

**Drain:** CASTETTER - RANDALL      **Drain #:** 154  
**Improvement/Arm:** SUNBLEST VILLAGE APTS. PHASE I-III  
**Operator:** J. LIVINGSTON      **Date:** 11-12-03  
**Drain Classification:** Urban/Rural      **Year Installed:** 1986

### GIS Drain Input Checklist

- Pull Source Documents for Scanning \_\_\_\_\_  
*jlj*
- Digitize & Attribute Tile Drains \_\_\_\_\_  
*n/a*
- Digitize & Attribute Storm Drains \_\_\_\_\_  
*jlj*
- Digitize & Attribute SSD \_\_\_\_\_  
*n/a*
- Digitize & Attribute Open Ditch \_\_\_\_\_  
*n/a*
- Stamp Plans \_\_\_\_\_  
*jlj*
- Sum drain lengths & Validate \_\_\_\_\_  
*jlj*
- Enter Improvements into Posse \_\_\_\_\_  
*jlj*
- Enter Drain Age into Posse \_\_\_\_\_  
*n/a*
- Sum drain length for Watershed in Posse \_\_\_\_\_  
*n/a*
- Check Database entries for errors \_\_\_\_\_  
*jlj*



MINUTES OF THE HAMILTON COUNTY DRAINAGE BOARD

May 12, 1986

The meeting was called to order at 9:00am, Monday, May 12, 1986.

The members of the Board present were Mr. Phil Henderson-Vice Chairman and Mr. Jere D. Roudebush. Others present were Mr. Kenton C. Ward-Hamilton County Surveyor and Mr. Joseph G. Roberts-Attorney for the Board and Mr. John South-SWCD Engineer.

Members Present  
Others Present

The minutes for April 14, 1986 meeting were submitted to the Board for approval.

Minutes Approved

Mr. Jere D. Roudebush made the motion to approve the minutes of April 14, 1986, seconded by Mr. Phil Henderson and passed.

The following were present for the reconstruction hearing on the Castetter and Randall Drain; Mr. Don Gwinnup-Engineer with Paul I. Cripe, Inc., Mrs. Janet Sterling with Gordon Mess Architect; Mr. Dave Butterworth with Butterworth and Associates; Mr. Gordon Mess with Gordon Mess Architect; Mr. Kelly Flynn with Flynn and Zinkan. Also Mr. John Furdue with Sunblest and Mr. Hall Lambert with Sunblest; landowner Mr. Denny Booth; Mr. Bill Strange with Schneider Engineers Corporation and Mrs. Gaye Cordell-Fishers Clerk-Treasurer.

Castetter & Randall  
Drain-reconstruction  
hearing

The Surveyor filed his reconstruction report with the Board. (H.I.)

"TO: Hamilton County Drainage Board

April 15, 1986

RE: Castetter and Randall Drain

Attached is a preliminary drainage plan for the Sunblest Village Apartments and Sunblest Farms. These show the location of the proposed drain in red. The drains shown in red will be maintained as regulated drains, while the other drains and storms sewers will be maintained by the Town of Fishers and/or the developer. The developer and homeowners association will have the maintenance responsibility of all lakes.

This plan will be implemented in phases with complete construction plans submitted for approval prior to construction of each phase. The attached plans are preliminary and show the proposed location and size of the new drain. Location and size may change upon final design. The cost for the project will be borne by the developers, with only the existing maintenance assessment being paid by the other landowners within the drainage shed.

Also part of this overall plan is the proposed preliminary drainage plan for Northeast Commerical Park. This plan will intercept drainage now running under the railroad and through the Circle Heights subdivision. This runoff is planned to run North into the retention lakes for the Commerical Park and outlet into an open ditch to be placed parallel to the Charles Randall Drain.

I believe the proposed plans will provide an outlet for the area South and West of the proposed apartments and for up to twelve (12) acres South of 116th Street. I also believe the drainage problems within the Circle Heights subdivision will be relieved and relief should be provided to the overburdened Randall Drain.

I recommend a hearing for the approval of the proposed relocation be set for May 1986. \*

KCW/no

Kenton C. Ward-County Surveyor

\*Verbal report given at the Hamilton County Commissioners meeting April 7, 1986, Board set hearing for May 12, 1986 at 9:00am.

There were no written objections on file.

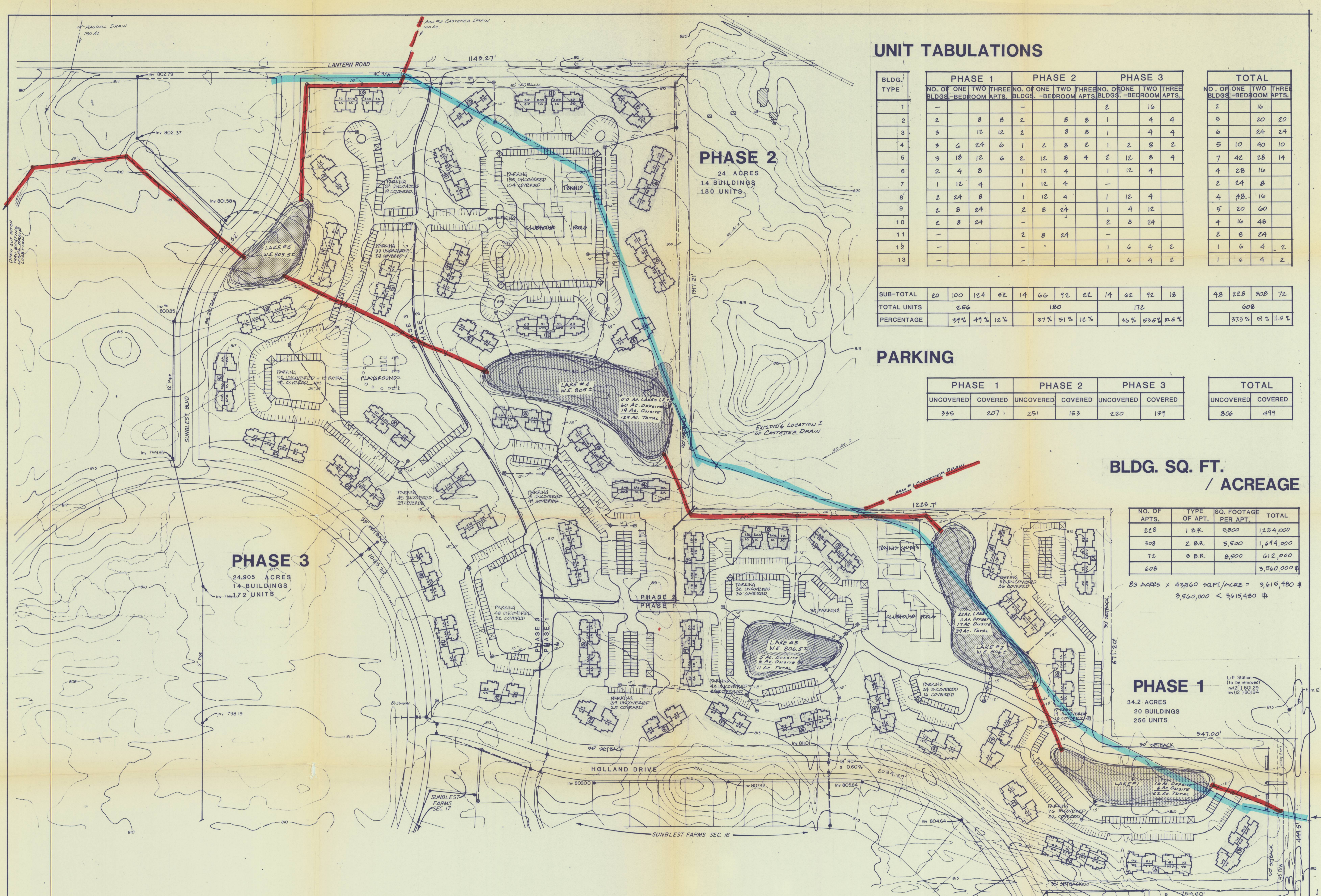
After discussion, the Board determined in writing that the costs, damages and expenses will be less than the benefit accruing to the owners of land benefitted. Mr. Jere D. Roudebush made the motion to adopt the Surveyor's report, seconded by Mr. Phil Henderson and passed. (The reconstruction project will be financed by the developers.)

The Board then issued an order declaring the reconstruction established, marked the findings and order filed and publicly announced the findings and order at the meeting.

There were no landowners present for the maintenance hearings for Springmill Crossing, Section 1. Mr. Don Gwinnup-Engineer with Paul I. Cripe, Inc. was present.

Springmill Crossing-  
Maint. hearing

There were no written objections on file.



### UNIT TABULATIONS

BLDG. TYPE	PHASE 1			PHASE 2			PHASE 3			TOTAL		
	NO. OF BLDGS.	ONE-BEDROOM	TWO-BEDROOM APTS.	NO. OF BLDGS.	ONE-BEDROOM	TWO-BEDROOM APTS.	NO. OF BLDGS.	ONE-BEDROOM	TWO-BEDROOM APTS.	NO. OF BLDGS.	ONE-BEDROOM	TWO-BEDROOM APTS.
1	1									1		
2	2	8	8	2	8	8	1	16	4	5	20	20
3	3	12	12	2	8	8	1	4	4	6	24	24
4	3	6	24	6	1	2	8	2	1	2	8	10
5	3	18	12	6	2	12	8	4	2	12	8	42
6	2	4	8		1	12	4		1	12	4	28
7	1	12	4		1	12	4				24	8
8	2	24	8		1	12	4		1	12	4	48
9	2	8	24		2	8	24		1	4	12	5
10	2	8	24						2	8	24	4
11					2	8	24				24	8
12									1	6	4	6
13									1	6	4	6
SUB-TOTAL	20	100	124	32	14	66	92	22	14	62	92	18
TOTAL UNITS	256			180			172			608		
PERCENTAGE	31%	41%	12%	37%	51%	12%	36%	53.5%	10.5%	37.5%	51%	11.5%

### PARKING

PHASE	PHASE 1		PHASE 2		PHASE 3		TOTAL	
	UNCOVERED	COVERED	UNCOVERED	COVERED	UNCOVERED	COVERED	UNCOVERED	COVERED
	335	207	251	153	220	139	806	499

### BLDG. SQ. FT. / ACREAGE

NO. OF APTS.	TYPE OF APT.	SQ. FOOTAGE PER APT.	TOTAL
228	1 B.R.	5,500	1,254,000
308	2 B.R.	5,500	1,614,000
72	3 B.R.	8,500	612,000
608			3,560,000

83 ACRES x 43,560 SQ.FT./ACRE = 3,615,480 #  
 3,560,000 < 3,615,480 #

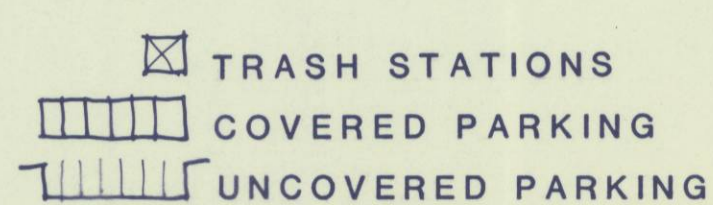
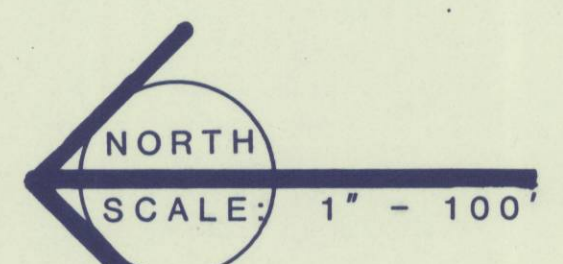
**PHASE 1**  
 34.2 ACRES  
 20 BUILDINGS  
 256 UNITS

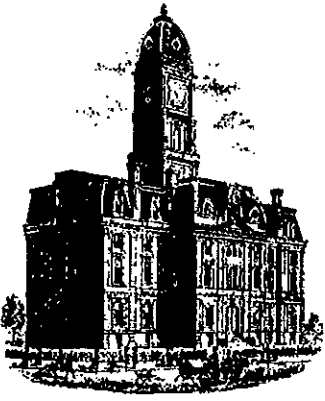
# SUNBLEST VILLAGE APARTMENTS

**PAUL I. CRIFE, INC.**  
 7172 GRAHAM ROAD  
 INDIANAPOLIS, INDIANA 46250  
 (317) 842-6777

- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- LAND PLANNING

PRELIMINARY DRAINAGE PLAN





Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2230

August 21, 1995

TO: Hamilton County Drainage Board

RE: Castetter-Randall Drain

Sunblest Village Apartments Phase I-III

Attached are as-builts, certificate of completion & compliance, and other information for Sunblest Village Apartments Phase I-III. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable. Hearing for this was held in May 1986 based on by report to the Board dated April 15, 1986.

The Drain consists of the following:

12" RCP - 90' Feet

27" RCP - 650 Feet

15" RCP - 150' Feet

36" RCP - 1016 Feet

24" RCP - 770' Feet

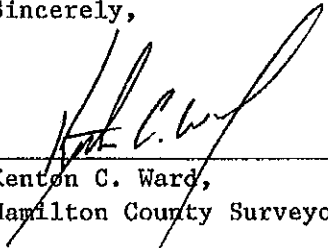
18" RCP - 170' Feet

The length of the drain above is 2846 feet. The original B.F. Castetter Drain was vacated from station 0+70 to station 38+19. Section of drain between STA. 0 and STA 0+70 was replaced with 70' of 12" RCP.

This reconstruction removes 903 feet of drain from the drains easement.

I recommend the Board approve the drains construction as complete and acceptable.

Sincerely,

  
Kenton C. Ward,  
Hamilton County Surveyor

KCW/sh



SURVEYOR'S OFFICE  
**Hamilton County**

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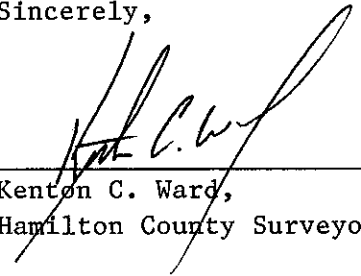
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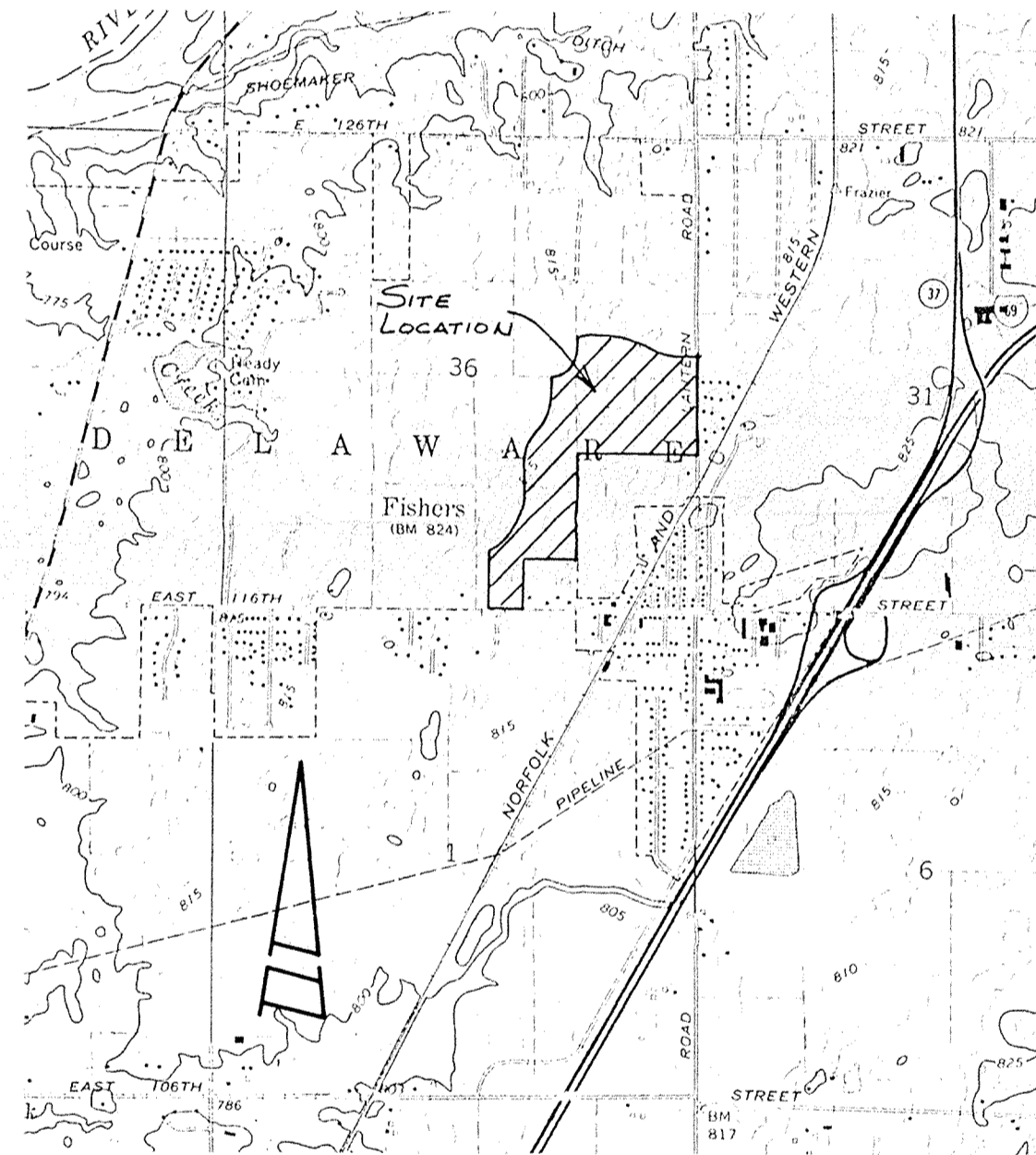
# DRAINAGE PLANS FOR SUNBLEST VILLAGE APARTMENTS PHASE I

**HAMILTON COUNTY INDIANA 1823**

This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the GIS.

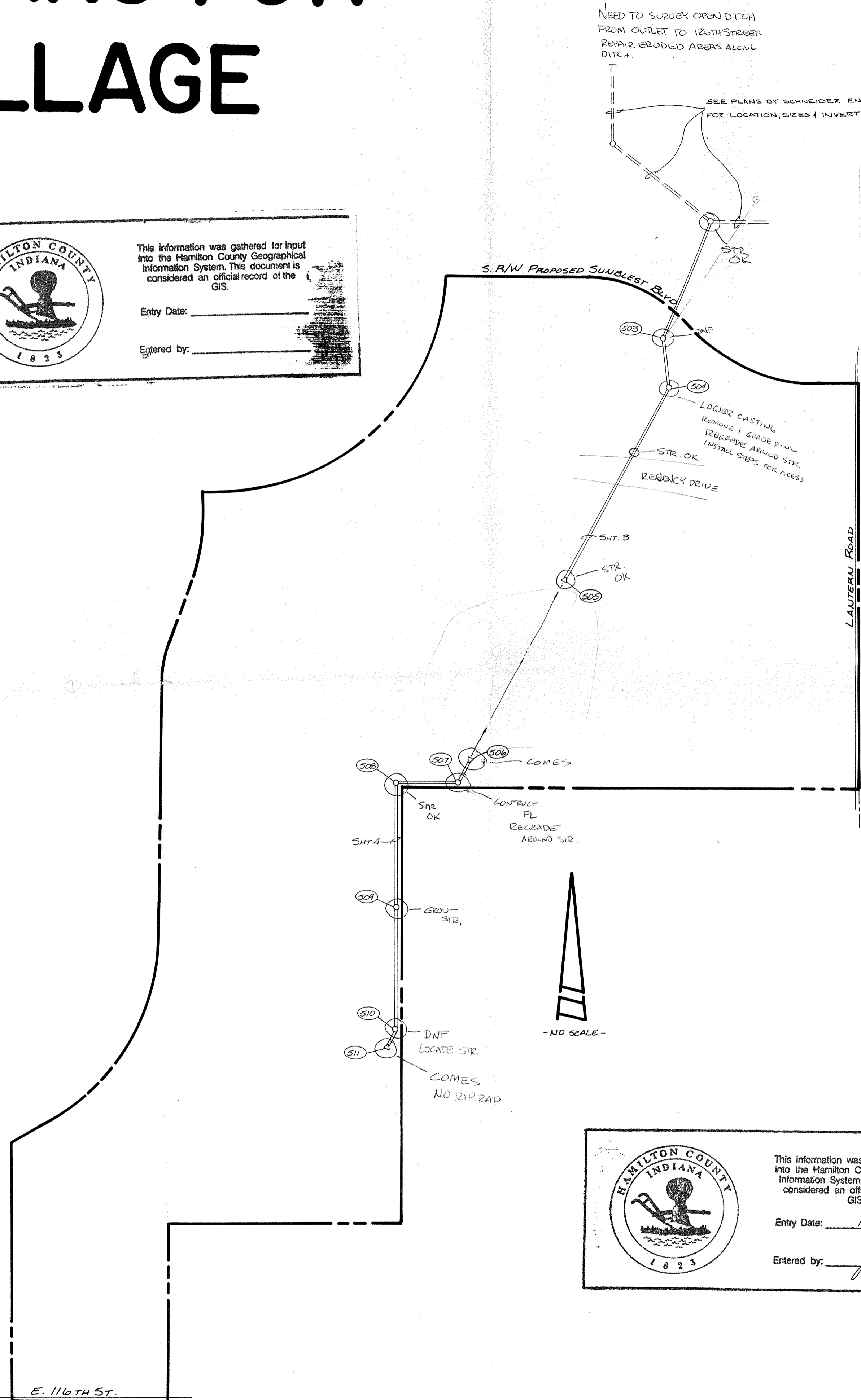
Entry Date: \_\_\_\_\_

Entered by: \_\_\_\_\_



**AREA MAP**

- NO SCALE -



**HAMILTON COUNTY INDIANA 1823**

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Entry Date: 11-12-03

Entered by: *[Signature]*

INDEX	
1	COVER SHEET
2	OFF-SITE STORM SEWER PLAN & PROFILE
3	OFF-SITE STORM SEWER PLAN & PROFILE
4	OFF-SITE STORM SEWER PLAN & PROFILE
5	DETAILS & SPECIFICATIONS

BENCHMARK	
TBM - Lg. HINGE NAIL IN N. SIDE PWR. POLE #55-727 APPROX. 10' S. OF E. 126TH ST. APPROX. 1000' W. OF LAUTERBACH RD. ELEV. = 798.96	

REVISIONS	
7-25-86	REV. I.E.'S & PIPE TYPE - SHT. 2 ADDED PIPE GA. - SHTS. 3 & 4 ADDED TILE CONNECTION DETAIL - SHT. 4
8-18-86	PIPE FROM STA. 400 TO OUTFALL BY OTHERS - SHT. 2 SHORTEN PIPE FROM STA. #509 TO #511 SHT. 4
8-20-86	REV. PIPE TYPE - SHT. 3

**FIL**

JAN 20 1988

HAMILTON COUNTY DRAIN

SECRETARY

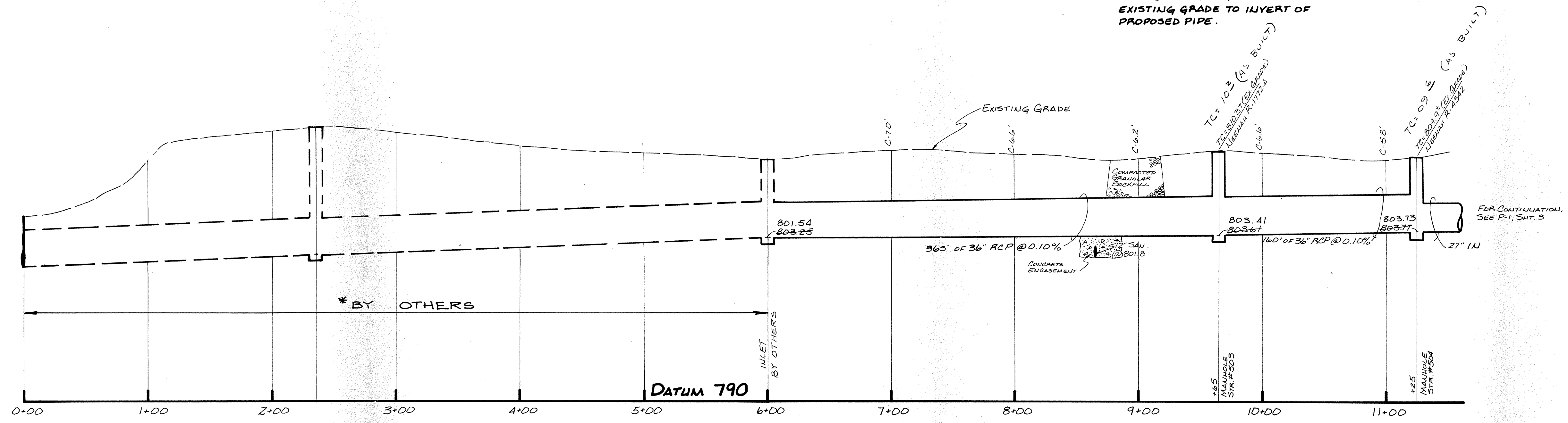
**AS BUILT**

DATE 11-10-86

CERTIFIED BY	REVISIONS	<b>PAUL I. CRIFE, INC.</b> 7172 GRAHAM ROAD INDIANAPOLIS, INDIANA 46250 (317) 842-6777	TECH. CHK.	DRAWN BY	SCALE	DATE	CLIENT	DWG. TYPE	FILE NUMBER	SHEET
			DFTNG. CHK.	DRAWING TITLE	None	7-3-86	REGENCY WINDSOR COMPANIES	85473-10000	1	

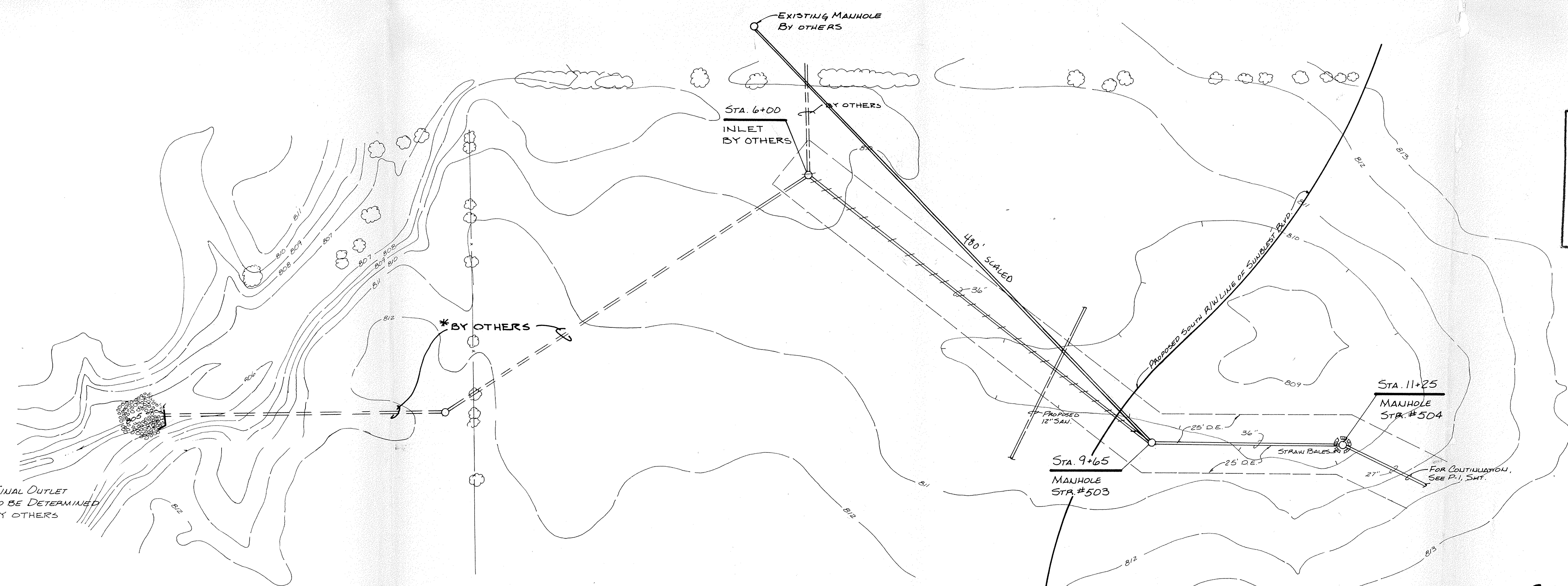
THIS COPY PRINTED FROM THE DIGITAL ARCHIVE OF THE HAMILTON COUNTY SURVEYOR'S OFFICE, ONE HAMILTON CIR., SEASIDE, IN 46086.

NOTE: CUTS SHOWN ARE APPROXIMATE FROM EXISTING GRADE TO INVERT OF PROPOSED PIPE.



**PROFILE ONE**  
SCALE: 1" = 50' HORIZ.  
1" = 5' VERT.

\* SEE PLANS BY SCHNEIDER ENGINEERING CORP. DATED 8-8-86 FOR LOCATION, SIZE & INVERTS OF STORM SEWER FROM STA 6+00 TO OUTFALL POINT.



NOTE: FINAL OUTFALL TO BE DETERMINED BY OTHERS

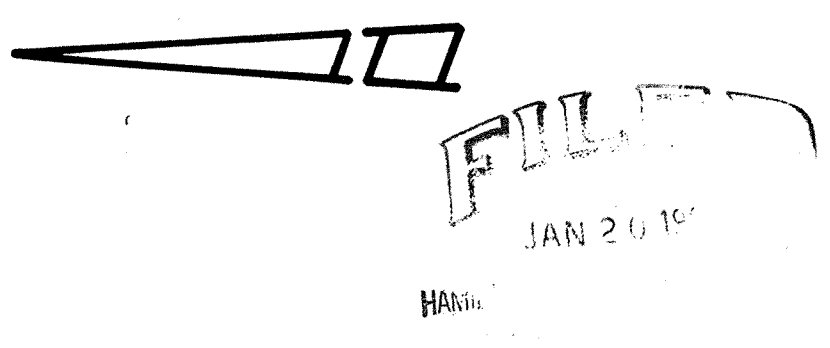
HAMILTON COUNTY INDIANA 1825

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Entry Date: 11-12-03

Entered by: *[Signature]*

**PLAN ONE**  
SCALE: 1" = 50'



SUNBLEST VILLAGE APARTMENTS - PHASE I

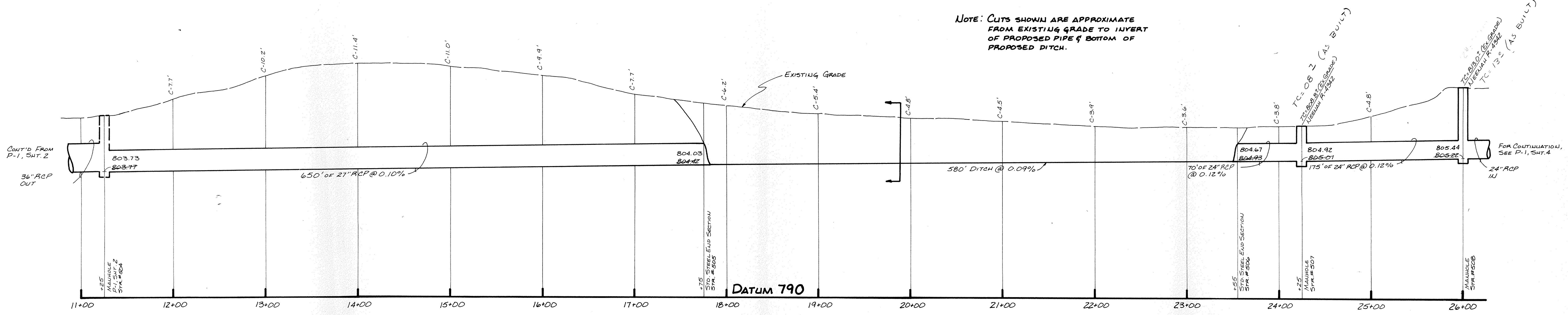
CERTIFIED BY	REVISIONS	 <b>PAUL I. CRIFE, INC.</b> 7172 GRAHAM ROAD INDIANAPOLIS, INDIANA 46250 (317) 842-6777	CIVIL ENGINEERING	TECH. CHK.	DRAWN BY	SCALE	DATE	CLIENT	DWG. TYPE	FILE NUMBER	SHEET
			LAND SURVEYING	DFTNG. CHK.	K.S.B.	NOTED	7-3-86	REGENCY WINDSOR COMPANIES			
DATE			LAND ARCHITECTURE	DRAWING TITLE		OFF-SITE STORM SEWER - PLAN & PROFILE		JOB NUMBER			2
			LAND PLANNING					85473-10000		OF 5	

EASTERN ENGINEERING, 2-86, DPS-3510

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NOTE: CUTS SHOWN ARE APPROXIMATE FROM EXISTING GRADE TO INVERT OF PROPOSED PIPE & BOTTOM OF PROPOSED DITCH.

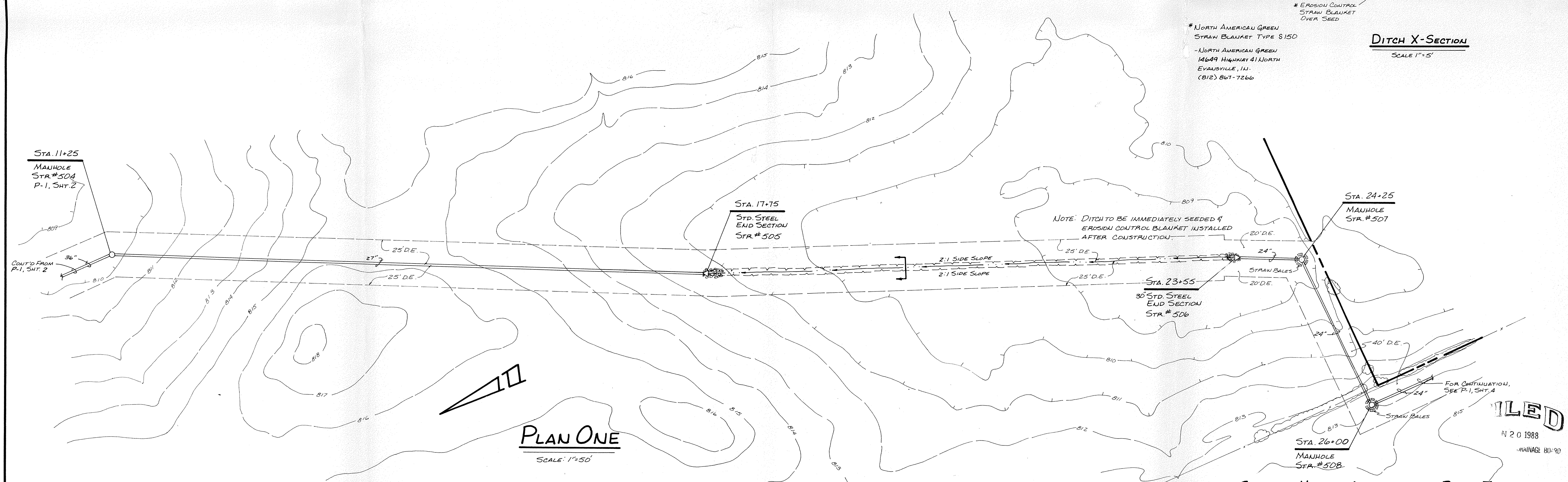
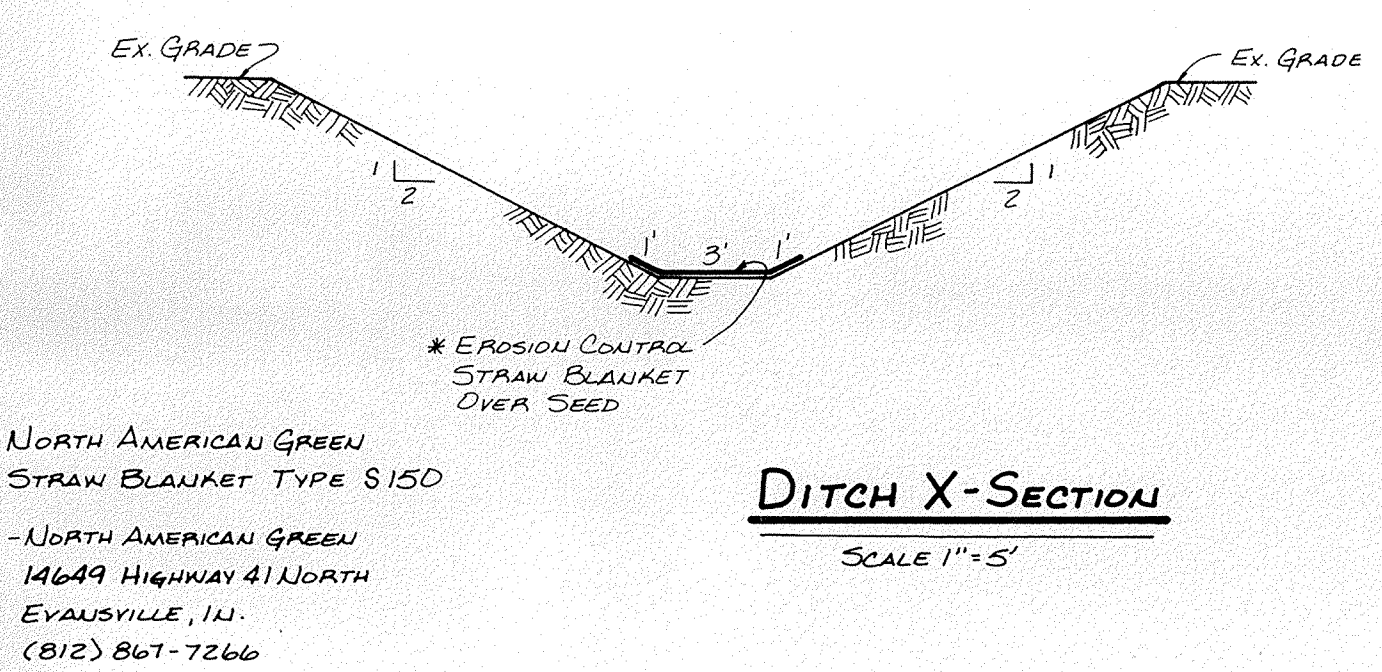


**PROFILE ONE**  
SCALE: 1"=50' HORIZ.  
1"=5' VERT.

**HAMILTON COUNTY INDIANA**  
1823

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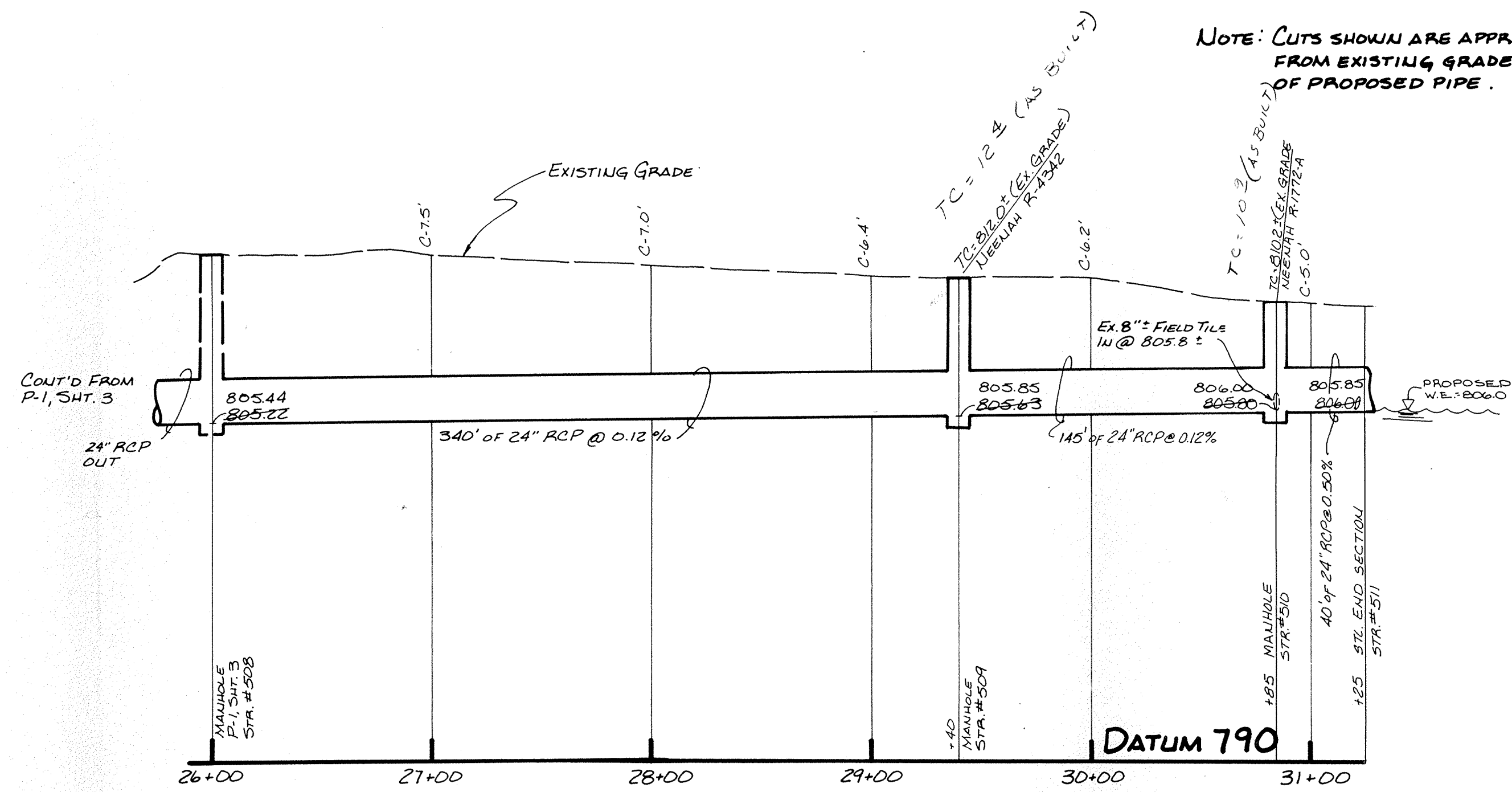
Entry Date: 11-12-03  
Entered by: *Jeff*



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	DATE	11-10-86 AS-BUILT		• CIVIL ENGINEERING • LAND SURVEYING • ARCHITECTURE • LAND PLANNING	DFTNG. CHK.	K.S.B.	NOTED	7-3-86	REGENCY WINDSOR COMPANIES		
DRAWING TITLE: <b>OFF-SITE STORM SEWER - PLAN &amp; PROFILE</b>									JOB NUMBER	85473-10000	OF 5

SUUBLEST VILLAGE APARTMENTS - PHASE I

FILED  
NOV 20 1988  
MAINAGE 80-90



**PROFILE ONE**

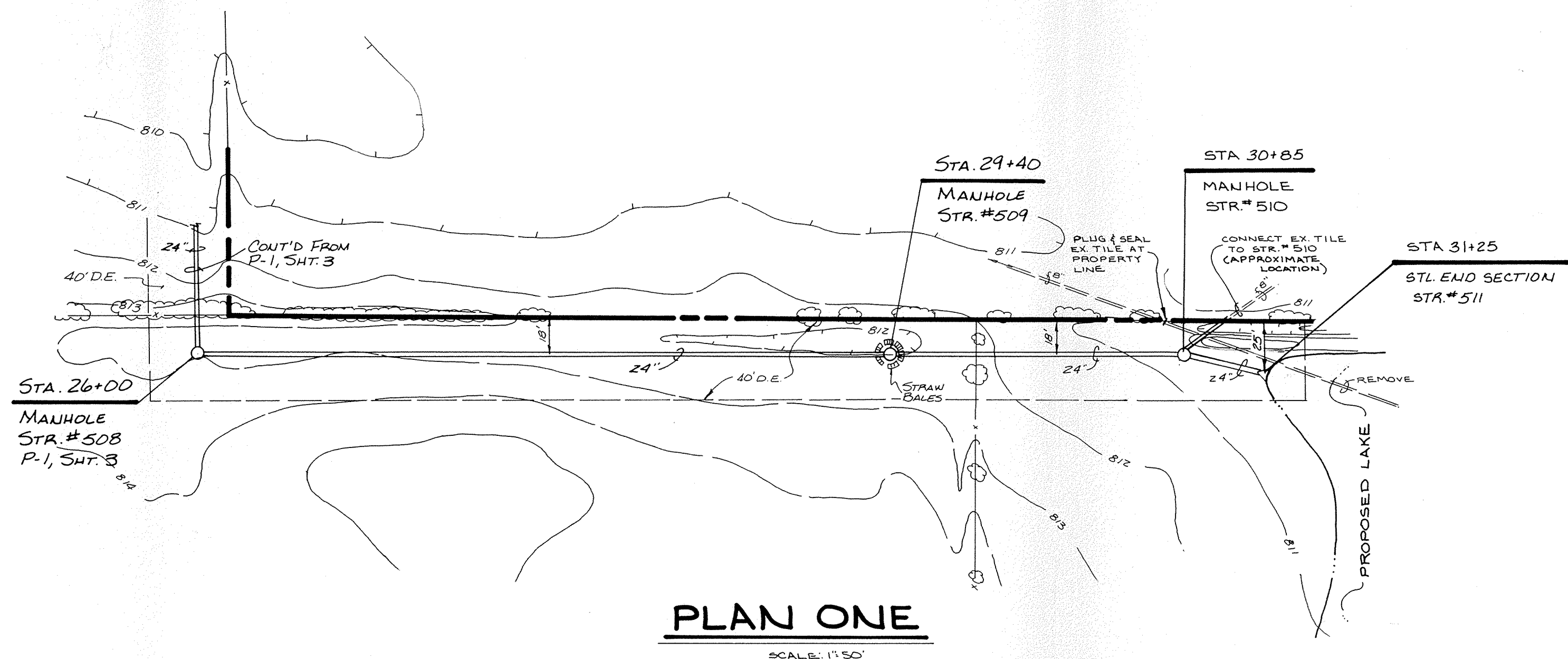
SCALE: 1" = 50' HORIZ.  
1" = 5' VERT.

HAMILTON COUNTY INDIANA 1823

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Entry Date: 11-12-93

Entered by: *[Signature]*




**PLAN ONE**

SCALE: 1" = 50'

**FILED**  
JAN 20 1988  
HAMILTON COUNTY DRAINAGE BOARD  
SECRETARY

**SUNBLEST VILLAGE APARTMENTS - PHASE I**

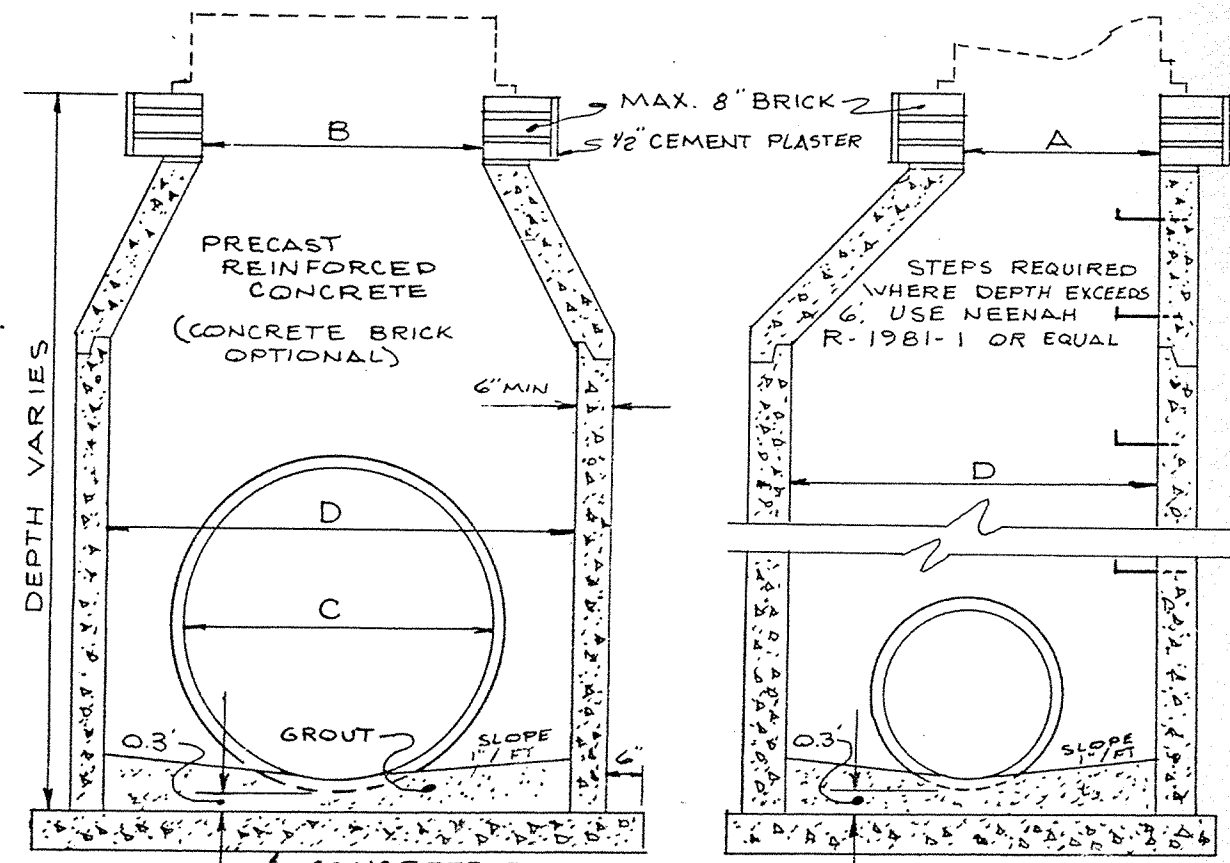
CERTIFIED BY	REVISIONS	 <b>PAUL I. CRIFE, INC.</b> 7172 GRAHAM ROAD INDIANAPOLIS, INDIANA 46250 (317) 842-6777	TECH. CHK.	DRAWN BY	SCALE	DATE	CLIENT	DWG. TYPE	FILE NUMBER	SHEET
			DFTNG. CHK.	DRAWING TITLE	NOTED	7-3-86	REGENCY WINDSOR COMPANIES			
DATE	7-25-86 ADDED PIPE GAUGE - SEE STA. 32+90, ADDED TILE CONNECTION DETAIL K.S.B. 8-8-86 SHORTEN PIPES FROM STR. #509 TO STA. #511 11-10-86 AS-BUILT				OFF-SITE STORM SEWER - PLAN & PROFILE		JOB NUMBER			4
								85473-10000		OF 5

2220 EASTERN ENGINEERING, 286, DPS-3510

CASTING	A	B
R-1772-A	25" DIAMETER	
R-2560-E1	27" DIAMETER	
R-3010-A	24"	25"
R-3501	25"	27"

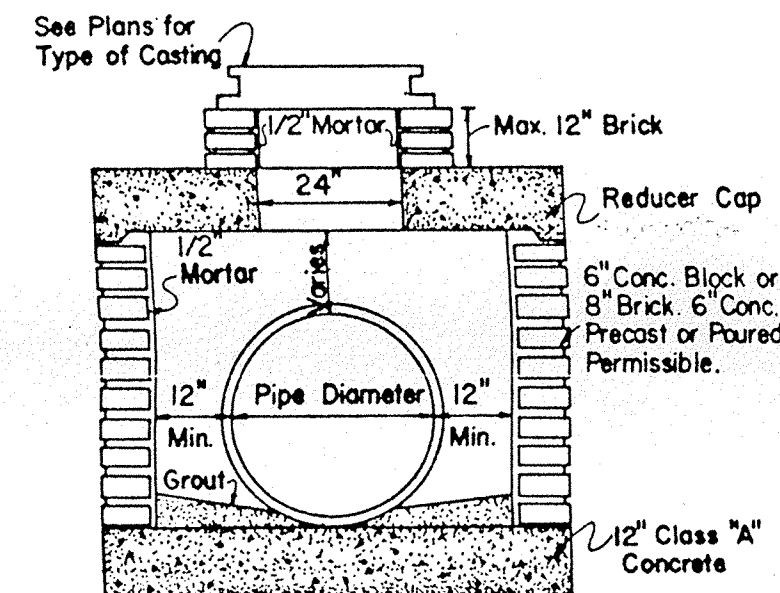
C	D
21"	4'-0"
24"	4'-0"
27"	4'-0"
30"	4'-4"
36"	5'-0"
42"	5'-4"
48"	6'-0"
54"	6'-0"

NOTE: STRUCTURES TO BE CIRCULAR UNLESS OTHERWISE SPECIFIED.



STORM MANHOLE & DEEP INLET

N.T.S.

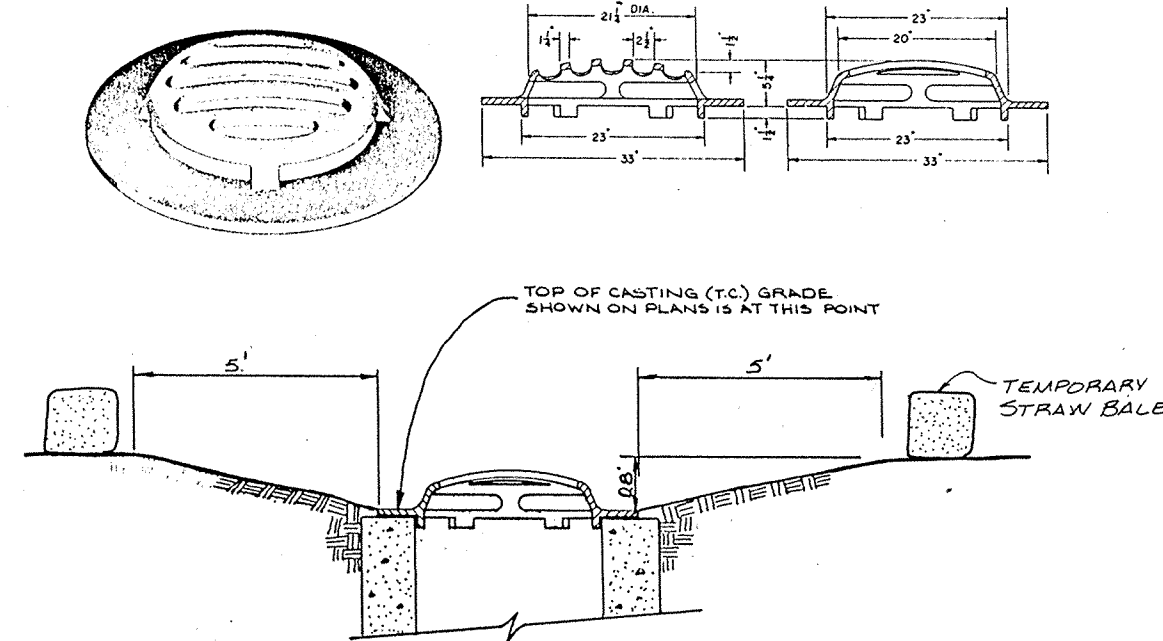


STORM MANHOLE (ALTERNATE)

-NO SCALE-

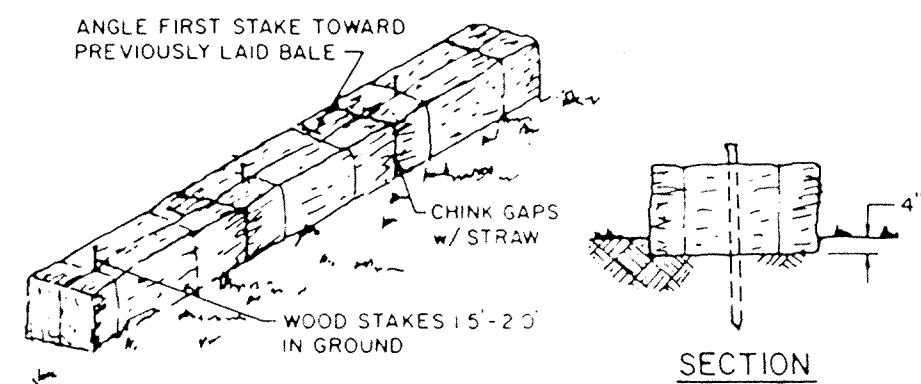
R-4342 Ditch Grate, Steel Type

Medium Duty - Total Weight 190 Pounds

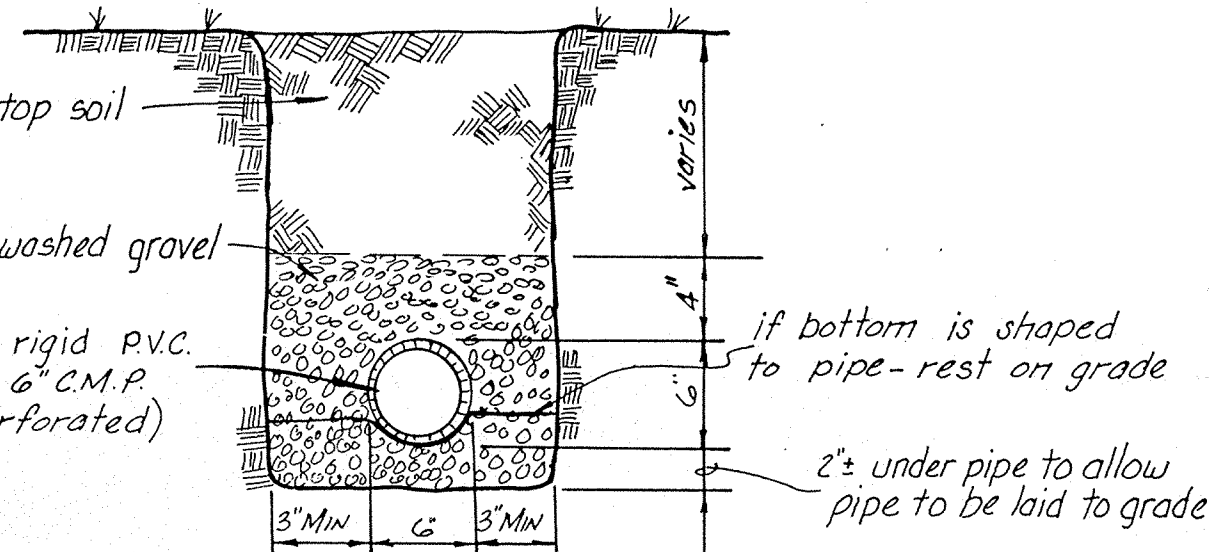


DITCH GRATE CASTING SETTING DETAIL

NO SCALE

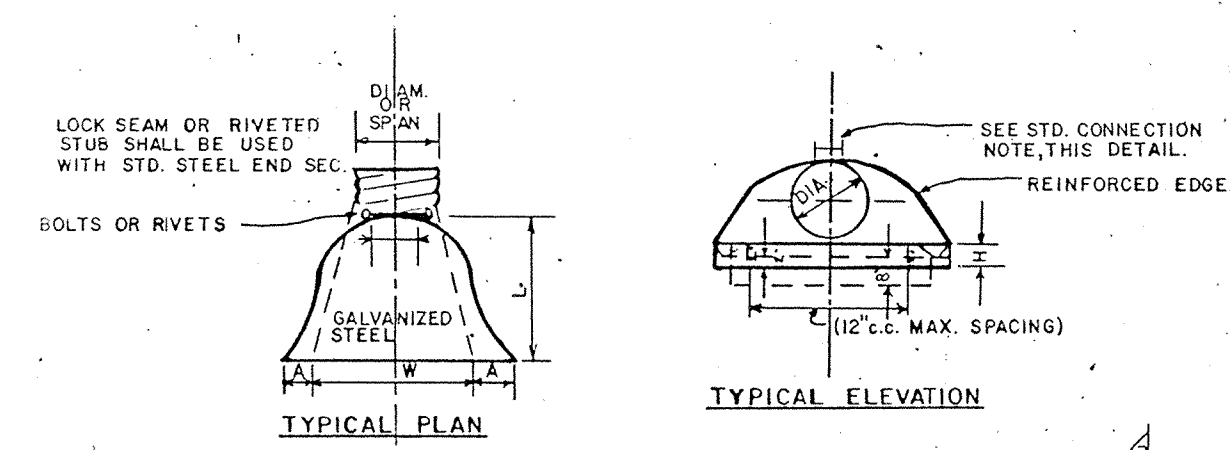


STRAW BALE DAM DETAIL



Subsurface Drain Detail

no scale



TYPICAL CROSS SECTION

PIPE OR PIPE-ARCH WITH #3 CONN. TO LOCK SEAM OR RIVETED STUB.

STANDARD STEEL END SECTION DETAIL

SCALE: NONE

Seeding Specifications:

- Swales/Grassed Waterways: Permanent seeding shall take place between March 1 and May 15 or from August 10 to October 15 with the following per acre:  
25# Kentucky 31 Fescue  
15# Kentucky Blue Grass  
1000# 12-12-12 Fertilizer  
3000# Mulch (Straw)
- If grades are established between May 15 and August 10, a temporary seeding consisting of 40# of Annual Ryegrass shall be planted per acre.
- If grades are established between October 15 and December 30, either Rye (grass) or Wheat may be used at the rate of 2 bushels/Ac. Oats may be used for early spring planting at the rate of 3 bushels/Ac. All grains should be cut at time of permanent seeding. All grains should be cut prior to seed maturing.
- If temporary seeding is established prior to permanent seeding, the mulch may be eliminated except in "bare" areas.
- If grading occurs during December, January, or February, no seeding to take place till spring planting time; however, it is imperative that all sediment filters and traps are in place prior to bulk earthmoving or clearing.
- All areas along street (approximately 25 foot behind curb) shall be seeded the same as swales.
- All lots where grading has occurred, shall be seeded with the temporary seeding process.
- All dates shown are nominal, and may be varied with concurrence of the Engineer or the local Soil Conservationist.

Soil Erosion Control Summary

The following is a list in sequence of construction activities to control soil erosion:

- Contractor shall install sediment traps and straw bale filters, as shown.
- Mass grade the site (sides of swales, mounds and ponds to be seeded and mulched immediately upon completion). Temporary seeding shall be recommended for all swales and disturbed areas that cannot be final seeded within a time period that will prevent slope erosion. For temporary seeding the contractor shall utilize a fast growing seed of either oats, annual ryegrass, wheat or rye depending on time of year. Disturbed areas should be kept to a minimum at all times.
- Contractor shall control mud accumulation on all streets surrounding project by installing stone surface at all locations where construction traffic leaves the site. Dust shall be kept to a minimum by utilizing sprinkling, Calcium Chloride, Vegetative cover, spray on adhesives or other approved methods.
- Maintain all filters and traps during construction to prevent any blockages from accumulated sediment. Additional seeding and straw bales may be required during construction as specified by Engineer or Soil Conservation Service. Rip rap shall be placed in areas of high velocity stream flow (minimum size 1/3 cu. ft.). Payment for additional straw bales shall be at the Contractor's expense. Payment for additional rip rap (not shown on plans) and seeding shall be paid for on a unit basis.
- Contractor shall install all sanitary sewers, storm sewers, subsurface drains, and water mains. Straw bale filters shall be installed at all storm inlets (including street inlets).
- All proposed street areas shall be paved as soon as possible after subgrade is prepared.
- All disturbed areas shall be seeded and mulched as specified below. This shall include all building pad fill areas.
- Contractor shall remove all temporary erosion and sediment controls only when there is a sufficient growth of ground cover to prevent further erosion.

FILED

JAN 20 1988

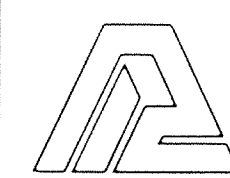
HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS

SECRETARY

SUNBLEST VILLAGE APARTMENTS - PHASE I

CERTIFIED BY  
DATE

REVISIONS



PAUL I. CRIFE, INC.  
7172 GRAHAM ROAD  
INDIANAPOLIS, INDIANA 46250  
(317) 842-6777

- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- LAND PLANNING

TECH. CHK.

DRAWN BY

SCALE

DATE

CLIENT

DFTNG. CHK.

DRAWING TITLE

DETAILS & SPECIFICATIONS

REGENCY WINDSOR COMPANIES

DWG. TYPE

FILE NUMBER


JOB NUMBER

85473-10000

SHEET

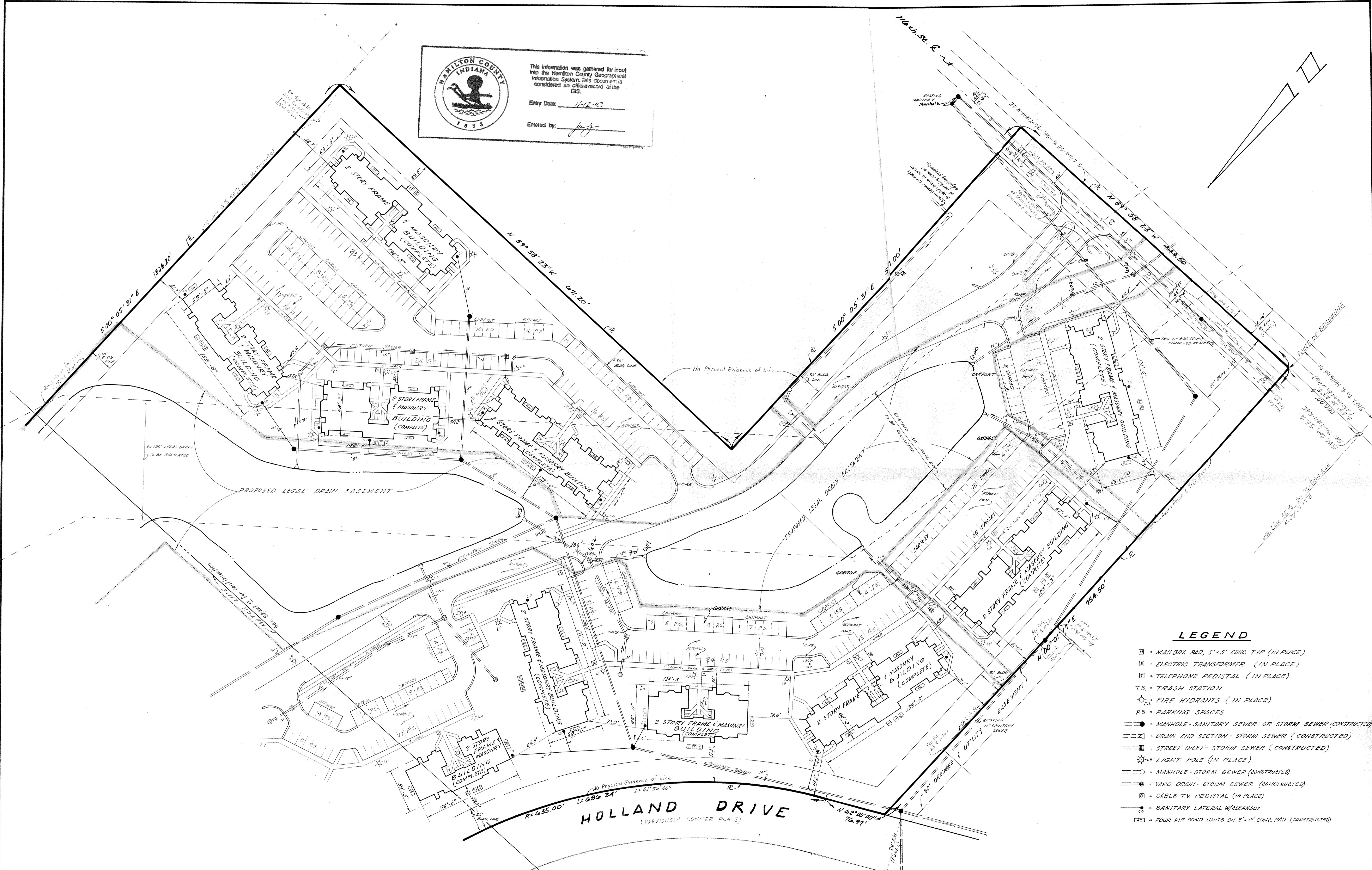
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OF 5



This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the GIS.

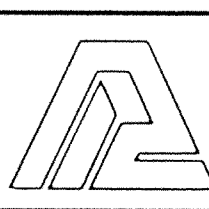
Entry Date: 11-12-03  
Entered by: [Signature]



- LEGEND**
- ☐ = MAILBOX PAD, 5'x5' CONC. TYP. (IN PLACE)
  - ⊡ = ELECTRIC TRANSFORMER (IN PLACE)
  - ⊞ = TELEPHONE PEDISTAL (IN PLACE)
  - T.S. = TRASH STATION
  - ⊙ = FIRE HYDRANTS (IN PLACE)
  - P.S. = PARKING SPACES
  - = MANHOLE - SANITARY SEWER OR STORM SEWER (CONSTRUCTED)
  - X— = DRAIN END SECTION - STORM SEWER (CONSTRUCTED)
  - |— = STREET INLET - STORM SEWER (CONSTRUCTED)
  - ⊙ = LIGHT POLE (IN PLACE)
  - = MANHOLE - STORM SEWER (CONSTRUCTED)
  - |— = YARD DRAIN - STORM SEWER (CONSTRUCTED)
  - ⊞ = CABLE T.V. PEDISTAL (IN PLACE)
  - = SANITARY LATERAL W/CLEANOUT
  - ☐ = FOUR AIR COND. UNITS ON 3'x12' CONC. PAD (CONSTRUCTED)

CERTIFIED BY	6-12-92 Misc. Revisions for Survey Update - DK2
DATE	

REVISIONS



**PAUL I. CRIFE, INC.**  
7172 GRAHAM ROAD  
INDIANAPOLIS, INDIANA 46250  
(317) 842-6777

TECH. CHK. D. Singer  
DFTNG. CHK.

DRAWN BY DJF  
DRAWING TITLE

SCALE 1"=50'  
DATE 8-30-88  
CLIENT SUNBLEST VILLAGE


INPLACE SURVEY - PHASE I

DWG. TYPE	FILE NUMBER	SHEET
		1
JOB NUMBER		OF 2
85473	80000	

In connection with the closing of a mortgage loan to Lambert-NL I Limited Partnership by New England Mutual Life Insurance Company ("Lender"), the undersigned, understanding that Lender will rely upon the certifications contained herein in making and disbursing said loan, hereby certifies to Lender, Stewart Title Services of Indiana, Inc., and Lambert-NL I Limited Partnership that:

- The survey to which this certificate is attached, prepared by the undersigned, a registered land surveyor of Paul I. Cripe, Inc., entitled INPLACE SURVEY - PHASE I ("Survey") is an update of a previous survey which was actually made by instrument survey upon the ground.
- The Survey was prepared in general accordance with the document entitled "New England Mutual Life Insurance Company Requirements For Surveys To Be Furnished in Connection With Mortgage Loans" and contains and shows all applicable and obtainable information required thereby.
- The Survey and the information, courses and distances shown thereon, including, without limitation, all setback and yard lines, are correct to the best of my professional knowledge, information and belief.
- The title lines described in the Mortgage/Deed of Trust and Security Agreement, being executed and delivered in connection with the closing of said loan, and shown on the Survey, and the lines of actual possession are the same, except as shown.
- The size, location and type of buildings, structures and improvements are as shown.
- Said buildings, structures and improvements constitute all of the visible improvements on said premises and all are within the boundary lines of the property.
- There are no apparent violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings, structures and improvements.
- Based upon a careful physical inspection of the premises, there is no evidence of encroachments or rights of way over, encroachments by improvements located on adjacent property onto, or uses affecting, this property or easement areas existing for the benefit of land adjacent to this property, other than those shown and depicted on the Survey.
- There are no encroachments by any of the improvements located on said premises onto adjacent property or onto easement areas of others, other than as shown and depicted on the Survey.
- All utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.
- The premises have direct access to 116th Street, a dedicated public way.
- The Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage.
- Any discharge into streams, rivers or other conveyance system is shown on the Survey.
- The parcel described hereon lies within Zone C as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), Community Flood Number 180423 0005 A, effective date: February 19, 1987. This Survey is made in accordance with the "Minimum Standard Detail Requirements For Indiana Land Title Surveys" jointly adopted and endorsed by ILTA and ISPLS in 1970.

Dated: \_\_\_\_\_ PAUL I. CRIFE, INC.  
 By: James E. Dankert, R.L.S. #4028  
 President



This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the GIS.  
 Entry Date: 11-12-03  
 Entered by: *JWS*

PROPERTY DESCRIPTION  
 SUNBLEST VILLAGE APARTMENTS  
 PHASE ONE

Part of the Northeast Quarter and part of the Southeast Quarter of Section 36, Township 18 North, Range 4 East, in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the South line of the Southeast Quarter of Section 36, South 89 degrees 58 minutes 23 seconds East (assumed bearing) 200.00 feet from the Southwest corner of said Southeast Quarter Section; thence North 00 degrees 01 minutes 17 seconds East, parallel with the West line of said Southeast Quarter Section, 754.50 feet; thence North 62 degrees 00 minutes 00 seconds East 76.97 feet to a curve having a radius of 635.00 feet, the radius point of which bears North 28 degrees 00 minutes 00 seconds West; thence Northerly along said curve 686.34 feet to a point which bears South 89 degrees 55 minutes 40 seconds East from said radius point; thence North 00 degrees 04 minutes 20 seconds East 712.27 feet to a curve having a radius of 350.00 feet, the radius point of which bears South 89 degrees 55 minutes 40 seconds East; thence Northerly along said curve 88.04 feet to a point which bears North 75 degrees 30 minutes 55 seconds West from said radius point; thence North 89 degrees 54 minutes 29 seconds East 455.10 feet; thence South 00 degrees 05 minutes 31 seconds East 155.92 feet; thence North 89 degrees 54 minutes 29 seconds East 181.67 feet; thence South 00 degrees 05 minutes 31 seconds East 142.41 feet; thence North 89 degrees 54 minutes 29 seconds East 63.33 feet to the East line of the West Half of the Southeast Quarter Section; thence South 00 degrees 05 minutes 31 seconds East along said East line 1308.20 feet; thence North 89 degrees 58 minutes 23 seconds West, parallel with the South line of said Southeast Quarter Section, 671.30 feet; thence South 00 degrees 05 minutes 31 seconds East, parallel with the East line of said Southeast Quarter Section, 547.00 feet to a point on the South line of said Southeast Quarter Section, said point lies South 89 degrees 58 minutes 23 seconds East 449.50 feet from Point of Beginning; thence North 89 degrees 58 minutes 23 seconds West along said Southeast Quarter Section line 449.50 feet to the Point of Beginning, containing 34.29 acres, more or less (1,493,540 sq. ft.).

Subject, however, to the right of way for 116th Street.  
 Subject, also, to all other legal easements and rights of way of record.

EASEMENTS OF RECORD AFFECTING PHASE I

Together with a 50.00 foot wide Drainage Easement recorded August 4, 1986 in Easement Book 4, pages 321-325 in the Office of the Recorder of Hamilton County, Indiana. (Located off site; not shown hereon)

Together with a 70.00 foot wide right of way described in a Cross-Easement and Road Construction Agreement recorded August 4, 1986 in Easement Book 4, pages 326-331 of the Office of the Recorder of Hamilton County, Indiana. (Located off site; not shown hereon)

Together with a non-exclusive easement for access to and use of facilities and amenities on contiguous real estate recorded February 19, 1987 as Instrument 8703879 in the Office of the Recorder of Hamilton County, Indiana. (Covers all of Phases II and III; not shown hereon)


Subject to a non-exclusive easement for access to and use of facilities and amenities on subject real estate recorded February 19, 1987 as Instrument 8703878 in the Office of the Recorder of Hamilton County, Indiana. (Covers all of Phase I; shown hereon)

August 30, 1988  
 Lambert-NL I Limited Partnership - Northern Life Insurance Company  
 WSCR, Incorporated - Commonwealth Land Title Insurance Company

I, the undersigned, hereby certify that to the best of my professional knowledge and belief the within plat accurately represents a survey performed under my supervision. I further certify that the improvements situated on the above described real estate are located within the boundaries thereof and that the improvements on adjacent properties do not encroach upon said property, except as shown.

Based upon the facts that we engineered and field staked the grading for the improvements included in this project, I hereby certify that the lowest floor elevation of the buildings on the above described property lies above the designed 100 year flood level.

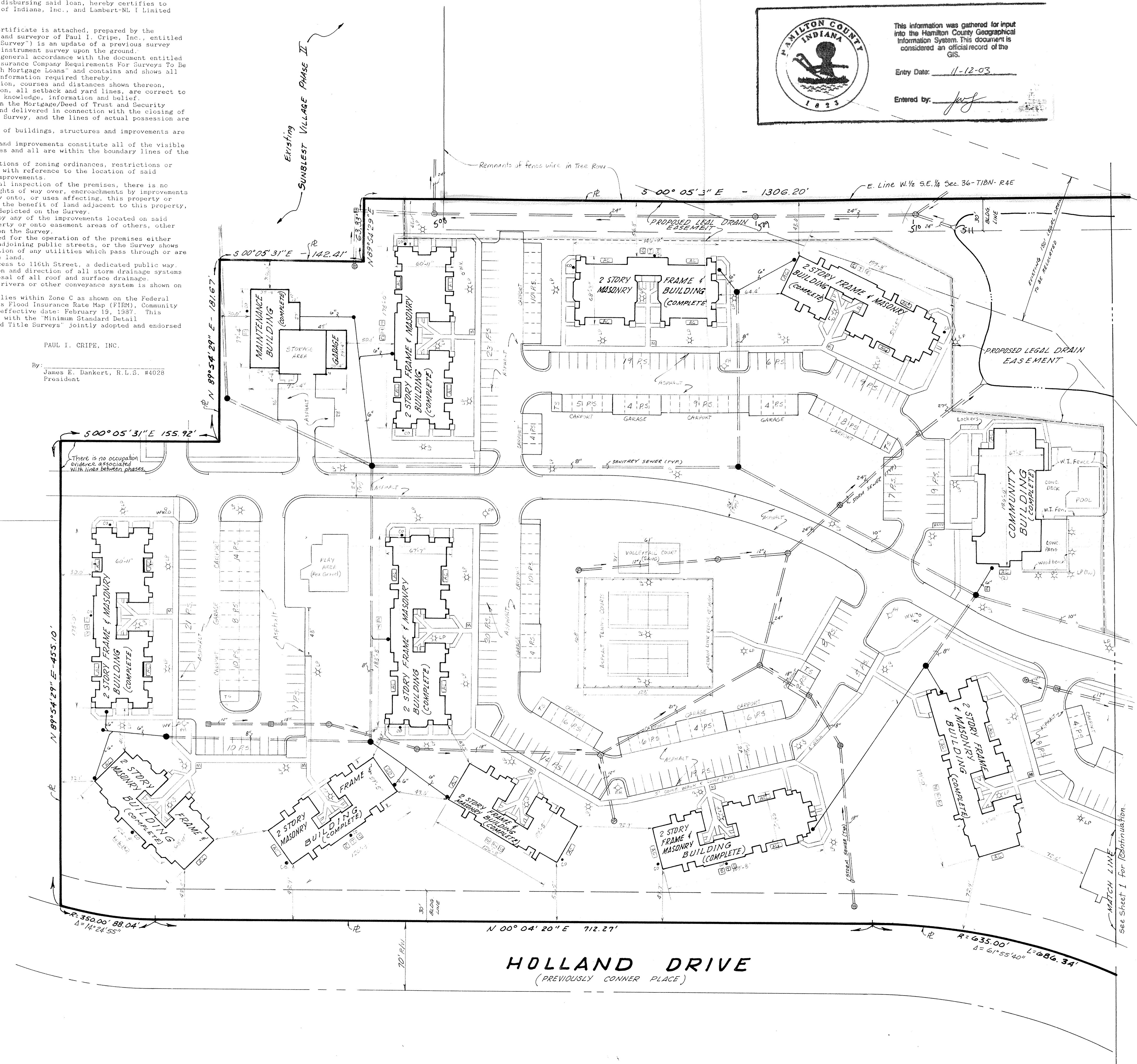
This special flood certification is tendered in that no "FIRM", Flood Insurance Rate Map has been issued for the above location.



James E. Dankert, R.L.S. #4028

ADDITIONAL EASEMENTS OF RECORD AFFECTING PHASE I

Subject to a 12.00 foot wide Electric Underground Line Easement recorded January 17, 1989 as Instrument 8901203 in the Office of the Recorder of Hamilton County, Indiana. (Placement of underground cables determines location of easement; surface evidence is inadequate to establish route)



HOLLAND DRIVE  
 (PREVIOUSLY CONNER PLACE)

CERTIFIED BY	6-12-99	REVISIONS	PAUL I. CRIFE, INC. 7172 GRAHAM ROAD INDIANAPOLIS, INDIANA 46250 (317) 842-6777	TECH. CHK. D. Singer	DRAWN BY RJG	SCALE 1"=50'	DATE 8-30-88	CLIENT SUNBLEST VILLAGE	DWG. TYPE	FILE NUMBER	SHEET
	DATE								JOB NUMBER	2	
									85473	80000	OF 2

Date of last field work: 6-3-92  
 (NORTH PART)  
 June 1992 Update: 85473-80400

