

\$ 20.00
Pages 2

PLAT

1995-71590
Instrument Number

Subdivision/HPR Westridge Village Sec 2.

Legal Description PT NW 44 S35, T16 N R2.

Owner ~~Wyoming~~ Westridge Village Limited

Cross Reference

DMD/VOID STAMP ✓
LAND SURVEYOR ✓
TOWNSHIP ✓
AUDITOR ✓
NOTARY ✓

Declaration

Other

Township Wayne

Microfilm:
8 copies
1 blow up

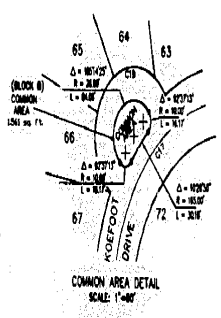
Pick Up:
Schneider
898-8282

WEST 21ST STREET
NORTH LINE N.W. 1/4 SECTION 35-16-2E
(ASSUMED BEARING)
N90°00'00"E
1483.45'

NORTHWEST CORNER
N.W. 1/4 SECTION 35-16-2E
(HARRISON MONUMENT)

(NORTHWEST CORNER
LOT # 53)
BEGINNING POINT

950071590



APPROVAL
PLAT COMMITTEE
APPROVED FOR RECORDATION
DEPARTMENT OF REVENUE DEVELOPMENT
MARCH COUNTY, INDIANA

June 19 1995

PROPER PUBLIC NOTICE OF THE
HEARING HAS BEEN PUBLISHED

Charles L. Spears
Charles L. Spears

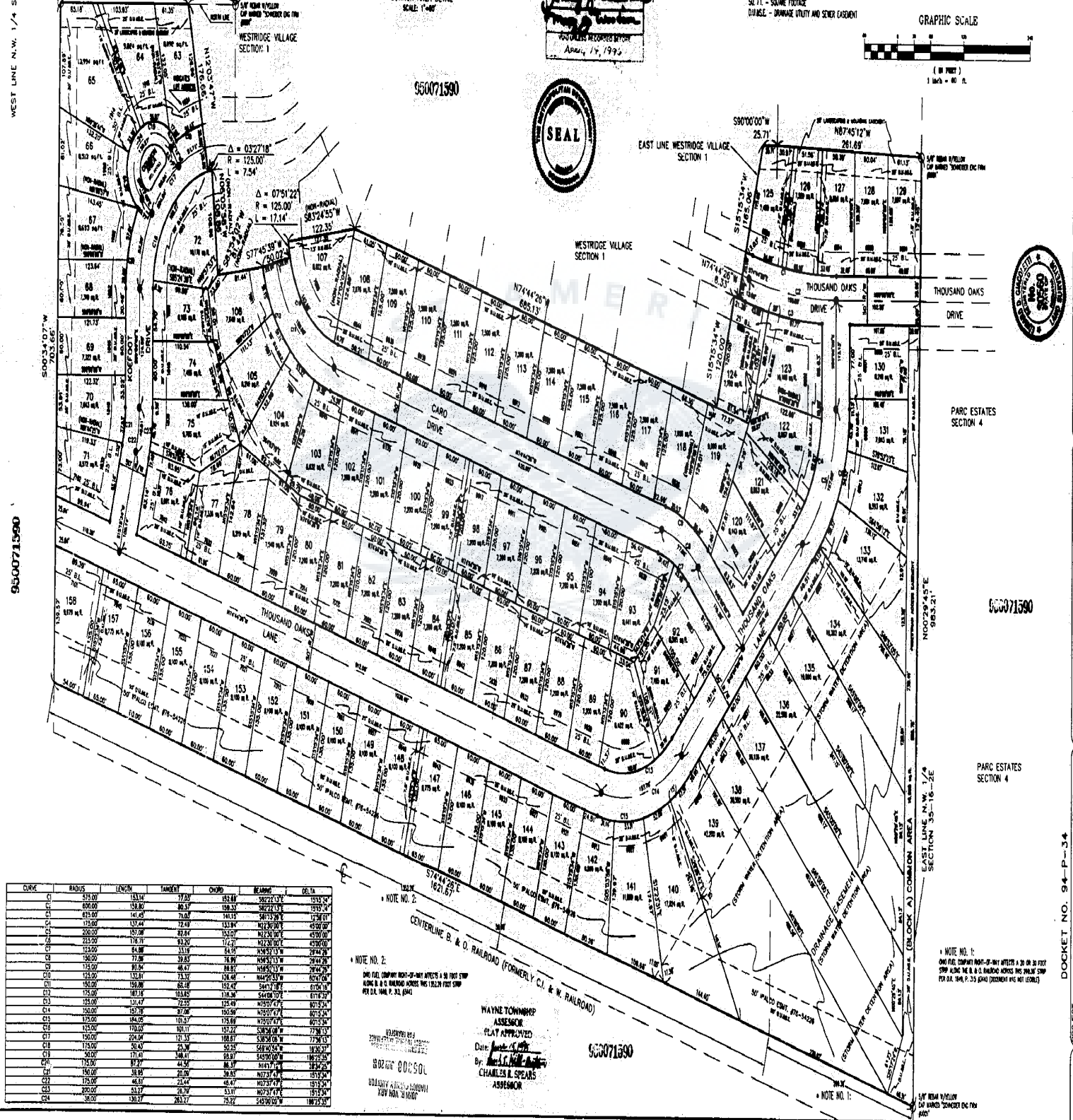
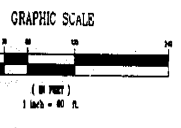
APPROVED BY
APR 17 1995

WESTRIDGE VILLAGE SECTION 2

950071590 PART OF NW 1/4 SECTION 35-16-2E
WAYNE TOWNSHIP
MARION COUNTY, INDIANA

LEGEND

- - INDICATES CENTERLINE MONUMENTATION
- BL - BALDING LINE
- SL FL - SOLAR FOOTAGE
- DR - DRAINAGE UTILITY AND SENIOR CASSETT



CURVE	ADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	875.00	133.14	77.07	133.14	S89°51'22" W	173°00'00"
C2	800.00	158.80	80.37	158.80	S82°24'35" W	173°00'00"
C3	815.00	141.45	71.65	141.45	S80°17'09" E	173°00'00"
C4	175.00	133.44	72.84	133.44	N22°02'00" E	45°00'00"
C5	200.00	157.08	82.84	157.08	N22°02'00" E	45°00'00"
C6	225.00	178.78	93.92	178.78	N22°02'00" E	45°00'00"
C7	250.00	200.48	105.00	200.48	N22°02'00" E	45°00'00"
C8	275.00	222.18	116.07	222.18	N22°02'00" E	45°00'00"
C9	300.00	243.88	127.14	243.88	N22°02'00" E	45°00'00"
C10	325.00	265.58	138.21	265.58	N22°02'00" E	45°00'00"
C11	350.00	287.28	149.28	287.28	N22°02'00" E	45°00'00"
C12	375.00	308.98	160.35	308.98	N22°02'00" E	45°00'00"
C13	400.00	330.68	171.42	330.68	N22°02'00" E	45°00'00"
C14	425.00	352.38	182.49	352.38	N22°02'00" E	45°00'00"
C15	450.00	374.08	193.56	374.08	N22°02'00" E	45°00'00"
C16	475.00	395.78	204.63	395.78	N22°02'00" E	45°00'00"
C17	500.00	417.48	215.70	417.48	N22°02'00" E	45°00'00"
C18	525.00	439.18	226.77	439.18	N22°02'00" E	45°00'00"
C19	550.00	460.88	237.84	460.88	N22°02'00" E	45°00'00"
C20	575.00	482.58	248.91	482.58	N22°02'00" E	45°00'00"
C21	600.00	504.28	260.00	504.28	N22°02'00" E	45°00'00"
C22	625.00	525.98	271.07	525.98	N22°02'00" E	45°00'00"
C23	650.00	547.68	282.14	547.68	N22°02'00" E	45°00'00"
C24	675.00	569.38	293.21	569.38	N22°02'00" E	45°00'00"

NOTE NO. 2:
DND FILE COMPANY RIGHT-OF-WAY INTERFERS 4 IN FOOT SWP
ALONG B & O RAILROAD ACROSS THE 162.67 FOOT SWP
FOR D.L. 144, P. 32 (204)

NOTE NO. 2:
DND FILE COMPANY RIGHT-OF-WAY INTERFERS 4 IN FOOT SWP
ALONG B & O RAILROAD ACROSS THE 162.67 FOOT SWP
FOR D.L. 144, P. 32 (204)

WAYNE TOWNSHIP
ASSESSOR
PLAT APPROVED
Date: *June 15 1995*
By: *Charles L. Spears*
CHARLES L. SPEARS
ASSESSOR

950071590

NOTE NO. 1:
DND FILE COMPANY RIGHT-OF-WAY INTERFERS 4 IN FOOT SWP
ALONG THE B & O RAILROAD ACROSS THE 162.67 FOOT SWP
FOR D.L. 144, P. 32 (204) (TODAY HAS NO EFFECT)

THIS AGREEMENT WAS PREPARED BY CHIEF'S OFFICE REGISTERED LAND SURVEYOR - ROYAL JONES

REGISTERED LAND SURVEYOR
330 WEST PINE ROAD
HARRISON, INDIANA 46324
REPLACES (17) 89-202

REVISIONS

DATE

BY

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WESTRIDGE VILLAGE SECTION 2

PART OF NW 1/4 SECTION 35-16N-R2E
WAYNE TOWNSHIP
MARION COUNTY, INDIANA

THIS INSTRUMENT WAS PREPARED
BY EDWARD D. GIACOLETTI
REGISTERED LAND SURVEYOR - INDIANA #50560
SCHNEIDER ENGINEERING CORP.
3020 NORTH POST ROAD
INDIANAPOLIS, INDIANA 46226
TELEPHONE (317) 898-8282

050071590

Land Description
Westridge Village Section 2

Part of the Northeast Quarter of Section 35, Township 16 North,
Range 2 East in Marion County, Indiana described as follows:

Commencing at a historic monument marking the Northwest Corner of the said Northeast Quarter Section; thence North 80 degrees 00 minutes 00 seconds East, (bearing bearing) along the North Line of the said Northeast Quarter Section a distance of 143.45 feet to the Northeast Corner of Westridge Village Section 1, a subdivision in Marion County, Indiana, the part of which is recorded as Instrument number 9282288 in the office of the recorder of Marion County, Indiana (the east line (E) described herein being along the west and north-south line of said Westridge Village Section 1); thence South 80 degrees 34 minutes 47 seconds West, parallel with the West Line of the said Northeast Quarter Section, a distance of 678.82 feet; thence South 57 degrees 00 minutes 00 seconds West, a distance of 38.77 feet; thence South 88 degrees 00 minutes 00 seconds West, parallel with the said North Line, a distance of 18.57 feet to the Northeast Corner of Lot Number 53 in said Westridge Village Section 1 and the BEGINNING POINT; thence South 89 degrees 00 minutes 00 seconds West, parallel with the said North Line, a distance of 238.49 feet; thence South 02 degrees 34 minutes 47 seconds West, parallel with the said West Line, a distance of 763.88 feet; thence South 74 degrees 14 minutes 25 seconds East, a distance of 1432.87 feet to the East Line of the said Northeast Quarter Section; thence North 00 degrees 28 minutes 45 seconds East, along the said East Line a distance of 883.23 feet; thence North 87 degrees 45 minutes 12 seconds West, a distance of 251.98 feet to the East Line of said Westridge Village Section 1 (the east line (E) described herein being along the East, South and Westerly line of said Westridge Village Section 1); thence South 80 degrees 00 minutes 00 seconds West, parallel with the said North Line, a distance of 28.71 feet; thence South 15 degrees 15 minutes 34 seconds West, a distance of 185.80 feet; thence North 74 degrees 14 minutes 25 seconds East, a distance of 123.00 feet; thence North 74 degrees 14 minutes 25 seconds East, a distance of 885.13 feet; thence South 83 degrees 24 minutes 35 seconds West, a distance of 122.35 feet to a curve having a radius of 125.00 feet, the radius point of which bears North 83 degrees 34 minutes 02 seconds East; thence South 83 degrees 34 minutes 02 seconds East, a distance of 17.84 feet to a point which bears South 78 degrees 00 minutes 40 seconds West, from said radius point; thence South 77 degrees 45 minutes 38 seconds East, a distance of 10.88 feet; thence South 83 degrees 54 minutes 02 seconds East, a distance of 88.14 feet; thence North 96 degrees 00 minutes 28 seconds West, a distance of 108.00 feet to a curve having a radius of 125.00 feet, the radius point of which bears South 88 degrees 28 minutes 25 seconds East; thence South 88 degrees 28 minutes 25 seconds East, a distance of 7.54 feet to a point which bears North 12 degrees 00 minutes 47 seconds West from said radius point; thence North 12 degrees 00 minutes 47 seconds West, a distance of 178.00 feet to the BEGINNING POINT, containing 25.079 acres, more or less.

This subdivision consists of 96 lots, numbered 63 through 158, together with Common Areas, streets, easements and public ways as shown hereon.

The size of lots and common areas together with the widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

Cross-reference is hereby made to survey plat recorded as Instrument number 92-0100308 in the office of the recorder of Marion County, Indiana.

I, the undersigned, hereby certify that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of lands surveyed within the cross-referenced survey plat, and that to the best of my knowledge and belief, there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the new subdivision.

I further certify that the said subdivision was plotted under my direct supervision and control and is true and correct to the best of my knowledge and belief.

Witness my signature this 5th day of June, 1995.

Edward D. Giacoletti
Edward D. Giacoletti
Registered Land Surveyor
Indiana #50560



THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WESTRIDGE VILLAGE RECORDED AS INSTRUMENT #1993-0123295 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, AND ANY AMENDMENTS THERETO IN TESTIMONY WHEREOF, WITNESS THE SIGNATURE OF OWNER AND DECLARANT THIS _____ DAY OF _____

THE UNDERSIGNED, WESTRIDGE VILLAGE LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY, BY JAMES T. BISES, MANAGER, BEING THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREAS AND PUBLIC WAYS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS THE WESTRIDGE VILLAGE SECTION 2, A SUBDIVISION IN MARION COUNTY, WAYNE TOWNSHIP, INDIANA.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 5th DAY OF June, 1995

OWNER:
WESTRIDGE VILLAGE LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY
BY: *James T. Bises*
JAMES T. BISES, MANAGER

STATE OF Indiana
COUNTY OF Marion, SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 5th DAY OF June

MY COMMISSION EXPIRES 3-29-96
NOTARY PUBLIC *Donna L. Corbin*
PRINTED NAME - Donna L. Corbin

METROPOLITAN DEVELOPMENT COMMISSION: THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND AGENTS SHALL HAVE THE RIGHT, POWER OR AUTHORITY TO ENFORCE ANY COVENANTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED HEREIN OTHER THAN THOSE COVENANTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION; PROVIDED THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISION OF THE SUBDIVISION CONTROL ORDINANCE, 38-40-13, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

SITE RESTRICTIONS: NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SHORT LINES AT ELEVATIONS BETWEEN TWO (2) AND ONE (1) FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SHORT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A CURVEWAY PARALLEL OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH OBSTACLES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE IS MAINTAINED AT A SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SHORT LINES.

050071590

050071590

DOCKET NO. 94-P-34

SHEET 2 OF 2	PROJECT WESTRIDGE VILLAGE SECTION 1	JOB NO. 808.02	SCHNEIDER ENGINEERING CORPORATION Professional Engineers & Land Planners & Geodesists 3020 NORTH POST ROAD INDIANAPOLIS, INDIANA 46224-8318 Telephone (317) 898-8282 Fax (317) 898-8210	DRAWN BY: _____ DATE: _____ CHECK: _____
	PREPARED FOR: WESTRIDGE VILLAGE LIMITED LIABILITY COMPANY A WYOMING LIMITED LIABILITY COMPANY			
TITLE LAND DESCRIPTION & COVENANTS				

C:\EDG\COV

069170196