

# Surveyors Report

#### Reference Survey: 20060002664 (Recorder's Office) Parent Tracts

#### RECORD DESCRIPTION (INSTRUMENT NO. 20060002664

# PARCEL 1

Part of the Northeast 1/4 of Section 15, Township 17 North, of Range 3 East, in Marion County, Indiana, described as follows: **Beginning** at a point on the east line of said ¼ section, 52.72 rods south of the northeast corner thereof, running thence west on a line parallel to the north line of said ¼ section to the west line of said ¼ section, thence running south, 34 rods 16 links, thence running east parallel with said north line of said 1/4 section to said east line of said 1/4 section, thence running north, 34 rods 16 links to the place of beginning. Except, therefrom, 5 acres off of the west end thereof, conveyed to Perry Pursel as shown by deed recorded in Land Record 33, page 549. Also, except, therefrom, 22.95 acres off of the east end thereof conveyed to Alex L. Taggard and Lillian A. Taggart husband and wife, as shown by deed recorded in Deed Record 939, page 101

# PARCEL 2

Part of the northeast ¼ of Section 15, Township 17 North, of Range 3 East, in Marion County, Indiana, more particularly described as follows: Beginning at a point in the west line of the northeast ¼ of Section 15, Township 17 North, of Range 3 East, and 857.88 feet south of the northwest corner of said ¼ section, and running thence south upon and along said west line, 12 feet, thence due east 440 feet, thence due north, 12 feet, thence due west, 440 feet, more or less, to the place of beginning, containing 0.1212 of an acre, more or less.

#### PARCEL 3

Part of the Northwest Quarter of Section 15, Township 17 North, Range 3 East in Marion County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter Section; thence South 89 degrees 41 minutes 18 seconds West (Assumed Bearing) along the North line of the said Northwest Quarter Section a distance of 20.23 feet to the **Beginning Point;** thence continue South 89 degrees 41 minutes 18 seconds West along the said North line a distance of 39.77 feet to the Northwest corner of a tract of land conveyed to George M. Poole by Warranty Deed recorded as Instrument #66-22476 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 13 minutes 46 seconds West, parallel with the East line of said Northwest Quarter Section, a distance of 16.50 feet; thence North 89 degrees 41 minutes 18 seconds East, parallel with the said North line, a distance of 13.82 feet; thence South 08 degrees 33 minutes 40 seconds East a distance of 156.41 feet; thence North 81 degrees 26 minutes 20 seconds East a distance of 20.00 feet; thence North 08 degrees 33 minutes 40 seconds West a distance of 115.98 feet; thence North 00 degrees 13 minutes 46 seconds East parallel with the said East line, a distance of 53.65 feet to the Beginning Point, containing 0.089 acres.

# PARCEL 4

Part of the Northwest Quarter of Section 15, Township 17 North, Range 3 East in Marion County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter Section; thence South 89 degrees 41 minutes 18 seconds West (Assumed Bearing) along the North line of the said Northwest Quarter Section a distance of 20.23 feet to the Beginning Point; thence continue South 89 degrees 41 minutes 18 seconds West along the said North line a distance of 39.77 feet to the Northwest corner of a tract of land conveyed to George M. Poole by Warranty Deed recorded as Instrument #66-22476 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 13 minutes 46 seconds West, parallel with the East line of said Northwest Quarter Section, a distance of 95.00 feet to the Southwest corner of the Poole tract; thence North 89 degrees 41 minutes 18 seconds East, parallel with the said North line, a distance of 46.15 feet; thence North 08 degrees 33 minutes 40 seconds West a distance of 41.78 feet: thence North 00 degrees 13 minutes 46 seconds East, parallel with the said East line, a distance of 53.65 feet to the Beginning Point, containing 0.090 acres, more or less.

# PARCEL 5

Part of the Northwest Quarter of Section 15, Township 17 North, Range 3 East in Marion County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the said Northwest Quarter Section; thence South 00 degrees 13 minutes 46 seconds West (assumed bearing) along the West line of said Quarter Section a distance of 869.88 feet; thence North 89 degrees 47 minutes 52 seconds East, parallel with the North line of said Quarter Section, a distance of 15.00 feet to the **Beginning Point**; thence continue North 89 degrees 47 minutes 52 seconds Fast, parallel with the said North line, a distance of 366.06 feet to the Northeast corner of the 5 acre tract of land described in a deed to Poole (Deed Record 1822, Page 174, Office of the Marion County, Recorder); thence South 00 degrees 13 minutes 46 seconds West, parallel with the said West line a distance of 571.57 feet to the Southeast corner of said 5 acre tract; thence South 89 degrees 47 minutes 52 seconds West, parallel with the said North line a distance of 251.06 feet to a point on a line parallel with and distant 130.00 feet East of the West line of said Northeast Quarter; thence North 00 degrees 13 minutes 46 seconds East; parallel with the said West line a distance of 310.54 feet; thence South 89 degrees 47 minutes 52 seconds West, parallel with the said North line a distance of 115.00 feet to a point on a line parallel with and distant 15.00 feet East of the aforesaid West line of said Northeast Quarter; thence North 00 degrees 13 minutes 46 seconds East, parallel with the said West line a distance of 261.03 feet to the Beginning Point, containing 3.983 acres, more or less.

# PARCEL 6

Part of the Northwest Quarter of Section 15, Township 17 North, Range 3 East in Marion County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the said Quarter Section; thence South 00 degrees 13 minutes 46 seconds West (assumed bearing) along the East line of said Quarter Section a distance of 184.69 feet to the **Beginning Point;** thence continue South 00 degrees 13 minutes 46 seconds West along the said East line a distance of 580.56 feet; thence North 89 degrees 46 minutes 14 seconds West a distance of 20.00 feet; thence North 00 degrees 13 minutes 46 seconds East, parallel with the said East line, a distance of 560.00 feet; thence North 19 degrees 48 minutes 21 seconds West a distance of 116.75 feet; thence North 89 dearees 41 minutes 18 seconds East. parallel with the North line of the said Quarter Section, a distance of 25.94 feet: thence South 08 degrees 33 minutes 40 seconds East a distance of 77.10 feet; thence North 81 degrees 26 minutes 20 seconds East a distance of 20.00 feet; thence South 08 degrees 33 minutes 40 seconds East a distance 16.42 feet to the Beginning Point, containing 0.309 acres, more or less.

Part of the Northeast Quarter and part of the Northwest Quarter of Section 15, Township 17 North, Range 3 East in Marion County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the said Northwest Quarter Section; thence South 89 degrees 41 minutes 18 seconds West (Assumed Bearing) along the North line of the said Northwest Quarter Section 60.00 feet to the Northwest corner of a tract of ground conveyed to George M. Poole by Warranty Deed recorded as Instrument #66-22476 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 13 minutes 46 seconds West, parallel with the East line of said Northwest Quarter Section, a distance of 95.00 feet to the Southwest corner of said Poole tract; thence South 19 degrees 48 minutes 21 seconds East 116.75 feet; thence South 00 degrees 13 minutes 46 seconds West, parallel with the East line of the said Northwest Quarter Section 560.00 feet to the POINT OF BEGINNING OF THIS DESCRIPTION; thence South 89 degrees 46 minutes 14 seconds East 20.00 feet to the West line of the Northeast Quarter Section (said point being South 00 degrees 13 minutes 46 seconds West 765.25 feet from the Northwest corner of the said Northeast Quarter Section); thence South 00 degrees 13 minutes 46 seconds West along the West line of the said Northeast Quarter Section 104.63 feet to the Northwest corner of a tract of ground conveyed to George M. Poole by Warranty Deed recorded in Deed Record 1822, page 174 in the Office of the Recorder of Marion County, Indiana; thence North 89 degrees 47 minutes 52 seconds East, parallel with the North line of said Northeast Quarter Section and along the North line of said tract of around 15.00 feet; thence South 00 degrees 13 minutes 46 seconds West, parallel with the West line of the said Northeast Quarter Section, 85.00 feet; thence North 22 degrees 12 minutes 48 seconds West 91.68 feet; thence North 00 degrees 13 minutes 46 seconds East, parallel with the East line of the said Northwest Quarter Section 104.78 feet to the POINT OF BEGINNING, containing 0.082 acres, more or less.

# PERIMETER LAND DESCRIPTION

(BASED ON THIS SURVEY)

Part of the Northwest Quarter and part of the Northeast Quarter of Section 15, Township 17 North, Range 3 East, Marion County, Indiana, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 15; thence North 89 degrees 52 minutes 43 seconds West (assumed bearing) along the north line of said Northwest Quarter a distance of 20.23 feet to the **Point of Beginning** point also being the northwest corner of a tract of land described in Instrument #890033424 in the Office of the Recorder of Marion County, Indiana the next 2 courses being along the western lines of said tract of land; (1) thence South 00 degrees 24 minutes 50 seconds parallel with the east line of said Northwest Quarter a distance of 53.65 feet; (2) thence South 08 degrees 22 minutes 13 seconds East a distance of 132.45 feet to the east line of said Northwest Quarter, also know as the west line of the Northeast Quarter of said Section 15; thence South 00 degrees 24 minutes 50 seconds West along said west line a distance of 673.19 feet; thence South 89 degrees 59 minutes 31 seconds East parallel with the north line of said Northeast Quarter a distance of 440.00 feet; thence South 00 degrees 24 minutes 50 seconds West parallel with said west line a distance of 12.00 feet; thence South 89 degrees 59 minutes 31 seconds East parallel with said north line a distance of 309.31 feet to the western line of Cedar Knolls as recorded in Volume 30, Page 115 in said Recorder's Office; thence South 29 degrees 56 minutes 13 seconds East along said western line a distance of 659.60 feet; thence North 89 degrees 59 minutes 31 seconds West parallel with said north line a distance of 952.61 feet to a point on a line parallel with and distant 130.00 feet east of the west line of said Northeast Quarter: thence North 00 degrees 24 minutes 50 seconds East parallel with said west line a distance of 310.54 feet; thence North 89 degrees 59 minutes 31 seconds West parallel with said north line a distance of 115.00 feet; thence North 00 degrees 24 minutes 50 seconds East parallel with said west line a distance of 176.02 feet; thence North 22 degrees 01 minutes 24 seconds West a distance of 91.70 feet: thence North 00 degrees 24 minutes 50 seconds Fast parallel with the east line of said Northwest Quarter a distance of 664.78 feet; thence North 19 degrees 37 minutes 17 seconds West a distance of 116.75 feet; thence North 00 degrees 24 minutes 50 seconds East parallel with said west line a distance of 95.00 feet to the north line of said Northwest Quarter; thence South 89 degrees 52 minutes 43 seconds East along said north line a distance of 39.77 feet to the Point of Beginning, containing 11.639 acres, more or less.



# THE RIDGE on WILLIAMS CREEK

859 West 96th Street Final Preliminary Plat Section15, Township 17 North, Range 3 East Dated: 08/05/2022

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# Surveyors Report

Reference Survey: Perimeter Land Description (based on Schneider Corporation Boundary Survey)

Port of the Northwest Quarter and port of the Northeast Quarter of Section 15, Township 17 North, Range 3 East, Marion County, Indiana, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 15; thence North 89 degrees 52 minutes 43 seconds West (assumed bearing) along the north line of said Northwest Quarter a distance of 20.23 feet to the **Point of Beginning** point also being the northwest corner of a tract of land described in Instrument #890033424 in the Office of the Recorder of Marion County, Indiana the next 2 courses being along the western lines of said tract of land; (1) thence South 00 degrees 24 minutes 50 seconds parallel with the east line of said Northwest Quarter a distance of 53.65 feet; (2) thence South 08 degrees 22 minutes 13 seconds East a distance of 132.45 feet to the east line of said Northwest quarter, also known as the west line of the Northeast Quarter of said Section 15; thence South 00 degrees 24 minutes 50 seconds west along said west line a distance of 673.19 feet, thence South 89 degrees 59 minutes 31 Seconds East parallel with the north line of said Northeast Quarter a distance of 440.00 feet; thence South 00 degrees 24 minutes 50 seconds West parallel with said west line a distance of 12.00 feet; thence South 89 degrees 59 minutes 21 seconds East parallel with said north line a distance of 309.31 feet to the western line of Cedar Knolls as recorded in Volume 30. Page 115 in said Recorder's Office; thence South 29 degrees 56 minutes 13 seconds East along said western line a distance of 659.60 feet; thence North 89 degrees 59 minutes 31 seconds West parallel with said North line a distance of 952.61 feet to a point on a line parallel with and distant 130.00 feet east of the west line of said Northeast quarter; thence North 00 degrees 24 minutes 50 seconds East parallel with said west line a distance of 176.02 feet; thence North 22 degrees 01 minutes 24 seconds West o distance of 91.70 feet; thence North 00 degrees 24 minutes 50 seconds East parallel with the east line of said Northwest Quarter a distance of 664.78 feel; thence North 19 degrees 37 minutes 17 seconds West a distance of 116.75 feet; thence North 00 degrees 24 minutes 50 seconds East parallel with said west line a distance of 95.00 feel to the north line of said Northwest Quarter, thence South 89 degrees 52 minutes 43 seconds East along said north line a distance of 39.77 to the **Point of Beginning**, containing 11.639 acres, more or less.

The parent tract does close mathematically.

All rebar set are stamped "Gill LS 20800121 and set flush unless otherwise mentioned.

#### Purpose:

The purpose of this retracement survey was to create a boundary survey for The Ridge on Williams Creek from the parent deed. The Schneider Perimeter Land Description and the Ridge subdivision are the same description.

The basis of bearing for this survey is (INGCS) Indiana Geospatial Coordinate System for Marion County.

The section corner monuments found were Record of Corner at the Marion County Surveyors office. The following Section corner monuments were used as control for this survey:

The NW corner quarter of the NE quarter of Section 15, Township 17 North, Range 3 East an iron rod found 4" below the road surface; found in good condition and matching the Marion County Surveyors record document.

The NE corner of Section 15, Township 17 North, Range 3 East a Harrison monument found flush with the road surface in good condition and matching the Marion County Surveyors record document.

The SE corner of the SE quarter of Section 15, Township 17 North, Range 3 East a Harrison monument found flush with the found in good condition road surface in good condition and matching the Marion County Surveyors record document.

The SW corner of the SE quarter of Section 15, Township 17 North, Range 3 East a Harrison monument found flush with the found in good condition road surface in good condition and matching the Marion County Surveyors record document.

The Schneider Survey held the published coordinates from the Marion County Surveyor's Office. This survey is using the Schneider bearings and distances from section corners. The actual measured distances and bearings between section corners found in this survey are noted on the plat.

Theory of Location: REBARS FOUND

The Schneider bearings and distances were held for section corners and Schneider rebars were found along the perimeter and noted on the plat. A bent rebar found with a mangled cap near the NE corner with Cedar Knolls is noted on the plat.

#### **Record Descriptions**

As noted on the Schneider survey there is a slight deed overlap with Zamudio to the north along the 440', 12' and 309.31' calls. Said overlap varies from 2.35 feet to the east to 0.17 feet at the west end.

There is a deed overlap with Cedar Knolls, Third Addition 5.27 feet to the north and 2.97 feet to the SE corner of the subdivision plat.

#### Lines of Occupation

The north line with Claerbout and Zamudio generally follows a gravel road (440 foot call).

The east line with Cedar Knolls generally follows Williams Creek and the south line follows remnants of an old wire fence.

The west lines are metes and bounds with the common area of Springhill Lakes; turning north on the 176.02' call the subdivision line follows the roadway back to the POB. Easements:

All easements created or existing found affecting the subdivision are drawn and shown on the subdivision plat with Instrument numbers where applicable.

In accordance with 865 IAC 1-12, the following observations and opinions are submitted regarding the causes and amounts of uncertainty in the locations of the lines and corners found or established during the survey as a result of:

- A. Availability and condition of reference monuments: Controlling monuments were section corners and rebar found and noted on the survey. All Section corners found were in agreement with the record of corner as to character, type and depth at the Marion County Surveyors office. All rebars are set flush with the ground unless noted on the plat.
- B. Occupation or possession lines. As noted above there are two deed overlaps. Occupation lines are a gravel road to the north, Williams Creek to the east, remnants of a fence to the south and roadways to the west, as discussed above.
- C. Clarity or ambiguity of the record description for the subject tract and its adjoiners.
- The Zamudio deed Instrument # 202000013574 is slightly ambiguous depending on the section line interpretation. Cedar Knolls, Third Section is clear but antiquated.
- D. The relative positional accuracy of this survey (uncertainty due to random errors in measurement) is within the specifications for a Suburban Survey as defined in IAC

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

- 1. Due to Variances in reference monuments: Section corners 15 feet, the distance from calculated section corners to corners found. Rebars found 5.83 feet, the greatest distance from Schneider Rebars found to the calculated boundary line.
- 2. Due to Discrepancies in the record documents: as noted in the survey report under item (C), 5.27 feet, the overlap distance with Cedar Knolls.
- 3. Due to inconsistencies in lines of occupation: none found.

## STATE OF INDIANA CERTIFICATION;

I hereby certify that the real estate described herein was surveyed under my supervision at the date indicated and that to the best to the best of my professional knowledge, information and belief, this report conforms with the requirements in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The last date of the fieldwork completed was July 28, 2022. The topographic data was gathered using standard surveying techniques with and electronic total station and/or Using Global Positioning Services (GPS).



OATH: THE UNDERSIGNED HEREBY APPLIES FOR FINAL PLAT APPROVAL OF THE FOLLOWING DESCRIBED SUBDIVISION OR RESUBDIVISION. FURTHER, THE UNDERSIGNED IS THE OWNER OF THE REAL ESTATE INCLUDED IN SAID SUBDIVISION OF RESUBDIVISION. THE UNDERSIGNED, HAVING BEEN DULY SWORN, UPON OATH, SAYS THAT THE ABOVE INFORMATION, TO THEIR KNOWLEDGE AND BELIEF IS TRUE AND CORRECT AND THAT THE UNDERSIGNED AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF MARION COUNTY, INDIANA, AS AMENDED.

	Signature(s) of Owner(s) (if different than pe	etitioner)
	State of Indiana, Marion County, SS:	
,2022	day of	,2022,
	Notary Public	
	Printed Name of Notary Public	
	My Commission Expires:	
	My County of Residence	
	,2022	State of Indiana, Marion County, SS: day of Notary Public Printed Name of Notary Public My Commission Expires:

## SURVEYOR'S CERTIFICATE

DRAINS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE AND WAS COMPLETED ON 01/14/2022. THIS SUBDIVISION CONSISTS OF ONE INCLUSIVE LOT AS SHOWN HEREON. THE SIZE OF THE LOT IS SHOWN ON THIS PLAT IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

THIS SUBDIVISION CONTAINS 0 LINEAL FEET OF OPEN DITCHES AND 0 LINEAL FEET OF TILE

HEREBY CERTIFIED ON THIS 5th DAY of August, 2022.



## PROFESSIONAL SURVEYOR # 20800121

REDACTMENT STATEMENT "I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE O REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY IAW

JAMES R. GILL, P.S. 20800121