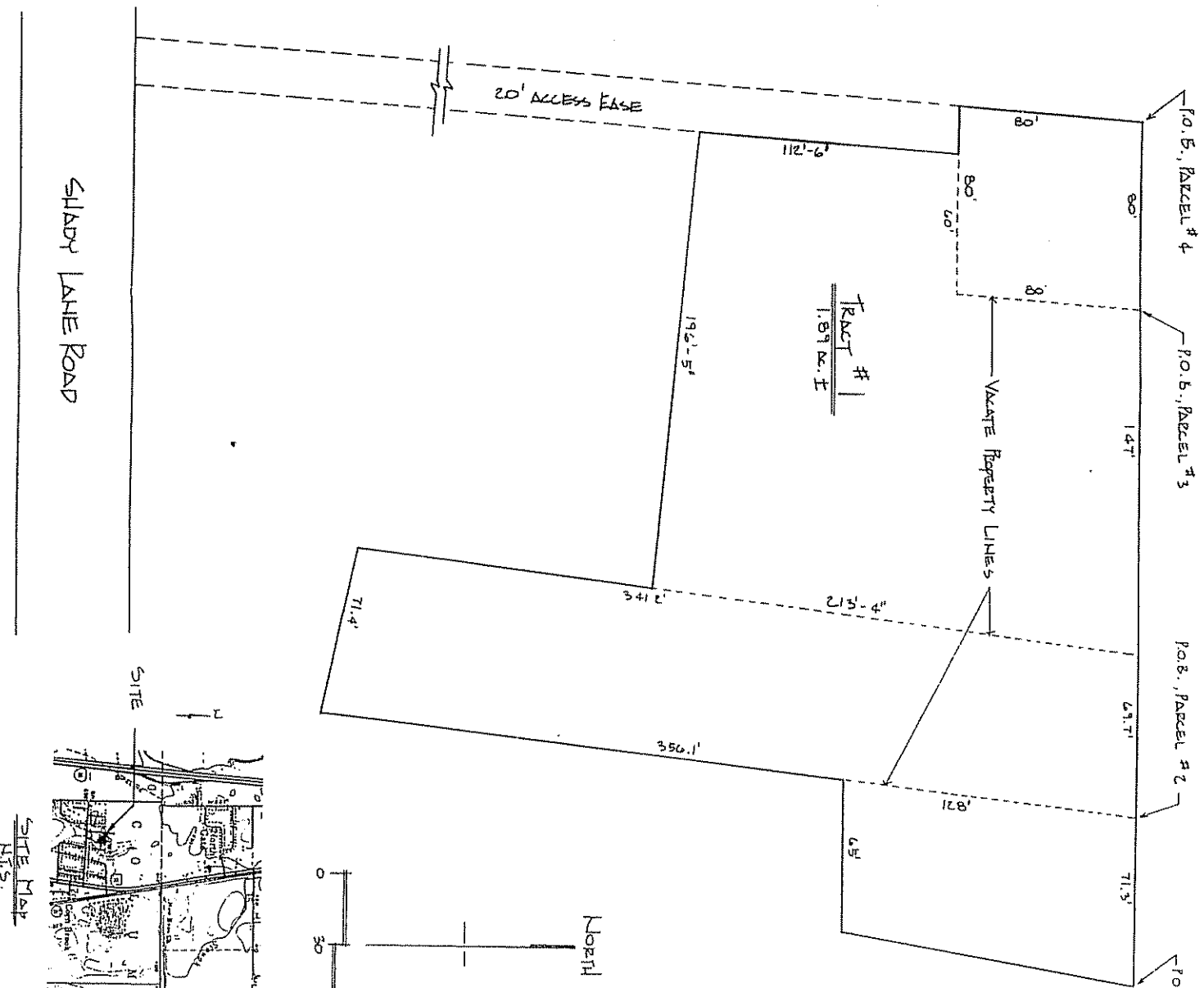


# John Bennett's Administrative Subdivision



PROPERTY DESCRIPTION

PARCEL 1, FROM DEED BOOK 221, PAGE 147: A PART OF BLOCK "C" IN REDMAN'S ADDITION TO THE TOWN OF LOWELL, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK "C"; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK "C" 71.3 FEET; THENCE IN A SOUTHWESTLY DIRECTION 128 FEET; THENCE EAST AND PARALLEL "C" TO THE NORTH LINE OF SAID BLOCK "C" 85 FEET TO THE EAST LINE OF SAID BLOCK "C"; THENCE NORTHEAST ALONG THE EAST LINE OF SAID BLOCK "C" TO THE PLACE OF BEGINNING, DISTANCE IN BARTHOLOMEW COUNTY, INDIANA.

PARCEL 2, FROM DEED BOOK 221, PAGE 147: PART OF BLOCK "C" IN REDMAN'S ADDITION TO THE TOWN OF LOWELL, BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON STAKE IN THE NORTH LINE OF SAID BLOCK "C" 71.3 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 80 MINUTES WEST (AN ANGLE OF 100 DEGREES 20 MINUTES) THROUGH AN IRON STAKE 23 FEET FROM SAID POINT 26 DEGREES 25 MINUTES NORTHEAST SOUTH 6 DEGREES 25 MINUTES EAST A DISTANCE OF 141.2 FEET TO AN IRON STAKE; THENCE DEFLECTING TO THE LEFT 71 DEGREES 03 MINUTES MEASURE SOUTH 77 DEGREES 28 MINUTES EAST A DISTANCE OF 71.4 FEET TO AN IRON STAKE; THENCE DEFLECTING TO THE LEFT 108 DEGREES 13 MINUTES MEASURE NORTH 5 DEGREES 41 MINUTES WEST A DISTANCE OF 316.1 FEET TO THE PLACE OF BEGINNING, BEARING AN INTERIOR ANGLE OF 95 DEGREES 41 MINUTES WITH THE FIRST COURSE HEREIN AS MEASURED; THENCE NORTH 80 MINUTES WEST (AN ANGLE OF 100 DEGREES 20 MINUTES) THROUGH AN IRON STAKE 23 FEET FROM SAID POINT 26 DEGREES 25 MINUTES NORTHEAST SOUTH 6 DEGREES 25 MINUTES EAST A DISTANCE OF 141.2 FEET TO AN IRON STAKE; THENCE DEFLECTING TO THE LEFT 71 DEGREES 03 MINUTES MEASURE SOUTH 77 DEGREES 28 MINUTES EAST A DISTANCE OF 71.4 FEET TO AN IRON STAKE; THENCE DEFLECTING TO THE LEFT 108 DEGREES 13 MINUTES MEASURE NORTH 5 DEGREES 41 MINUTES WEST A DISTANCE OF 316.1 FEET TO THE PLACE OF BEGINNING, BEARING AN INTERIOR ANGLE OF 95 DEGREES 41 MINUTES WITH THE FIRST COURSE HEREIN AS MEASURED; THENCE NORTH 80 MINUTES WEST (AN ANGLE OF 100 DEGREES 20 MINUTES) THROUGH AN IRON STAKE 23 FEET FROM SAID POINT 26 DEGREES 25 MINUTES NORTHEAST SOUTH 6 DEGREES 25 MINUTES EAST A DISTANCE OF 141.2 FEET TO AN IRON STAKE; THENCE DEFLECTING TO THE LEFT 71 DEGREES 03 MINUTES MEASURE SOUTH 77 DEGREES 28 MINUTES EAST A DISTANCE OF 71.4 FEET TO AN IRON STAKE; THENCE DEFLECTING TO THE LEFT 108 DEGREES 13 MINUTES MEASURE NORTH 5 DEGREES 41 MINUTES WEST A DISTANCE OF 316.1 FEET TO THE PLACE OF BEGINNING, BEARING AN INTERIOR ANGLE OF 95 DEGREES 41 MINUTES WITH THE FIRST COURSE HEREIN AS MEASURED.

PARCEL 3, FROM INSTRUMENT 190-470: A PART OF BLOCK "C" IN REDMAN'S ADDITION TO THE TOWN OF LOWELL AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK "C" 88 FEET EAST OF THE NORTH LINE OF SAID BLOCK "C" A DISTANCE OF 80 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK "C" A DISTANCE OF 80 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID BLOCK "C" A DISTANCE OF 80 FEET; THENCE NORTH 80 FEET TO THE NORTH LINE OF SAID BLOCK "C"; THENCE WEST ON SAID NORTH LINE 80 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.15 AC OF LAND, MORE OR LESS.

ALSO AN EASEMENT OF RIGHT-OF-WAY FOR HIGHWAYS AND EGRESS OVER THE FOLLOWING ALSO: AN EASEMENT OF RIGHT-OF-WAY FOR HIGHWAYS AND EGRESS OVER THE FOLLOWING ALSO: AN EASEMENT OF RIGHT-OF-WAY FOR HIGHWAYS AND EGRESS OVER THE EAST SIDE OF THE ROAD TRACT A STRIP OF GROUND 20 FEET IN WIDTH ACROSS THE EAST SIDE OF SAID TRACT TO THE PLACE OF BEGINNING IN PARCEL 1 AND 20 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK "C" TO SAID LANE ROAD.

1. ERIC R. GRAY, III, HEREIN CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN THE STATE OF INDIANA AND THAT THE LAND AND INTEREST THEREIN SET FORTH IN THIS INSTRUMENT HAVE BEEN MEASURED AND PLANNED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS OF MY PROFESSION AS SET FORTH IN THE REGULATIONS AND STANDARDS OF THE BOARD OF SURVEYORS AND LAND ENGINEERS OF THE STATE OF INDIANA. THIS ADMINISTRATIVE SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH PROPERTY DESCRIPTIONS CONTAINED IN EXISTING RECORDS, WITHOUT THE BENEFIT OF A FIELD SURVEY.

ERIC R. GRAY, III S-0318

DATE MAY 17, 1992



OWNER'S CERTIFICATE

WE THE UNDERSIGNED, JOHN ALBERT BERNETT AND GLORIA MAE BERNETT, OWNERS OF THE SUBDIVISION HEREIN DESCRIBED, HEREBY CERTIFY THAT WE LAY OFF, AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS DIVISION.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "JOHN BERNETT'S ADMINISTRATIVE SUBDIVISION", CONSISTING OF ONE TRACT IDENTIFIED HEREIN AS TRACT 1.

CLAR TITLE TO THE LAND CONTAINED IN THIS SUBDIVISION IS GUARANTEED. ANY DEFICIENCIES AND SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS: NONE TO OUR KNOWLEDGE.

THE SERVICE LINES SHALL BE DETERMINED BY THE REGULATIONS OF THE GOVERNING ENTITY HAVING JONING JURISDICTION OVER THE PROPERTY SHOWN HEREIN.

(Tract 1) For Easement Agreement See  
Inst #96-3075 Recorded March 28, 1996  
SEE also inst #96-3076 (Plat Book Q-138B)

WITNESS OUR HAND AND SEAL THIS 22 DAY OF MAY 1992.

JOHN ALBERT BERNETT

Gloria Mae Bennett

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOHN ALBERT BERNETT AND GLORIA MAE BERNETT, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

NOTARY PUBLIC  
John R. O'Sullivan  
7-18-92

BARTN  
COUNTY OF RESIDENCE



ADMINISTRATIVE SUBDIVISION APPROVAL

THIS SUBDIVISION HAS BEEN DETERMINED TO BE AN ADMINISTRATIVE SUBDIVISION AND IS ELIGIBLE FOR RECORDING AS SUCH.

APPROVED BY THE PLANNING DIRECTOR THIS 9th DAY OF JUNE 1992.

James E. Bergham  
PLANNING DIRECTOR

VOID UNLESS RECORDED BY: DANIEL T. 1992

PLAN DEPARTMENT CERTIFICATE

THIS SUBDIVISION INVOLVES NO DEDICATION TO THE PUBLIC OF LAND OR IMPROVEMENTS AND DOES NOT REQUIRE THE SIGNATURES OF THE COUNTY COMMISSIONERS.

John J. Bergham  
PLANNING DIRECTOR

JUNE 9th, 1992



DEPARTMENT OF CODE ENFORCEMENT CERTIFICATE

THIS DRAWING HAS BEEN REVIEWED THIS 12th DAY OF JUNE 1992, AND HAS BEEN DETERMINED TO BE IDENTICAL TO THE DRAWING APPROVED BY THE BARTHOLOMEW COUNTY PLANNING DEPARTMENT.

James E. Gray  
DIRECTOR OF CODE ENFORCEMENT

TAX CERTIFICATE

THE REAL PROPERTY TAXES DUE THROUGH THE LAST INSTALLMENT PERIOD HAVE BEEN PAID AND THIS DRAWING MAY BE RECORDED. THIS CERTIFICATE REMAINS VALID THROUGH 1992.

Thomas J. Jackson  
BARTHOLOMEW COUNTY TREASURER

THE REAL PROPERTY HAS BEEN BUILT ENTERED FOR TAXATION AND TRANSFERRED TO THE RECORDS OF THE ADDITION OF BARTHOLOMEW COUNTY, THIS 12th DAY OF JUNE 1992.

Jack R. Powell  
BARTHOLOMEW COUNTY RECORDER



RECORDING CERTIFICATE

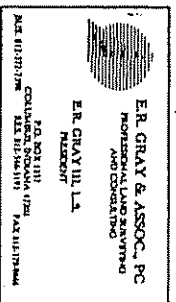
RECORDED IN PLAT BOOK P PAGE 238A THIS 12 DAY OF JUNE 1992 AT 10:44 O'CLOCK P.M.

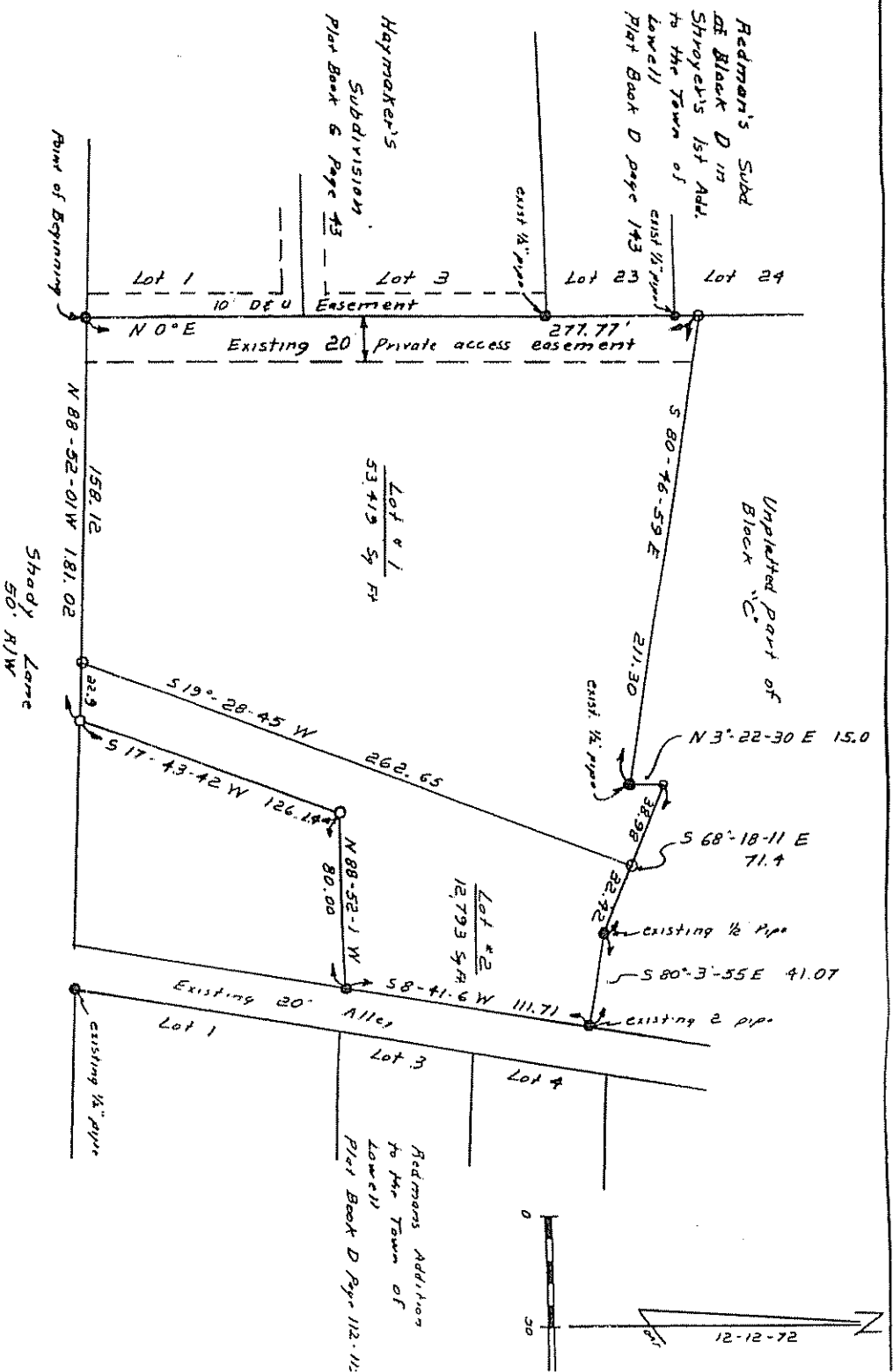
INSTRUMENT NO. 92-766 FEE PAID \$16.00

A NOTATION HAS BEEN MADE ON THE ORIGINAL INSTRUMENT OF "REDMAN'S ADDITION TO THE TOWN OF LOWELL" AS RECORDED IN PLAT BOOK "D", PAGE 113.

7. Norma Carson  
BARTHOLOMEW COUNTY RECORDER

File #92/25





OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THELMA SHARP'S MINOR SUBDIVISION OF A PART OF BLOCK "C" IN REDMAN'S ADDITION TO THE TOWN OF LOWELL. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

THERE ARE STRIPS OF GROUND AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

DRAINAGE DITCHES ALONG ALL ROADS SHALL BE PRESERVED AND KEPT UNOBSTRUCTED SO LONG AS THE ROADWAY IS NOT CURBED. EACH DRIVEWAY OVER A DRAINAGE DITCH SHALL BE PROVIDED WITH A 12 INCH MINIMUM DIAMETER DRAINAGE PIPE WHICH SHALL BE EITHER CORRUGATED METAL, VITRIFIED CLAY, OR REINFORCED CONCRETE PIPE WITH HEADWALLS.

NO FENCE, WALL HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHTLINES AT ELEVATIONS BETWEEN 2 AND 3 FEET ABOVE THE ROADWAYS 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 THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHTLINES.

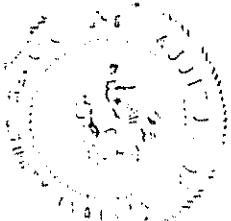
WITNESS MY HAND AND SEAL THIS 12<sup>th</sup> DAY OF DECEMBER, 1972.

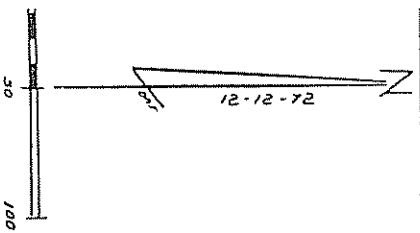
*Thelma Sharp*  
THELMA SHARP

STATE OF INDIANA )  
COUNTY OF BARTHOLOMEW ) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FOR THE COUNTY AND STATE, PERSONALLY APPEARED THELMA SHARP AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF December, 1972.

*Diana Johnson*  
DIANA A. JOHNSON NOTARY PUBLIC  
My Commission Expires 7/11/75





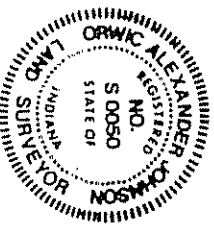
PROPERTY DESCRIPTION

A PART OF BLOCK "C" IN REDMAN'S ADDITION TO THE TOWN OF LOWELL AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK "C"; THENCE NORTH 0 DEGREES EAST ALONG THE WEST LINE OF SAID BLOCK "C" 277.77 FEET (DEED 277.6 FEET) TO AN IRON PIN SET BY THIS SURVEY; THENCE SOUTH 80 DEGREES - 46 MINUTES - 59 SECONDS EAST A DISTANCE OF 211.30 FEET (DEED 210.5 FEET) TO AN EXISTING 1/2" PIPE; THENCE NORTH 3 DEGREES - 22 MINUTES - 30 SECONDS EAST A DISTANCE OF 15.0 FEET TO AN IRON PIN; THENCE SOUTH 68 DEGREES - 18 MINUTES - 11 SECONDS EAST A DISTANCE OF 71.00 FEET TO AN EXISTING 1/2" IRON PIPE; THENCE SOUTH 80 DEGREES - 3 MINUTES - 55 SECONDS EAST A DISTANCE OF 41.07 FEET (DEED 41.00 FEET) TO AN EXISTING 2" PIPE; THENCE SOUTH 8 DEGREES - 41 MINUTES - 06 SECONDS WEST A DISTANCE OF 111.71 FEET (DEED 111.1 FEET) TO AN EXISTING 1/2" PIPE; THENCE NORTH 88 DEGREES - 52 MINUTES - 01 SECONDS WEST A DISTANCE OF 80.0 FEET TO AN IRON PIN; THENCE SOUTH 17 DEGREES - 43 MINUTES - 42 SECONDS WEST A DISTANCE OF 126.14 FEET (DEED 125.2 FEET) TO AN IRON PIN SET ON THE SOUTH LINE OF SAID BLOCK "C"; THENCE NORTH 88 DEGREES - 52 MINUTES - 01 SECONDS WEST ALONG SAID SOUTH LINE 181.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.52 ACRES MORE OR LESS AND SUBJECT TO A 20 FOOT ACCESS EASEMENT LYING EAST OF THE WEST LINE OF SAID BLOCK "C" AND ALSO SUBJECT TO ALL OTHER LEGAL RIGHTS OF WAY AND EASEMENTS.

LAND SURVEYOR'S CERTIFICATE

I, ORWIC ALEXANDER JOHNSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION IN DECEMBER, 1972; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE SET PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND; AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



*Orwic Alexander Johnson*  
 ORWIC ALEXANDER JOHNSON, RLS NO. 50050  
 DUNLAP ENGINEERING  
 422 WASHINGTON STREET  
 COLUMBUS, INDIANA 47201  
 DECEMBER 12, 1972

CERTIFICATES OF APPROVAL

UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BARTHOLOMEW, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF BARTHOLOMEW AS FOLLOWS:

APPROVED BY COUNTY PLAN COMMISSION AT A MEETING HELD Jan 17, 1973

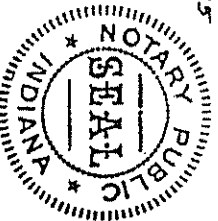
*John Perry Simmons*  
 JOHN PERRY SIMMONS, PRESIDENT  
*Gale Arnold*  
 GALE ARNHOLT, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF THE GENERAL ASSEMBLY OF INDIANA OF 1951, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF BARTHOLOMEW COUNTY, INDIANA, AT A MEETING HELD JAN. 22, 1973

BOARD OF COMMISSIONERS BY:  
*Harry Embury*  
 HARRY EMBURY, PRESIDENT  
*Russell Peel*  
 RUSSELL PEEL, MEMBER  
*Floyd Epererson*  
 FLOYD EPPERSON, MEMBER

RECORDING NOTATIONS

COPY RECEIVED BY *Thomas Darlage*  
HERMAN DARLAGE, BUILDING COMMISSIONER  
 ENTERED FOR TAXATION THIS 28<sup>TH</sup> DAY OF JAN., 1975.  
 COPY RECEIVED BY *Robert Nussmeier*  
ROBERT NUSSMEIER, COUNTY ASSESSOR



RY PUBLIC, IN AND  
 NALLY APPEARED  
 THE EXECUTION OF  
 VOLUNTARY ACT AND  
 EXPRESSED.  
 AL THIS 12-74

2

1/75

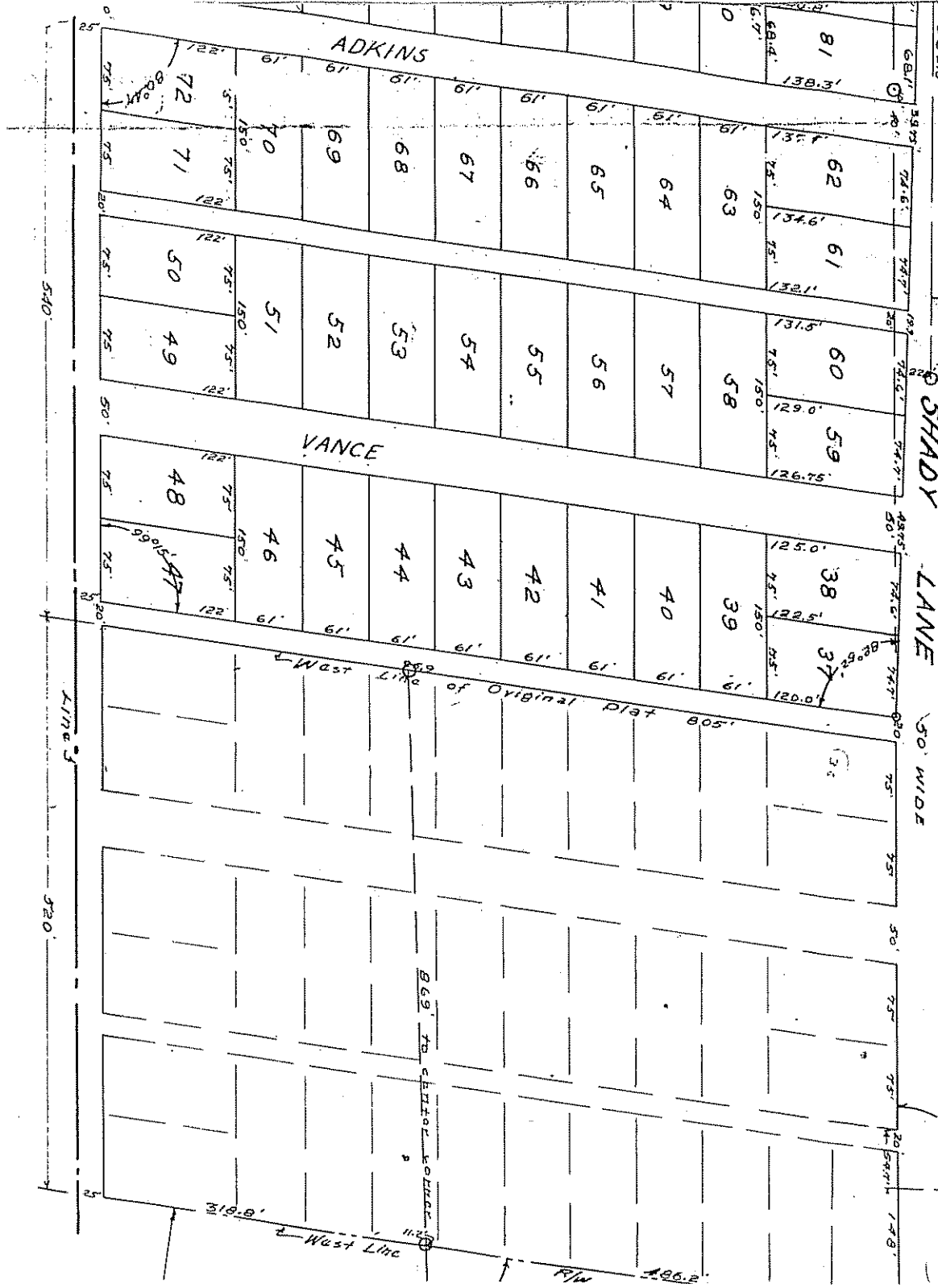
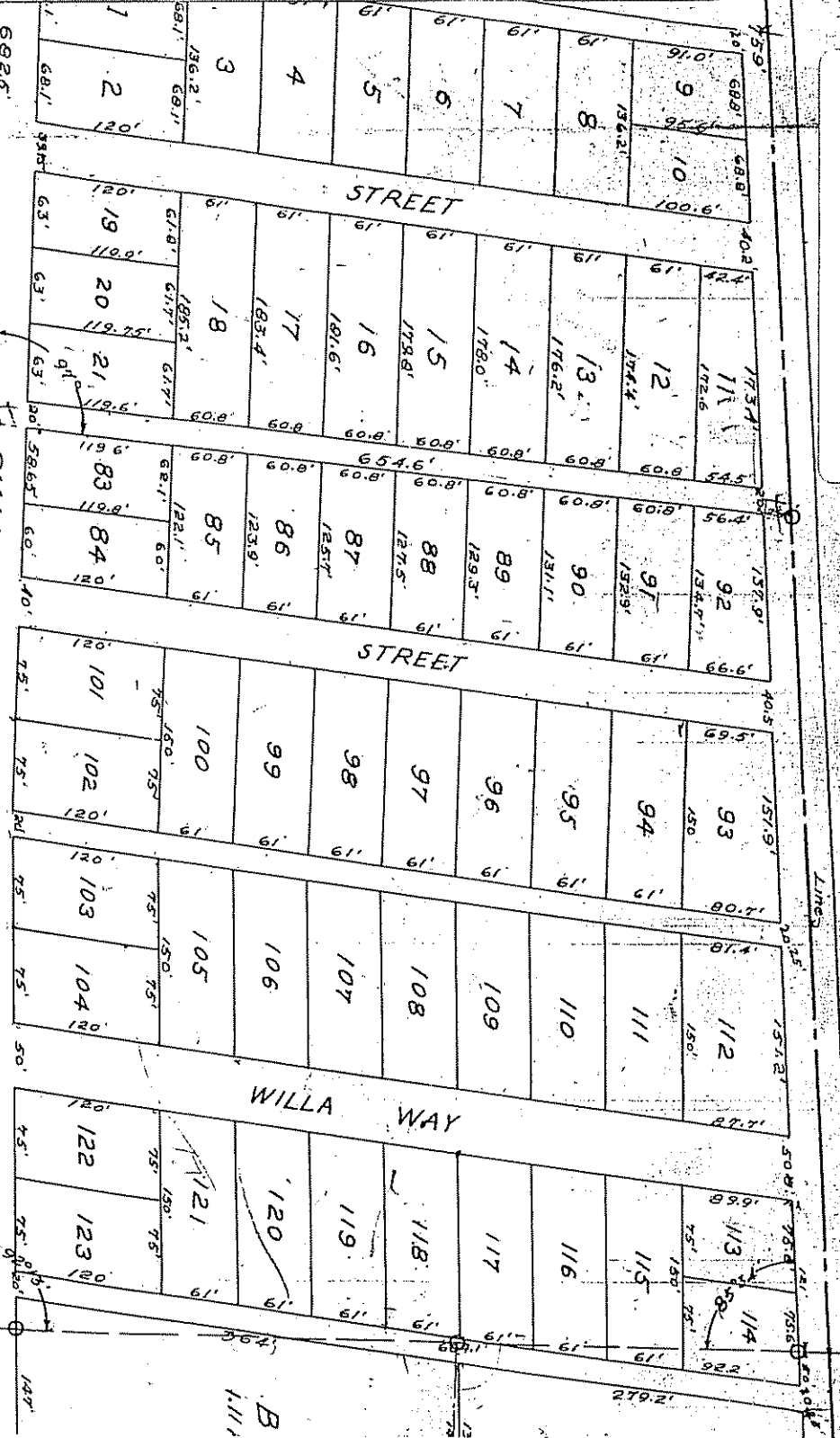
RECORDED IN PLAT BOOK H PAGE 87 THIS 28 DAY  
 OF JANUARY 1975 AT 12:35 O'CLOCK P.M.  
 FEE PAID 95.08 INSTRUMENT NO. 400  
Naomi L. Jackson  
 NAOMI L. JACKSON, AUDITOR  
Barbara P. Knize



Lot B For Easement Agreement See Inst  
#96-3075 Recorded March 28, 1996  
SEE also inst #96-3076 (Plat Book Q-138B)

For a survey of Vance St., North Line Rd  
& an alley East of Willa Way in Shroyers,  
1st Add to the town of Lowell See Inst  
#2001-3323 Plat Book Q-222d 3-29-2001

See inst #2002-910





PLAT "C" - See John Bennett's Admin. Sub. Recorded 6-12-92 in Plat Book P-2364

For alley survey See Document #90-8477 Plat Book P-116B Recorded Oct. 16, 1990

See report of Plat "B" in Shroyer Addition to Town of Lowell  
 All Plat Book 8, Page 70  
 Betty Jean Rankin (1481)  
 Rankin & Rankin

For Grant for Encroachment see Inst #93-8791  
 This is for Block A Shroyer's 1st D-112

PLAT of SHROYER'S FIRST ADDITION #2117 RECEIVED FOR RECORD  
 the Town of Lowell  
 Faces Lots 37 to 123 incl. 711.11  
 Dim. mainly Shroyer  
 day of 2005  
 A.D. 1995  
 and recorded in record P  
 Embraces Lots 1 to 21 inclusive

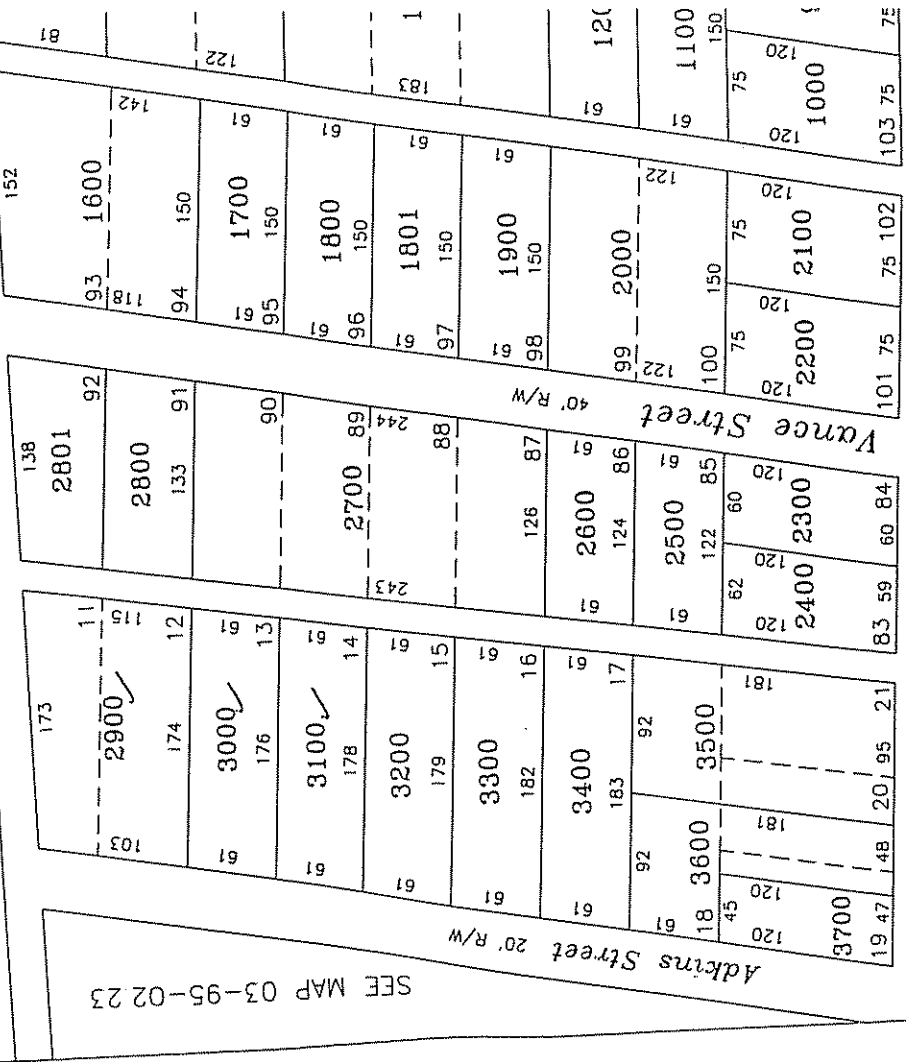
SEE MAP 03-95-02.0

SEE MAP 03-95-02.00

SEE MAP  
03-95-02.00

SEE MAP 03-95-02.23

SEE MAP 03-95-02.23



SEE MAP  
05-05-35.33

SEE MAP  
05-05-35.34

SEE MAP  
20-05  
35.34

SEE MAP 20-01

German Twp.  
Columbus Twp.

T 10 N  
T 9 N

200  
1300  
650 Ac  
224

SEE  
19-95-

200 W 977

1400  
87.75 Ac

U.S. 31

SEE MAP  
19-95-02.21



Dionne Lane

SEE MAP  
03-95-02.23

SEE MAP  
03-95-02.24

SEE MAP  
19-95  
02.24

SEE  
19-95-

591  
1500  
8.00 Ac  
591

SEE MAP 03-95-03.00

SEE MAP  
03-95-02.32

SEE MAP  
03-95-02.31

SEE MAP  
19-95-02.32

SEE MAP  
19-95-02.31

SEE  
19-95-

1326 200 W  
1600  
15.37 Ac

SEE MAP  
19-95  
02.33

SEE MAP  
03-95  
02.33

SEE MAP  
19-95-02.34

SEE  
19-95-

Lowell Road  
525

SEE MAP 19-95-11.22

SEE MAP 19-95-11.21

SEE MAP

SEE MAP  
19-95-03.44

Sec 2, T9N, R5E