MARION COUNTY · INDIANA

PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 16,
TOWNSHIP 14 NORTH, RANGE 4 EAST OF 2ND PRINCIPAL MERIDIAN, PERRY TOWNSHIP

0' 80' 160'
1"=80'

LEGEND

ACCESS EASEMENT
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT

⅝" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED

MCFARLAND BLVD

Curve Data
R = 2300.00'
L = 977.78'
C = 970.44'
CBRG = N11°52'58"W

RIGHT-OF-WAY EASEMENT PER INSTR. NO. 860026816

N00°17'46"E - 603.23'

PUBLIC RIGHT-OF-WAY HEREBY DEDICATED 4.317 ACRES±

25' UTILITY EASEMENT PER INSTR NO 900036851

Curve Data
R = 2335.00'
L = 976.84'
C = 969.73'
CBRG = N11°41'19"W

PUBLIC RIGHT-OF-WAY HEREBY DEDICATED 4.317 ACRES±

TRANSMISSION LINE EASEMENT PER VOL. 4488, PAGE 476

Curve Data
R = 190.00'
L = 298.45'
C = 268.70'
CBRG = N44°42'14"W

N89°42'14"W 107.92'

25' UTILITY EASEMENT PER INSTR NO 900036851

S83°27'12"W 83.93'

MCFARLAND BLVD

RIGHT-OF-WAY EASEMENT PER INSTR. NO 860126816

N89°42'14"W - 500.00'

N89°42'14"W 109.45'

LOT 1
20.431 ACRES±

LOT 1
20.431 ACRES±

N00°17'46"E - 479.87'

DRAINAGE EASEMENT

N00°24'01"E - 248.02'

LOT 2
5.669 ACRES±

S89°42'14"E - 379.73'

CITY OF INDIANAPOLIS INSTR NO. A2021000333237 (NOT INCLUDED) SEE DETAIL BELOW

45.0'

S00°17'47"W 240.00'

S02°57'36"W 200.03'

15' UTILITY EASEMENT PER INSTR NO 920079292

S00°17'46"W 130.00'

S02°12'12"W 150.08'

10' WATER EASEMENT PER INSTR. NO. 8286853

S00°17'46"W - 600.00'

S06°57'03"W - 302.03'

S00°17'46"W - 400.00'

S02°49'19" 152.06'

EMERSON AVE.

1050.93'

S00°17'46"W - 1735.27'

RIGHT-OF-WAY EASEMENT PER INSTR. NO. 890093590

STATE OF INDIANA INSTR. NO. 70-36507 (NOT INCLUDED) SEE DETAIL BELOW

S00°17'46"W - 2685.48'

E LINE OF SE ¼ OF SECT. 16, T. 14N, R. 4E

PUBLIC RIGHT-OF-WAY HEREBY DEDICATED 4.317 ACRES±

RIGHT-OF-WAY EASEMENT PER INSTR. NO 890093590

POINT OF BEGINNING
SE CORNER OF NE ¼ OF SECT. 16, T. 14N, R. 4E
NE CORNER OF SE ¼ OF SECT. 16, T. 14N, R 4E
HARRISON MONUMENT FOUND

N00°17'48"E 25.00'

S89°42'14"E - 160.11'

PK NAIL FOUND

N00°32'51"E 269.482'

S00°32'51"W 68.56'

E LINE OF NE ¼ OF SECT. 16, T. 14N, R. 4E

NE CORNER OF NE ¼ OF SECT. 16, T. 14N, R. 4E
HARRISON MONUMENT FOUND

DRAINAGE EASEMENT

DOCUMENT NO. 860023352 INSTR. OF INDIANA

EXCEPTION DETAIL

SCALE: 1"=50'

N00°26'29"E - 240.00'

N03°16'09"E - 200.03'

S00°38'19"W - 130.00'

S02°39'43"W - 150.08'

S00°36'19"W - 230.12'

EMERSON AVE.

STATE OF INDIANA INSTR. NO. 70-36507

N00°22'25"E - 126.66'

CBRG=S4°57'16"W
C=313.03'
R=1959.86'
L=313.36'

S00°22'25"W - 488.71'

POINT OF BEGINNING

S00°22'25"W 772.29'

E LINE OF SE ¼ OF SECT. 16, T. 14N, R. 4E

EMERSON AVE.

POINT OF COMMENCEMENT
NE CORNER OF SE ¼ OF SECT. 16, T. 14N, R. 4E
HARRISON MONUMENT FOUND

EXCEPTION DETAIL