



































































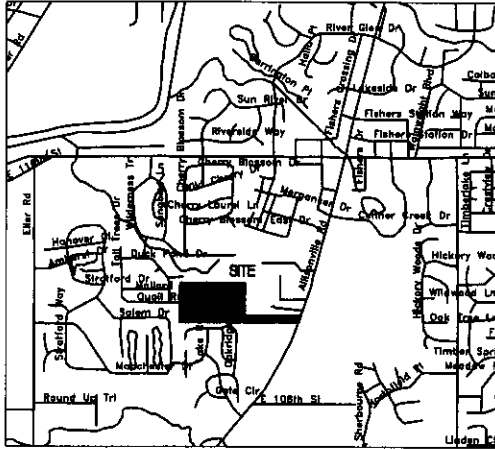
# WATERFORD GARDENS CONDOMINIUM

TRACT 1, BUILDING 1  
PART OF THE N.W. 1/4 AND S.W. 1/4  
SECTION 2-T17N-R4E  
HAMILTON COUNTY, INDIANA

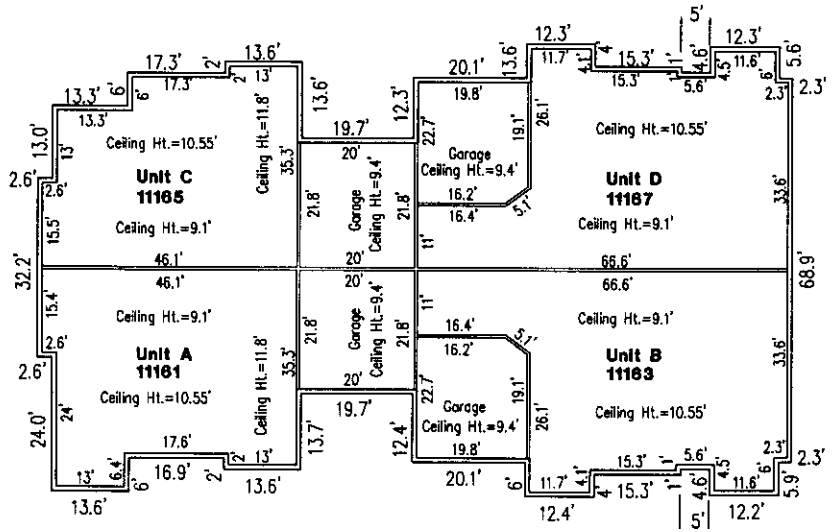
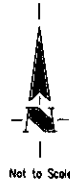
**OWNER/SUBDIVIDER**  
ALLISONVILLE, LLC  
1315 W LINCOLN HWY, SUITE 188  
DEKALB, GA 50015  
(815) 758-7374

**SURVEYOR**  
THE SCHNEIDER CORPORATION  
6845 E. US HWY. 36, SUITE 500  
AVON, IN. 46123  
(317) 272-0108

BY BRYAN F. CATUM  
REGISTERED LAND SURVEYOR-INDIANA #910012  
6845 E. US HWY. 36, SUITE 500  
AVON, INDIANA 46123  
TELEPHONE (317) 272-0108



AREA MAP



BLDG. NO.	UNIT	STREET ADDRESS	UNIT MODEL TYPE	FLOOR SQ. FT.	GARAGE SQ. FT.	BEDROOMS	BATHS
①	A	11161 Red Fox Run	Veranda 1700	1,602	436	3	2
	B	11163 Red Fox Run	Versailles	1,983	443	3	2
	C	11165 Red Fox Run	Veranda 1550	1,435	436	2	2
	D	11167 Red Fox Run	Versailles	1,983	443	3	2

# WATERFORD GARDENS CONDOMINIUM

## TRACT 1, BUILDING 1 PART OF THE N.W.1/4 AND S.W. 1/4 SECTION 2-T17N-R4E HAMILTON COUNTY, INDIANA

BY BRYAN F. CATLIN  
REGISTERED LAND SURVEYOR-INDIANA #910012  
6845 E. US 36, SUITE 500  
AVON, INDIANA 46123  
TELEPHONE (317) 272-0108

### LAND DESCRIPTION

Land Description  
Tract 1, Building 1

Part of the Northwest Quarter of Section 2, Township 17 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the recorded plat of Waterford Gardens, Instrument No. 200300070602 in the Office of the Recorder of Hamilton County, Indiana; thence along the south line of said Waterford Gardens North 89 degrees 48 minutes 00 seconds East 1156.59 feet; thence North 00 degrees 07 minutes 30 seconds West 176.67 feet to a point on the east line of the aforesaid recorded plat, and the Point of Beginning; thence South 89 degrees 52 minutes 30 seconds West 177.00 feet to the east right-of-way line of Red Fox Run as shown on the aforesaid recorded plat; thence along said proposed right-of-way North 00 degrees 07 minutes 30 seconds West 144.89 feet; thence North 89 degrees 52 minutes 30 seconds East 177.00 feet to the east line of the aforesaid Waterford Gardens; thence along said east line South 00 degrees 07 minutes 30 seconds East 144.89 feet to the point of beginning, containing 0.59 acres, more or less.

Land Description  
Expandable Area, Common Area, Utility and Drainage Easement

Blocks "A", "B", "C", "D" and "E" in Waterford Gardens Condominium, Conditional Final Plat, per plat thereof recorded as Instrument No. 200300070602 in the Office of the Recorder of Hamilton County, Indiana.

EXCEPT:

Part of the Northwest Quarter of Section 2, Township 17 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the recorded plat of Waterford Gardens, Instrument No. 200300070602 in the Office of the Recorder of Hamilton County, Indiana; thence along the south line of said Waterford Gardens North 89 degrees 48 minutes 00 seconds East 1156.59 feet; thence North 00 degrees 07 minutes 30 seconds West 176.67 feet to a point on the east line of the aforesaid recorded plat, and the Point of Beginning; thence South 89 degrees 52 minutes 30 seconds West 177.00 feet to the east right-of-way line of Red Fox Run as shown on the aforesaid recorded plat; thence along said right-of-way North 00 degrees 07 minutes 30 seconds West 144.89 feet; thence North 89 degrees 52 minutes 30 seconds East 177.00 feet to the east line of the aforesaid Waterford Gardens; thence along said east line South 00 degrees 07 minutes 30 seconds East 144.89 feet to the point of beginning, containing 0.59 acres, more or less.

Overall Land Description

Blocks "A", "B", "C", "D" and "E" in Waterford Gardens Condominium, Conditional Final Plat, per plat thereof recorded as Instrument No. 200300070602 in the Office of the Recorder of Hamilton County, Indiana.

### OWNER'S CERTIFICATE

The portion of real estate included in this plat is also subject to the Declaration of Condominium Ownership of Waterford Gardens Horizontal Property Regime recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder for Hamilton County, Indiana.

I, Allisonville, LLC, by \_\_\_\_\_, the owner of the real estate shown, do hereby declare the real estate as described to be platted into the horizontal property regime to be known as "Waterford Gardens - Tract 1, Building 1"

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Allisonville, LLC

Printed: \_\_\_\_\_

Position: \_\_\_\_\_

STATE OF INDIANA )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for said County and State, personally appeared the above and acknowledged execution of this instrument as his voluntary act and deed for the uses and purposes therein expressed.

Witness my signature and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

County of Residence \_\_\_\_\_ Printed Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

I, BRYAN F. CATLIN, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT ACCURATELY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JUNE, 2003, OF THE REAL ESTATE DESCRIBED HEREIN, AND FURTHER, THAT THIS PLAT ACCURATELY REPRESENTS THE BUILDING LAYOUT, BUILDING NUMBERS, UNIT ADDRESSES, AND LIMITED COMMON AREAS WITHIN SAID REAL ESTATE, AND THAT THE BUILDINGS ARE SHOWN AS-BUILT OF THE AFOREMENTIONED FIELD SURVEY DATE.

WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BRYAN F. CATLIN  
REGISTERED LAND SURVEYOR  
INDIANA #910012



I, THE UNDERSIGNED, BEING A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE ATTACHED FLOOR PLAN FOR BUILDING NUMBER 1, TRACT 1, AT WATERFORD GARDENS HORIZONTAL PROPERTY REGIME ACCURATELY DEPICTS THE LOCATION, DIMENSIONS, AREA AND ELEVATION OF THE CONDOMINIUM UNITS AS-BUILT THEREIN.

WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

DONALD E. WILSON, JR.  
PROFESSIONAL ENGINEER  
INDIANA #19700403



SHEET 3 OF 3



## EXHIBIT D

### Tract #1 Legal Description

Part of the Northwest Quarter of Section 2, Township 17 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the recorded plat of Waterford Gardens, Instrument No. 200300070602 in the Office of the Recorder of Hamilton County, Indiana; thence along the south line of said Waterford Gardens North 89 degrees 48 minutes 00 seconds East 1156.59 feet; thence North 00 degrees 07 minutes 30 seconds West 176.67 feet to a point on the east line of the aforesaid recorded plat, and the Point of Beginning; thence South 89 degrees 52 minutes 30 seconds West 177.00 feet to the east right-of-way line of Red Fox Run as shown on the aforesaid recorded plat; thence along said proposed right-of-way North 00 degrees 07 minutes 30 seconds West 144.89 feet; thence North 89 degrees 52 minutes 30 seconds East 177.00 feet to the east line of the aforesaid Waterford Gardens; thence along said east line South 00 degrees 07 minutes 30 seconds East 144.89 feet to the point of beginning, containing 0.59 acres, more or less.



**EXHIBIT E**

[ Bylaws of Waterford Gardens Condominium follow Next Page ]

