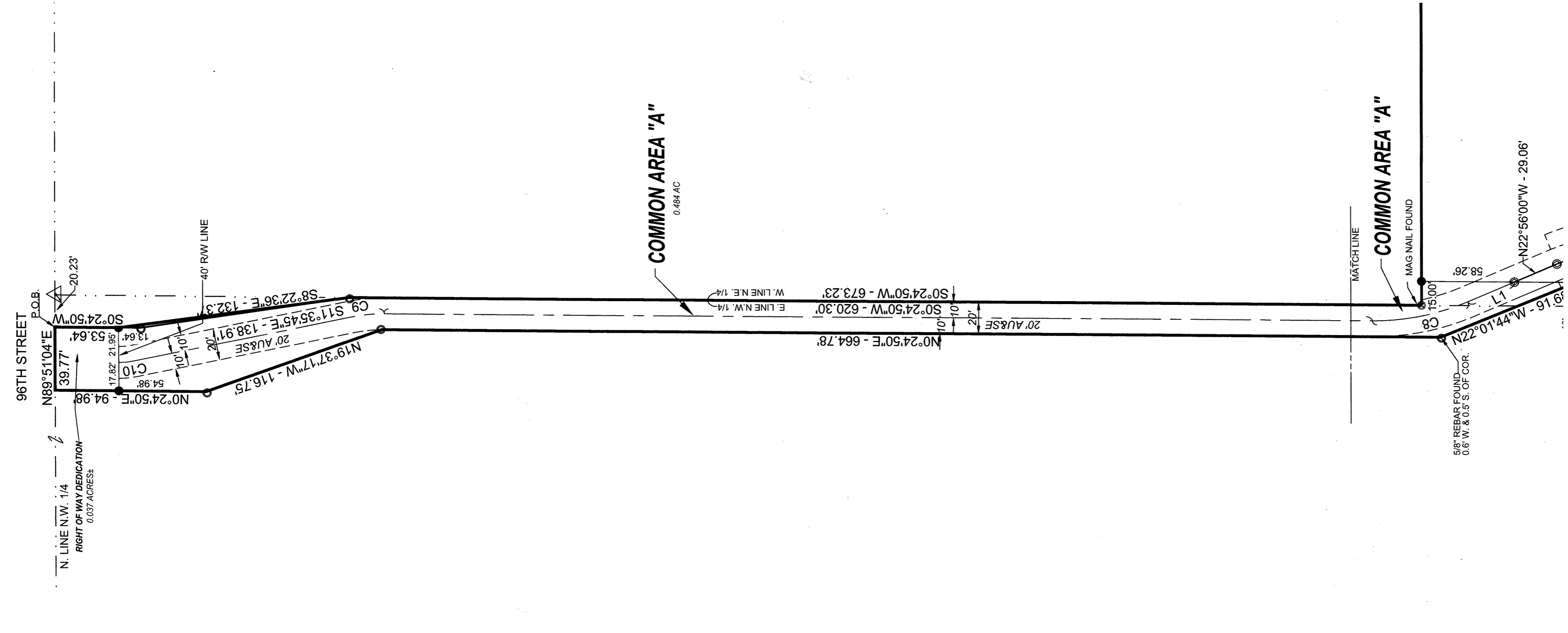


171 N. Main Street  
 Martinsville, IN 46151  
 Ph: 765.600.2501  
 WWW.V3CO.COM



ACCESS, UTILITY AND SEWER EASEMENT DETAIL

1"=50'



**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	TANGENT	CHORD	CHORD BEARING
C-10	50.00	11°42'58"	9.81	4.92	9.79	S 05°58'31" E
C-9	100.00	12°00'35"	20.96	10.52	20.92	S 05°35'27" E
C-8	150.00	25°20'50"	61.12	30.99	60.70	S 11°15'35" E

**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

**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 202300095396 in the Office of the Recorder of said county, described as follows:

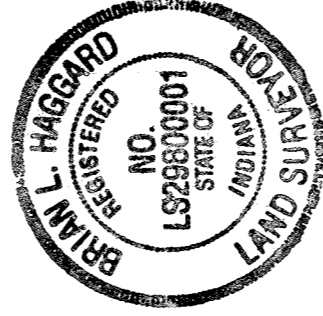
Commencing at the Northeast corner of the Northwest Quarter of said Section 15; thence North 89 degrees 51 minutes 04 seconds West along the north line of said Northwest Quarter 20.23 feet to the POINT OF BEGINNING; thence South 00 degrees 24 minutes 50 seconds West parallel with the east line of said 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 67.23 feet; thence South 89 degrees 51 minutes 04 seconds West 31.00 feet to the South 00 degrees 24 minutes 50 seconds West parallel with said west line 12.00 feet; thence South 89 degrees 51 minutes 04 seconds East 309.31 feet to the East 00 degrees 24 minutes 50 seconds West parallel with said east 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 7.6.02 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 of said Northwest Quarter; thence North 00 degrees 24 minutes 50 seconds East parallel with said east line 94.58 feet to the POINT OF BEGINNING, containing 11.639 acres, more or less.

This subdivision consists of six (6) Lots (6) 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 10<sup>th</sup> day of November, 2023.

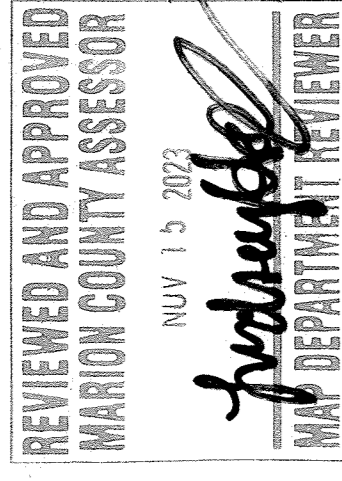
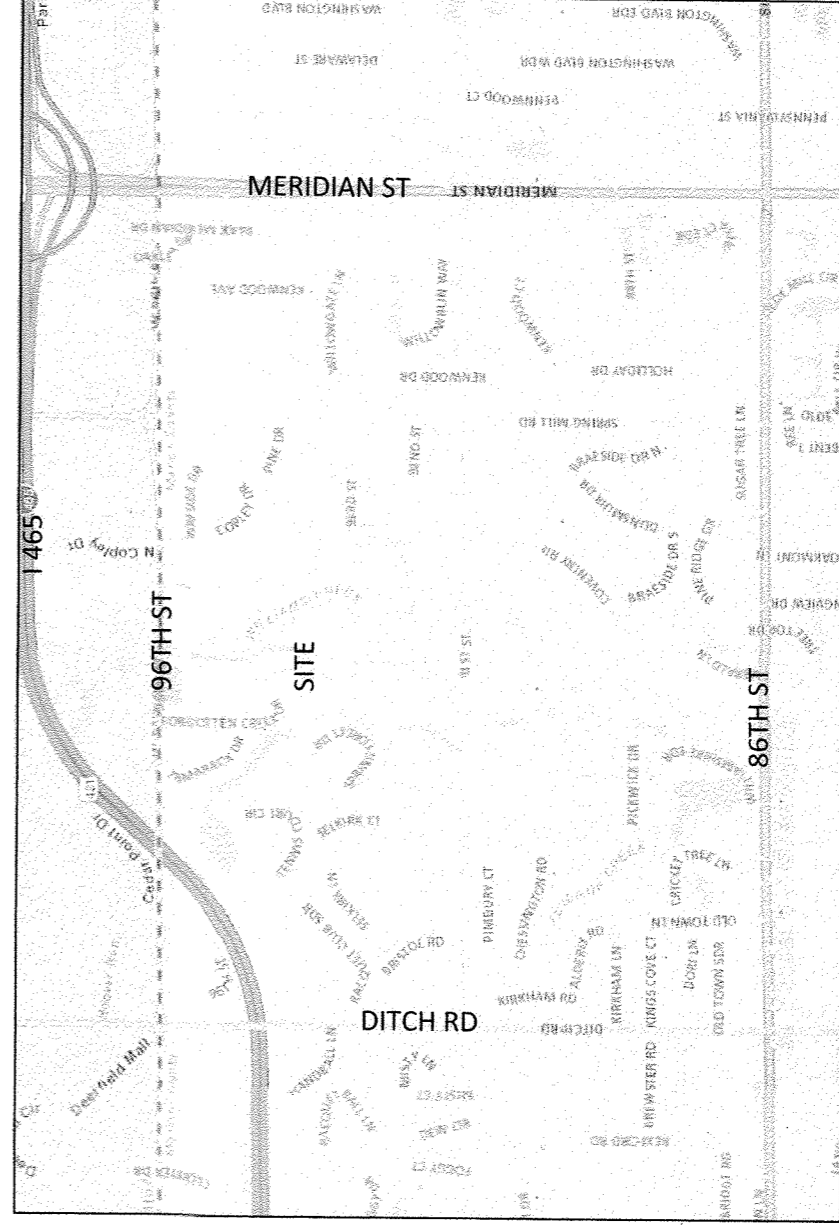


*Brian L. Haggard*  
Brian L. Haggard, PS  
State of Indiana #29800001

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce 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



**DECLARATION**

The undersigned, Thomas Kretz, Manager of TMK Development, LLC, the owner of record of the real estate per Instrument Number 202300078927 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**  
No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 and 9 feet above the street shall be installed by 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 following: The intersection of such street right-of-way lines, or in the case of a right-of-way line and a line connecting points 25 feet from the intersection of such street right-of-way lines, 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 construction ordinances. The 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.

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 }

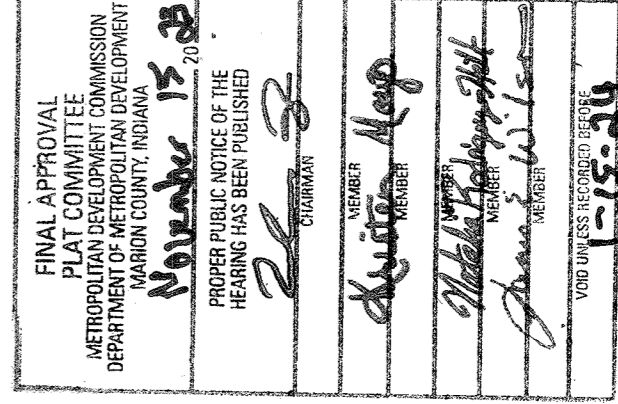
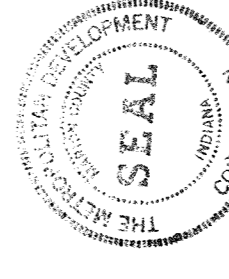
Before me, the undersigned Notary Public, in and for said County and State, personally appeared Thomas Kretz, Manager of TMK Development, LLC, who acknowledged the execution of the foregoing as a voluntary act and deed for the purposes herein expressed and affirmed his signature hereto.



Signature: Kaitelin Lashalle  
My Commission Expires: 4/5/2027  
County of Residence: Marion

There are strips of land as shown hereon and marked as Utility Easement which are necessary for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires, cables and all other appurtenances thereon, and for the installation and maintenance of any structure of any kind to be erected or maintained upon said strips of land. Owners of the lots in this subdivision shall have their title subject to the rights of the public utilities and the rights of the owners of other lots in this subdivision.

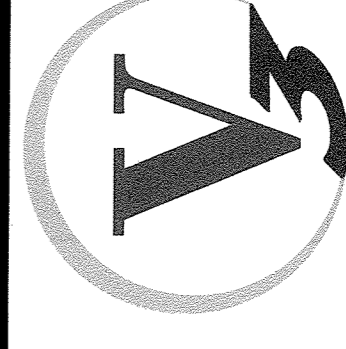
The are strips of land as shown hereon and marked as Access Easement which are for a private access drive (or drives) and is not publicly dedicated. It is intended for the non-exclusive common and mutual benefit of all owners as determined by the developer.



PREPARED FOR AND DEVELOPER:  
THOMAS KRETZ  
TMK DESIGN, LLC

REVISIONS  
Updated Ownership October 30, 2023

Project No: **220851**  
Sheet No: **2 of 2**



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