

NE⁴NE⁴29-16-2E SAPP & KIEFER

303/907 Part. R. Kiefer & d, to Sepp & Kiefer Corp. & Kiefer Co., Inc.,
Pt. NE NE 29-16-2E Bdy. at NE cor. of 29-16-2E; S $89^{\circ}36'30''$ W
on $\frac{1}{2}$ sec. 29 990.02'; S = $\frac{1}{2}$ sec. 656.62'; E 990.00' to $\frac{1}{2}$ sec.;
N on $\frac{1}{2}$ C.L. Road & $\frac{1}{2}$ sec. 29 663.38' to leg. 5 May 1989.

307/676-7 Sepp & Kiefer Corp. to Sulph. Power & Light Co. - electric line sec.
10' strip E of which Bdy. on $\frac{1}{2}$ NE $29^{\circ}36'30''$ W (assumed by) 985.02' from
NE cor. sec.; S 0 00 00 W 323.65' S $89^{\circ}19'12''$ E 97.16' to terminus.
12 Jan, 1990

175/249-50 Mortons to Texas Eastern Transmission Corp. 49.682 ac. \pm
in 29-16-2E; Bdy. at NE cor. 29 C.R.R. App. at int. C.L. road & 30th St.;
S 1634.16' on $\frac{1}{2}$ 29; S $89^{\circ}36'30''$ W 1324.62' to I.P. on $\frac{1}{2}$ E 2° NE 29° ;
N $0^{\circ}01'10''$ E 1634.16' to stone in W 30th St. at NW cor. E 2° NE 29° ;
N $89^{\circ}36'30''$ E 1324.06' on $\frac{1}{2}$ 29 to leg., being one & the same as the
following: Pt E 2° NE 29° Bdy. at NE cor. $\frac{1}{4}$ sec.; W 20.07 ch. to NW cor. $\frac{1}{2}$ $\frac{1}{4}$;
S. on $\frac{1}{2}$ 24.76 ch.; E 20.07 ch. to $\frac{1}{2}$ sec.; N on $\frac{1}{2}$ 24.76 ch. to leg. 49.70 ac. \pm .
Subj. to:

M.R. 35/552 Mortons to The Ohio Oil Co., an Ohio Corp. R/W grant & approp.
for pipe line over 49.70 ac. 25' wide on each side of pipe line
16 Jan, 1957

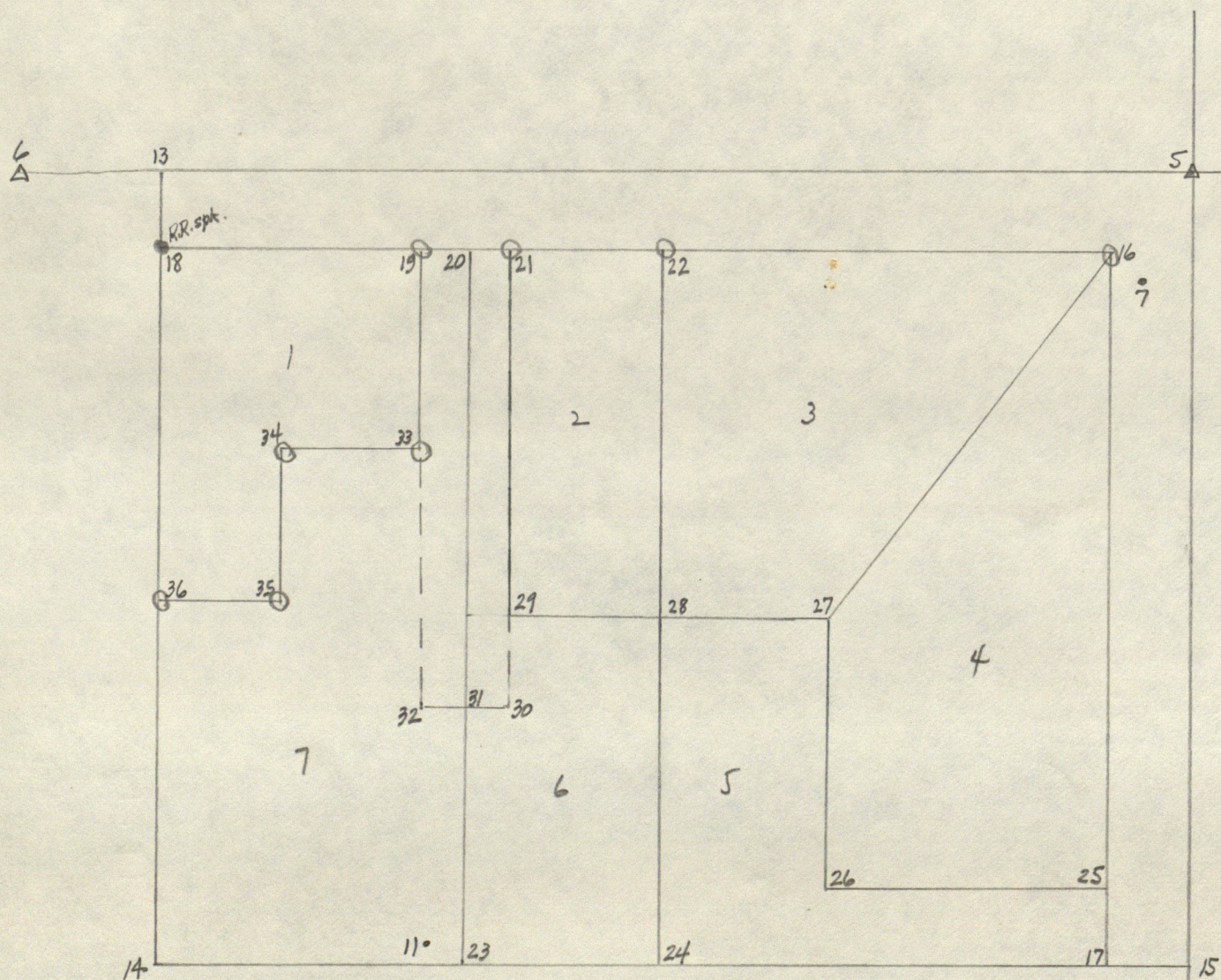
180/304 Texas Eastern Trans. Corp. to Cities Service Oil Co. the tract, desc. in
303/907 above. 18 Dec. 1958 Called 15 ac. no. RR app. mentioned.

M.R. 59/36 Texas to Kerr-McKee Corp. Bdy. at spt. on $\frac{1}{2}$ 29 S $89^{\circ}36'30''$ W
990.02' from NE cor. 29; S on $\frac{1}{2}$ Cities Service Oil Co. 15 ac. passing on
iron pipe on $\frac{1}{2}$ 30th St. at 25' & passing on iron pipe at SW cor. 15 ac. at
656.62' & a total dist. by 971.53'; W 224.61'; N = $\frac{1}{2}$ passing at
945' the $\frac{1}{2}$ 30th St. & at a total dist. by 970.00' to $\frac{1}{2}$ 29; N $89^{\circ}36'30''$ E on
 $\frac{1}{2}$ 224.61' to leg. 5.006 ac.

M.R. 121/62-85 does not affect the 15 ac.

M.R. 121/86-94 " " " " "

$O = pipe$



10

STAKING SHEET

RO = 271° 31' 04" ϕ
273 06 28 ϕ

COORDINATE FILE: 2962EA LENGTH = 176 POINTS; TIME ON FILE: 1 06 08.01
SAPP & KIEFER MINOR PLAT ***** JOB #1991

***** COGO *****

FROM TYPE	BEARING	DISTANCE	TO	NORTHING	EASTING
START			7	6,326.88673	5,968.62028
7 S.S. NA 0 00 00.00	0.00000	0	6,326.88673	5,968.62028	
7 S.S. NA 280 46 33.05	18.95444	16	6,330.43059	5,950.00008	
7 S.S. NA 271 03 32.80	1291.94580	6	6,350.76699	4,676.89520	
7 S.S. NA 226 54 22.07	921.37269	11	5,697.40892	5,295.80135	
7 S.S. NA 179 12 30.52	3263.56665	2	3,063.63150	6,013.70393	
7 S.S. NA 42 46 07.22	46.21200	5	6,360.81102	6,000.00008	
7 S.S. NA 269 47 07.14	958.61841	18	6,323.29487	5,010.00861	
7 S.S. NA 269 52 01.18	699.30103	19	6,325.26338	5,269.32113	
7 S.S. NA 269 53 24.88	649.30178	21	6,325.64293	5,319.31969	
7 S.S. NA 270 00 17.08	480.21546	22	6,326.92650	5,488.40482	
7 S.S. NA 254 41 52.62	727.57246	33	6,134.87487	5,266.84174	
7 S.S. NA 257 11 54.11	866.57203	34	6,134.87487	5,123.58861	
7 S.S. NA 250 29 25.20	896.50433	35	6,027.48487	5,123.58861	
7 S.S. NA 252 39 17.72	1004.27975	36	6,027.48487	5,010.00861	
7 S.S. NA 223 56 00.62	436.44965	27	6,012.57948	5,665.80145	
7 S.S. NA 236 39 49.67	571.93483	28	6,012.57948	5,490.79145	
7 S.S. NA 244 18 36.43	725.04572	29	6,012.57948	5,315.24272	
7 S.S. NA 207 01 11.10	661.96229	26	5,737.17765	5,667.89239	
7 S.S. NA 181 48 33.07	589.78786	25	5,737.39287	5,950.00008	
7 S.S. NA 181 41 39.46	629.76919	17	5,697.39287	5,950.00008	
7 S.S. NA 217 02 49.70	789.13759	24	5,697.04436	5,493.18709	
7 S.S. NA 227 17 23.97	928.80945	23	5,696.88640	5,286.13469	
7 S.S. NA 236 40 41.73	1147.21500	14	5,696.67574	5,010.00861	
START			19	6,325.26338	5,269.32113
19 S.S. NA 89 52 01.18	699.30103	7	6,326.88673	5,968.62028	
19 S.S. NA 87 12 53.09	731.54313	5	6,360.81102	6,000.00008	
19 S.S. NA 272 27 54.11	592.97463	6	6,350.76699	4,676.89520	
19 S.S. NA 177 35 05.78	628.41263	11	5,697.40892	5,295.80135	
19 S.S. NA 180 44 46.00	190.40465	33	6,134.87487	5,266.84174	
19 S.S. NA 217 25 55.86	239.76187	34	6,134.87487	5,123.58861	
19 S.S. NA 206 04 37.50	331.52679	35	6,027.48487	5,123.58861	
19 S.S. NA 221 03 00.41	394.86077	36	6,027.48487	5,010.00861	
19 S.S. NA 269 33 54.22	259.32000	18	6,323.29487	5,010.00861	
START			11	5,697.40892	5,295.80135
11 S.S. NA 46 42 31.22	967.47000	5	6,360.81102	6,000.00008	
11 S.S. NA 46 54 22.07	921.37269	7	6,326.88673	5,968.62028	
11 S.S. NA 357 35 05.78	628.41263	19	6,325.26338	5,269.32113	
11 S.S. NA 356 12 45.46	438.42345	33	6,134.87487	5,266.84174	
11 S.S. NA 338 30 44.77	470.14220	34	6,134.87487	5,123.58861	
11 S.S. NA 332 26 50.27	372.30010	35	6,027.48487	5,123.58861	
11 S.S. NA 319 06 45.71	436.60924	36	6,027.48487	5,010.00861	
11 S.S. NA 335 27 27.21	688.04849	18	6,323.29487	5,010.00861	
11 S.S. NA 269 51 10.84	285.79369	14	5,696.67574	5,010.00861	
11 S.S. NA 266 54 21.45	9.68077	23	5,696.88640	5,286.13469	
11 S.S. NA 90 06 20.95	197.38608	24	5,697.04436	5,493.18709	
11 S.S. NA 352 14 06.72	234.15029	32	5,929.41229	5,264.16603	
11 S.S. NA 358 21 27.52	231.77311	31	5,929.08682	5,289.15860	

(11)

11 S.S. NA	4 32 05.81	232.07900	30	5,928.76135	5,314.15117
11 S.S. NA	3 31 47.39	315.76961	29	6,012.57948	5,315.24272
11 S.S. NA	31 44 39.48	370.61249	28	6,012.57948	5,490.79145
11 S.S. NA	49 34 30.87	486.03761	27	6,012.57948	5,665.80145
11 S.S. NA	83 53 57.99	374.21022	26	5,737.17765	5,667.89239

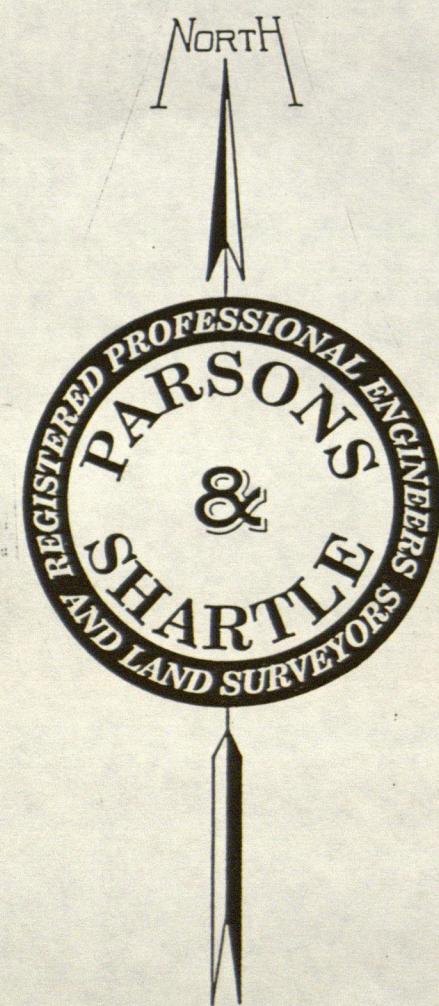
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 COORDINATES STORED

SAPP & KIEFER CORPORATION'S INDUSTRIAL PARK

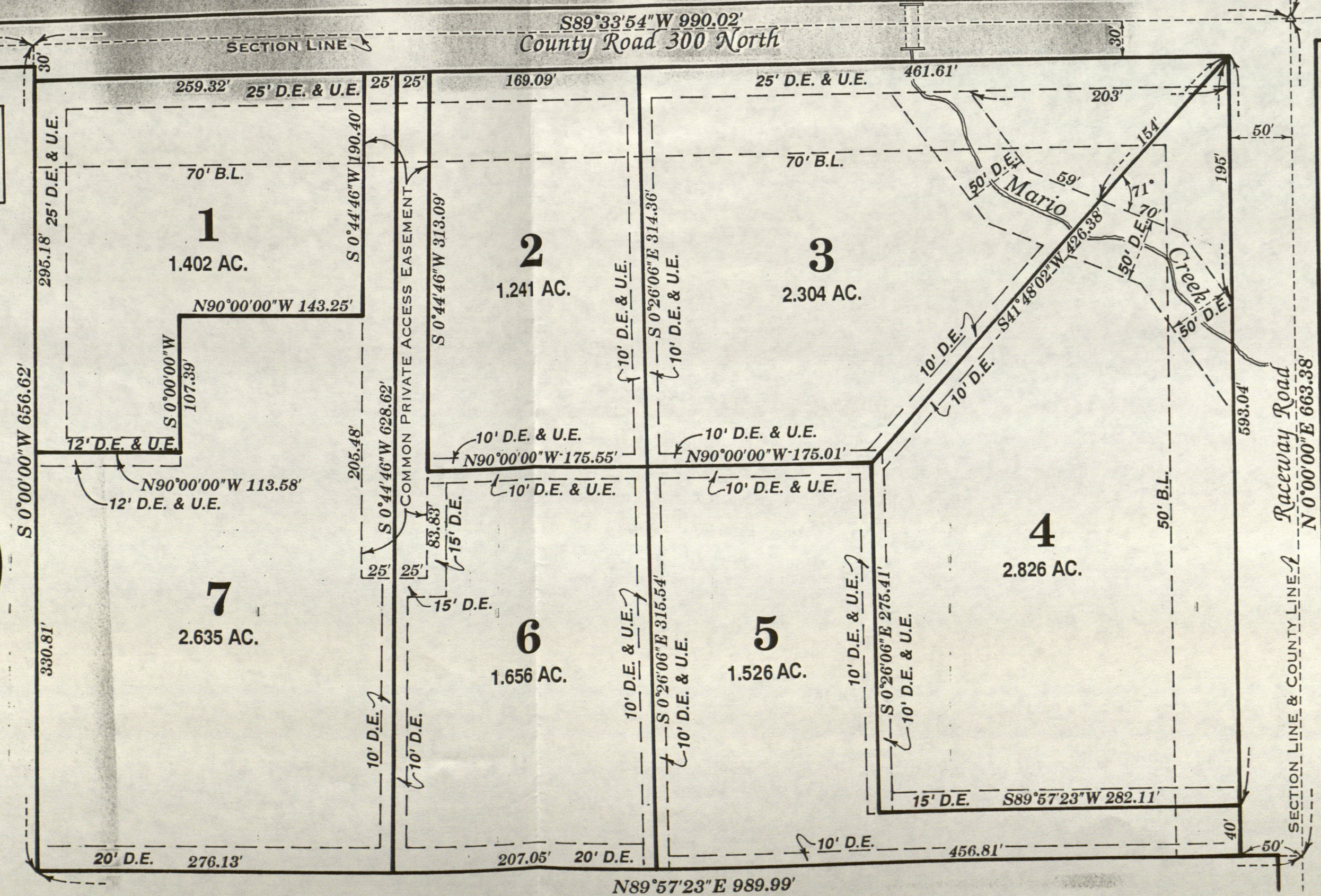
IN SECTION 29, T.16 N., R. 2 E.

NE COR. SEC. 29
(STONE FOUND)

LEGEND
B.L. = Building Line
D.E. = Drainage Easement
U.E. = Utility Easement

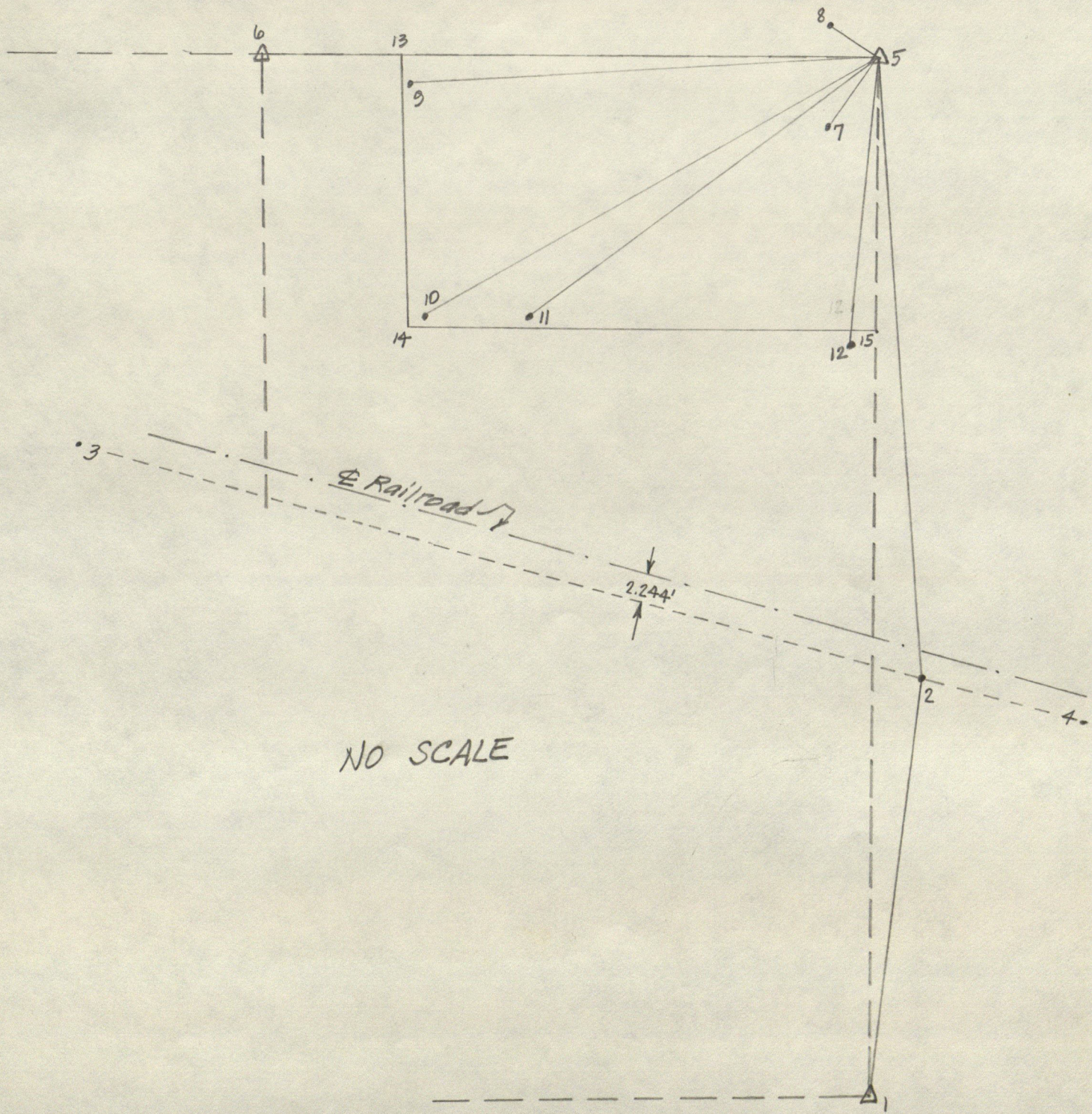


SCALE: 1" = 75 FEET



Sapp & Kiefer Minor Plat

- 1 stone at SE cor. 29-16-2E
- 2 Temp. point 2.244' SW, meas. 1, from E.R.R.
- 3 " " " " " " " " " " about 0.8 mile NW of 2
- 4 " " " " " " " " " " 1 " SE " "
- 5 stone at NE cor. 29-16-2E
- 6 " " NW " E²NE⁴ 29-16-2E
- 7 Temp. point (R.R. spk. set)
- 8 aerial target
- 9 " "
- 10 " "
- 11 Temp. point (bolt set)
- 12 aerial target
- 13 NW cor. of Sapp & Kiefer land
- 14 SW " " " " " "
- 15 SE " " " " " "
- 16 N cor. Lot 4
- 17 SE " " 5
- 18 NW " " 1
- 19 NE " " 1
- 20 " " " 7
- 21 NW " " 2
- 22 NE " " 2
- 23 SE " " 7
- 24 " " " 6
- 25 " " " 4
- 26 SW " " 4
- 27 SE " " 3
- 28 SW " " 3
- 29 " " " 2
- 30 SE " Common Private Access Easement
- 31 E E " " " "
- 32 SW cor " " " "
- 33 cor. of lot 1
- 34 " " " 1
- 35 " " " 1
- 36 SW " " " 1
- 37 on N sec. at E lot 1 prolonged
- 38 " " " 1 " " 7 "
- 39 " " " " W " 2 "



**** COORDINATE FILE SYSTEM ****

FILE CREATED:

COORDINATE FILE:2962EA LENGTH= 176 POINTS; TIME ON FILE: 0 00 00.00
SAPP & KIEFER MINOR PLAT ***** JOB #1991

COORDINATE FILE:2962EA LENGTH = 176 POINTS; TIME ON FILE: 0 00 00.00
SAPP & KIEFER MINOR PLAT ***** JOB #1991

***** COGO *****

FROM TYPE	BEARING	DISTANCE	TO	NORTHING	EASTING
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ENTER & ASSIGN

			1	1,000.00000	6,000.00000
START			1	1,000.00000	6,000.00000
1 TRAV NA	0 22 49.72	2063.67700	2	3,063.63150	6,013.70393
2 TRAV NA	359 45 42.72	3297.20800	5	6,360.81102	6,000.00008
5 INV NA	180 00 00.00	5360.81102	1	1,000.00000	6,000.00000

BRC LIST

ABOVE CALCS. ENABLED BY PRELIM. CALCS.

START			5	6,360.81102	6,000.00008
5 TRAV NA	269 33 54.22	1323.14300	6	6,350.76699	4,676.89520
START			5	6,360.81102	6,000.00008
5 S.S. NA	226 42 31.22	967.47000	11	5,697.40892	5,295.80135
5 S.S. NA	268 22 20.22	989.70500	9	6,332.69826	5,010.69444
5 S.S. NA	236 39 01.22	1186.20000	10	5,708.70107	5,009.13023
5 S.S. NA	182 32 51.22	681.14000	12	5,680.34421	5,969.72431
5 S.S. NA	222 46 07.22	46.21200	7	6,326.88673	5,968.62028
5 S.S. NA	282 13 48.22	35.16000	8	6,368.25923	5,965.63804
5 TRAV NA	269 33 54.22	990.02000	13	6,353.29574	5,010.00861
13 TRAV NA	180 00 00.00	656.62000	14	5,696.67574	5,010.00861
14 S.S. NA	221 19 49.42	7586.32326	90	0.00000	0.00000
14 B-B NA	90 00 00.00	989.99148	15	5,696.67574	6,000.00008
15 B-B NA	0 00 00.00	664.13528	5	6,360.81102	6,000.00008
5 TRAV NA	180 00 00.00	663.38000	15	5,697.43102	6,000.00008

LOT SUMMARY

			5	6,360.81102	6,000.00008
5	NA 269 33 54.22	990.02000	13	6,353.29574	5,010.00861
13	NA 180 00 00.00	656.62000	14	5,696.67574	5,010.00861
14	NA 89 57 22.64	989.99176	15	5,697.43100	6,000.00008
15	NA 0 00 00.00	663.38000	5	6,360.81100	6,000.00008
			5	6,360.81102	6,000.00008

NA 11 03 34.01 0.00002 CLOSING LINE

3,300.012 DIST TRAV

PERFECT CLOSURE

AREA 653394.38 SF 14.9999 ACRES

START			7	6,326.88673	5,968.62028
7 S.S. NA	179 12 30.52	3263.56665	2	3,063.63150	6,013.70393
7 S.S. NA	42 46 07.22	46.21200	5	6,360.81102	6,000.00008
7 S.S. NA	271 03 32.80	1291.94580	6	6,350.76699	4,676.89520
7 S.S. NA	226 54 22.07	921.37269	11	5,697.40892	5,295.80135

LIST

1	1,000.00000	6,000.00000
2	3,063.63150	6,013.70393
5	6,360.81102	6,000.00008
6	6,350.76699	4,676.89520
7	6,326.88673	5,968.62028
8	6,368.25923	5,965.63804
9	6,332.69826	5,010.69444
10	5,708.70107	5,009.13023
11	5,697.40892	5,295.80135
12	5,680.34421	5,969.72431
13	6,353.29574	5,010.00861
14	5,696.67574	5,010.00861
15	5,697.43102	6,000.00008

 COORDINATE FILE: 2962EA LENGTH = 176 POINTS; TIME ON FILE: 0 26 13.87
 SAPP & KIEFER MINOR PLAT ***** JOB #1991

***** C060 *****

FROM TYPE	BEARING	DISTANCE	TO	NORTHING	EASTING
START			5	6,360.81102	6,000.00008
OFFSET INTERSECTION					
SW 0 00 00.00	50.00000				
SW 89 33 54.22	-30.00000				
			16	6,330.43059	5,950.00008
START			13	6,353.29574	5,010.00861
OFFSET INTERSECTION					
NE 89 33 54.22	30.00000				
SW 0 00 00.00	0.00000				
			18	6,323.29487	5,010.00861
START			15	5,697.43102	6,000.00008
OFFSET INTERSECTION					
NE 0 00 00.00	-50.00000				
SW 89 57 22.64	0.00000				
			17	5,697.39287	5,950.00008
START			18	6,323.29487	5,010.00861
18 TRAV NE 89 33 54.22	259.32000		19	6,325.26338	5,269.32113
19 S.S. NE 89 33 54.22	25.00000		20	6,325.45316	5,294.32041
19 S.S. NE 89 33 54.22	50.00000		21	6,325.64293	5,319.31969
19 TRAV NE 89 33 54.22	219.09000		22	6,326.92650	5,488.40482
22 INV NE 89 33 54.22	461.60856		16	6,330.43059	5,950.00008
16 INV SW 0 00 00.00	633.03772		17	5,697.39287	5,950.00008
17 TRAV NE 0 00 00.00	40.00000		25	5,737.39287	5,950.00008
START			18	6,323.29487	5,010.00861
18 TRAV SW 0 00 00.00	295.81000		36	6,027.48487	5,010.00861
36 TRAV SE 90 00 00.00	113.58000		35	6,027.48487	5,123.58861
35 TRAV NE 0 00 00.00	107.39000		34	6,134.87487	5,123.58861
34 S.S. SW 39 52 01.95	7992.98754		90	0.00000	0.00000
34 B-B SE 90 00 00.00	143.25313		33	6,134.87487	5,266.84174
33 B-B NE 0 44 46.00	190.40465		19	6,325.26338	5,269.32113
START			21	6,325.64293	5,319.31969
21 TRAV SW 0 44 46.00	313.09000		29	6,012.57948	5,315.24272
29 B-B SE 90 00 00.00	175.54873		28	6,012.57948	5,490.79145
28 B-B NW 0 26 06.00	314.35608		22	6,326.92650	5,488.40482
22 B-B SE 0 26 06.00	629.90029		24	5,697.04436	5,493.18709
24 B-B SW 89 57 22.64	483.17863		14	5,696.67574	5,010.00861
14 B-B NE 89 57 22.64	276.12617		23	5,696.88640	5,286.13469
23 B-B NE 0 44 46.00	628.62006		20	6,325.45316	5,294.32041
START			28	6,012.57948	5,490.79145
28 TRAV SE 90 00 00.00	175.01000		27	6,012.57948	5,665.80145
27 B-B SE 0 26 06.00	275.40977		26	5,737.17765	5,667.89239
26 B-B NE 89 57 22.64	282.10777		25	5,737.39287	5,950.00008
START			33	6,134.87487	5,266.84174
33 TRAV SW 0 44 46.00	205.48000		32	5,929.41229	5,264.16603
32 B-B SE 89 15 14.00	24.99469		31	5,929.08682	5,289.15860
31 B-B NE 0 44 46.00	396.39995		20	6,325.45316	5,294.32041
START			31	5,929.08682	5,289.15860
START			31	5,929.08682	5,289.15860
31 B-B SE 89 15 14.00	24.99469		30	5,928.76135	5,314.15117
30 B-B NE 0 44 46.00	83.82524		29	6,012.57948	5,315.24272

LOT 1
LOT SUMMARY

18	NE	89	33	54.22	259.32000	18	6,323.29487	5,010.00861
19	SW	0	44	46.00	190.40465	19	6,325.26338	5,269.32113
33	NW	90	00	00.00	143.25313	33	6,134.87488	5,266.84174
34	SW	0	00	00.00	107.39000	34	6,134.87488	5,123.58861
35	NW	90	00	00.00	113.58000	35	6,027.48488	5,123.58861
36	NE	0	00	00.00	295.81000	36	6,027.48488	5,010.00861
						18	6,323.29488	5,010.00861
						18	6,323.29487	5,010.00861

SW 17 21 54.85 0.00000 CLOSING LINE

1,109.758 DIST TRAV

PERFECT CLOSURE

AREA 61076.23 SF 1.4021 ACRES

LOT 2
LOT SUMMARY

21	NE	89	33	54.22	169.09000	21	6,325.64293	5,319.31969
22	SE	0	26	06.00	314.35608	22	6,326.92650	5,488.40482
28	NW	90	00	00.00	175.54873	28	6,012.57948	5,490.79145
29	NE	0	44	46.00	313.09000	29	6,012.57948	5,315.24272
						21	6,325.64294	5,319.31969
						21	6,325.64293	5,319.31969

SE 44 35 45.41 0.00001 CLOSING LINE

972.085 DIST TRAV

PERFECT CLOSURE

AREA 54056.18 SF 1.2410 ACRES

LOT 3
LOT SUMMARY

22	NE	89	33	54.22	461.60856	22	6,326.92650	5,488.40482
16	SW	41	48	02.50	426.37799	16	6,330.43059	5,950.00008
27	NW	90	00	00.00	175.01000	27	6,012.57948	5,665.80145
28	NW	0	26	06.00	314.35608	28	6,012.57948	5,490.79145
						22	6,326.92650	5,488.40483
						22	6,326.92650	5,488.40482

NW 63 46 19.12 0.00001 CLOSING LINE

1,377.353 DIST TRAV

PERFECT CLOSURE

AREA 100368.29 SF 2.3041 ACRES

LOT 4
LOT SUMMARY

16	SW	0	00	00.00	593.03772	16	6,330.43059	5,950.00008
25	SW	89	57	22.64	282.10777	25	5,737.39287	5,950.00008
26	NW	0	26	06.00	275.40977	26	5,737.17765	5,667.89239
27	NE	41	48	02.50	426.37799	27	6,012.57948	5,665.80145
						16	6,330.43060	5,950.00008
						16	6,330.43059	5,950.00008

SE 15 41 58.81 0.00001 CLOSING LINE

1,576.933 DIST TRAV

PERFECT CLOSURE

AREA 123116.97 SF 2.8264 ACRES

LOT 5
LOT SUMMARY

6

28	SE	90 00 00.00	175.01000	28	6,012.57948	5,490.79145
27	SE	0 26 06.00	275.40977	27	6,012.57948	5,665.80145
26	NE	89 57 22.64	282.10777	26	5,737.17765	5,667.89239
25	SW	0 00 00.00	40.00000	25	5,737.39287	5,950.00008
17	SW	89 57 22.64	456.81312	17	5,697.39287	5,950.00008
24	NW	0 26 06.00	315.54421	24	5,697.04436	5,493.18709
				28	6,012.57948	5,490.79144
				28	6,012.57948	5,490.79145

SE 88 22 02.31 0.00000 CLOSING LINE

1,544.885 DIST TRAV

PERFECT CLOSURE

 AREA 66488.35 SF 1.5264 ACRES

LOT 6

LOT SUMMARY

20	NE	89 33 54.22	25.00000	20	6,325.45316	5,294.32041
21	SW	0 44 46.00	313.09000	21	6,325.64293	5,319.31969
29	SE	90 00 00.00	175.54873	29	6,012.57948	5,315.24272
28	SE	0 26 06.00	315.54421	28	6,012.57948	5,490.79145
24	SW	89 57 22.64	207.05246	24	5,697.04436	5,493.18710
23	NE	0 44 46.00	628.62006	23	5,696.88640	5,286.13470
				20	6,325.45316	5,294.32042
				20	6,325.45316	5,294.32041

SW 20 36 44.12 0.00001 CLOSING LINE

1,664.855 DIST TRAV

PERFECT CLOSURE

 AREA 72144.97 SF 1.6562 ACRES

LOT 7

LOT SUMMARY

19	NE	89 33 54.22	25.00000	19	6,325.26338	5,269.32113
20	SW	0 44 46.00	628.62006	20	6,325.45316	5,294.32041
23	SW	89 57 22.64	276.12617	23	5,696.88640	5,286.13469
14	NE	0 00 00.00	330.80914	14	5,696.67574	5,010.00860
36	SE	90 00 00.00	113.58000	36	6,027.48488	5,010.00860
35	NE	0 00 00.00	107.39000	35	6,027.48488	5,123.58860
34	SE	90 00 00.00	143.25313	34	6,134.87488	5,123.58860
33	NE	0 44 46.00	190.40465	33	6,134.87488	5,266.84173
				19	6,325.26338	5,269.32113
				19	6,325.26338	5,269.32113

SE 25 18 32.66 0.00000 CLOSING LINE

1,815.183 DIST TRAV

PERFECT CLOSURE

 AREA 114782.36 SF 2.6350 ACRES

LIST

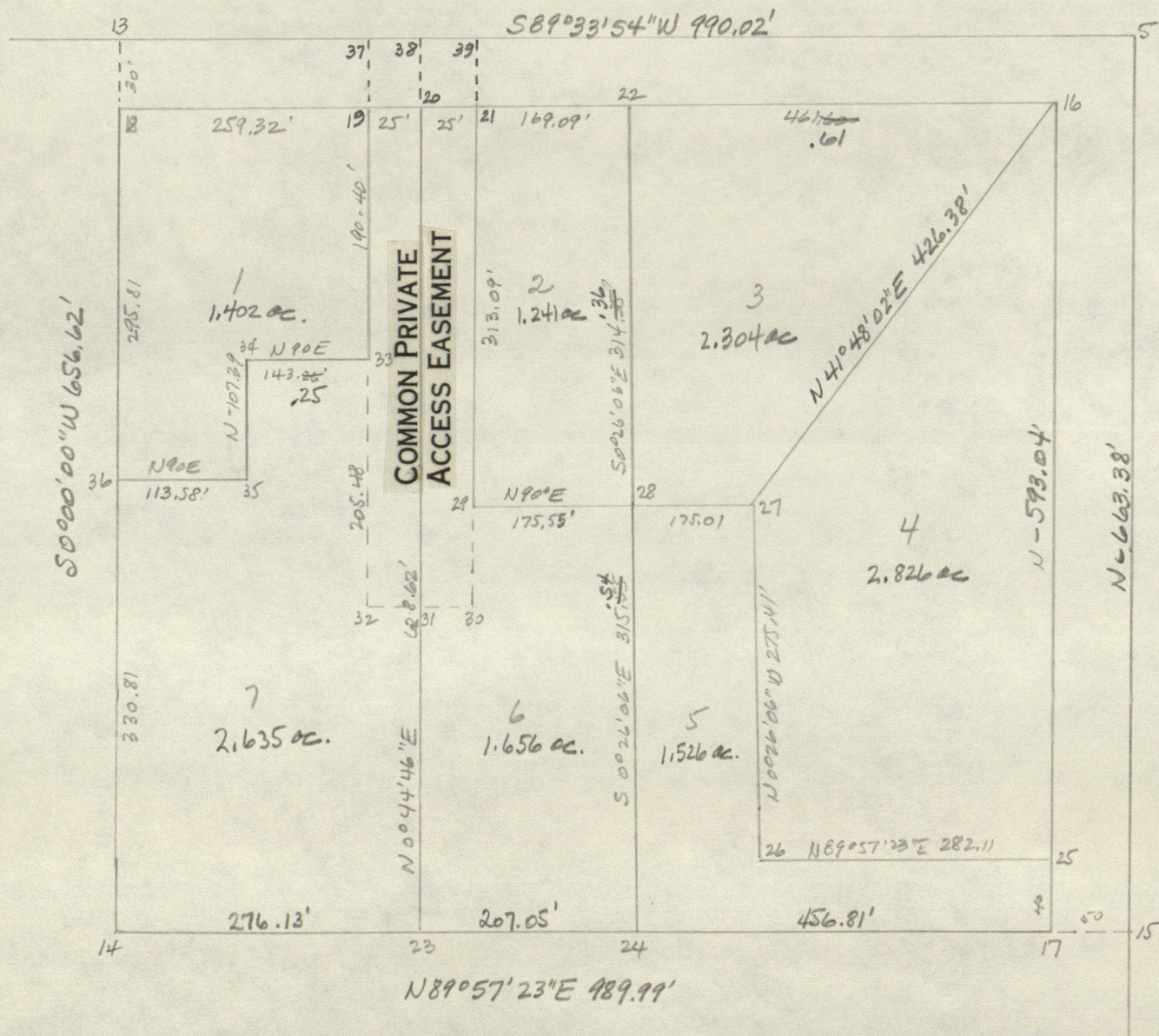
1	1,000.00000	6,000.00000
2	3,063.63150	6,013.70393
5	6,360.81102	6,000.00008
6	6,350.76699	4,676.89520
7	6,326.88673	5,968.62028
8	6,368.25923	5,965.63804
9	6,332.69826	5,010.69444
10	5,708.70107	5,009.13023
11	5,697.40892	5,295.80135
12	5,680.34421	5,969.72431
13	6,353.29574	5,010.00861

14	5,696.67574	5,010.00861
15	5,697.43102	6,000.00008
16	6,330.43059	5,950.00008
17	5,697.39287	5,950.00008
18	6,323.29487	5,010.00861
19	6,325.26338	5,269.32113
20	6,325.45316	5,294.32041
21	6,325.64293	5,319.31969
22	6,326.92650	5,488.40482
23	5,696.88640	5,286.13469
24	5,697.04436	5,493.18709
25	5,737.39287	5,950.00008
26	5,737.17765	5,667.89239
27	6,012.57948	5,665.80145
28	6,012.57948	5,490.79145
29	6,012.57948	5,315.24272
30	5,928.76135	5,314.15117
31	5,929.08682	5,289.15860
32	5,929.41229	5,264.16603
33	6,134.87487	5,266.84174
34	6,134.87487	5,123.58861
35	6,027.48487	5,123.58861
36	6,027.48487	5,010.00861

TIME FOR THIS RUN: 0 34 54.86; TOTAL TIME ON FILE: 1 01 08.73
COORDINATES STORED

STILESVILLE, IND. 46180

PHONE 317-539-6225



COORDINATE FILE: 2962EA LENGTH = 176 POINTS; TIME ON FILE: 1 01 08.73
SAPP & KIEFER MINOR PLAT ***** JOB #1991

***** COGO *****

FROM	TYPE	BEARING	DISTANCE	TO	NORTHING	EASTING
START				5	6,360.81102	6,000.00008
5	INV SW	89 33 54.22	990.02000	13	6,353.29574	5,010.00861
13	INV SW	0 00 00.00	325.81086	36	6,027.48487	5,010.00861
START				5	6,360.81102	6,000.00008
5	B-B SW	89 33 54.22	680.30925	39	6,355.64676	5,319.71043
39	B-B SW	0 44 46.00	30.00637	21	6,325.64293	5,319.31969
START				5	6,360.81102	6,000.00008
5	B-B SW	89 33 54.22	705.30925	38	6,355.45699	5,294.71115
38	B-B SW	0 44 46.00	30.00637	20	6,325.45316	5,294.32041
START				5	6,360.81102	6,000.00008
5	B-B SW	89 33 54.22	730.30925	37	6,355.26721	5,269.71187
37	B-B SW	0 44 46.00	30.00637	19	6,325.26338	5,269.32113

LOT SUMMARY

				36	6,027.48487	5,010.00861
36	SW	0 00 00.00	330.80914	14	5,696.67573	5,010.00861
14	NE	89 57 22.64	276.12617	23	5,696.88639	5,286.13469
23	NE	0 44 46.00	658.62643	38	6,355.45698	5,294.71115
38	SW	89 33 54.22	25.00000	37	6,355.26720	5,269.71187
37	SW	0 44 46.00	220.41103	33	6,134.87486	5,266.84174
33	NW	90 00 00.00	143.25313	34	6,134.87486	5,123.58861
34	SW	0 00 00.00	107.39000	35	6,027.48486	5,123.58861
35	NW	90 00 00.00	113.58000	36	6,027.48486	5,010.00861
				36	6,027.48487	5,010.00861

NW 6 15 18.71 0.00001 CLOSING LINE

1,875.196 DIST TRAV

PERFECT CLOSURE

AREA 115532.36 SF 2.6523 ACRES

LOT SUMMARY

				39	6,355.64676	5,319.71043
39	SW	89 33 54.22	25.00000	38	6,355.45699	5,294.71115
38	SW	0 44 46.00	426.40632	31	5,929.08682	5,289.15860
31	SE	89 15 14.00	24.99469	30	5,928.76135	5,314.15117
30	NE	0 44 46.00	426.92162	39	6,355.64677	5,319.71043
				39	6,355.64676	5,319.71043

SW 10 51 53.86 0.00001 CLOSING LINE

903.323 DIST TRAV

PERFECT CLOSURE

AREA 10664.33 SF .2448 ACRES

LIST

37	6,355.26721	5,269.71187
38	6,355.45699	5,294.71115
39	6,355.64676	5,319.71043

TIME FOR THIS RUN: 0 04 59.28; TOTAL TIME ON FILE: 1 06 08.01
COORDINATES STORED

STAKING SHEET

COORDINATE FILE: 2962EA LENGTH = 176 POINTS; TIME ON FILE: 1 06 08.01
 SAPP & KIEFER MINOR PLAT ***** JOB #1991

***** COGO *****

FROM TYPE	BEARING	DISTANCE	TO	NORTHING	EASTING
START			7	6,326.88673	5,968.62028
7 S.S. NA 0 00 00.00	0.00000	0	6,326.88673	5,968.62028	
7 S.S. NA 280 46 33.05	18.95444	16	6,330.43059	5,950.00008	
7 S.S. NA 271 03 32.80	1291.94580	6	6,350.76699	4,676.89520	
7 S.S. NA 226 54 22.07	921.37269	11	5,697.40892	5,295.80135	
7 S.S. NA 179 12 30.52	3263.56665	2	3,063.63150	6,013.70393	
7 S.S. NA 42 46 07.22	46.21200	5	6,360.81102	6,000.00008	
7 S.S. NA 269 47 07.14	958.61841	18	6,323.29487	5,010.00861	
7 S.S. NA 269 52 01.18	699.30103	19	6,325.26338	5,269.32113	
7 S.S. NA 269 53 24.88	649.30178	21	6,325.64293	5,319.31969	
7 S.S. NA 270 00 17.08	480.21546	22	6,326.92650	5,488.40482	
7 S.S. NA 254 41 52.62	727.57246	33	6,134.87487	5,266.84174	
7 S.S. NA 257 11 54.11	866.57203	34	6,134.87487	5,123.58861	
7 S.S. NA 250 29 25.20	896.50433	35	6,027.48487	5,123.58861	
7 S.S. NA 252 39 17.72	1004.27975	36	6,027.48487	5,010.00861	
7 S.S. NA 223 56 00.62	436.44965	27	6,012.57948	5,665.80145	
7 S.S. NA 236 39 49.67	571.93483	28	6,012.57948	5,490.79145	
7 S.S. NA 244 18 36.43	725.04572	29	6,012.57948	5,315.24272	
7 S.S. NA 207 01 11.10	661.96229	26	5,737.17765	5,667.89239	
7 S.S. NA 181 48 33.07	589.78786	25	5,737.39287	5,950.00008	
7 S.S. NA 181 41 39.46	629.76919	17	5,697.39287	5,950.00008	
7 S.S. NA 217 02 49.70	789.13759	24	5,697.04436	5,493.18709	
7 S.S. NA 227 17 23.97	928.80945	23	5,696.88640	5,286.13469	
7 S.S. NA 236 40 41.73	1147.21500	14	5,696.67574	5,010.00861	
START			19	6,325.26338	5,269.32113
19 S.S. NA 89 52 01.18	699.30103	7	6,326.88673	5,968.62028	
19 S.S. NA 87 12 53.09	731.54313	5	6,360.81102	6,000.00008	
19 S.S. NA 272 27 54.11	592.97463	6	6,350.76699	4,676.89520	
19 S.S. NA 177 35 05.78	628.41263	11	5,697.40892	5,295.80135	
19 S.S. NA 180 44 46.00	190.40465	33	6,134.87487	5,266.84174	
19 S.S. NA 217 25 55.86	239.76187	34	6,134.87487	5,123.58861	
19 S.S. NA 206 04 37.50	331.52679	35	6,027.48487	5,123.58861	
19 S.S. NA 221 03 00.41	394.86077	36	6,027.48487	5,010.00861	
19 S.S. NA 269 33 54.22	259.32000	18	6,323.29487	5,010.00861	
START			11	5,697.40892	5,295.80135
11 S.S. NA 46 42 31.22	967.47000	5	6,360.81102	6,000.00008	
11 S.S. NA 46 54 22.07	921.37269	7	6,326.88673	5,968.62028	
11 S.S. NA 357 35 05.78	628.41263	19	6,325.26338	5,269.32113	
11 S.S. NA 356 12 45.46	438.42345	33	6,134.87487	5,266.84174	
11 S.S. NA 338 30 44.77	470.14220	34	6,134.87487	5,123.58861	
11 S.S. NA 332 26 50.27	372.30010	35	6,027.48487	5,123.58861	
11 S.S. NA 319 06 45.71	436.60924	36	6,027.48487	5,010.00861	
11 S.S. NA 335 27 27.21	688.04849	18	6,323.29487	5,010.00861	
11 S.S. NA 269 51 10.84	285.79369	14	5,696.67574	5,010.00861	
11 S.S. NA 266 54 21.45	9.68077	23	5,696.88640	5,286.13469	
11 S.S. NA 90 06 20.95	197.38608	24	5,697.04436	5,493.18709	
11 S.S. NA 352 14 06.72	234.15029	32	5,929.41229	5,264.16603	
11 S.S. NA 358 21 27.52	231.77311	31	5,929.08682	5,289.15860	

(11)

11 S.S. NA	4 32 05.81	232.07900	30	5,928.76135	5,314.15117
11 S.S. NA	3 31 47.39	315.76961	29	6,012.57948	5,315.24272
11 S.S. NA	31 44 39.48	370.61249	28	6,012.57948	5,490.79145
11 S.S. NA	49 34 30.87	486.03761	27	6,012.57948	5,665.80145
11 S.S. NA	83 53 57.99	374.21022	26	5,737.17765	5,667.89239

TIME FOR THIS RUN: 0 07 07.60; TOTAL TIME ON FILE: 1 13 15.61
 COORDINATES STORED

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that the following description and the accompanying plat of survey of Minor Plat No. constitute a Class C Survey that conforms with 864 IAC 1.1-13, as amended, and represent a minor plat of a part of the East Half of the Northeast Quarter of Section 29, Township 16 North, Range 2 East, Hendricks County, Indiana, described as follows:

Beginning at a stone at the northeast corner of said section; thence South 89 degrees 33 minutes 54 seconds West (called South 89 degrees 36 minutes 30 seconds West in Deed Record 303, page 907) along the north line of said section 990.02 feet; thence South 00 degrees 00 minutes 00 seconds West parallel with the east line of said section 656.62 feet; thence North 89 degrees 57 minutes 23 seconds East 989.99 feet (called East 990.00 feet in the above-mentioned deed) to the east line of said section; thence North 00 degrees 00 minutes 00 seconds East along said east line 663.38 feet to the point of beginning; containing 15.000 acres, more or less. The east line of said Section 29 is an assumed meridian to which all cardinal and other bearings herein are oriented. Subject to zoning, all restrictions and encumbrances of record, highways, and easements.

Said minor plat consists of seven (7) lots numbered consecutively from 1 to 7, both inclusive. The locations and dimensions of said lots and the locations and dimensions of easements and highway rights of way are indicated on the accompanying plat in figures denoting U. S. Survey Feet and decimal fractions thereof. The theoretical uncertainty of this survey is 0.09 feet.

Given under my hand and seal this 11th day of March 1991:

Stanley M. Shartle, Registered Land
Surveyor No. 3431, State of Indiana

PROPRIETOR'S DEDICATION

The undersigned, Sapp & Kiefer Corporation, an Indiana corporation, by Robert R. Kiefer, Secretary-Treasurer, as owner and proprietor of the above-described real estate, does hereby certify that it has laid out, platted, and subdivided, and does hereby lay out, plat, and subdivide said 15.000-acre parcel of land into lots, easements, and dedications for the widening of existing highways in accordance with the accompanying plat. It further certifies that all undedicated highway rights of way shown on said plat are hereby dedicated to the public for such use, and that certain strips of ground having the dimensions stated on said plat are hereby dedicated as easements for the following-described purposes:

(1) Those designated as Utility Easements are reserved unto utility companies, excluding transportation companies, for the installation, operation, and maintenance of storm and sanitary sewers, ducts, underground cables, conduits, and gas and water mains; and

(2) Those designated as Drainage Easements are reserved unto the Hendricks County Drainage Board for the control of surface water drainage, for the maintenance of swales, and for the installation, operation, and maintenance of storm sewers, tile drains, and subsurface drains as defined by the Hendricks County Subdivision Control Ordinance.

Said strips of ground are subject at all times to the proper authorities and to the easements herein reserved. The lot owners shall take their titles subject to the rights of easement holders and to the rights of the owners of the other lots in this minor plat. No temporary or permanent structures shall be erected or maintained upon such utility or drainage easements excepting fences installed in accordance with Section numbered 10 below and the facilities for which said easements are reserved, and no facility shall be placed on a utility or drainage easement in a position that

will obstruct a property line or corner.

A petition addressed to the Hendricks County Drainage Board has been filed in duplicate with the County Surveyor requesting that this minor plat's storm drainage system and the easements therefor, identified as "drainage easements" hereon, be accepted into the county's regulated drainage system so that a maintenance fund may be established by assessment under the authority of the Indiana Drainage Code, and so that said board may exercise other powers and duties as provided for in said code. This minor plat contains linear feet of storm sewers, linear feet of subsurface drains, linear feet of swales, and linear feet of culverts.

The restrictive covenants and requirements given herein, together with those entered for record in Miscellaneous Record _____, page _____, in the office of the Recorder of the aforesaid county, shall operate, be in force for, and apply to this plat. Henceforth this minor plat shall be known and designated as **MINOR PLAT NO. _____, a subdivision of the East Half of the Northeast Quarter of Section 29, Township 16 North, Range 2 East, Hendricks County, Indiana.**

RESTRICTIVE COVENANTS

Sapp and Kiefer Corporation (S & K hereafter) does, by this indenture, and by those restrictive covenants and requirements entered for record in Miscellaneous Record _____, page _____, in said Recorder's office, restrict and covenant the lots and other areas within the boundary of Minor Plat No. _____, to itself and its grantees, assigns, successors, legal representatives, and to any person, persons, corporations, banks, and associations and/or anyone who may acquire title to any of said lots or other areas, as to the following terms, stipulations, conditions, restrictions, and covenants which shall apply in their entirety to all of said minor plat:

1. **DEFINITIONS.** "Committee" shall mean the Architectural and Environmental Control Committee composed of the officers and directors of S & K or their duly authorized representatives, all of whom shall serve without compensation for services performed as committee members. In the event S & K is dissolved, the then existing committee members shall appoint an owner to take said member's position on the committee. Upon the death or resignation of any member of said committee, the remaining member or members shall have full authority to perform the duties of the committee, or to designate a representative with like authority, who must be an owner.

"Owner" shall mean the person or collection of persons who has or have acquired or is acquiring any right, title, or interest, legal or equitable, in and to a lot in this minor plat, but excluding those persons having such interest merely as security for the performance of an obligation.

"Flood Protection Grade," as defined by the Indiana Department of Natural Resources, means the elevation of the lowest point in a building at which flood waters may enter the interior of the building.

"Lowest Point in a Building" means (1) the lowest floor of a building (if a basement is included, the basement floor is the lowest floor); (2) the garage floor if the garage is the lowest level of the building; or (3) the floor level of any enclosure below an elevated building where the walls of the enclosure provide some resistance to the flow of flood waters.

2. **LAND USE.** The purpose of this minor plat is the creation of S & K's Industrial Park. All lots are restricted to industrial or commercial use. See Section numbered 5 below. The subdivision of a lot is prohibited unless said division creates two building sites on three adjoining lots, which building sites comply with Hendricks County's zoning and subdivision control ordinances and with these covenants. Where a lot is subdivided, or where an owner acquires adjoining lots for the purpose of building one building across the common lot line, the side lot line set back restrictions specified in Section numbered 4 below shall not apply to said common lot line. Construction of buildings across drainage easements and utility easements that coincide with lot lines is prohibited.

3. **UTILITY BUILDING.** A utility building or other accessory building will not be allowed on any lot without prior committee approval as to location, design, and type of construction.

4. **BUILDING SETBACK DISTANCES.** Between the front lot lines and the building lines shown on this plat, no buildings shall be erected, placed, altered, or be permitted to remain, nor shall any building be erected nearer than 15 feet to any side line of a lot on one side, and the total of both side setbacks shall be not less than 20 percent of the lot width, as measured at the building line. Architectural appurtenances projecting not more than 24 inches, stairways projecting not more than 4 feet, unenclosed and unroofed porch slabs on the front sides of buildings, steps, and walks are exceptions to these setback requirements.

5. **OCCUPANCY OF STRUCTURES.** No building shall be occupied or used for residential purposes or for human habitation, and the use of any other structure or mobile home as a residence, either temporarily or permanently, is prohibited. No industrial or commercial building shall be occupied until a Certificate of Occupancy has been issued therefor by the Hendricks County Building Commissioner.

6. **ARCHITECTURAL DESIGN.** No building, wall, fence, or other structure shall be constructed, erected, placed, or altered in this minor plat until the location plan, building plans, and specifications have been first submitted to, and approved by, the committee as to harmony with the exterior design, quality, and aesthetic appearance of structures already built, and as to conformity with grading plans, first floor elevations, destruction of trees and other vegetation, and any other such matter as may affect the environment or ecology of the minor plat. The committee's approval or disapproval as required in these covenants shall be in writing. If the committee, or its appointed representative, fails to approve or disapprove any plans and specifications within fifteen (15) days after such plans and specifications are submitted to it or, in any event, if no suit to enjoin the construction has commenced before the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

7. **IMPROVEMENT LOCATION PERMIT.** In addition to the approval required in Section numbered 6 above, the Hendricks County Building Commissioner must issue an Improvement Location Permit before any structure, improvement, or land use may be altered, changed, placed, erected, or located in this minor plat. The Hendricks County Plan Commission has approved a soil and water conservation plan (erosion control plan) and a development plan showing building locations and first floor elevations, with slopes for positive surface drainage therefrom. Each owner is obligated to develop his lot in a way that assures that finished slopes, grades, and erosion control measures comply with said soil, water, and development plans after completion of all improvements and landscaping. See Section numbered 21 below. Said plans may be inspected in the office of said commission during regular office hours. Deviations from those plans require prior commission approval and may necessitate a site reevaluation and redesign by a Registered Professional Engineer or Registered Land Surveyor at the time of improvement location permit and certificate of occupancy application, which engineer or surveyor shall certify positive surface drainage and that waste water will gravity flow from the first floor of the building to a sanitary sewer, if available, otherwise to an on-site sewage disposal system. The Table of Elevations appearing on said development plan and at the end of these covenants shows, for each lot, first floor elevations for buildings if constructed at the locations shown on said development plan. *The entrance of ground water into basements shall be prevented by special designs and construction.*

8. **SEWAGE DISPOSAL.** Wherever a public combined or sanitary sewer is constructed within 100 feet of any property in this minor plat which is served by a private on-site sewage disposal system, a direct connection shall be made by the property owner to said public sewer in accordance with the regulations then in force, and all existing private sewage disposal and treatment facilities on such property, including tanks and pits, shall be abandoned and filled in a safe and sanitary manner. Right of enforcement of this covenant is hereby granted to the Hendricks County Plan Commission.

On-site sewage disposal systems shall conform with the following minimum standards: The owner or his agent, wishing to construct an on-site sewage disposal system, shall secure written approval of The Indiana State Board of Health and obtain a construction permit signed by the

Hendricks County Health Officer, which permit said owner or agent shall post in a conspicuous place on the premises before any work is done on such system. The owner or agent shall notify said Health Officer when the work is ready for final inspection and before any underground portions are covered. Final approval of the on-site system shall not become effective until the installation is completed to the satisfaction of said Health Officer or his agent.

9. **WATER SUPPLY SYSTEMS AND GEOTHERMAL HEAT PUMP SYSTEMS** shall comply with minimum standards set forth in an ordinance passed and adopted by the Board of Commissioners of Hendricks County, Indiana, October 7, 1985, entitled *Chapter 3.1, Minimum Standards for Well Supply Systems and Geothermal Heat Pump Systems*. The public water supply system in lieu of water wells shall be used in this minor plat. The Hendricks County Plan Commission is hereby granted right of enforcement of this covenant.

10. **FENCES** require committee approval before erection as provided in Section numbered 6 above. No fence shall be placed on any lot or boundary thereof that will obstruct reasonable light, air, or view, or will otherwise hinder or damage the aesthetics of the minor plat. Fences erected in the front yards of buildings shall be open wood fences of a decorative type not exceeding four (4) feet in height. Fences in easements are erected at owners' risk as such fences may be partially or completely torn down by others if they interfere with the installation, operation, and/or maintenance of the facilities for which the easements have been reserved.

11. **CONSTRUCTION TIME.** Any building, fence, water line, sewer, ditch, or any other structure or facility, once approved and under construction, must be completed one (1) year from the date construction starts.

12. **STORAGE TANKS.** Oil or gas storage tanks shall be ~~buried~~ *installed according to the laws, rules, & regulations of the Ind. State Fire Marshall, the EPA, and all other relevant agencies.*

13. **SIGNS.** The only signs that may be erected by lot owners in this minor plat are: Those required by law, a single sign placed by a builder or financial institution to advertise a property during the construction and sales period, or a single sign placed by an owner to identify the business or to advertise the property for sale or rent or to identify the owner's firm. No sign shall exceed thirty-two (32) square feet in size.

14. **SIGHT DISTANCES.** At driveways no one may place, construct, plant, maintain, allow, or suffer any improvements, landscaping, or other obstructions to vision (excepting mailboxes) between 2 and 8 feet above the finished grade with the purpose that at least 150 feet of sight distance will be provided in both directions along roads from points in the driveways 25 feet from the road pavement edge. Where the committee determines that this rule for a driveway is impracticable or unreasonable, it may allow an alternative that offers the least hazard and interference with traffic.

15. **ANIMALS.** No one shall keep or maintain animals or poultry in this minor plat excepting household pets such as cats and dogs, and those permitted for industrial uses by the Hendricks County Zoning Ordinance.

16. **VEHICLE PARKING.** Vehicle parking space and vehicle parking shall comply with the Hendricks County Zoning Ordinance.

17. **LANDSCAPING.** The lot owner shall landscape the lot within sixty (60) days following completion of a building thereon, weather permitting.

18. **MAINTENANCE OF LOTS AND IMPROVEMENTS.** Each lot owner shall maintain his lot and any improvements thereon to prevent the same from becoming unsightly by removing all debris, rubbish, dead trees, and other materials or conditions that reasonably tend to detract from or diminish the aesthetic appearance of the minor plat, and by keeping the exterior of all improvements in a good state of repair. Garbage, trash, and other wastes shall be kept in odorless and sanitary containers which shall be emptied weekly by a refuse collection service. At least three times during each of the months of April through September, lot owners or their designated

representatives shall mow their lots, whether or not improved.

19. **NUISANCES.** No one shall carry out, or allow to be carried out, any noxious or offensive activity on any lot, nor shall anything be done or allowed to be done thereon which may become or be an annoyance or nuisance to the neighborhood.

20. **DEDICATED EASEMENTS.** Each owner of a lot in this minor plat will take his title subject to the rights of utility companies, the Hendricks County Drainage Board, the Commissioners of Hendricks County, the committee, and the other lot owners in those certain strips or areas of ground designated "utility easements" and "drainage easements" that are reserved hereinabove. No permanent or other structures may occupy said easements excepting fences and the facilities for which the easements are reserved. Fences erected on easements may be removed by easement holders if necessary to the proper operation and maintenance of the facilities for which the easements are reserved. No facility shall occupy any easement in a position that will obstruct a property line or corner.

21. **LOT GRADING.** Lots shall be graded so as not to restrict the surface water runoff or cause ponding or stoppage of said runoff over any lot in this minor plat. See Section numbered 7 above.

22. **DRIVEWAYS.** Driveways shall be constructed of portland cement concrete, asphalt, or other hard-surface material approved by the committee. Pavement shall be a minimum of four (4) inches thick excluding subbase material.

23. **CRAWL SPACE, BASEMENT, AND FOUNDATION DRAINS.** No crawl spaces, basements, eaves troughs, gutters, downspouts, or foundation perimeter drains shall be constructed to discharge water onto a public road surface.

24. **BASEMENTS** are allowed in this minor plat but pump ejector systems for withdrawing waste water from basement facilities, as well as other pumps for foundation drains, may be required.

25. **PROSCRIBED AND OTHER IMPROVEMENTS.** No improvements of any kind shall be permitted in a dedicated road right of way excepting erosion control, driveway entrances, sidewalks, landscaping, and mailboxes. The minimum allowable distance between a road boundary and a radio antenna tower or signal receiver in the form of a satellite dish, or other similar device, is seventy (70) feet.

26. **SANITARY SEWER CONNECTION.** Every pipe connecting between a building and a public sanitary sewer, if any, shall contain a check valve to prevent backflow.

27. **UTILITIES CONNECTION INSPECTION.** All materials and workmanship in the installation of connections between buildings and utility facilities shall be subject to access and inspection by the utility companies having jurisdiction, or by their duly authorized representatives or successors, who shall have the right to require correction of any defects discovered.

28. **STAKING.** Sapp & Kiefer Corporation will set lot corner stakes one time. Wherever possible to be driven, corner stakes will consist of 3/4-inch metal pipes about 30 inches long set so as to leave one or more inches of pipe protruding above ground unless a different monument appears on the recorded plat. Said stakes will not only furnish a means for determining lot boundaries, but may aid in the location and orientation of improvements to be constructed on the lots. Lot owners shall have charge and care of stakes marking their respective lots and shall be responsible for their preservation. Lot owners may hire said corporation to replace stakes damaged or destroyed from any cause, or may engage any registered land surveyor to perform that work. Since such restoration will be at the lot owner's expense, said owners should become familiar with stake locations and do all things necessary to maintain and protect them. Laths, with or without flagging, driven beside metal pipe stakes do not constitute corner stakes but serve only to signalize and identify corner stakes.

Accidental displacement of stakes and laths during the construction of public and private improvements, and intentional displacement due to vandalism, may cause conflicts between plat locations and staked locations of lot corners and lines. Neither the Sapp & Kiefer Corporation nor its engineers or surveyors make any express or implied warranty with regard to the correctness of disturbed stakes. Therefore, lot owners and their independent contractors, including their engineers and surveyors, together with utility companies who may install facilities according to stakes in place, shall recognize and act not only by the actual notice on the ground to which they are exposed, but also by the constructive notice afforded by the recorded plat. Before starting any excavation, building, or other improvement, they shall be responsible for comparing all linear and angular measurements between corner stakes found at the site with those shown on said recorded plat. They shall correct at once any discrepancies discovered in the stakes.

29. ACCESS TO LOTS 1, 2, 6, AND 7. The Common Private Access Easement shown on the annexed plat is designed to promote traffic safety on County Road 300 North. The owners, tenants, and occupants of Lots 1 and 2, as a condition of purchase of said lots, shall have no right or easement of direct vehicular access to or from said county road by reason of the fact that said lots abut upon the same. However, said owners and their successors in title, tenants, occupants, and other persons shall have vehicular access rights to said county road via said Common Private Access Easement. Said Common Private Access Easement will also serve Lots 6 and 7 as the means of access to said county road. Neither said easement nor the roadway constructed thereon will be maintained by the Hendricks County Highway Department or any other public agency. Therefore, for mutual considerations derived therefrom, the owners or lessees of Lots 1, 2, 6, and 7, as a condition of purchase or lease of said lots, shall agree to use and maintain said easement and roadway thereon in conformity with the *Use and Maintenance Agreement* furnished by the proprietor and developer of this minor plat. Said agreement shall be binding upon the parties thereto, their successors, heirs, lessees, assigns, and other persons occupying said lots.

30. ENFORCEMENT. If the parties hereto, or any of them, their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any lot or lots in this minor plat to prosecute by any proceeding at law or equity the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing or to recover damages or other dues for such violation. A violation of any restriction herein will not result in reversion or forfeiture of title. If any owner of a lot in this minor plat shall fail to maintain his lot and/or any improvements situated thereon, or to keep sight distances clear in accordance with these restrictive covenants, the committee shall have the right, but not the obligation, by and through its agents and employees or contractors, to enter upon said lot and repair, mow, clean, or perform such other acts as may reasonably necessary to make said lot, and/or any improvements situated thereon, conform to the requirements of these restrictions. The committee shall collect its cost thereof in any reasonable manner from the owner. Neither the committee nor any of its agents, employees, or contractors shall be liable for any damage that may result from any maintenance or other work performed hereunder. Any fine so assessed against any lot, together with interest and other charges or costs as hereinafter provided, shall become and remain a lien upon that lot subordinate only to the lien of a first mortgage until paid in full, and shall also be a personal obligation of the owner or owners of that lot. Such charge shall bear interest at the rate of 18% per annum until paid in full. If, in the opinion of the committee, such charge has remained due and payable for an unreasonably long period of time, the committee may institute such procedures, either at law or in equity, by foreclosure or otherwise, to collect the amount owing, in any court of competent jurisdiction. The owner of the lot or lots subject to the charge shall, in addition to the amount of the charge due at the time legal action is instituted, be obligated to pay any expenses or costs, including attorney's fees, incurred by the committee in collecting the same. Every owner of a lot in this minor plat, and any person who may acquire any interest in such lot, whether as an owner or otherwise, is hereby notified, and by acquisition of such interest agrees, that any such liens which may exist upon said lot at the time of the acquisition of such interest are valid liens and shall be paid. Every person who shall become an owner of a lot in this minor plat is hereby notified that by the act of acquiring, making such purchase, or acquiring such title, such person shall be conclusively held to have covenanted to pay the committee all fines that shall be made pursuant to this paragraph.

31 **TERM.** These covenants will run with the land and shall be binding on all parties, and all persons claiming under them, for a period of twenty-five (25) years from the date these covenants are recorded, after which twenty-five (25) years they shall be automatically extended for successive ten (10) year periods, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

32. **SEVERABILITY.** Invalidation of any one of these covenants by court order shall not affect any of the other provisions, which shall remain in full force and effect.

The undersigned person, executing this instrument on behalf of Sapp & Kiefer Corporation, represents and certifies that he is a duly elected officer of said corporation and has been fully empowered by proper resolution of the Board of Directors of said corporation to execute and deliver this dedication.

IN WITNESS WHEREOF, the said Sapp & Kiefer Corporation, by Robert R. Kiefer, Secretary-Treasurer, as owner and proprietor of the above-described real estate, has set its hand and seal this _____ day of _____, 1991.

Robert R. Kiefer, Secretary-Treasurer

STATE OF INDIANA

SS:

COUNTY OF _____

Before me, the undersigned Notary Public within and for said County and State, personally appeared Robert R. Kiefer, Secretary-Treasurer, Sapp & Kiefer Corporation, as owner and proprietor of the above-described minor plat, and acknowledged the execution of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein stated.

Virginia B. Cross, Notary Public
Residing in Monroe County, Ind.

My Commission Expires April 11, 1992.

CONSENT OF LESSEE

Refiners Transport & Terminal Corporation, a corporation, as tenant under that certain lease instrument dated March 24, 1989, and recorded in Miscellaneous Record 117, pages 104-115, in said Recorder's office, declares that the real estate leased (and stated in said instrument to contain 2 acres, more or less) and Lot 7 (that contains 2.61 acres, more or less) shown on the annexed plat of this minor plat are the same parcel of land, and as such tenant on said Lot 7 it agrees and consents to said minor plat.

A. Robert Abercrombie, Chairman,
Refiners Transport & Terminal Corp.

STATE OF OHIO

SS:

COUNTY OF CUYAHOGA

On this _____ day of _____, 1991, before me, the undersigned officer, personally appeared A. Robert Abercrombie, who acknowledged himself to be the Chairman of Refiners Transport & Terminal Corporation, a corporation, and that he, as such officer, being authorized to do so, executed the foregoing consent on behalf of the corporation.

Notary Public residing in _____
County, Ohio

My Commission Expires _____.

APPROVAL

Pursuant to IC 36-7-4-700 et seq., and all amendments thereof, the undersigned do hereby certify that the public notice of the hearing by the Hendricks County Plan Commission on the aforesaid owner's application for approval of this plat duly complied with IC 36-7-4-706 and all amendments thereof, and that said plat was approved at said hearing with a majority of the members of said Commission concurring in said approval.

C. Richard Whicker, President

Robert E. Jarzen, Secretary

This instrument prepared by Stanley M. Shartle, PE, LS.

TABLE OF ELEVATIONS

LOT	FIRST FLOOR ELEVATION
1	840.00'
2	841.00
3	840.00
4	839.50
5	841.00
6	841.50
7	841.80

*The above elevations are based on
the National Geodetic Vertical
Datum of 1929.*

LEGAL DESCRIPTION OF MINOR PLAT NO.

A part of the East Half of the Northeast Quarter of Section 29, Township 16 North, Range 2 East, Hendricks County, Indiana, described as follows: Beginning at a stone at the northeast corner of said section; thence South 89 degrees 33 minutes 54 seconds West (called South 89 degrees 36 minutes 30 seconds West in Deed Record 303, page 907, in the office of the Recorder of said county) along the north line of said section 990.02 feet; thence South 00 degrees 00 minutes 00 seconds West parallel with the east line of said section 656.62 feet; thence North 89 degrees 57 minutes 23 seconds East 989.99 feet (called East 990.00 feet in the above-mentioned deed) to the east line of said section; thence North 00 degrees 00 minutes 00 seconds East along said east line 663.38 feet to the point of beginning; containing 15.000 acres, more or less. The east line of said Section 29 is an assumed meridian to which all cardinal and other bearings herein are oriented. Subject to zoning, all restrictions and encumbrances of record, highways, and easements.

Given under my hand and seal this 4th day of March 1991:



Stanley M. Shartle
Stanley M. Shartle, Registered Land
Surveyor No. 3431, State of Indiana

KEIFER PROPERTY LEVEL CIRCUIT

	+	H.I.	-	ELEV.
TBM #2	4.67	845.39		840.72
SIDE SHOT			5.23	840.16
"			8.89	836.50
"			9.10	836.29
"			8.85	836.54
"			8.53	836.86
⊙	4.96		4.97	
⊙	6.965	848.84	3.505	
SIDE SHOT			5.56	843.28
⊙	2.81		5.69	
⊙	3.125	842.965	6.12	
SIDE SHOT			5.68	837.28
⊙	1.165	838.80	5.33	
SIDE SHOT			13.84	824.96
"			10.83	827.97
⊙	2.71	844.05	0.46	
SIDE SHOT			2.97	838.08
"			9.45	831.60
"			9.36	831.69

2/08/91 K. SMITH
R. JONES

NE CORNER OF HEADWALL EAST OF ENTRANCE TO TRIANGLE

AERIAL TARGET @ NW CORNER OF PARCEL

3' CMP OUTLET @ DRIVE TO TRIANGLE

" " INLET " " " "

3' CMP OUTLET @ PARKING LOT TO TRIANGLE

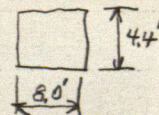
" " INLET " " " "

AERIAL TARGET @ SW CORNER OF PARCEL

AERIAL TARGET @ SE CORNER OF PARCEL

INLET CONC. BOX CULVERT ON RACEWAY ROAD

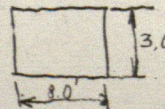
OUTLET " " " " " "



AERIAL TARGET @ NE CORNER OF PARCEL

INLET CONC. BOX CULVERT ON CR 300N

OUTLET " " " " " "



KEIFER PROPERTY LEVEL CIRCUIT

2/08/91 K. SMITH
R. JONES

	+	H.I.	-	ELEV.
①	3.93	840.79	4.19	
SIDE SHOT			6.47	834.32
"			6.415	834.38
①	6.63		2.29	
TBM #2			4.42	840.71

3' CMP OUTLET @ ENTRANCE TO REFINERS TRANSPORT

3' " INLET " " " " "

ERROR 0.01

KEIFER PROPERTY LEVEL CIRCUIT

BM	+	HI	-	ELEV.
HND 47	6.845			818.676 1929 NGVD
⊙	12.45		0.75	
⊙	4.90		5.465	
⊙	3.59		5.24	
⊙	3.175		5.56	
⊙	2.63		5.35	
⊙	0.46		5.825	
⊙	9.81		2.545	
⊙	3.12		4.43	
⊙	5.575		3.41	
⊙	4.865		2.94	
⊙	4.52		4.74	
⊙	4.82		0.69	
⊙	3.245		6.80	
⊙	6.03		5.00	
⊙	5.345		2.59	
⊙	4.555		4.925	
⊙	3.68		4.36	
⊙	6.185		2.29	

01/04/91

K. SMITH
R. JONES

NE WING WALL BRIDGE OVER EAST FORK WHITE LICK CREEK
HND 47: IND. FLOOD CONTROL & WATER RESOURCES COMM.
BRIDGE ON C.R. 200N, ABOUT 0.5 MILE WEST OF RACEWAY ROAD,
WASHINGTON TWP., HENDRICKS COUNTY

KEIFER PROPERTY
LEVEL CIRCUIT

	+	HI	-	ELEV
○	4.97		4.27	
○	2.02		3.86	
○	8.41		6.15	
SIDE SHOT			4.64	(838.06)
TBM #1	3.75		6.07	838.046 (836.63) 836.616
○	6.765		2.60	
SIDE SHOT			4.37	(840.18) 840.161 (840.72) 840.701
TBM #2	6.20		3.83	
○	6.28		3.85	
○	5.295		3.87	
○	6.91		3.05	
○	4.65		2.62	
○	5.49		3.29	
○	5.80		3.90	
○	5.51		4.90	
○	5.10		4.53	
○	3.04		7.40	
○	2.025		9.27	
○	7.36		2.47	

01/04/91

K. SMITH

02/01/91

R. JONES

AERIAL TARGET ON PAVE. @ 30th & PACEWAY

SOUTH
SW CORNER OF HEADWALL ON 30th ST. OVER MARIO CREEK

AERIAL TARGET ON PAVE. @ NW CORNER OF PROPERTY

EAST
NE CORNER OF HEADWALL @ ENTRANCE TO TRIANGLE (near NW corner lot 1)

KEIFER PROPERTY
LEVEL CIRCUIT

02/01/91 K. SMITH
R. JONES

	+	HI	-	ELEV.
○	0.80		1.30	
○	2.80		14.44	
○	13.92		5.54	
○	4.54		1.79	
○	6.485		3.71	
○	4.99		4.50	
○	4.90		13.55	
○	2.65		0.63	
○	5.645		5.42	
○	5.885		8.35	
○	6.26		2.16	
○	1.90		4.275	
○	5.39		6.02	
○	3.47		5.99	
○	6.14		5.26	
○	3.16		5.73	
○	4.38		4.42	
○	1.14		4.47	
○	0.595		14.40	

KEIFER PROPERTY LEVEL CIRCUIT

①
BM
HND 47

+	HI	-	ELEV.
6.72		11.805	(818.676)
		4.59	818.631

02/01/91 K. SMITH
R. JONES

ERROR: 0.045 [(XXX.XX) DENOTES ADJUSTED ELEVATION]

PROPOSED LEGAL DESCRIPTION OF THE AREA COVERED BY THE REFINERS TRANSPORT LEASE

A part of the East Half of the Northeast Quarter of Section 29, Township 16 North, Range 2 East, Hendricks County, Indiana, described as follows: Commencing at a stone at the northeast corner of said section; thence South 89 degrees 33 minutes 54 seconds West (called South 89 degrees 36 minutes 30 seconds West in Deed Record 303, page 907, in the office of the Recorder of said county) along the north line of said section 990.02 feet; thence South 00 degrees 00 minutes 00 seconds West parallel with the east line of said section 325.81 feet to the point of beginning of this description: FROM SAID BEGINNING POINT South 0 degrees 00 minutes 00 seconds West parallel with said east line 330.81 feet; thence North 89 degrees 57 minutes 23 seconds East (called East in the above-mentioned deed) 276.13 feet; thence North 0 degrees 44 minutes 46 seconds East 658.63 feet to the north line of said section; thence South 89 degrees 33 minutes 54 seconds West along said north line 25.00 feet; thence South 0 degrees 44 minutes 46 seconds West 220.41 feet; thence North 90 degrees 00 minutes 00 seconds West 143.25 feet; thence South 0 degrees 00 minutes 00 seconds West 107.39 feet; thence North 90 degrees 00 minutes 00 seconds West 113.58 feet to the point of beginning; containing 2.652 acres, more or less. Subject to zoning, all restrictions and encumbrances of record, highways, and easements.

ACCESS EASEMENT ADJOINING THE ABOVE LEASE AREA

A part of the East Half of the Northeast Quarter of Section 29, Township 16

North, Range 2 East, Hendricks County, Indiana, described as follows: Beginning on the north line of said section at a point that is South 89 degrees 33 minutes 54 seconds West (called South 89 degrees 36 minutes 30 seconds West in Deed Record 303, page 907, in the office of the Recorder of said county) 680.31 feet, measured along said north line, from a stone at the northeast corner of said section; thence South 89 degrees 33 minutes 54 seconds West along said north line 25.00 feet; thence South 0 degrees 44 minutes 46 seconds West 426.41 feet; thence South 89 degrees 15 minutes 14 seconds East 24.995 feet; thence North 0 degrees 44 minutes 46 seconds East 426.92 feet to the point of beginning; containing 0.245 acres, more or less. Subject to zoning, all restrictions and encumbrances of record, highways, and easements.

Given under my hand and seal this 26th day of February 1991:



Stanley M. Shartle

Stanley M. Shartle, Registered Land
Surveyor No. 3431, State of Indiana

HENDRICKS COUNTY PLANNING & BUILDING DEPARTMENT

930 EAST MAIN STREET
DANVILLE, INDIANA 46122

P.O. BOX 313
(317)745 - 9254/55

MINOR SUBDIVISION PROCEDURE

DEFINITION: The subdivision of a tract of land into seven (7) residential, commercial or industrial parcels or less including the remainder of the original parcel fronting upon an existing street.

1. Preliminary Consultation:

- a. Schedule by appointment only.
- b. Optional preapplication discussion with owner or developer either on-site or at the Courthouse Annex.
- c. On a sketch plan show all existing and proposed improvements.
- d. Written summary of the preliminary consultation will be provided upon request.

2. Application:

- a. Notarized application must be filed at least thirty (30) days before Plan Commission meeting.
- b. Submit four (4) copies of the final plat and development plan including topographic overlay and area map.
- c. Other Forms: 1. separate written legal description; 2. list of adjacent property owners within six hundred sixty (660) feet but not more than two (2) property owners in depth and; 3. sample letter to property owner.
- d. All applications must be reviewed and initialed by Planner or Planning Director for completeness and accuracy prior to acceptance.

3. Fee: \$100.00 plus \$2.00/lot

4. Notification:

- a. WRITTEN NOTIFICATION: Applicant must mail letters to adjacent property owners and file with the Planning and Building Department an Affidavit at least ten (10) days before scheduled meeting.
- b. PUBLIC NOTIFICATION: Planning and Building Department will submit legal notices in the Gazette and Republican at least ten (10) days before scheduled meeting and applicant will be billed directly.

5. Staff Review:

Review of all development plans by Plan Commission staff on the last monday of each month.

6. **Planning Commission:**

A Public Hearing to be held on the 2nd Monday of each month.

7. **Recording:**

- a. Process recording package through County Engineer's office.
- b. Final plat must be recorded prior to receiving a local building permit.

REVISED: JULY 1989

**CHECK LIST FOR
MINOR SUBDIVISION**

DEVELOPMENT PLAN

- _____ 1. A topographic map shall be superimposed upon a reproduction of the minor plat.
- _____ 2. Topographic contours at vertical intervals of one foot if the general slope of the tract is less than five percent (5%), or intervals of two feet if the slope is in excess of five percent (5%).
- _____ 3. Existing subdivision and parcels of land adjacent to the proposed subdivision.
- _____ 4. The parcel of land from which the subdivision is taken and all contiguous tracts or lots around the original parcel.
- _____ 5. Streets and right-of-way on and adjoining the site of the proposed subdivision, showing names, roadway widths, approximate gradients, types and width of pavements, curbs, and sidewalks.
- _____ 6. Location, size, and capacity of any public sewer, and water facilities, if such facilities are available.
- _____ 7. A description of the surface drainage system to an approved outlet, including data showing that said outlet is adequate to accommodate the drainage requirements of the finished subdivision. Arrows designating the general drainage of all streets and lots shall be included.
- _____ 8. Plans and specifications for the improvements required in the Subdivision Control Ordinance.
- _____ 9. Certification statement by surveyor or engineer which shall read:
I, _____, duly licensed Land Surveyor or Professional Engineer, do hereby certify that the existing and proposed elevations shown above were established under my supervision and that if the finished grades are constructed as above shown, then in my opinion the surface drainage will be satisfactory for residential construction. I further certify that the culvert pipe (s) for the road-side ditch has been properly sized to handle the peak flow at that point in said ditch that may be expected on an average of once in 10 years.

- _____ 10. Proposed grade elevations at house location.
- _____ 11. Proposed invert elevation for culvert pipe.
- _____ 12. Proposed location of septic, and distribution box and absorption field.
- _____ 13. Soil Analysis.

FINAL PLAT:

- _____ 1. Minor subdivision identification number _____.
- _____ 2. Name and address of owner and subdivider.
- _____ 3. North point, scale and date.
- _____ 4. The plat shall be drawn to a minimum scale of one inch (1") = one hundred feet (100').
- _____ 5. Name of land surveyor.
- _____ 6. Tract boundary lines showing dimension, bearings, angles, and references to section corners, township, and range lines.
- _____ 7. Accurate boundary lines, with dimensions and angles which provide a survey of the tract.
- _____ 8. Lot number and dimensions.
- _____ 9. Building setback lines and dimensions.
- _____ 10. Accurate locations of easements for drainage and utilities and any limitations on such easements.
- _____ 11. Accurate distances and directions to the nearest official monument. Reference corners shall be accurately described on the plans.
- _____ 12. Accurate dimensions for any property to be dedicated or reserved for public, semi-public, or community use.
- _____ 13. Deed or dedication for streets and other public uses.
- _____ 14. Certification by a registered land surveyor
- _____ 15. Certification of approval by the Commission.
- _____ 16. Restrictions of all types which will run with the land and become covenants in the deed for lots.

PARSONS & SHARTLE ENGINEERS, INC.

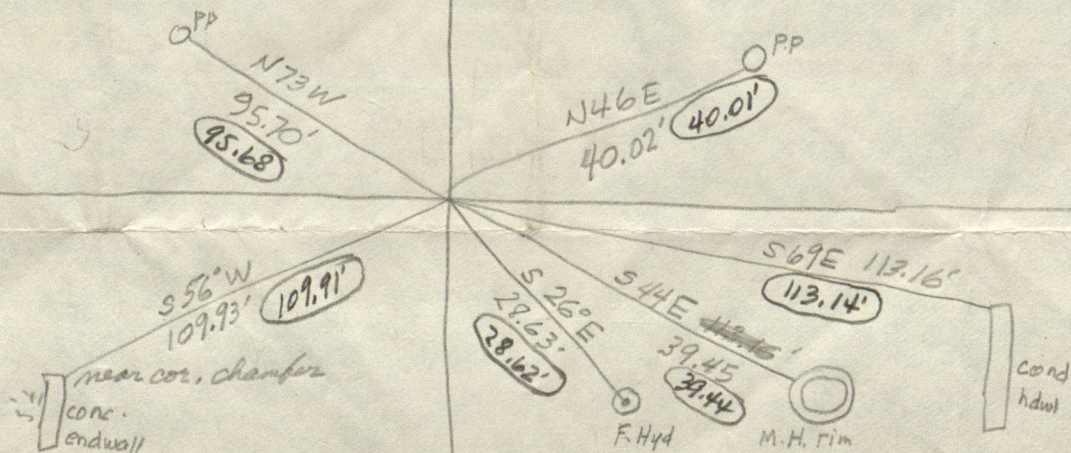
Job Sapp & Kiefer Date 2-4-91 Hg. Temp. 70°F.

[illegible]

35°F

16 1/2" deep

Circled distances are at 60°



2

264'

⊙

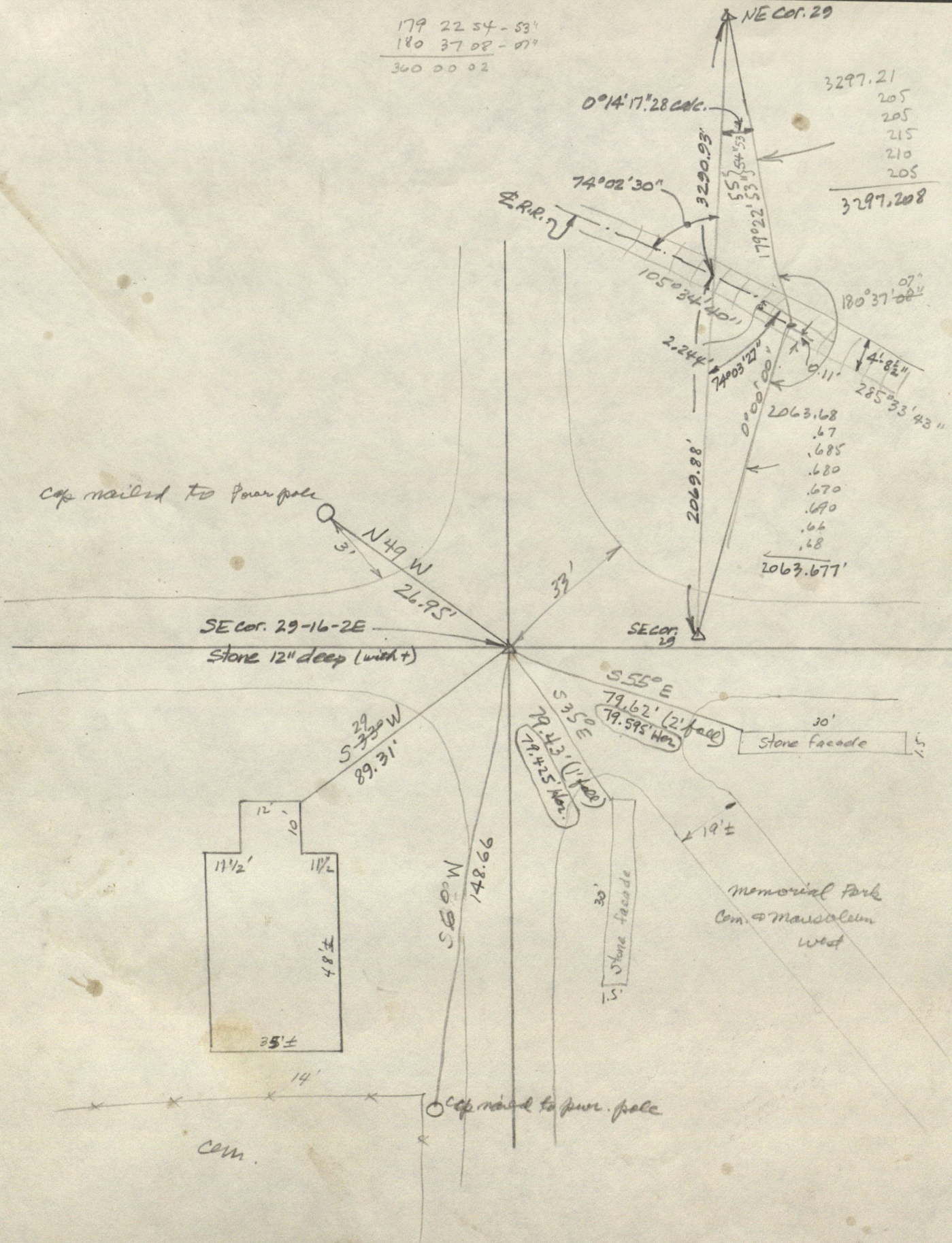
251'

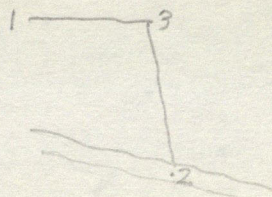
108'

524'

2

179 22 54 - 53"
 180 37 08 - 07"
 360 00 02





1	0 00 00	1323.145 .150 135 .150 135 145	1323.143 (1324.06' dead)
2	270 11 ⁴⁷ 50	3297.233 .220 225 220 220	3297.224
	317 08 ³⁹ 38	967.465 465 470 480	
T	358 48 26	989.705 .705	
T	327 05 07	1186.20 1186.20	
T	272 58 57	681.4	
4	313 12 13	46.210 215 205 220 220 205 210	
T	12 39 54	35.16 .155	

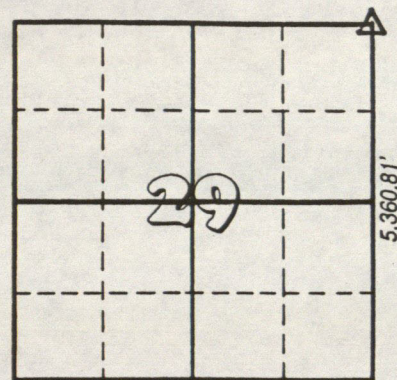
RECORD OF CORNER

LOCATION OF MONUMENT: SECTION 29, T. 16 N., R. 2 E.

Found: ☒ Set: ☐ Depth: 16 inches

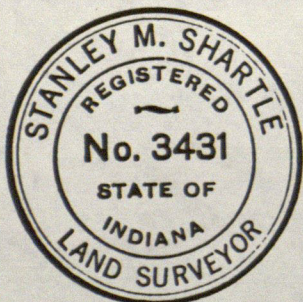
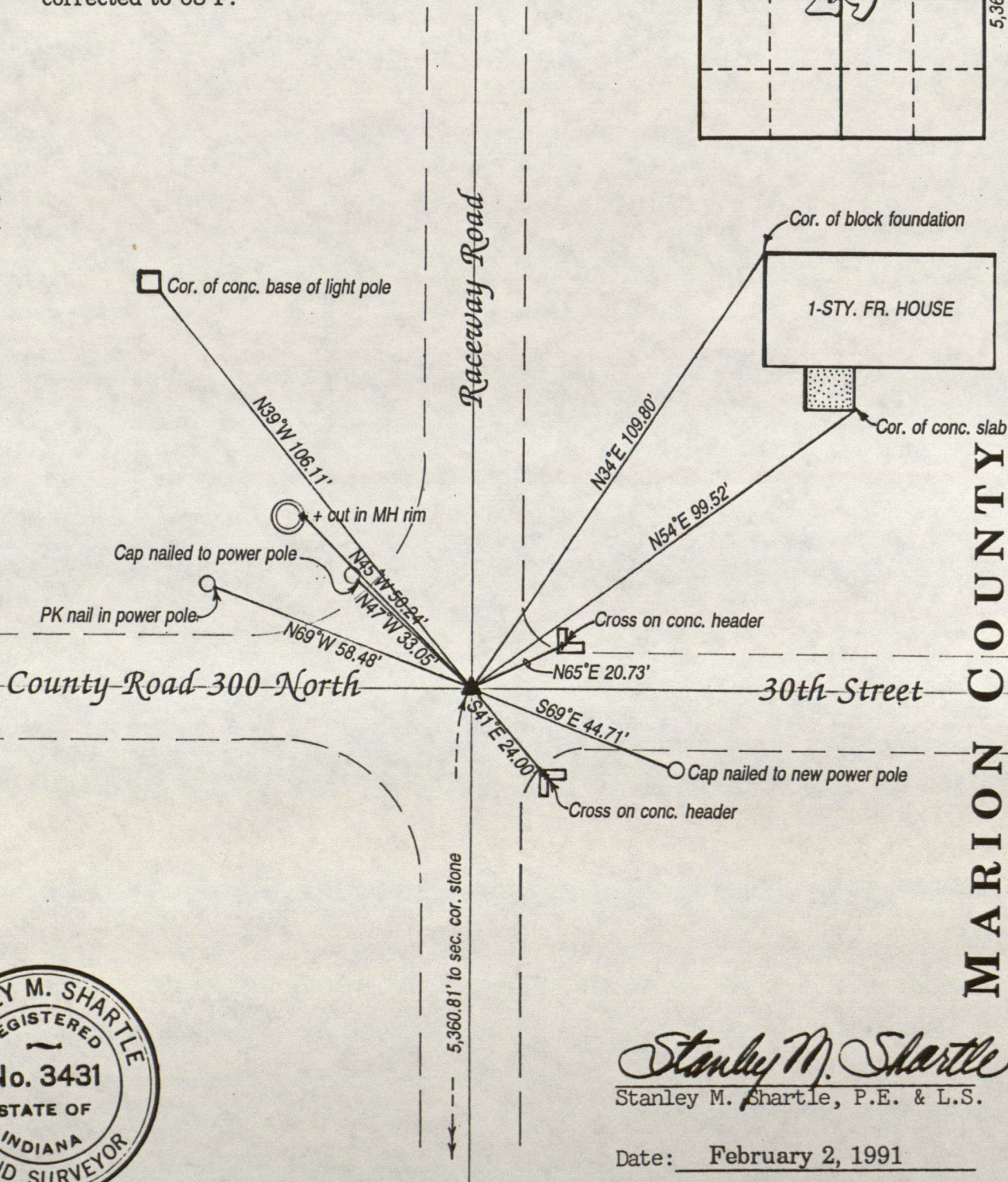
Description: Unmarked stone

Bearings are magnetic and are corrected for declination. Distances are horizontal and are corrected to 68°F.



HENDRICKS COUNTY

MARION COUNTY



Stanley M. Shartle
Stanley M. Shartle, P.E. & L.S.

Date: February 2, 1991

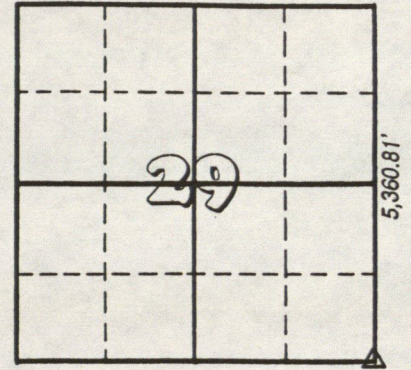
RECORD OF CORNER

LOCATION OF MONUMENT: SECTION 29, T. 16 N., R. 2 E.

Found: ☒ Set: ☐ Depth: 12 inches

Description: See description below

Bearings are magnetic and are corrected for declination. Distances are horizontal and are corrected to 68°F.



DESCRIPTION OF STONE

This 18x20x30" stone was lowered 9 inches by S. M. Shartle on October 10, 1946, because it protruded from the surface and hindered road maintenance. The cross cut by him for the corner is still visible.

Cap nailed to power pole

N49°W 26.95'

5,360.81' to sec. cor. stone

County Road 200 North

21st Street

S29°W 89.31'

S55°E 79.595'
S35°E 79.425'

stone façade

S6°W 148.66'

stone façade

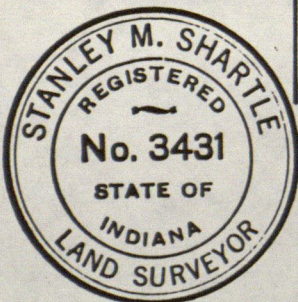
Corner board

Salem Primitive
Baptist Church
(FRAME BUILDING)

Memorial Park Cemetery
& Mausoleum (West)

Raceway Road

Cap nailed to power pole



Stanley M. Shartle
Stanley M. Shartle, P.E. & L.S.

Date: February 4, 1991

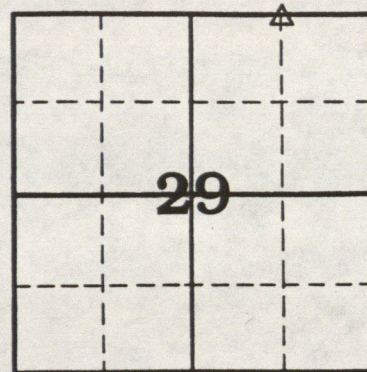
RECORD OF CORNER

LOCATION OF MONUMENT: SECTION 29, T. 16 N., R. 2 E.

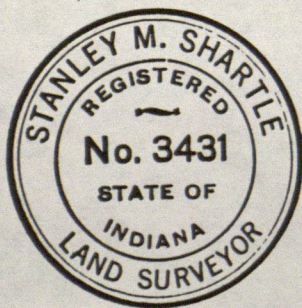
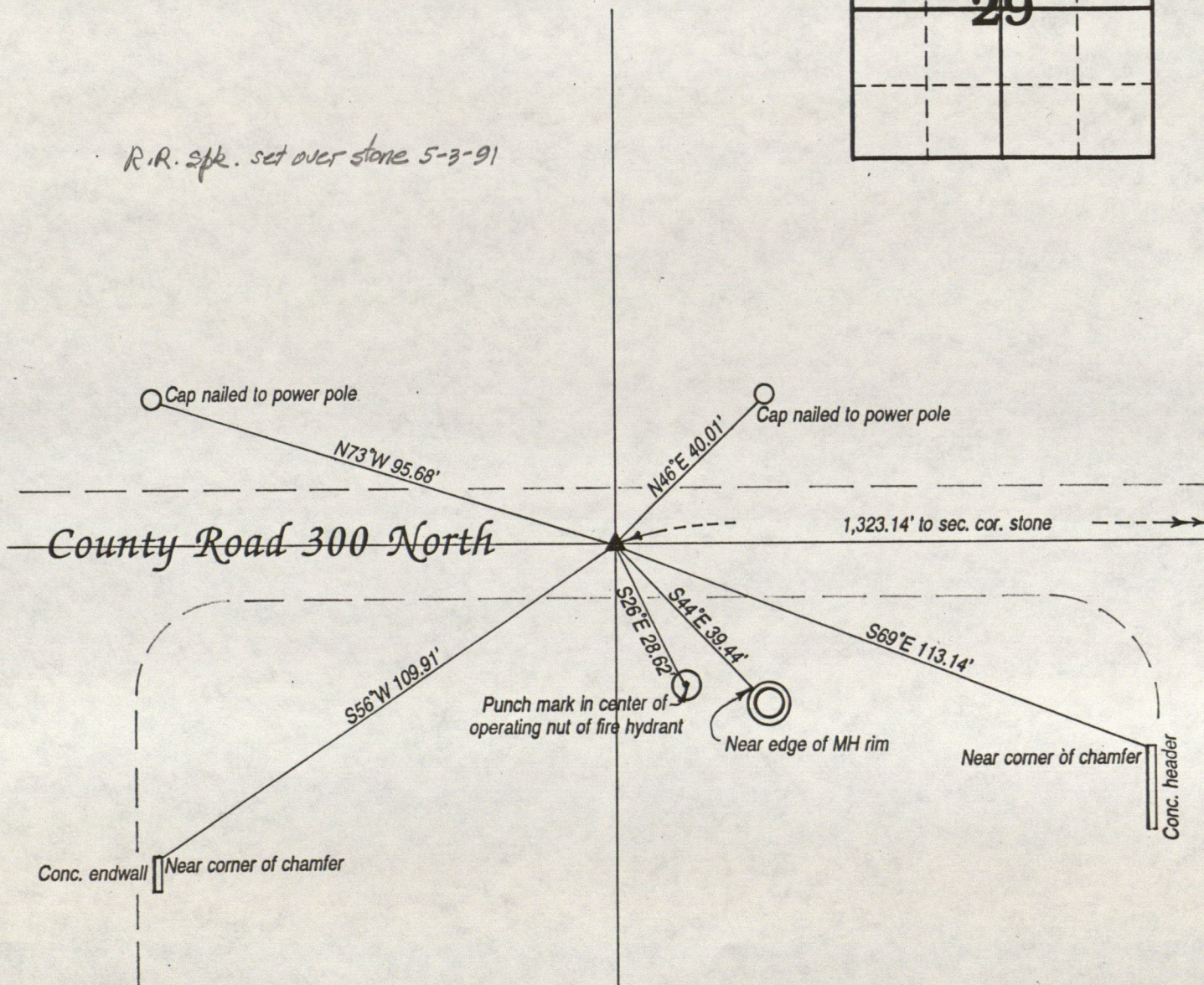
Found: ☒ Set: ☐ Depth: 16 1/2 inches

Description: Unmarked stone

Bearings to reference objects are magnetic unless a contrary mode is shown.



R.R. spike set over stone 5-3-91



Stanley M. Shartle
Stanley M. Shartle, P.E. & L.S.

Date: February 7, 1991

SECTION CORNER RECORD MARION COUNTY, INDIANA

Sec. 28 T. 16 R. 2 E

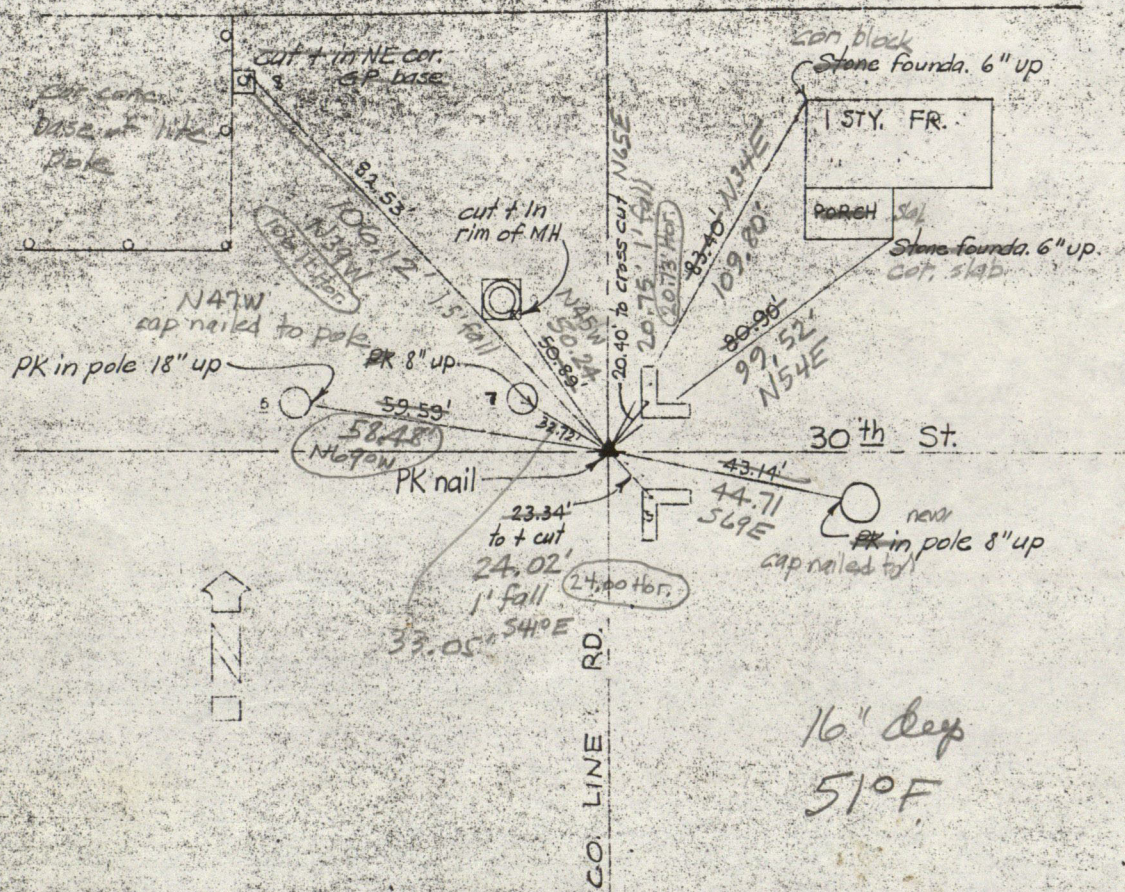
DATE 2/4/76

CREW P.C.

Inst. Leica Rod 11.6.8

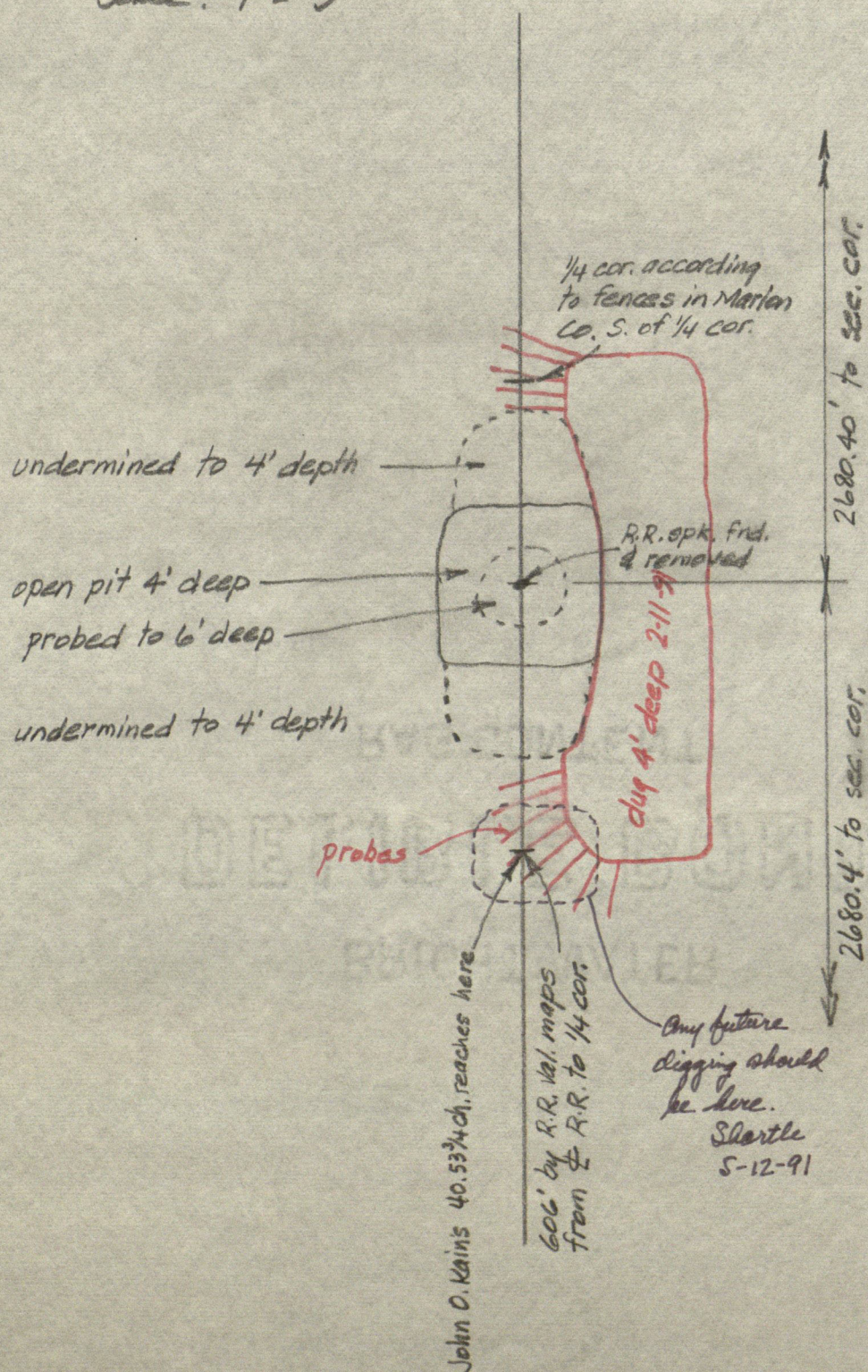
TYPE of MARKER PK nail Cond of MARKER OK

METHOD of ESTABLISHMENT MARION COUNTY TIES (2-14-75)



REFERENCE	DISTANCE	DESCRIPTION
1	82.53	cut + in NE cor. GP base
2	109.80	N 54° E
3	44.71	S 40° E
4	58.48	N 69° W
5	23.34	to + cut
6	24.02	1' fall
7	33.05	54° E
8	20.75	1' fall
9	20.73	1' fall
10	20.40	to cross cut N 65° E
11	43.14	56° E

Record of The unsuccessful search on 1-29-91
for the E^2 mi. Stone 29-16-2E
Scale: 1" = 3'



Sapp & Kiefer ^{fee} Estimate

1/2

Item

Costs

Chet's time to date (excluding field)	6 hrs × \$50	=	\$300
Stan's time to date	2 hrs × \$100	=	\$204
Drainage design - Todd (Not-to-exceed)		=	\$450 to \$750
Cornerstone research in field to date	4 hrs × \$90	=	\$360 ⁰⁰
Level circuit (partially complete)	5 hrs × \$80	=	\$400 ⁰⁰
Drawings - Title Sheet	10 hrs × \$30	=	\$300 to \$600
General Development Plan	20 hrs × \$30	=	\$2100 to \$2400
Misc. Detail Sheet	30 hrs × \$30	=	\$600 to \$900
Plat (Including covenants prepared by Bob Kiefer)	60 hrs × \$30	=	\$1800 to \$2400
Prepare misc. alternatives	10 hrs × \$30	=	300 ⁰⁰
Digging Cornerstones	12 hrs × \$90	=	\$1080 to \$1800
Traverse	20 hrs × \$90	=	\$180 to \$360
Take lot corners	4 hrs × \$90	=	\$450 to \$990
Tie down targets for aerial	2 hrs × \$80	=	\$160
Plan Comm. Mtg + Staff review		=	\$200
Misc designs & time reg'd	4 hrs × \$50	=	\$200 to \$400
Aerial photography + topo + contours	8 hrs × \$50	=	\$1100
			9980 to 13,420
TOTALS			\$40,184 to \$13,624

irect Cost Items

Soils Scientist & recommendations

Adjacent property owner research by title company

Certified / Registered mail to adjacent property owners

The following items are not part of this estimate:

- 1) Detention pond design
- 2) Construction staking
- 3) Individual plot plan preparation
- 4) IDEM, INDOT or Marion Co. permits, *if any*.
- 5) Information necessary for a zoning variance.
- 6) Meetings with Indianapolis Water Company
- 7) Individual driveway permits with Hendricks County

PHONE 217-589-0823

JOB FOR.

DATE 1990	NUMBER OF HOURS WORKED							Brief descriptions of services rendered; see descriptions below for details
	1 Office Work One Man \$30 per hr.	2 Other Office Work \$36 per hr.	3 Field Work One Man \$42 per hr.	4 Field Work Two Men \$60 per hr.	5 Field Work Three Men \$85 per hr.	6 Backhoe Tractor \$35 per hr.	7 Cobra Digger \$10 per hr.	
Dec. 27		1.5						Ct. house research
" 28		3.0						office "
1991								
Jan. 2			1.0					reconnaissance
" 29			5.0					dipping cor. stone (E ² Mi. 29)
" 31	2.3							covenants
Feb. 1	2.1							"
" 2			5.5					dipping cor. stone (NE cor. 29)
" 4			2.5					" " " (SE " ")
" 7			5.0					" " "(cen. N.VE)" & surveying
" 8	1.2							computations
" 11			5.0					dipping for E ² Mi 29-16-2E
" 19	3.5	1.0						Ct. house research; drafting,
" 20		0.9						" " "
" 21	8.0							General notes, drafting, etc.
" 22	6.5							" " , desc., "
" 23	4.0							" " , dev. plan
" 25	5.0							dev. plan, drafting drainage
" 26	6.5	1.0						notes, lease desc., Hinkle mty.
" 27	4.0							rev. covenants, drainage
TOTALS	36.6 hrs. \$1,098.00	7.4 hrs. \$266.40	24 hrs. \$1,008.00	hrs. \$	hrs. \$	hrs. \$	hrs. \$	TOTAL \$ 2,372.40

Rates effective March 15, 1987; subject to change without notice. Federal identifying number for Form 1099-MISC: 35-1368020.

The above items typically include:

COLUMN 1: Work performed by one professional* in the Land Surveyor's own office such as pre-survey research, analysis of title descriptions for subject and adjoining, field note reduction, computations, drawing plat (if any), writing and typing descriptions, printing, etc. In proposed subdivisions, making development plan, writing soils report, final plat, application, and other special work is included. Costs are for labor, computer use charge, long distance calls, printing, etc.

COLUMN 2: Work performed by one professional*: pre-survey work at courthouse, Indiana State Office building, conferences with attorneys, other surveyors, and Plan Commission. Costs include labor, to-and-from travel time, mileage, photocopies of records, etc.

COLUMN 3: Work performed by one professional* at the site: reconnaissance, preliminary search for landmarks, planning the survey. In proposed subdivisions: street and drainage planning, soils investigation. Costs are for labor, mileage, and equipment use. Time to and from the job is charged for.

COLUMNS 4 & 5: Work performed by one professional* and one or more technicians at the site: searching for landmarks, surveying, staking. Costs are for labor of field party, mileage, instrument use charge, wood stakes, laths, flagging, nails, etc. Time to and from the job is charged for.

COLUMNS 6 & 7: Operating time only; no charge when machine is at the job site but not in use. Payment for the operator is included in the price per hour for field party.

*Professional is a Registered Land Surveyor and Registered Professional Engineer. No work is conducted by unlicensed employees unless a professional is present at all times to supervise and to be in responsible charge.

PHONE 317.539.6225

April 5, 1891

[illegible]

Rates effective March 15, 1987; subject to change without notice. Federal identifying number for Form 1099-MISC: 35-1368020.

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PHONE 317-838-0440

May 28, 1991

[illegible]

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The above items typically include:

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