



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 10/8/2024 at 4:00 PM

**DIRECTIONS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

Members of the public are encouraged to [submit comments to the board via form submittal](#) before 12 pm on the day of the meeting.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. 8-7-24

4. Public Hearings

a. **Delaware Park Block C-2**

Parcel: 15-14-12-00-09-003.101

Case: PP-24-6

Request: Request to approve a Primary Plat of 3 lots on 8.7 acres. Subject site is generally located at southeast corner of the Kincaid Drive & Sunlight Drive, with a common address of 8545 Sunlight Drive.

Petitioner: Eric Glessner (egleissner@civilsite.net)
Planner: Christy Cashin, Senior Planner (cashinc@fishers.in.us)

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b. **GBW and Geist Shoppes**

Parcel: 13-15-12-00-00-001.003, 13-15-12-00-00-029.001

Case: PP-24-7

Request: Request to approve a Primary Plat of 3 lots on 4.08 acres known as the GBW Fishers property. Subject site is generally located near the intersection of Olio Rd and E 104th Street, with a common address of 10404 Olio Road.

Petitioner: Kyra Miller Nathan Althouse (kmiller@msinc.us)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

c. **GBW and Geist Shoppes**

Parcel: 13-15-12-00-00-001.003, 13-15-12-00-00-029.001

Case: VAC-24-6

Request: Request to vacate Lot 2 of the Geist Shoppes Subdivision, Subject site is generally located near the intersection of Olio Rd and E 104th Street, with a common address of 10408 Olio Road.

Petitioner: Kyra Miller Nathan Althouse (kmiller@msinc.us)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

d. **St. John Vianney Catholic Church Addition**

Parcel: 13-12-30-00-00-014.000, 13-12-30-00-00-011.001, 13-12-30-00-00-012.000

Case: PP-24-8

Request: Request to approve a Primary Plat of one lot on 58.91 acres, known as the St. John Vianney Catholic Church property. Subject site is generally located on the northeast corner of Southeastern Parkway and E. 126th Street, with a common address of 15176 Blessed Mother Blvd.

Petitioner: Mike Walker (mwalker@browningday.com)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

e. **Nickel Row Townhomes**

Parcels: 15-14-01-00-00-006.101

Address: 11445 Fishers Pointe Boulevard

Case: PP-24-9

Request: To approve a primary plat with 35 residential lots for the construction of Nickel Row Townhomes.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Kevin Martin (martinke@fishers.in.us)

5. **Old Business**

6. **New Business**

- 7. Staff Communication**
- 8. Board Signatures – Findings of Fact**
- 9. Adjournment**

**CITY OF FISHERS
Plat Committee
MINUTES
August 7, 2024**

The Plat Committee was convened at 4:00 p.m. by Ross Hilleary at the Municipal Center Theater.

A roll call was taken- members present: Selina Stoller, Ross Hilleary

Members absent: Hatem Mekky

Others present: Rodney Retzner, Kay Prange, Kevin Martín, Jon and Connie Horen, David Lack, Sue and Jack Follmar

Previous Minutes of the 6-5-24 meeting were approved. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary. The Minutes were approved, 3-0.

Public Hearing:

a. Richard E Harold Subdivision Vacation (Fishers Elementary School Renovation)

Parcels: 15-15-06-01-01-025.000

Address: 11442 Lantern Road

Case: VAC-24-5

Request: Request to vacate the subdivision plat Richard E Harold's Subdivision including Lot 23, 24, Lot 36, 37, 38, 39 and Lot 40 for the Fishers Elementary School renovation.

Petitioner: Nat Aiken (naiken@cripe.biz)

Planner: Kevin Martín (martin@fishers.in.us)

Kevin Martín presented the 7 lots that had been part of the existing school property. Staff recommends approval of the Plat vacation with the condition that the .

Mr. Hilleary opened a Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Hilleary asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary, with the recording of the Plat with the County. The Motion was approved, 2-0.

b. Fishers Elementary School Renovation

Parcels: 15-15-06-01-01-025.000

Address: 11442 Lantern Road

Case: PP-24-5

Request: Request to approve a Primary Plat for one (1) lot on 8.25 acres known as Fishers Elementary School.

Petitioner: Nat Aiken (naiken@cripe.biz)

Planner: Kevin Martín (martin@fishers.in.us)

Kevin Martín presented the new Plat which replaces the previously vacated plat. There is additional ROW for sidewalks. Staff recommends approval, with the recording of the Plat with the County.

Mr. Hilleary opened a Public Hearing.

Jon Horen (8936 Birch St.) - as a 30+ year resident of the neighborhood, he confirmed that students would be there during construction and that city regulations will cover state requirements for asbestos abatement.

Mr. Dickey explained that this is the Plat that will exist during construction.

Mr. Hilleary asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary. The Motion was approved, 2-0.

The Meeting was adjourned at 4:10 PM.

DRAFT



Plat Committee Staff Report

Meeting Date: October 2, 2024

DEPARTMENT CONTACT:

Christy Cashin (cashinc@fishers.in.us)

CASE NUMBER:

PP-24-6

PETITIONER:

Eric Glessner (egleissner@civilsite.net)

PROPERTY ADDRESS/LOCATION:

8545 Sunlight Drive

REQUEST: Request to approve a Primary Plat of 3 lots on 8.7 acres. Subject site is generally located at southeast corner of the Kincaid Drive & Sunlight Drive, with a common address of 8545 Sunlight Drive.

APPLICABLE REGULATIONS:

Delaware Park PUD
(Ord. #101121D) & I-69
Overlay District

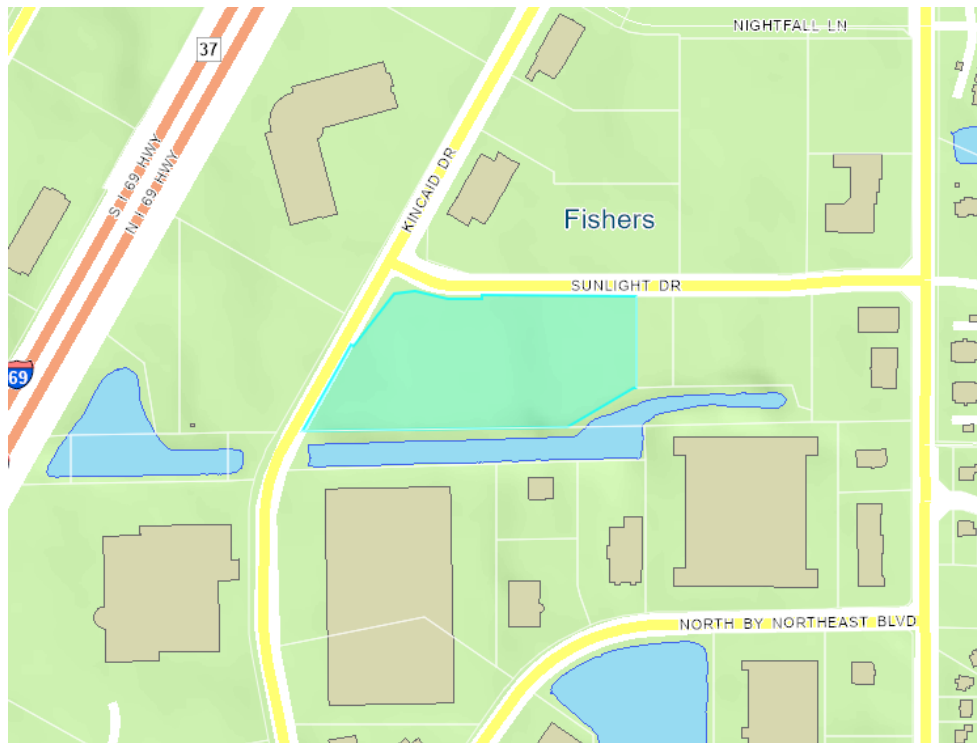
EXISTING ZONING:

PUD-M Delaware Park
PUD

FISHERS 2040:

Employment Node

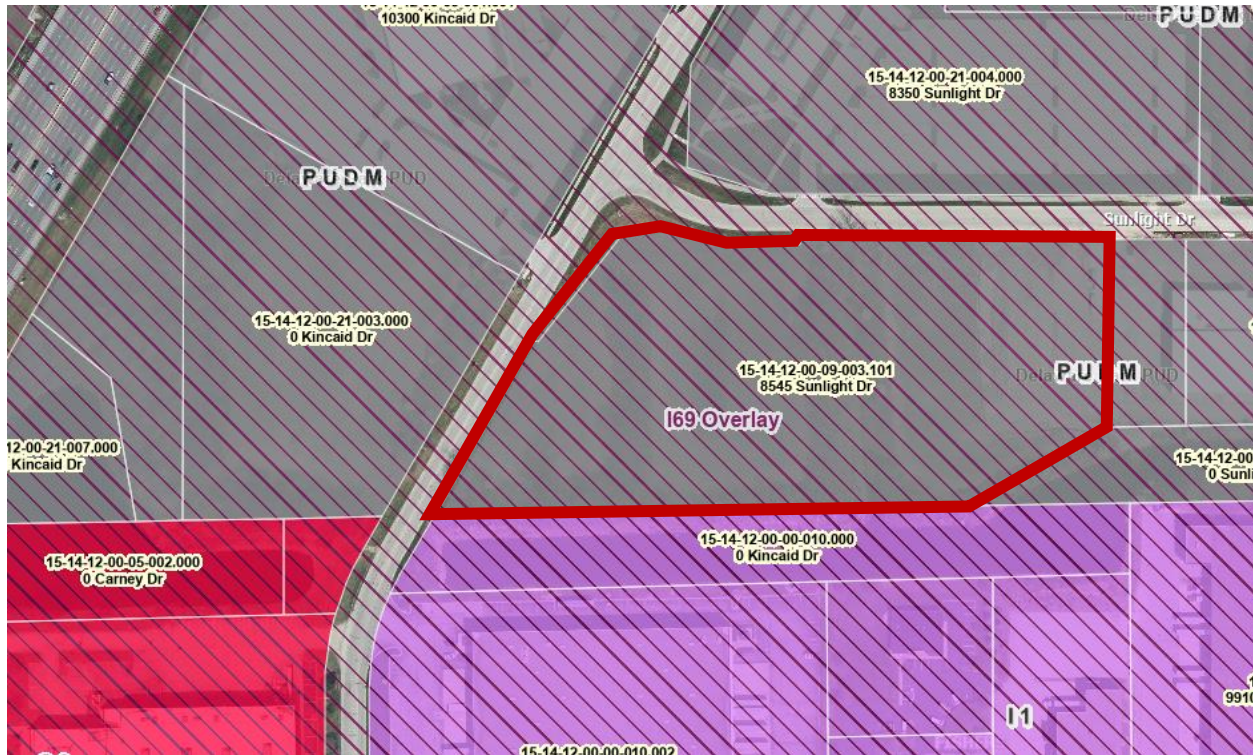
LOT SIZE: Approx. 8.7 acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation

ZONING HISTORY:

This property was zoned under The Kincaid PD in February 1996 (Ord. #020796B), then in 2021 that PD was repealed and replaced with Delaware Park PUD (Ord. #101121D). This property also falls under the I-69 Overlay District.



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Lot Standards:

Lots 2, 3 and 4 meet the minimum requirements of the PUD and the UDO, where applicable.

Vehicular Access & Street Design:

Access will be provided to lots 3 and 4 off Kincaid Drive, via a shared access point. Lot 2 will have access via an access drive shared with Lot 1 along Sunlight Drive.

Pedestrian Improvements:

Future development will be required to improve or add sidewalks along Sunlight Drive and Kincaid Drive and establish pedestrian connections from the right-of-way to the building entrance.

Open Space and Landscaping:

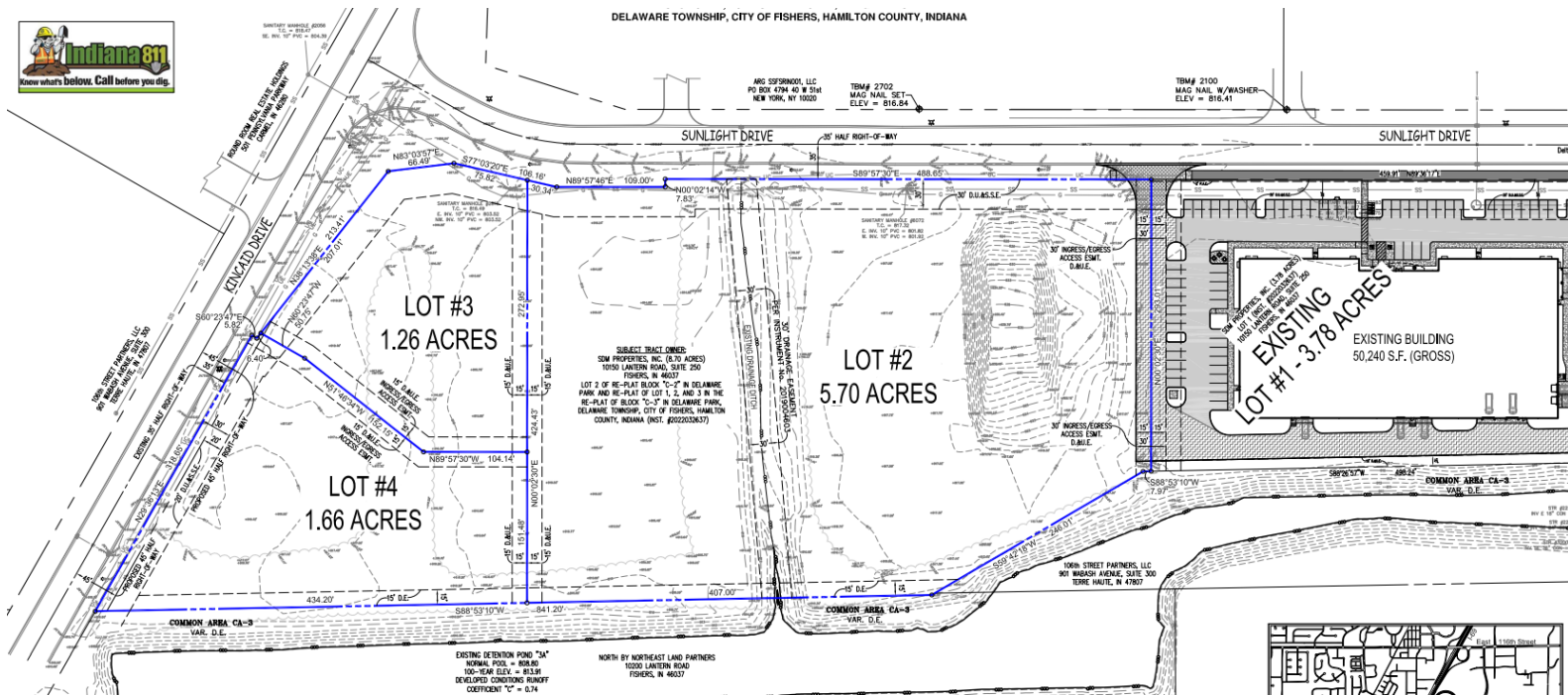
Future development will be required to meet minimum open space and landscaping requirements.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.



Proposed Primary Plat



Current conditions

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on August 29, 2024. All TAC comments have been addressed and staff recommends approval.

STAFF RECOMMENDATION

☒ Approve
 ☐ Continue
 ☐ Deny
 ☐ No Recommendation



Plat Committee Staff Report

Meeting Date: October 2, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PP-24-7

PETITIONER:

Kyra Miller Nathan Althouse,
(kmiller@msinc.us)

PROPERTY ADDRESS/LOCATION:

Near the northeast intersection of Olio Road
and E. 104th Street

REQUEST: Request to approve a Primary Plat of 3 lots on 4.08 acres known as the GBW Fishers property. Subject site is generally located near the intersection of Olio Rd and E 104th Street, with a common address of 10404 Olio Road.

APPLICABLE REGULATIONS:

Unified Development
Ordinance (Ord. #071618F)

EXISTING ZONING:

C2 (Commercial)

FISHERS 2040:

Neighborhood Service Center

LOT SIZE: Approx. 4.08 acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve

☐ Continue

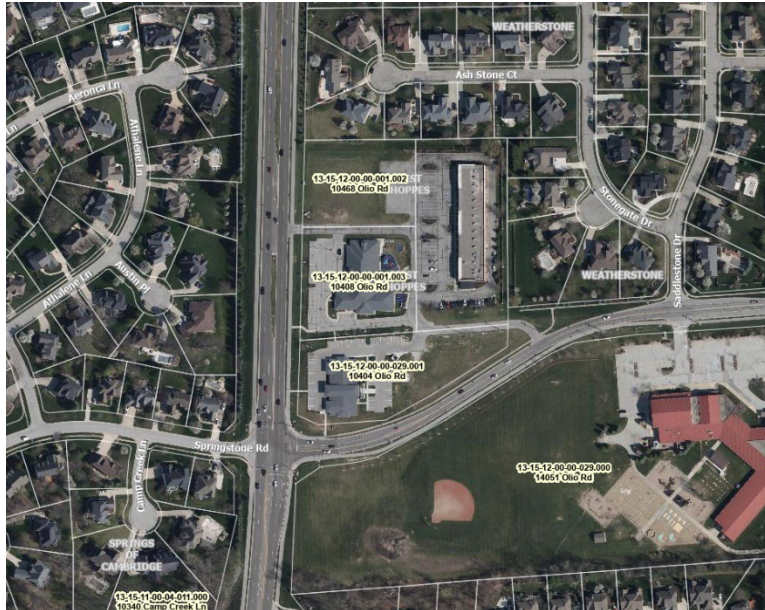
☐ Deny

☐ No Recommendation

ZONING HISTORY:

The property was rezoned to C-2 in 2010 when the 104th Street and Olio Road intersection was reconstructed, realigning 104th Street with the Springs of Cambridge subdivision entrance.

Existing Conditions



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Lot Standards:

Lots 1, 2 and 3 meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Access will be provided to Lots 1, 2 and 3 from the access drive along 104th Street and Olio Rd.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

Future development will be required to meet minimum open space and landscaping requirements.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on August 29, 2024. All TAC comments have been addressed and staff recommends approval.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation



Plat Committee Staff Report

Meeting Date: October 2, 2024

DEPARTMENT CONTACT: Gabrielle Herin (hering@fishers.in.us)	CASE NUMBER: VAC-24-6
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PETITIONER: Kyra Miller Nathan Althouse, (kmiller@msinc.us)	PROPERTY ADDRESS/LOCATION: Near the northeast intersection of Olio Road and E. 104 th Street
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REQUEST: Request to vacate Lot 2 of the Geist Shoppes Subdivision. Subject site is generally located near the intersection of Olio Rd and E 104th Street, with a common address of 10408 Olio Road.

APPLICABLE REGULATIONS: Unified Development Ordinance (Ord. #071618F)	EXISTING ZONING: C2 (Commercial)	FISHERS 2040: Neighborhood Service Center
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LOT SIZE: Approx. 4.08 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve
 ☐ Continue
 ☐ Deny
 ☐ No Recommendation

ZONING HISTORY:

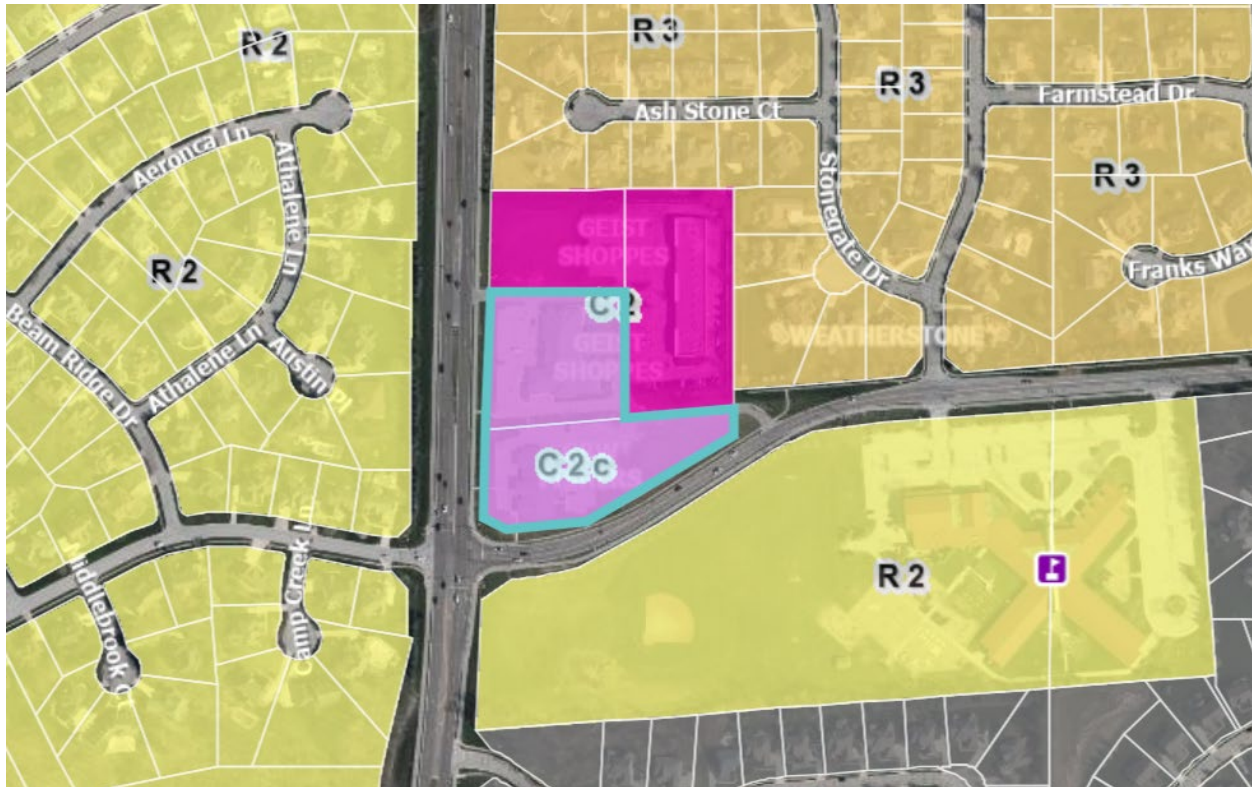
The property was rezoned to C-2 in 2010 when the 104th Street and Olio Road intersection was reconstructed, realigning 104th Street with the Springs of Cambridge subdivision entrance.

North: C-2 (Daycare and Retail)

East: R2, R3 (Traditional Single Family)

South: R2, PUD-M (Elementary School, Single Family Residential)

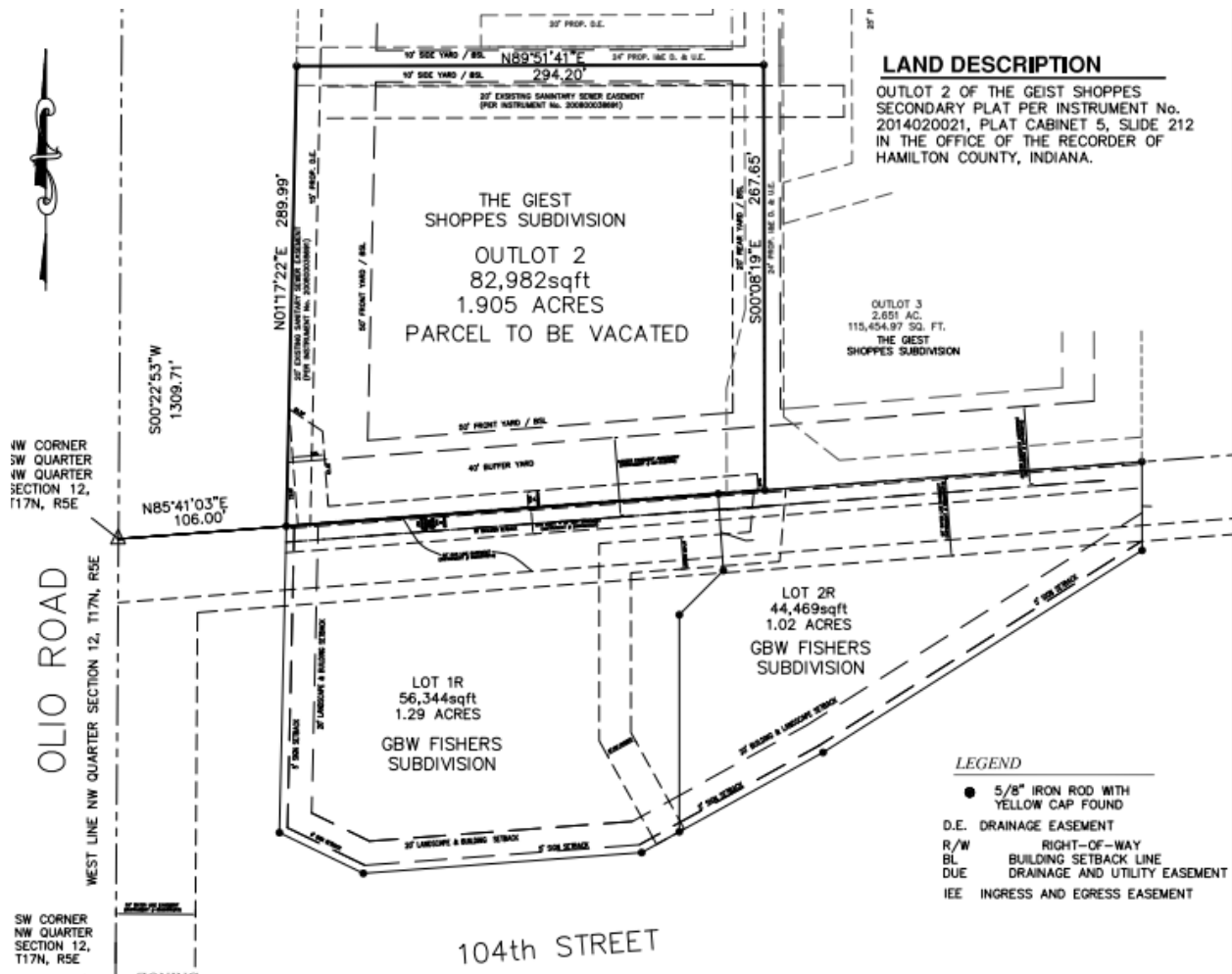
West: R2 (Traditional Single Family)



PETITION OVERVIEW:

Nathan Althouse on behalf of Steven Ramos requests approval of a Plat Vacation to transfer Lot 2 of the Geist Shoppes Subdivision to the **GBW** Fishers Subdivision. This Plat Vacation request is necessary to replat 10404 Olio Rd into two lots, proposed as Lots 1 and 3. To keep the newly established Lot 3 (eastern half of 10408 Olio Rd) compliant with the Unified Development Ordinance, a portion of 10408 Olio Rd (Lot 2) was added to the new parcel. Once the transfer of Lot 2, and the split of Lot 1, is complete; the GBW Subdivision will be composed of three (3) lots on approximately 4.08 acres.

Below is the Plat Vacation Exhibit.



Plat Vacation Exhibit

Lot Standards:

The proposed lots will be required to meet the standards of the Unified Development Ordinance.

Vehicular Access & Street Design:

Access will be provided to Lots 1, 2 and 3 from the access drive along 104th Street and Olio Rd.

Pedestrian Improvements: Future development will be required to meet pedestrian network improvements.

Open Space & Landscaping:

Future development will be required to meet minimum open space and landscaping requirements.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

PUBLIC COMMENT:

This is a Minor Subdivision (5 or less lots with no new public right-of-way) and was not required to be noticed.

No public comments have been submitted at the time of writing this staff report.

STAFF RECOMMENDATION:

The Plat Vacation proposal went before the Technical Advisory Committee (TAC) on August 29, 2024. All TAC comments have been addressed and staff recommends approval.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation



Plat Committee Staff Report

Meeting Date: October 2, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PP-24-8

PETITIONER:

Michael Wylie,
(mwyllie@schneidergeomatics.com)

PROPERTY ADDRESS/LOCATION:

15176 Blessed Mother Blvd

REQUEST: Request to approve a Primary Plat of one lot on 58.91 acres, known as the St. John Vianney Catholic Church property. Subject site is generally located on the northeast corner of Southeastern Parkway and E. 126th Street, with a common address of 15176 Blessed Mother Blvd.

APPLICABLE REGULATIONS:

Britton Falls PUD Ordinance
#021907B

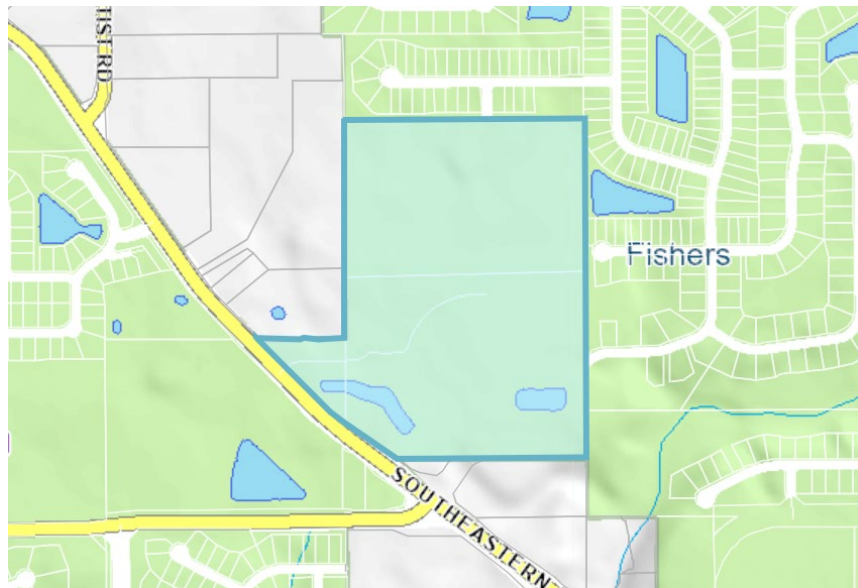
EXISTING ZONING:

Britton Falls PUD
(Ordinance # 021907B)

FISHERS 2040:

Suburban Residential

LOT SIZE: Approx. 58.91 acres

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve

☐ Continue

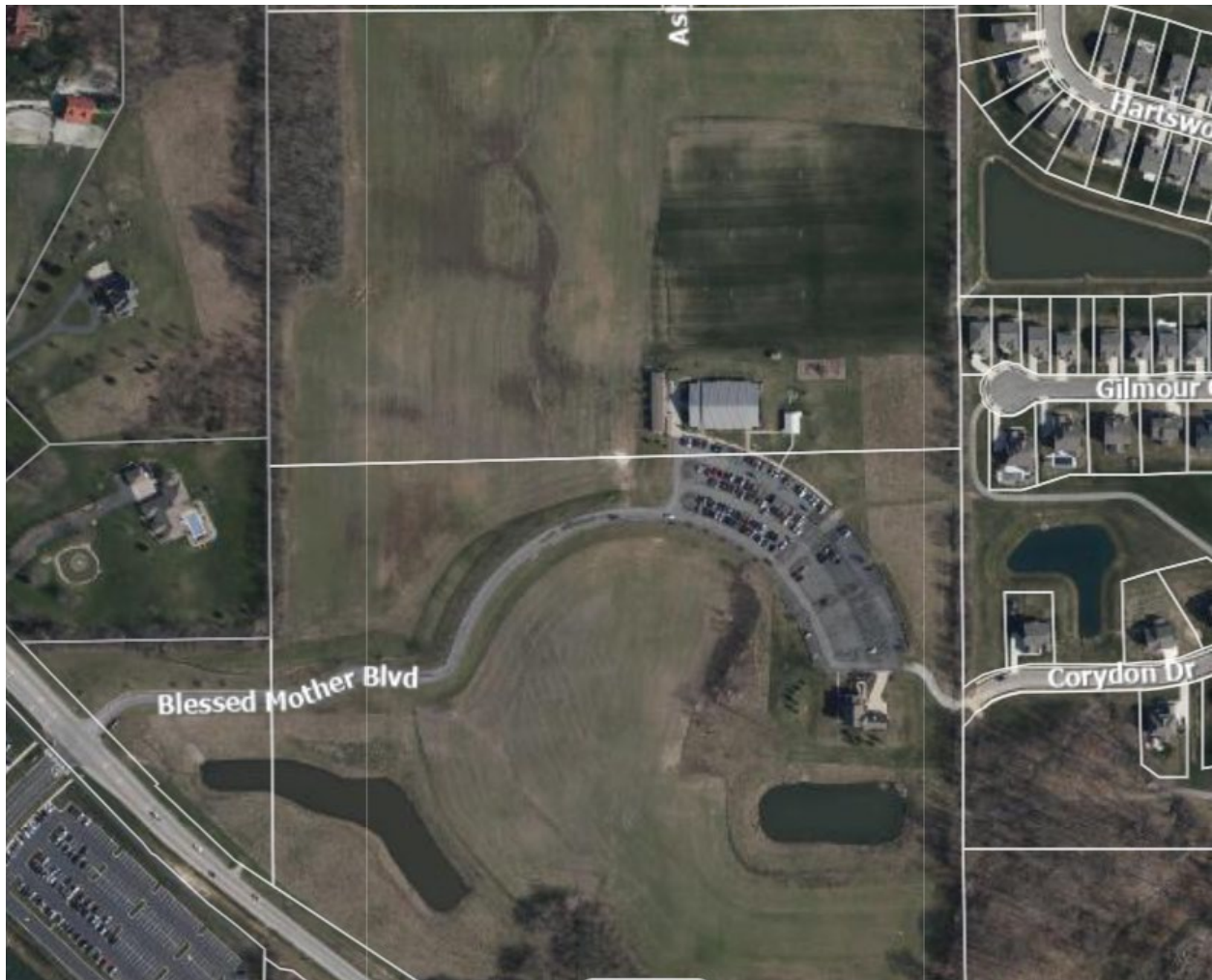
☐ Deny

☐ No Recommendation

ZONING HISTORY:

The area known as the Britton Falls PUD (Ordinance #: 021907B) was initially rezoned to PUD-M in 2006. There have been subsequent amendments. The applicable one is Ordinance #021907B. The three subject parcels have been owned by the Roman Catholic Diocese of Lafayette Indiana Inc since 2002. The petitioner is requesting the three parcels be combined so that the place of worship can be expanded.

Existing Conditions



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Lot Standards: Lot 1 meets minimum requirements of the PUD and UDO, where applicable.

Vehicular Access & Street Design:

Access for Lot 1 is mainly off Southeastern Parkway. However, you can also get to the property through the Hunter's Run Subdivision by Ashcott Drive and Corydon Drive.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

Future development will be required to meet minimum open space and landscaping requirements.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on August 29, 2024. All TAC comments have been addressed and staff recommends approval.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation



Plat Committee Staff Report

Meeting Date: **October, 2024**

DEPARTMENT CONTACT:

Kevin Martín, Assistant Director (martinke@fishers.in.us)

CASE NUMBER:

PP-24-9

PETITIONER:

Brandon Knox (brandon.knox@onyxandeast.com)
on behalf of Onyx + East

PROPERTY**ADDRESS/LOCATION:**

15-14-01-00-00-006.101

REQUEST: Request to approve a Primary Plat for thirty-six (36) lots on 3.1 acres for the construction of Nickel Row Townhomes.

APPLICABLE REGULATIONS:

Nickel Plate District Code (NPDC)

EXISTING ZONING:

VC – Village Center

FISHERS 2040:

Regional Mixed Use

PARENT PARCEL SIZE: 3.1 acres

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

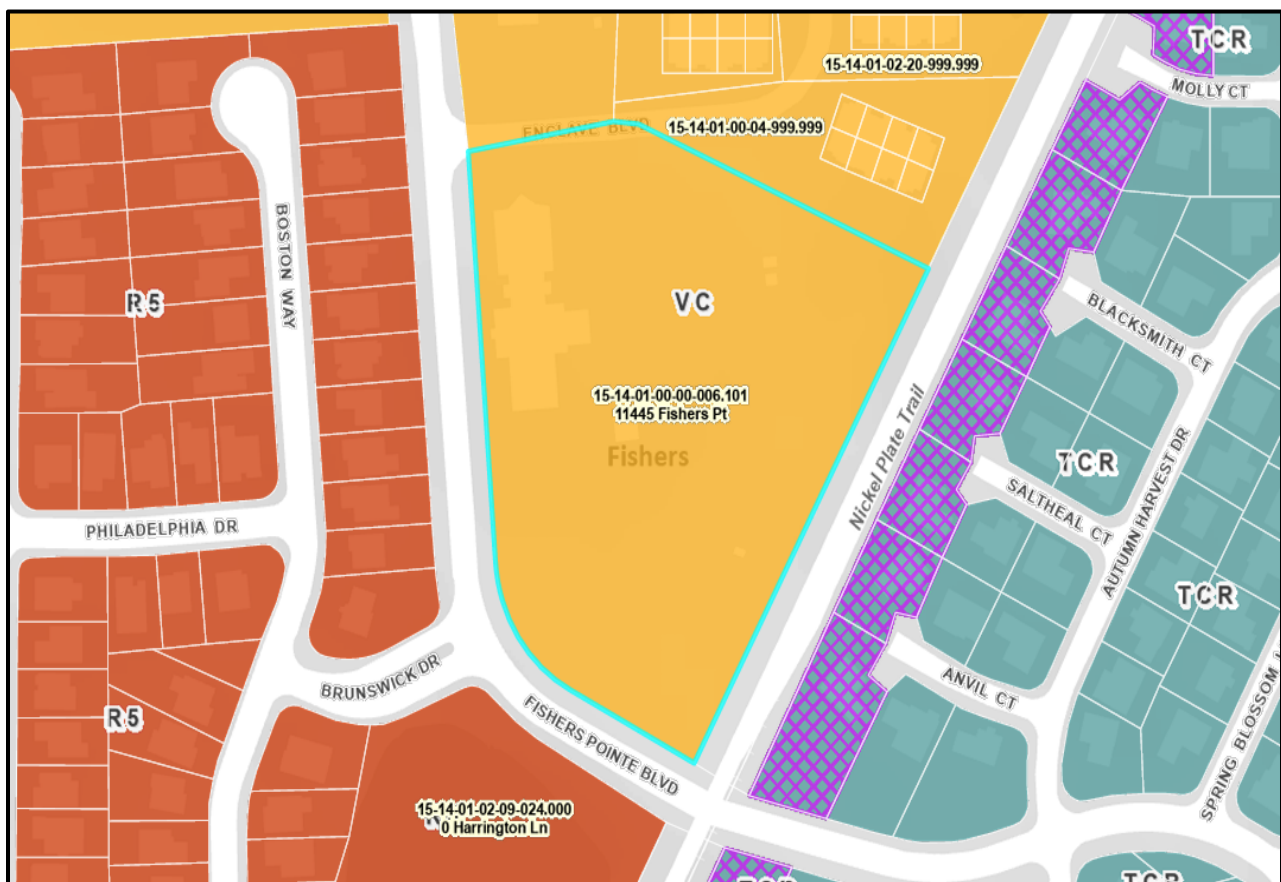
This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code. The Nickel Plate District Code was developed to

October, 2024

create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

SURROUNDING ZONING & LAND USE:

<u>North:</u>	VC - Village Center (residential townhomes)
<u>East:</u>	TCR - Town Center Residential (single-family homes)
<u>South:</u>	R5 - Residential District (single-family homes)
<u>West:</u>	R5 - Residential District (single-family homes)

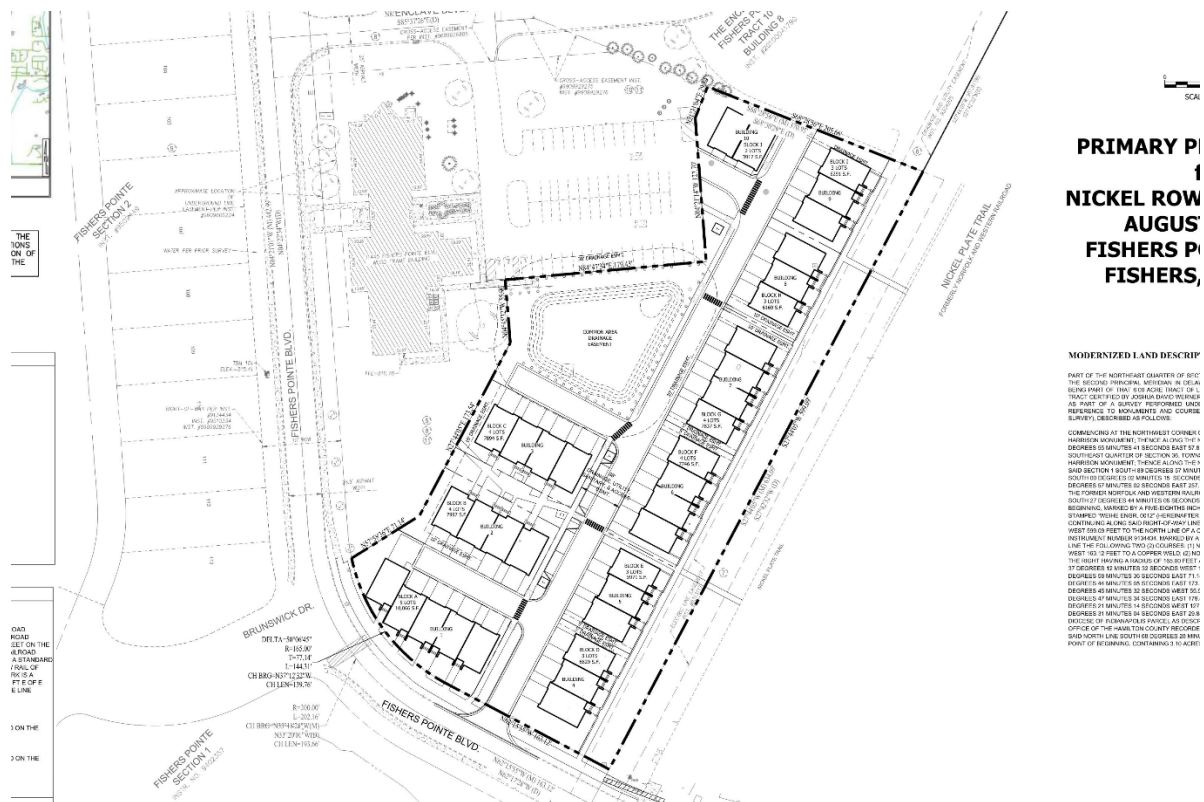


Village Center, Zoning Map

PETITION OVERVIEW:

The development is composed of ten three-story buildings with varied number of units within, including: one two-unit structure, four three-unit structures, four four-unit structures, and one five-unit structure.

The Primary Plat and Subdivision Improvement Permit have been reviewed by the Technical Review Committee (TAC). Right-of-Way and Streetscape requirements have also been reviewed through the TAC Process.



Proposed Primary Plat



Proposed Site Plan

Lot Standards

The proposed lot will be required to meet the standards of the Nickel Plate District Code and Unified Development Ordinance.

Vehicular Access & Street Design

Access will be provided from Fishers Pointe Boulevard; secondary emergency access will be provided from the existing surface parking lot. All internal streets will remain private.

Pedestrian Improvements

The development will be required to improve the sidewalk along Fishers Pointe Boulevard and internal private streets. The development will also provide two direct pedestrian connections to the Nickel Plate Trail.

Open Space & Landscaping

The Nickel Plate District Code (NPDC) does not require open space; however, the proposed development includes a walkway parallel to the Nickel Plate Trail, a central courtyard, and additional open spaces.

Utilities

The development will include connections to water, sanitary services, and all other utilities during construction.

Waivers Requested

1. Section 2.4 Façade: All structures shall be at 75% masonry on frontages facing public rights-of-ways and 50% on all other sides. Buildings are a mixture of masonry and cement board / Hardie plank siding, with over 50% masonry on all frontages facing a public right-of-way.
2. Section 2.4 Façade: Windows shall have decorative headers of stone or other masonry.
3. Section 2.4 Façade: Structures shall articulate horizontally and vertically a minimum of two feet for every 50 feet of width.
4. Section 2.10 Anti-Monotony: All structures should use differing roof designs, differing roof heights, and should be oriented to create push/pull in the street scape (buildings set to slightly different front yard setbacks).
5. Figure 1.3: Development Standards: Two (2) foot minimum front yard setback. Setbacks as presented.



Concept visual of the proposed townhomes.

PUBLIC COMMENT:

This is a Major Subdivision (5 or more lots and/or new public right-of-way) and was required to be noticed.

No public comments have been submitted at the time of writing this staff report.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) in August 2024. All comments have been provided. Staff recommends approval, with the condition that all TAC Comments be resolved.

A public hearing is required.

STAFF RECOMMENDATION

☒ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

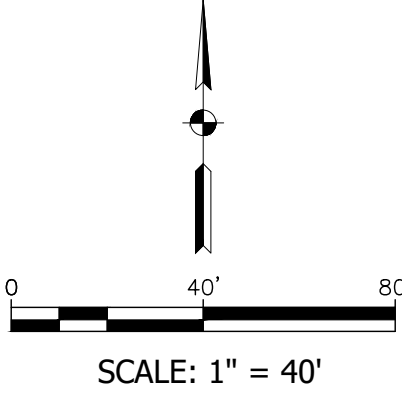


THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

Nickel Row	
Zoning: Nickel Plate District Code	
SUBJECT TO CHANGE:	
LOT 1	
LOT AREA:	135,002 SQ.FT.
ACREAGE:	3.10 AC
LOT FRONTAGE:	N/A
MIN. FRONT SETBACK:	2' / 10'
MIN. SIDE /AGGREGATE	0' / 15'
REAR SETBACK:	5' / NA
MIN. INTERNAL SETBACK:	NA
MAX. HEIGHT STRUCTURE:	3 Stories / 42'
MAX. IMPERVIOUS SURFACE COVERAGE:	90%
MAXIMUM NUMBER OF LOTS = 35	

BENCHMARKS	
PROJECT BM	
KA1906 - THE STATION IS ABOUT 0.3 MILE N OF 116 STREET AND RAILROAD CROSSING AT FISHERS. TO REACH FROM THE POST OFFICE AND RAILROAD CROSSING AT FISHERS, GO E ON 116 STREET FOR 0.2 MILES TO A STREET ON THE LEFT, TURN LEFT AND GO N ON LANTERN ROAD FOR 0.25 MILES TO RAILROAD CROSSING AND STATION ON RIGHT AS DESCRIBED. STATION MARK IS A STANDARD DISK, STAMPED FISHER 1920. THE MARK IS FLUSH. IT IS 489 FT W OF W RAIL OF TRACKS AND 1 FT E OF A METAL WITNESS POST. THE REFERENCE MARK IS A STANDARD DISK, STAMPED FISHER 1920. THE MARK IS FLUSH. IT IS 21 FT E OF E RAIL OF TRACKS 7 FT SE OF A TELEPHONE POLE AND 1 FT W OF FENCE LINE PUBLISHED ELEV. 822.9 (NAVD 88)	
SITE BM	
TBM 100 - CUT "X" IN SOUTHEAST FLANGE OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF ENCLAVE BLVD. EAST OF FISHERS POINTE BLVD. ELEV. 815.65 (NACD 88)	
TBM 101 - CUT "X" IN NORTHEAST FLANGE OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF FISHERS POINTE BLVD., NORTH OF BRUNSWICK DR. ELEV. 815.41 (NAVD 88)	
FLOOD ZONE STATEMENT	
ALL OF THE PARCEL DESCRIBED HEREIN DOES NOT LIE WITHIN THAT SPECIAL FLOOD ZONE "A", BUT LIES WITHIN FLOOD ZONE "X". AS SAID PARCEL PLOTS ON COMMUNITY PANEL NUMBER 18057C0234G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FISHERS, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.	



PRIMARY PLAT (xx-xx-x) for NICKEL ROW TOWNHOMES AUGUST, 1 2024 FISHERS POINTE BLVD. FISHERS, IN 46038

MODERNIZED LAND DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA BEING PART OF THAT 6.00 ACRE TRACT OF LAND SHOWN ON THE PLAT OF SURVEY OF SAID TRACT CERTIFIED BY JOSHUA DAVID WERNER, P.S. - INDIANA #LS21200020 ON MARCH 13, 2024 AS PART OF A SURVEY PERFORMED UNDER WEIHE ENGINEERS JOB NO. W220610 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER, BEING MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE OF SAID QUARTER SOUTH 89 DEGREES 55 MINUTES 41 SECONDS EAST 57.85 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 4 EAST, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 89 DEGREES 57 MINUTES 02 SECONDS EAST 1319.54 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST 504.83 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 02 SECONDS EAST 257.57 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE FORMER NORFOLK AND WESTERN RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 27 DEGREES 44 MINUTES 05 SECONDS WEST 907.91 FEET TO THE POINT OF BEGINNING, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER REFERRED TO AS "WEIHE REBAR"); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 27 DEGREES 44 MINUTES 05 SECONDS WEST 599.09 FEET TO THE NORTH LINE OF A CROSS ACCESS EASEMENT AS DESCRIBED IN INSTRUMENT NUMBER 9134434, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 62 DEGREES 15 MINUTES 55 SECONDS WEST 163.12 FEET TO A COPPER WELD; (2) NORTHWESTERLY 144.31 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 37 DEGREES 12 MINUTES 32 SECONDS WEST 139.76 FEET TO A WEIHE NAIL; THENCE NORTH 57 DEGREES 58 MINUTES 36 SECONDS EAST 71.14 FEET TO A WEIHE REBAR; THENCE NORTH 27 DEGREES 44 MINUTES 05 SECONDS EAST 173.54 FEET TO A WEIHE REBAR; THENCE NORTH 04 DEGREES 45 MINUTES 32 SECONDS WEST 55.96 FEET TO A WEIHE REBAR; THENCE NORTH 84 DEGREES 47 MINUTES 34 SECONDS EAST 179.43 FEET TO A WEIHE REBAR; THENCE NORTH 04 DEGREES 21 MINUTES 14 SECONDS WEST 127.70 FEET TO A WEIHE REBAR; THENCE NORTH 21 DEGREES 31 MINUTES 04 SECONDS EAST 29.84 FEET TO THE NORTH LINE OF THE EPISCOPAL DIOCESE OF INDIANAPOLIS PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 9134433 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTH LINE SOUTH 68 DEGREES 28 MINUTES 56 SECONDS EAST 205.66 FEET TO THE POINT OF BEGINNING, CONTAINING 3.10 ACRES, MORE OR LESS.

PREPARED BY

