

NC
4

2007020320 EASE \$0.00
04/12/2007 09:44:41A 4 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

DRAINAGE EASEMENT

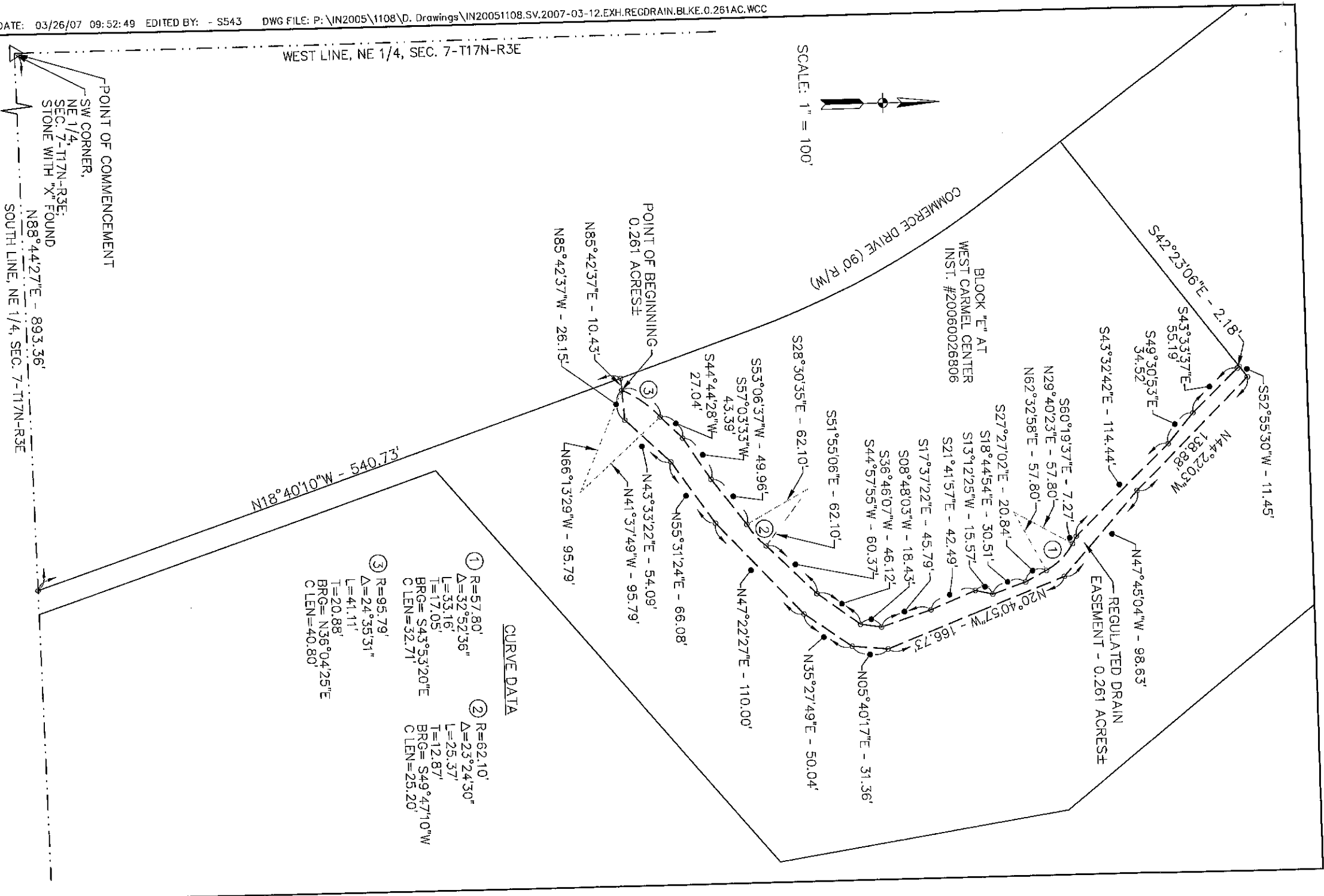
THIS INDENTURE WITNESSETH: That West Carmel I, LLC

(referred to herein as the "Grantor") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to the Board of Commissioners of Hamilton County, ("Grantee") a non-exclusive perpetual easement through, upon, over, along and across the following described real property located in Hamilton County, Indiana, ("the Easement") to-wit;

See Exhibit A.

This Easement is granted for the purpose of providing overland or subsurface paths and courses for the construction, maintenance, preservation of storm drainage. The Grantor reserves for themselves and their successors and assigns the right to use the Easement for any uses which are not inconsistent with the purposes herein. However, in the event the Grantor, or their successors, elect or desire to do any construction or alterations to the Real Estate within the Easement, they shall do so only upon approval of the Grantee. The Grantor further agrees that they shall not grant any easements to any other utilities, or other persons, through the real estate described herein, without the consent of the Grantee, and if said grants are given, those easements shall be subject to the Grantee's rights to regulate and permit construction or alteration with the Easement.

In the event the Grantee, its employees, or contractors are required to come upon the real estate contained in the Easement to replace, restore, or clear any drainage structures, ditches, drains, or swales contained therein, the Grantee shall only be liable to restore the Grantor's real estate to its previous grade, and to re-seed and undertake erosion control measures as are required by 327 IAC15-5 as amended. The Grantee, its employees, or contractors shall not be liable to Grantor, or his successor in title, for any improvements to the real estate, landscaping, sod, or any other improvements within the Easement which are damaged in the course of the repair of the drainage structure, ditches, drains, or swales contained in the Easement area.



CURVE DATA

① R=57.80' Δ=32°52'36" L=33.16' T=17.05' BRG= S43°53'20"E C LEN=32.71'	② R=62.10' Δ=23°24'30" L=25.37' T=12.87' BRG= S49°47'10"W C LEN=25.20'	③ R=95.79' Δ=24°35'31" L=41.11' T=20.88' BRG= N36°04'25"E C LEN=40.80'
---	---	---

REGULATED DRAIN EASEMENT

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 03/13/07	SHEET NO. 1 of 2
DRAWN BY: CMM	
JOB NO. 20051108	

DESC. FILE:

LAND DESCRIPTION
Regulated drain easement
Through a portion of the 2.982 acre tract of land
described in the
LIMITED WARRANTY DEED
Recorded as instrument #200600026806
Version 2
February 20, 2007

A part of the Northeast Quarter of Section 7, Township 17 North, Range 3 East located in Clay Township, Hamilton County, Indiana being bounded as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 7, Township 17 North, Range 3 East; thence North 88 degrees 44 minutes 27 seconds East (assumed bearing) 893.36 feet along the South Line of said Northeast Quarter to the southeastern corner of Block "F" of West Carmel Center as per plat thereof recorded as instrument #200300041665 in Plat Cabinet 3, slide 163 by the Recorder of Hamilton County, Indiana, said point on the eastern right-of-way line of Commerce Drive as platted in Block "F" of West Carmel Center; thence North 18 degrees 40 minutes 10 seconds West 540.73 feet along the eastern right-of-way line of Commerce Drive to the point of beginning of the 2.982 acre tract of land described in the **LIMITED WARRANTY DEED** recorded as instrument #200600026806 by said Recorder, the following eleven (11) courses are along the boundary of said 2.982 acre tract of land; 1) thence North 85 degrees 42 minutes 37 seconds East 10.43 feet to the **POINT OF BEGINNING** of this description, said point of beginning being on a non-tangent curve concave to the southeast and being North 66 degrees 13 minutes 29 seconds West 95.79 feet from the radius point of said curve (said curve hereinafter referred to as Curve #1); 2) thence North 85 degrees 42 minutes 37 seconds East 26.15 feet; 3) thence North 43 degrees 33 minutes 22 seconds East 54.09 feet; 4) thence North 55 degrees 31 minutes 24 seconds East 66.08 feet; 5) thence North 47 degrees 22 minutes 27 seconds East 110.00 feet; 6) thence North 35 degrees 27 minutes 49 seconds East 50.04 feet; 7) thence North 05 degrees 40 minutes 17 seconds East 31.36 feet; 8) thence North 20 degrees 40 minutes 57 seconds West 166.73 feet; 9) thence North 47 degrees 45 minutes 04 seconds West 98.63 feet; 10) thence North 44 degrees 22 minutes 03 seconds West 138.88 feet; 11) thence South 52 degrees 55 minutes 30 seconds West 11.45 feet; thence South 42 degrees 23 minutes 06 seconds East 2.18 feet; thence South 43 degrees 33 minutes 37 seconds East 55.19 feet; thence South 49 degrees 30 minutes 53 seconds East 34.52 feet; thence South 43 degrees 32 minutes 42 seconds East 114.44 feet; thence South 60 degrees 19 minutes 37 seconds East 7.27 feet to the point of curvature of a curve to the right, said point of curvature being North 29 degrees 40 minutes 23 seconds East 57.80 feet from the radius point of said curve; thence easterly and southeasterly 33.16 feet along said curve to its point of tangency, said point of tangency being North 62 degrees 32 minutes 58 seconds East 57.80 feet from the radius point of said curve; thence South 27 degrees 27 minutes 02 seconds East 20.84 feet; thence South 18 degrees 44 minutes 54 seconds East 30.51 feet; thence South 13 degrees 12 minutes 25 seconds West 15.57 feet; thence South 21 degrees 41 minutes 57 seconds East 42.49 feet; thence South 17 degrees 37 minutes 22 seconds East 45.79 feet; thence South 08 degrees 48 minutes 03 seconds West 18.43 feet; thence South 36 degrees 46 minutes 07 seconds West 46.12 feet; thence South 44 degrees 57 minutes 55 seconds West 60.37 feet to a point on a non-tangent curve concave to the northwest, said point being South 51 degrees 55 minutes 06 seconds East 62.10 feet from the radius point of said curve; thence southwesterly 25.37 feet along said curve to a point being South 28 degrees 30 minutes 35 seconds East 62.10 feet from the radius point of said curve; thence South 53 degrees 06 minutes 37 seconds West 49.96 feet; thence South 57 degrees 03 minutes 33 seconds West 43.39 feet; thence South 44 degrees 44 minutes 28 seconds West 27.04 feet a point on Curve #1, said point being North 41 degrees 37 minutes 49 seconds West 95.79 feet from the radius point of Curve #1; thence southwesterly 41.11 feet along said curve to the **POINT OF BEGINNING** containing 0.261 acres, more or less.

REGULATED DRAIN EASEMENT

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL. 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 03/13/07	SHEET NO.
DRAWN BY: CMM	2
JOB NO. 20051108	of
	2

DESC. FILE: