

Resolution No. 2012-22
Brownsburg, Indiana
June 28, 2012

**A RESOLUTION AUTHORIZING THE EXERCISE OF EMINENT DOMAIN TO
FACILITATE THE NORTHFIELD DRIVE EXTENSION PROJECT**

The Town Council (the "Council") of the Town of Brownsburg, Indiana (the "Town") met at a duly called and authorized meeting of the Council held on the date set forth below, such meeting being called pursuant to a notice stating the time, place and purpose of the meeting received by all members of the Council, and the following resolutions were made, seconded and adopted by a majority of those present at the meeting, which constituted a legal quorum of the Council.

WHEREAS, the Council is aware of the Northfield Drive Extension Project which consists of roadway construction approximately 500 feet south of the intersection of US 136 and CR 600 East Northfield Drive, then following Northfield Drive and terminating just west of White Lick Creek (including construction of new curbs, sidewalks, infrastructure and roadway construction) (collectively referred to herein as the "Project");

WHEREAS, the Project is being designed to address the increased traffic in the area as well as improve the safety of the intersection and associated facilities;

WHEREAS, the Town has determined that the Project is for the public benefit;

WHEREAS, the Town has made efforts to enter into agreements with the property owners that will be affected by the Project to obtain certain rights of ways and easements (the "Property Rights");

WHEREAS, some of the property owners being affected by the Project have not entered into agreements with the Town for the Town's acquisition of the Property Rights;

WHEREAS, the Town must obtain the Property Rights for the Project to move forward;

WHEREAS, the Property Rights and the corresponding properties are set forth in attached Exhibit "A"; and

WHEREAS, pursuant to I.C. 32-24-1 *et seq.*, the Town desires to acquire the Property Rights set forth in attached Exhibit "A" via eminent domain.

NOW THEREFORE, BE IT RESOLVED, that the Council hereby determines that it may be necessary to acquire the Property Rights set forth in attached Exhibit "A" through the eminent domain procedure outlined in I.C. 32-24-1 *et seq.*

BE IT FURTHER RESOLVED, that the Council authorizes and directs the Town Manager and the Town Attorney to take any and all actions necessary to effectuate the

acquisition of the necessary Property Rights for the Project including but not limited to the filing of formal eminent domain complaint(s).

PASSED by the Town Council of the Town of Brownsburg, Indiana, this ___ day of June 2012 by a vote of _____ () ayes and _____ () nays.

Dwayne Sawyer, President

ATTEST:

Jeanette M. Brickler
Clerk-Treasurer

EXHIBIT "A"

List of Properties

EXHIBIT "A"

Northfield Drive Phase IV

List of Potential Properties to be Acquired

Via Eminent Domain

<u>Parcel No.</u>	<u>Property Owner</u>	<u>Parcel ID No.</u>
1	Kurucz, Joseph F.	32-07-03-360-001.000-015
2	Henderson, Terry L.	32-07-04-400-011.000-016
3	Contract Properties Brownsburg, LLC	32-07-04-476-001.000-016
4	Godfrey, John W.	32-07-03-351-001.000-016
5	SLMH, LLC	32-07-03-351-002.000-016
6	Danmic Realty, LLC	32-07-03-379-001.000-016
7	Lowe's Home Centers, Inc.	32-07-03-227-006.000-026
8	Brownsburg Station Partners, LLC	32-07-03-227-008.000-026
8A	Brownsburg Station Partners, LLC	32-07-03-227-004.000-026
10	M&I Marshall & Isley Bank	32-07-03-227-001.000-026
11	Flagstar Bank, FSB	32-07-03-227-003.000-026

Project: 1006551
Northfield Drive
Parcel: 1 Fee
Parcel ID: 32-07-03-360-001.000-015

A part of Lot 9 in Stony Brook, Section One, a subdivision in the Southwest Quarter of the Southwest Quarter of Section 3 and in Northwest Quarter of the Northwest Quarter of Section 10 in Township 16 North, Range 1 East, Hendricks County, Indiana, the plat of which subdivision is recorded in Plat Book 13, page 30 in the Office of the Recorder of said county, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the northwest corner of said lot; thence South 64 degrees 33 minutes 21 seconds East 38.13 feet along the northeastern line of said lot to point "44" designated on said Parcel Plat; thence South 42 degrees 10 minutes 06 seconds West 49.25 feet to the west line of said lot and point "45" designated on said Parcel Plat; thence North 01 degree 28 minutes 53 seconds West 52.90 feet along said west line to the point of beginning and containing 899 square feet, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 7th day of November, 2011.

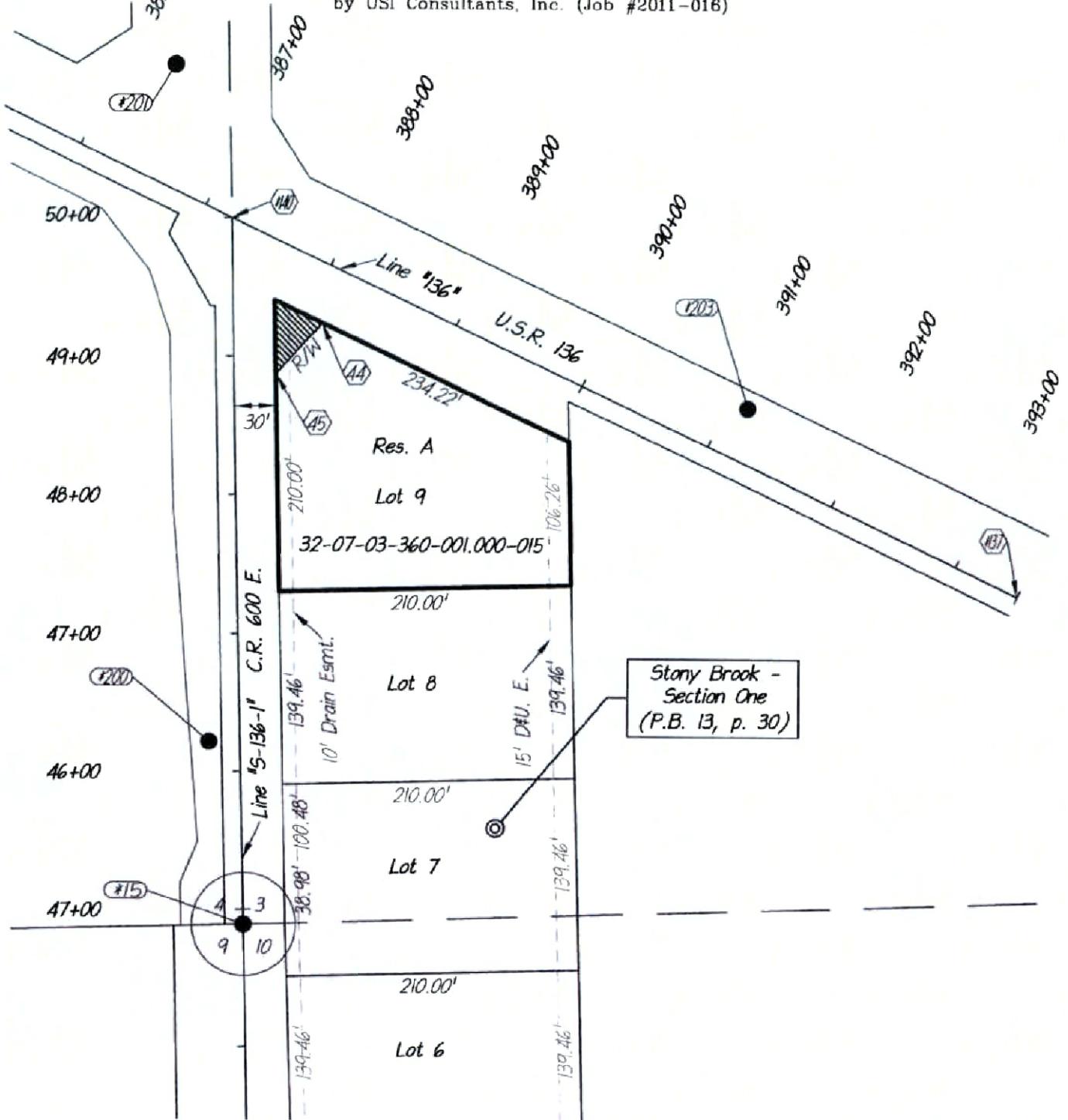
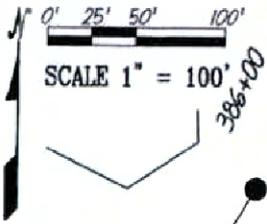


by *Kelly D. Marley*
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)



<p>PARCEL: 1 OWNER: KURUCZ, JOSEPH F. ET UX. PROJECT: 1006551 ROAD: NORTHFIELD DRIVE COUNTY: HENDRICKS SECTION: 3 TOWNSHIP: 16 N. RANGE: 1 E.</p>	<p>HATCHED AREA IS THE APPROXIMATE TAKING</p>	<p>DRAWN BY: K.D. MARLEY 11-3-2011 CHECKED BY: D.R. WEST 11-3-2011 DES. NO.: 1006551</p>
<p>INSTR. 95-11085 D.R. 342, PAGE 714, DATED 6-30-1995</p>		
<p><small>DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.</small></p>		

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)

Parcel Coordinate Chart					
Point	Line	Station	Offset	Northing	Easting
44	"136"	388+13.00	PL 40.00' Rt.	48165.4361	47860.6352
45	"S-136-1"	48+87.00	PL 30.00' Rt.	48128.9345	47827.5743
137	"136"	P.O.T. 393+50.00	0.00' Rt.	47970.8443	48362.7338
140	"S-136-1"	P.O.T. 50+00.00	0.00' Rt.	48241.1210	47794.6628

Stations & offsets control over both north & east coordinates and bearings & distances
*For alignments and points 3,4,6-8,13-15,18,19,25,26, 200-212 see sheet 4 of the Location Control Route Survey recorded in Instrument 201112220

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument 201112220 in the Office of the Recorder of Hendricks County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

Kelly D. Marley
Kelly D. Marley Dated 11-8-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



PARCEL: 1 OWNER: KURUCZ, JOSEPH F. ET UX.
PROJECT: 1006551
ROAD: NORTHFIELD DRIVE
COUNTY: HENDRICKS
SECTION: 3
TOWNSHIP: 16 N.
RANGE: 1 E.

DRAWN BY: K.D. MARLEY 11-3-2011
CHECKED BY: D.R. WEST 11-3-2011
DES. NO.: 1006551

Project: 1006551
Northfield Drive
Parcel: 2 Fee
Parcel ID: 32-07-04-400-011.000-016

A part of the Southeast Quarter of Section 4, Township 16 North, Range 1 East, Hendricks County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the southeast corner of said section, designated as point "15" on the Location Control Route Survey recorded in Instrument 201112220 in the Office of the Recorder of said county; thence South 88 degrees 19 minutes 30 seconds West 45.00 feet along the south line of said section to point "48" designated on said Parcel Plat; thence North 01 degree 28 minutes 53 seconds West 30.98 feet to point "110" designated on said Parcel Plat; thence North 21 degrees 56 minutes 50 seconds East 32.70 feet to point "111" designated on said Parcel Plat; thence North 04 degrees 34 minutes 55 seconds West 240.35 feet to point "112" designated on said Parcel Plat; thence North 01 degree 55 minutes 58 seconds West 127.00 feet to point "47" designated on said Parcel Plat; thence North 18 degrees 25 minutes 23 seconds West 48.32 feet to point "46" designated on said Parcel Plat; thence North 37 degrees 59 minutes 27 seconds West 55.90 feet to point "49" designated on said Parcel Plat; thence North 64 degrees 33 minutes 21 seconds West 208.00 feet to point "71" designated on said Parcel Plat; thence North 25 degrees 26 minutes 39 seconds East 35.00 feet to the center line of U.S.R. 136; thence South 64 degrees 33 minutes 21 seconds East 259.00 feet along said center line to a corner of the grantors' land; thence South 25 degrees 26 minutes 39 seconds West 30.00 feet along a line of the grantors' land to the southwestern boundary of the intersection of said U.S.R. 136 and County Road 600 East; thence South 30 degrees 12 minutes 00 seconds East 60.57 feet (60.43 feet by Instrument 94-8727, Deed Book 333, page 712) along the southwestern boundary of the intersection of said U.S.R. 136 and said county road to a corner of the grantors' land; thence North 88 degrees 31 minutes 07 seconds East 16.50 feet along a line of the grantors' land to the east line of said section; thence South 01 degree 28 minutes 53 seconds East 447.22 feet (447.76 feet by said Instrument 94-8727, Deed Book 333, page 712) along said east line to the point of beginning and containing 0.676 acres, more or less, inclusive of the presently existing right-of-way which contains 0.216 acres, more or less. The above-described land abuts the 0.56-acre parcel described in said Instrument 94-8727, Deed Book 333, page 712, and any seeming bearing discrepancies result merely from the different bearing systems upon which they are based.

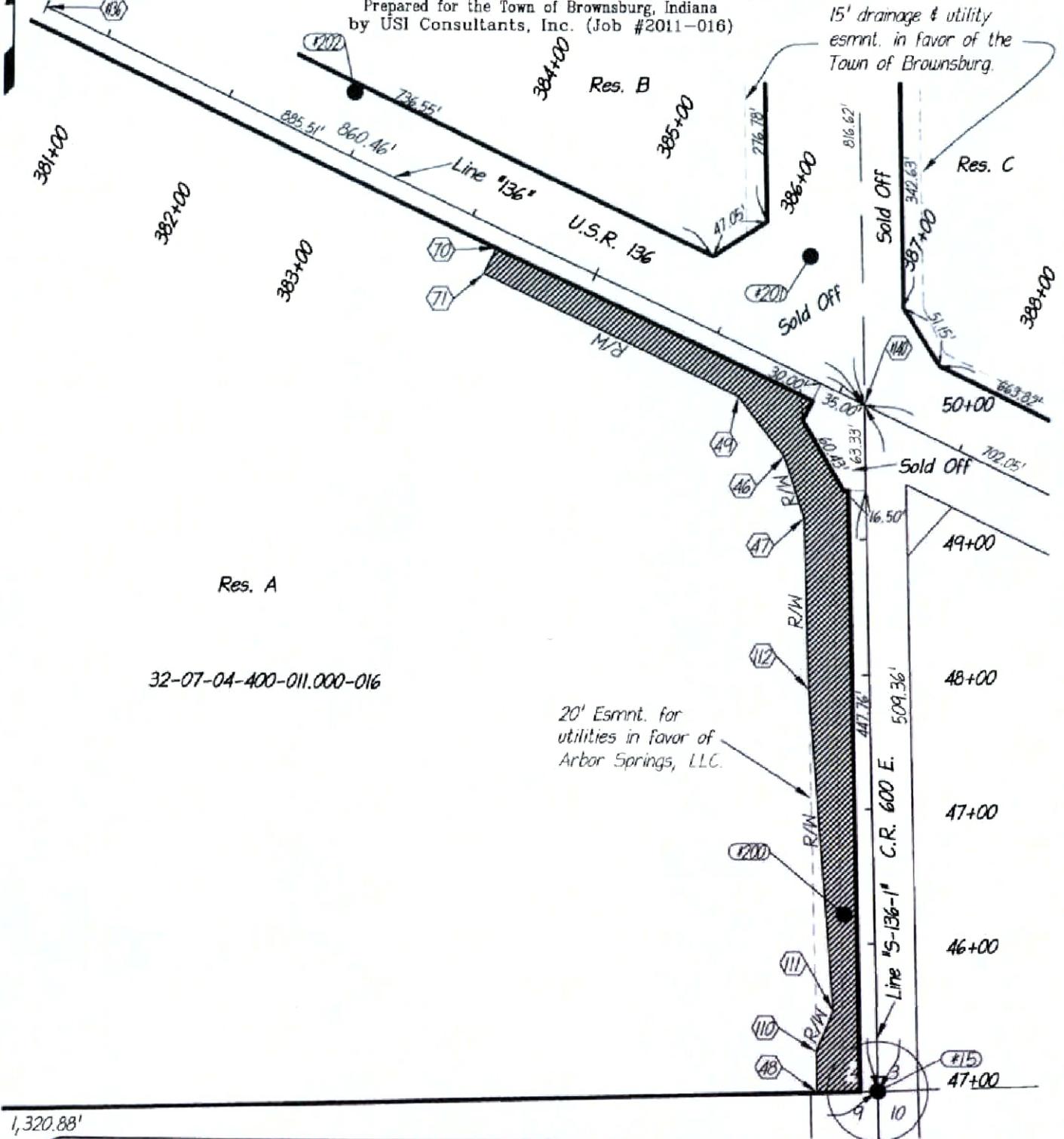
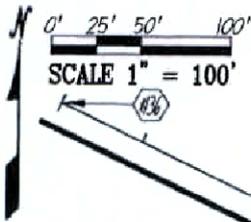
This description was prepared for the
 Town of Brownsburg, IN
 on the 7th day of November, 2011.

by *Kelly D. Marley*
 Kelly D. Marley
 Indiana Registered Land Surveyor
 License Number LS20400016



RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)



Res. A

32-07-04-400-011.000-016

20' Esmnt. for utilities in favor of Arbor Springs, LLC.

15' drainage & utility esmnt. in favor of the Town of Brownsburg.

1,320.88'

<p>PARCEL: 2 OWNER: HENDERSON, TERRY L. ET UX.</p> <p>PROJECT: 1006551</p> <p>ROAD: NORTHFIELD DRIVE</p> <p>COUNTY: HENDRICKS</p> <p>SECTION: 4</p> <p>TOWNSHIP: 16 N.</p> <p>RANGE: 1 E.</p>	<p>DRAWN BY: K.D. MARLEY 11-3-2011</p> <p>CHECKED BY: D.R. WEST 11-3-2011</p> <p>DES. NO.: 1006551</p>
<p> HATCHED AREA IS THE APPROXIMATE TAKING</p>	<p>INSTR. 89-05965 ,D.B. 303 ,PAGE 181 ,DATED 3-16-1989</p> <p>INSTR. 94-8727 ,D.B. 333 ,PAGE 712 ,DATED 4-18-1994</p>

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)

Parcel Coordinate Chart					
Point	Line	Station	Offset	Northing	Easting
46	"136"	386+84.00	60.00' Rt.	48202.7985	47735.5550
47	"S-136-1"	49+17.00	46.00' Lt.	48156.9595	47750.8241
48	"S-136-1"	+PL 44+89.02	PL 45.00' Lt.	47729.1507	47762.8890
49	"136"	386+34.00	35.00' Rt.	48246.8551	47701.1456
70	"136"	384+26.00	PL 14.00' Rt.	48355.1816	47522.3429
71	"136"	384+26.00	35.00' Rt.	48336.2185	47513.3207
110	"S-136-1"	45+20.00	45.00' Lt.	47760.1180	47762.0881
111	"S-136-1"	45+50.00	32.00' Lt.	47790.4441	47774.3081
112	"S-136-1"	47+90.00	45.00' Lt.	48030.0278	47755.1073
136	"136"	P.O.T. 380+50.00	0.00' Rt.	48529.3650	47188.8281
140	"S-136-1"	P.O.T. 50+00.00	0.00' Rt.	48241.1210	47794.6628

Stations & offsets control over both north & east coordinates and bearings & distances
 #For alignments and points 3,4,6-8,13-15,18,19,25,26, 200-212 see sheet 4 of the Location Control Route Survey recorded in Instrument 20112220

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument 20112220 in the Office of the Recorder of Hendricks County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

Kelly D. Marley
 Kelly D. Marley Dated 11-3-2011
 Reg. Land Surveyor No. LS20400016
 State of Indiana



PARCEL: 2	OWNER: HENDERSON, TERRY L. ET UX.	DRAWN BY: K.D. MARLEY 11-3-2011
PROJECT: 1006551		CHECKED BY: D.R. WEST 11-3-2011
ROAD: NORTHFIELD DRIVE		DES. NO.: 1006551
COUNTY: HENDRICKS		
SECTION: 4		
TOWNSHIP: 16 N.		
RANGE: 1 E.		

Project: 1006551
Northfield Drive
Parcel: 3 Temporary Right-of-Way for Drive Construction
Parcel ID: 32-07-04-476-001.000-016

A part of Lot 1 in Lumber One Commercial Park, Section One, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200400023086, Plat Cabinet 5, Slide 174, page 2 ABC in the Office of the Recorder of Hendricks County, Indiana described as follows: Beginning at the east corner of said lot; thence along the southeastern line of said lot Southwesterly 79.84 feet along an arc to the left and having a radius of 1,195.91 feet and subtended by a long chord having a bearing of South 52 degrees 09 minutes 39 seconds West and a length of 79.82 feet; thence North 17 degrees 40 minutes 45 seconds West 43.05 feet; thence North 52 degrees 14 minutes 54 seconds East 53.92 feet; thence South 53 degrees 10 minutes 43 seconds East 41.82 feet to the point of beginning and containing 0.061 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 7th day of November, 2011.



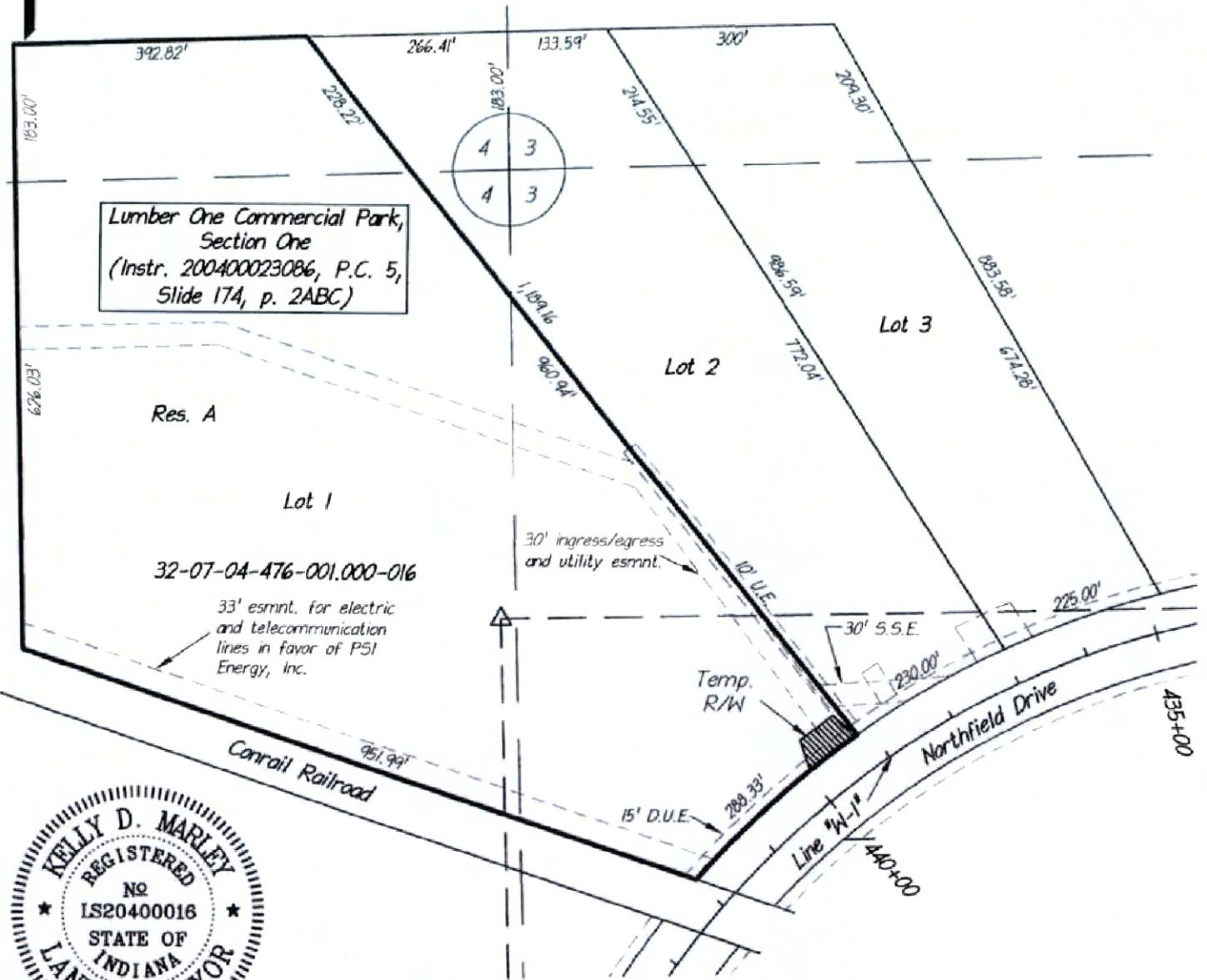
by Kelly D. Marley
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



LAND PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)

0' 50' 100' 200'
SCALE 1" = 200'



Kelly D. Marley

Kelly D. Marley Dated 11-7-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



PARCEL: 3 OWNER: CONTRACT PROPERTIES BROWNSBURG, LLC DRAWN BY: K.D. MARLEY 11-3-2011
PROJECT: 1006551 CHECKED BY: D.R. WEST 11-3-2011
ROAD: NORTHFIELD DRIVE DES. NO.: 1006551
COUNTY: HENDRICKS
SECTION: 3
TOWNSHIP: 16 N. HATCHED AREA IS THE APPROXIMATE TEMP. R/W
RANGE: 1 E. INSTR. 200400025813, DATED 8-5-2004
INSTR. 200400025812, DATED 8-5-2004

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

Project: 1006551
Northfield Drive
Parcel: 4 Temporary Right-of-Way for Drive Construction
Parcel ID: 32-07-03-351-001.000-016

A part of Lot 2 in Lumber One Commercial Park, Section One, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200400023086, Plat Cabinet 5, Slide 174, page 2 ABC in the Office of the Recorder of Hendricks County, Indiana described as follows: Beginning at the east corner of said lot; thence along the southeastern line of said lot Southwesterly 52.06 feet along an arc to the left and having a radius of 1,195.91 feet and subtended by a long chord having a bearing of South 63 degrees 50 minutes 44 seconds West and a length of 52.06 feet; thence North 16 degrees 30 minutes 31 seconds West 76.29 feet; thence North 64 degrees 59 minutes 54 seconds East 30.15 feet to the northeastern line of said lot; thence South 33 degrees 07 minutes 49 seconds East 75.16 feet along said northeastern line to the point of beginning and containing 0.070 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 7th day of November, 2011.



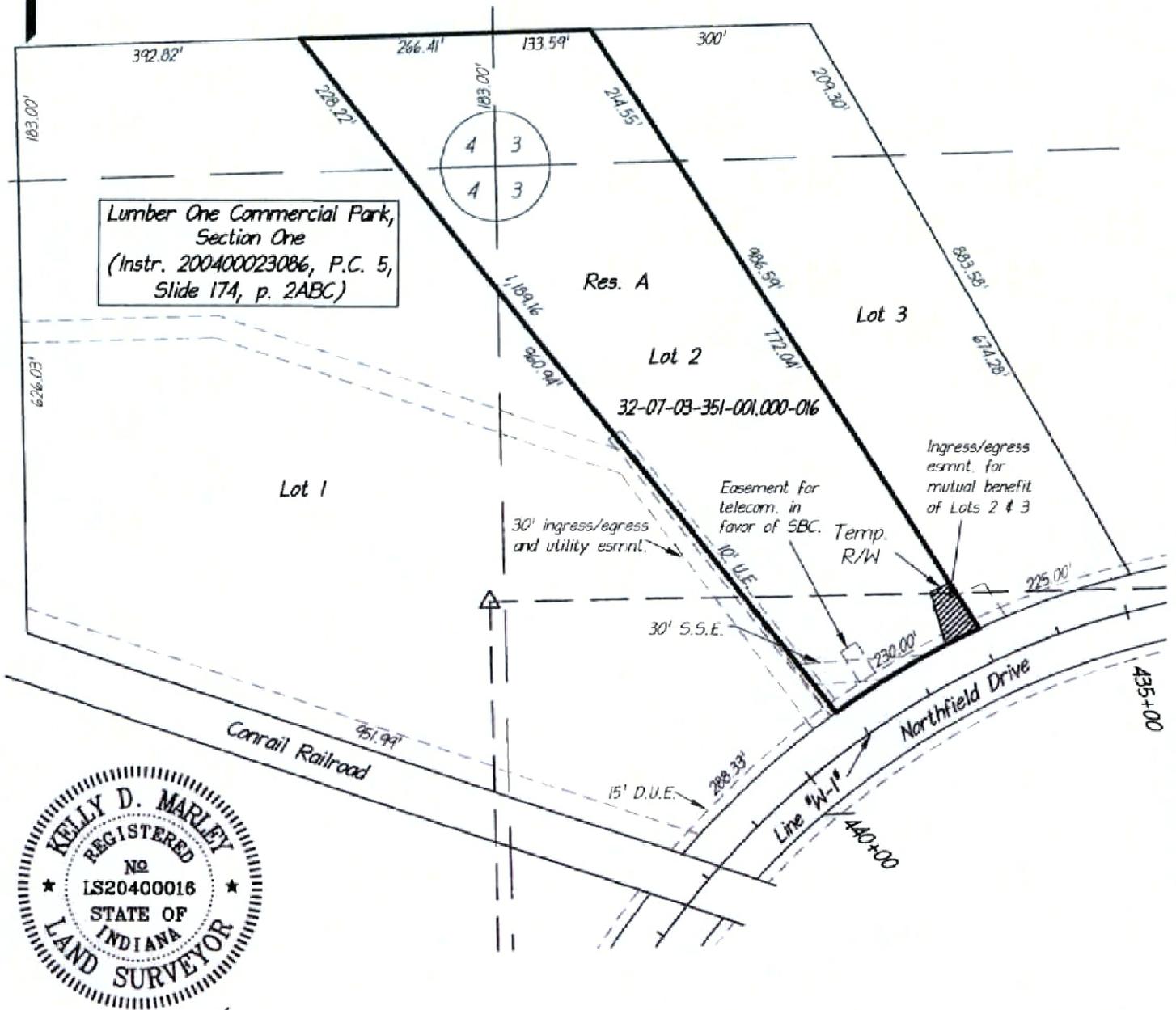
by *Kelly D. Marley*
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



0' 50' 100' 200'
SCALE 1" = 200'

LAND PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)



Lumber One Commercial Park,
Section One
(Instr. 200400023086, P.C. 5,
Slide 174, p. 2ABC)



Kelly D. Marley
Kelly D. Marley Dated 11-7-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



<p>PARCEL: 4 OWNER: GODFREY, JOHN W. ET AL.</p> <p>PROJECT: 1006551</p> <p>ROAD: NORTHFIELD DRIVE</p> <p>COUNTY: HENDRICKS</p> <p>SECTION: 3</p> <p>TOWNSHIP: 16 N.</p> <p>RANGE: 1 E.</p>	<p>DRAWN BY: K.D. MARLEY 11-3-2011</p> <p>CHECKED BY: D.R. WEST 11-3-2011</p> <p>DES. NO.: 1006551</p>
<p> HATCHED AREA IS THE APPROXIMATE TEMP. R/W</p>	<p>INSTR. 200400006661, DATED 2-27-2004</p> <p>INSTR. 200400006662, DATED 2-27-2004</p>

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

Project: 1006551
Northfield Drive
Parcel: 5 Temporary Right-of-Way for Drive Construction
Parcel ID: 32-07-03-351-002.000-016

A part of Lot 3 in Lumber One Commercial Park, Section One, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200400023086, Plat Cabinet 5, Slide 174, page 2 ABC in the Office of the Recorder of Hendricks County, Indiana described as follows: Beginning at the south corner of said lot; thence North 33 degrees 07 minutes 49 seconds West 75.16 feet along the southwestern line of said lot; thence North 64 degrees 59 minutes 54 seconds East 47.47 feet; thence South 32 degrees 43 minutes 23 seconds East 76.10 feet to the southeastern line of said lot; thence along said southeastern line Southwesterly 47.09 feet along an arc to the left and having a radius of 1,195.91 feet and subtended by a long chord having a bearing of South 66 degrees 13 minutes 14 seconds West and a length of 47.08 feet to the point of beginning and containing 0.081 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 7th day of November, 2011.



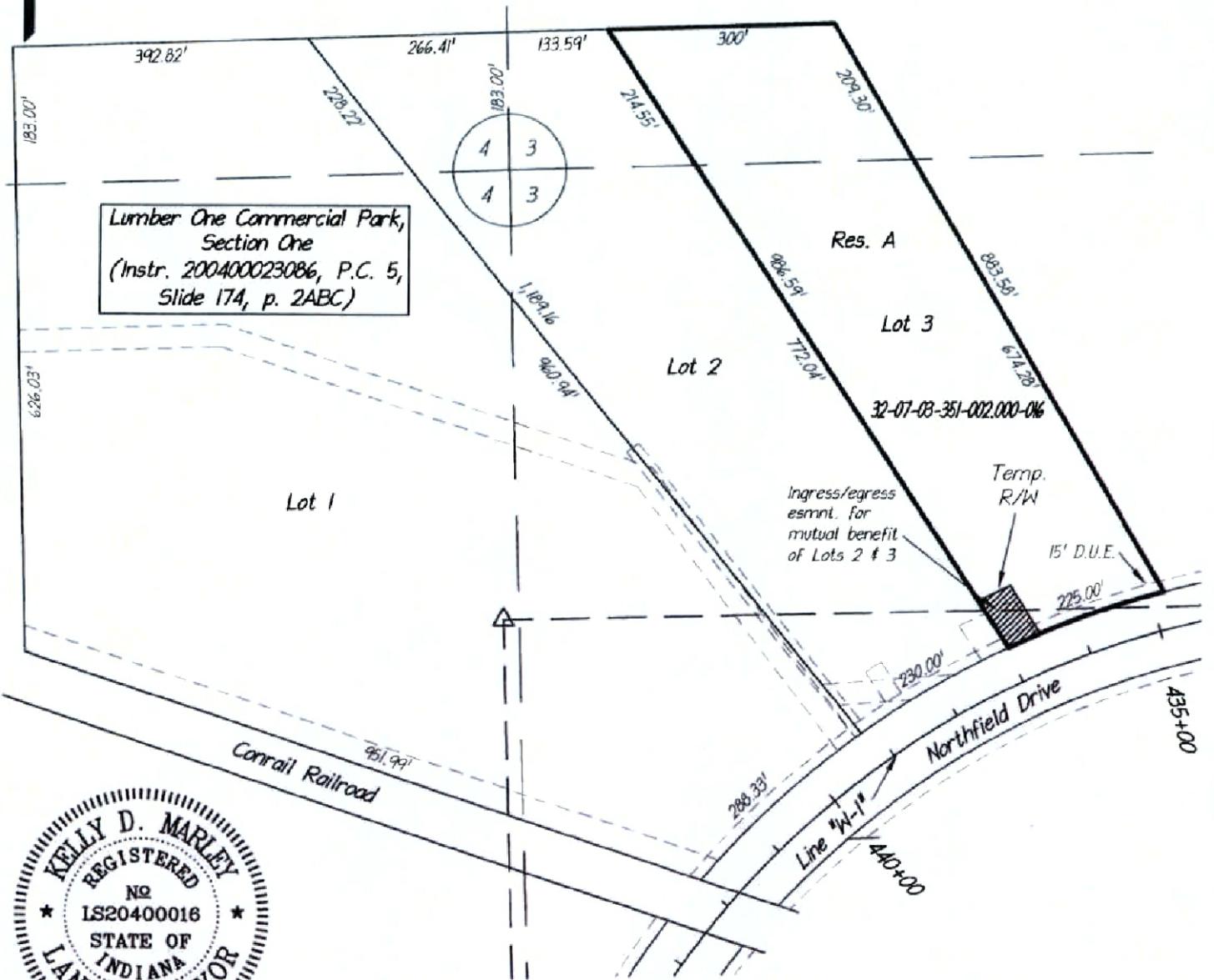
by *Kelly D. Marley*
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



0' 50' 100' 200'
SCALE 1" = 200'

LAND PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)



Lumber One Commercial Park,
Section One
(Instr. 200400023086, P.C. 5,
Slide 174, p. 2ABC)



Kelly D. Marley
Kelly D. Marley Dated 11-7-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



PARCEL: 5 OWNER: SLMH, LLC
PROJECT: 1006551
ROAD: NORTHFIELD DRIVE
COUNTY: HENDRICKS
SECTION: 3
TOWNSHIP: 16 N.
RANGE: 1 E.

 HATCHED AREA IS THE APPROXIMATE TEMP. R/W

DRAWN BY: K.D. MARLEY 11-3-2011
CHECKED BY: D.R. WEST 11-3-2011
DES. NO.: 1006551

INSTR. 200400025316, DATED 7-28-2011
INSTR. 200400025317, DATED 7-28-2011

Project: 1006551
Northfield Drive
Parcel: 6 Temporary Right-of-Way for Drive Construction
Parcel ID: 32-07-03-379-001.000-016

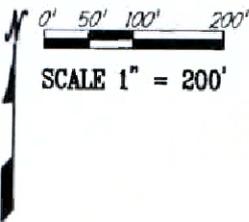
A part of Lot 1 in The Secondary Plat for Danmic Business Park, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200300026727 in the Office of the Recorder of Hendricks County, Indiana, described as follows: Beginning on the southeastern line of said lot at a point South 55 degrees 42 minutes 18 seconds West 200.76 feet from the east corner of said lot; thence continuing South 55 degrees 42 minutes 18 seconds West 66.00 feet along said southeastern line; thence North 34 degrees 17 minutes 42 seconds West 20.00 feet; thence North 55 degrees 42 minutes 18 seconds East 66.00 feet; thence South 34 degrees 17 minutes 42 seconds East 20.00 feet to the point of beginning and containing 0.030 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 22nd day of December, 2011.



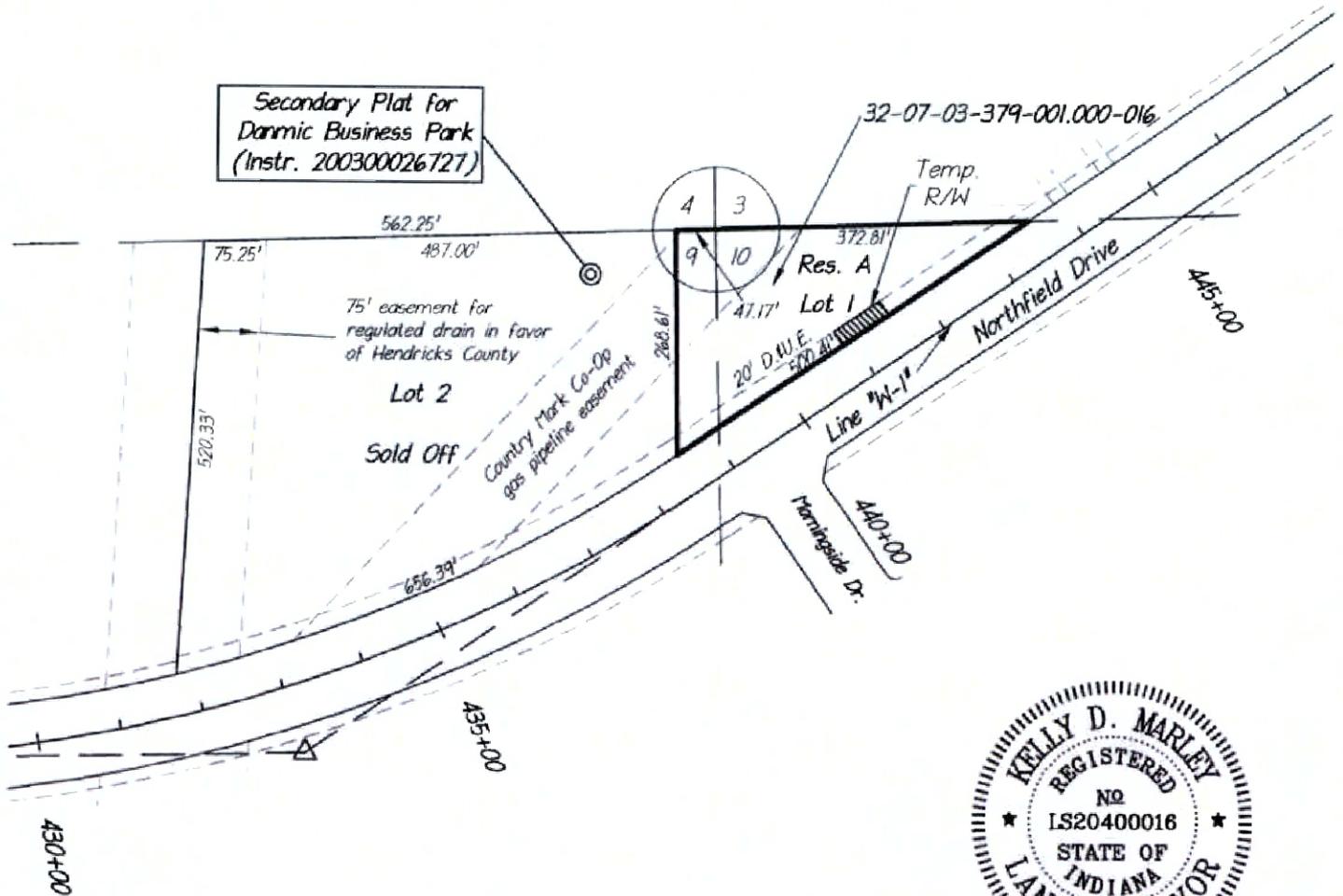
by *Kelly D. Marley*
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016





LAND PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)



Kelly D. Marley
 Kelly D. Marley Dated 12-27-2011
 Reg. Land Surveyor No. LS20400016
 State of Indiana



<p>PARCEL: 6 OWNER: DANMIC REALTY, LLC</p> <p>PROJECT: 1006551</p> <p>ROAD: NORTHFIELD DRIVE</p> <p>COUNTY: HENDRICKS</p> <p>SECTION: 3</p> <p>TOWNSHIP: 16 N.</p> <p>RANGE: 1 E.</p>	<p>DRAWN BY: K.D. MARLEY 11-3-2011</p> <p>CHECKED BY: D.R. WEST 11-3-2011</p> <p>DES. NO.: 1006551</p>
<p> HATCHED AREA IS THE APPROXIMATE TEMP. R/W</p>	<p>INSTR. 200200038020 ,DATED 11-1-2002</p> <p>INSTR. 200300013439 ,DATED 3-27-2003</p>
<p><small>DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.</small></p>	

Project: 1006551
Northfield Drive
Parcel: 7 Temporary Right-of-Way for Drive Construction
Parcel ID: 32-07-03-227-006.000-026

A part of Lot 6 in the Secondary Plat of Brownsburg Station, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200600031023, Plat Cabinet 6, Slide 162, pages 1A, B, C, & D in the Office of the Recorder of Hendricks County, Indiana, described as follows: Beginning on the southeastern line of said lot at a point North 55 degrees 42 minutes 18 seconds East 45.24 feet from the southeast corner of said lot; thence North 04 degrees 33 minutes 00 seconds West 40.31 feet; thence North 55 degrees 42 minutes 18 seconds East 50.00 feet; thence South 57 degrees 29 minutes 37 seconds East 38.08 feet to the southeastern line of said lot; thence South 55 degrees 42 minutes 18 seconds West 85.00 feet along said southeastern line to the point of beginning and containing 0.054 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 7th day of November, 2011.



by *Kelly D. Marley*
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



LAND PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)

0' 25' 50' 100'
SCALE 1" = 100'

Secondary Plat of Brownsburg Station
(Instr. 200600031023, P.C. 6, Slide
162, pp. 1A, B, C, and D)

32-07-03-227-006.000-026

Lot 6

Res. A

Lot 2

Lot 8

Lot 1

Esmnt for gas line in
favor of Countymark
Cooperative, LLC

Temp.
R/W

15' D.U.E.
68.62'

Northfield Drive

Line "W-1"



Kelly D. Marley

Kelly D. Marley Dated 11-7-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



PARCEL: 7 OWNER: LOWE'S HOME CENTERS, INC.
PROJECT: 1006551
ROAD: NORTHFIELD DRIVE
COUNTY: HENDRICKS
SECTION: 3
TOWNSHIP: 16 N.
RANGE: 1 E.

 HATCHED AREA IS THE
APPROXIMATE TEMP. R/W

DRAWN BY: K.D. MARLEY 11-3-2011
CHECKED BY: D.R. WEST 11-3-2011
DES. NO.: 1006551

INSTR. 200600032267, DATED 11-7-2006

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

Project: 1006551
Northfield Drive
Parcel: 8 Temporary Right-of-Way for Drive Construction
Parcel ID: 32-07-03-227-008.000-026

A part of Lot 8 in the Secondary Plat of Brownsburg Station, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200600031023, Plat Cabinet 6, Slide 162, pages 1A, B, C, & D in the Office of the Recorder of Hendricks County, Indiana, described as follows: Beginning at a south corner of said lot, which point of beginning is also the east corner of Lot 1 in said Brownsburg Station; thence North 36 degrees 34 minutes 05 seconds West 45.04 feet along a southwestern line of said Lot 8; thence North 55 degrees 42 minutes 18 seconds East 70.30 feet to a northeastern line of said Lot 8; thence South 36 degrees 34 minutes 05 seconds East 45.04 feet along said northeastern line to an east corner of said Lot 8; thence South 55 degrees 42 minutes 18 seconds West 70.30 feet along a southeastern line of said Lot 8 to the point of beginning and containing 0.073 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 22nd day of December, 2011.

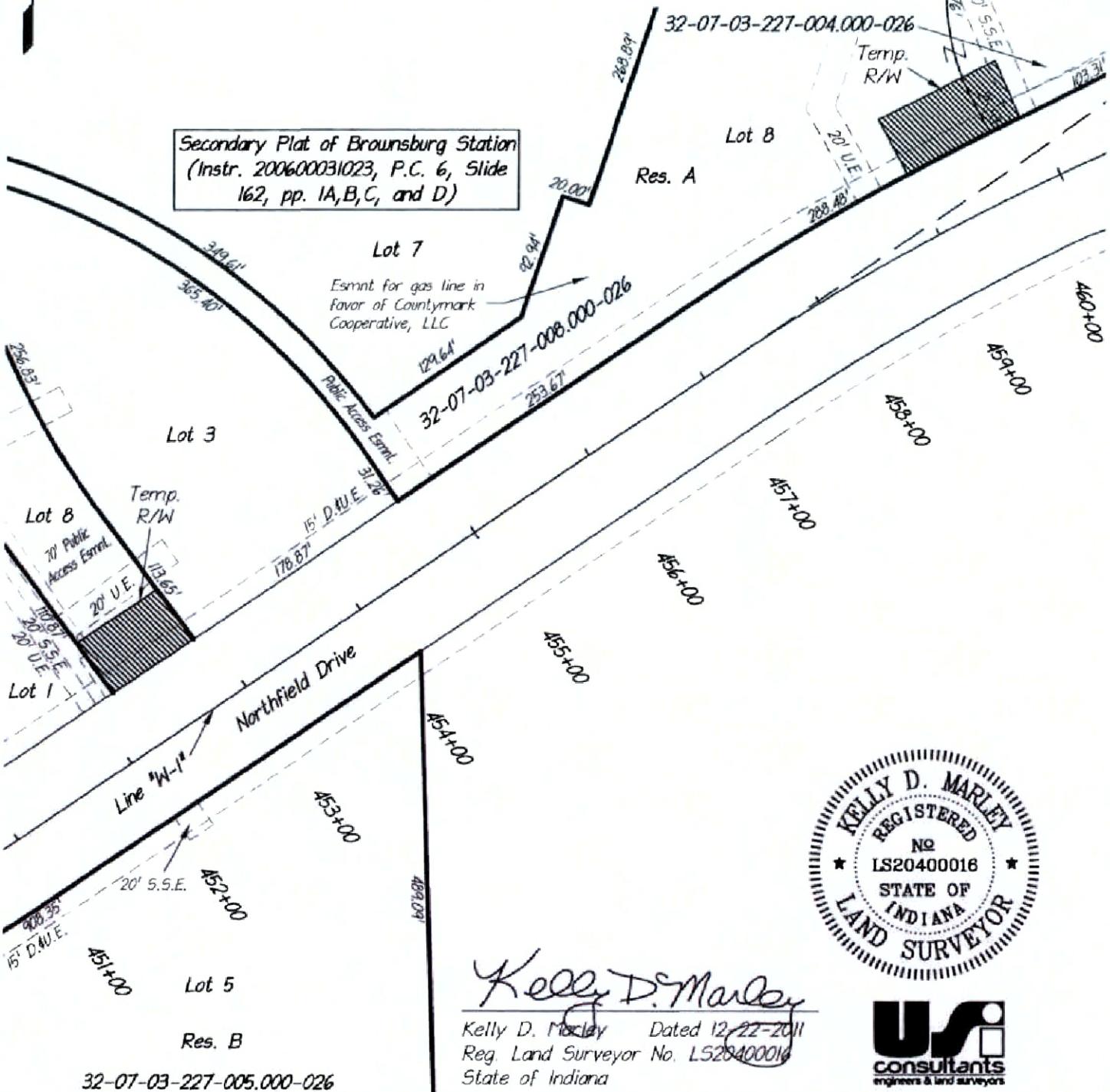
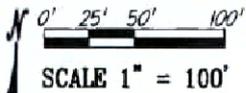


by *Kelly D. Marley*
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



LAND PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)



Kelly D. Marley
Kelly D. Marley Dated 12-22-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



<p>PARCEL: 8 OWNER: BROWNSBURG STATION PARTNERS, LLC PROJECT: 1006551 ROAD: NORTHFIELD DRIVE COUNTY: HENDRICKS SECTION: 3 TOWNSHIP: 16 N. RANGE: 1 E.</p>	<p>32-07-03-227-005.000-026</p>	<p>Res. B</p>	<p>Res. A</p>	<p>Lot 7 Esmnt for gas line in favor of Countymark Cooperative, LLC</p>	<p>Lot 8</p>	<p>Lot 4</p>	<p>Lot 5</p>	<p>Lot 3</p>	<p>Lot 1</p>	<p>Lot 8</p>
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<p>INSTR. 2006005265 DATED 10-24-2006</p>	<p>INSTR. 2006005262 DATED 11-7-2006</p>
<p>INSTR. 2006005263 DATED 11-7-2006</p>	<p>INSTR. 2006005264 DATED 11-7-2006</p>
<p>INSTR. 2006005267 DATED 11-7-2006</p>	<p>INSTR. 2006005268 DATED 11-7-2006</p>
<p>INSTR. 200801630 DATED 4-11-2008</p>	<p>INSTR. 200910349 DATED 3-16-2009</p>

HATCHED AREA IS THE APPROXIMATE TEMP. R/W

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

Project: 1006551
Northfield Drive
Parcel: 8A Temporary Right-of-Way for Drive Construction
Parcel ID: 32-07-03-227-008.000-026 & 32-07-03-227-004.000-026

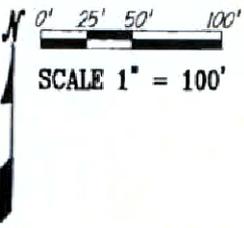
A part of Lots 4 and 8 in the Secondary Plat of Brownsburg Station, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200600031023, Plat Cabinet 6, Slide 162, pages 1A, B, C, & D in the Office of the Recorder of Hendricks County, Indiana, described as follows: Beginning at a southeast corner of said Lot 8, which point of beginning is also the south corner of said Lot 4; thence along the southeastern line of said Lot 8 Southwesterly 68.05 feet along an arc to the left and having a radius of 1,687.02 feet and subtended by a long chord having a bearing of South 63 degrees 09 minutes 31 seconds West and a length of 68.05 feet; thence North 27 degrees 59 minutes 50 seconds West 45.00 feet; thence North 63 degrees 34 minutes 40 seconds East 95.21 feet; thence South 24 degrees 50 minutes 50 seconds East 45.00 feet to the southeastern line of said Lot 4; thence along the southeastern line of said Lot 4 Southwesterly 24.70 feet along an arc to the left and having a radius of 1,687.02 feet and subtended by a long chord having a bearing of South 64 degrees 44 minutes 01 second West and a length of 24.70 feet to the point of beginning and containing 0.096 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 22nd day of December, 2011.



by Kelly D. Marley
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016

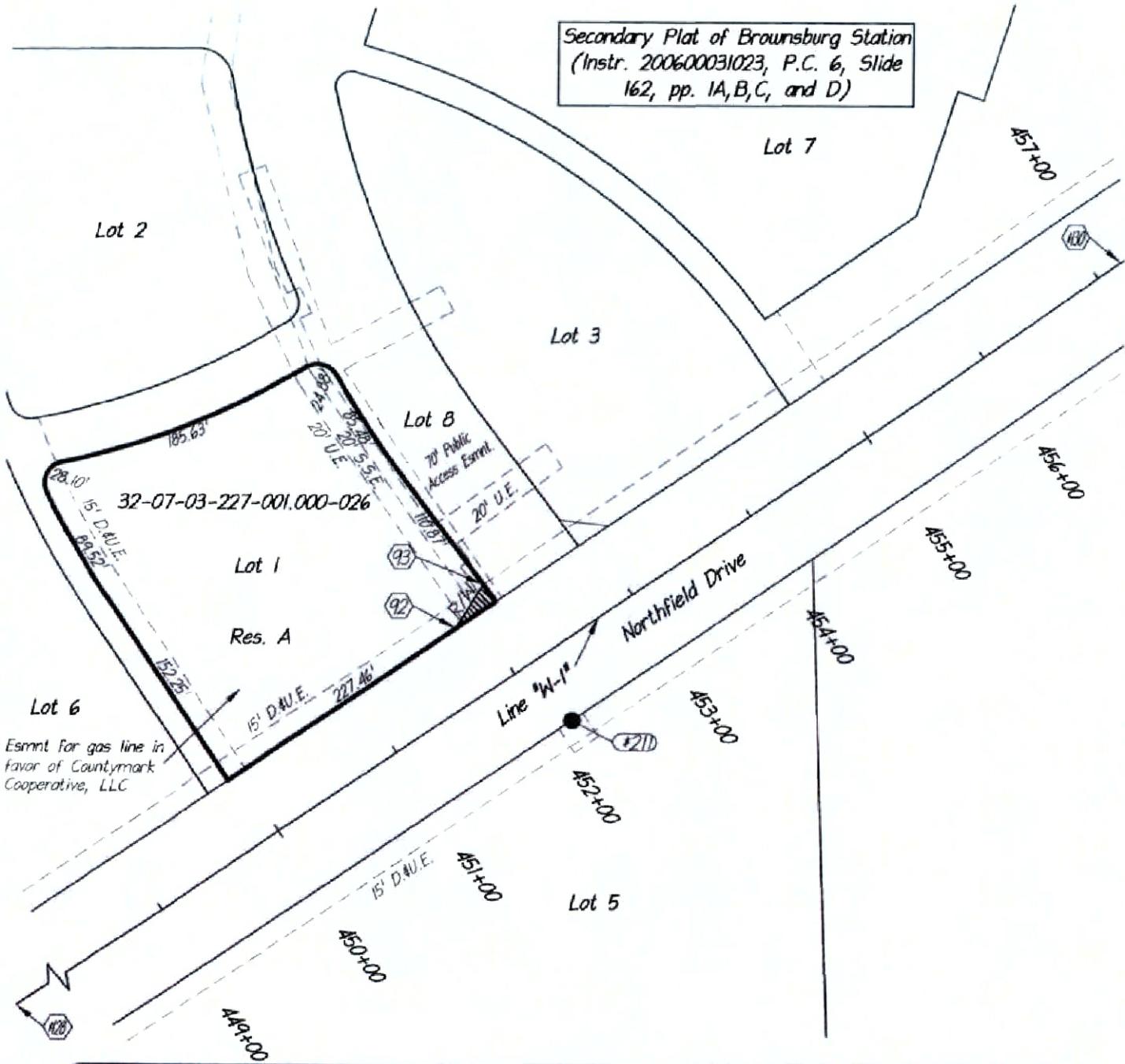




RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)

Secondary Plat of Brownsburg Station
(Instr. 200600031023, P.C. 6, Slide
162, pp. 1A, B, C, and D)



PARCEL: 10	OWNER: M & I MARSHALL & ILSLEY BANK	DRAWN BY: K.D. MARLEY 11-3-2011
PROJECT: 1006551		CHECKED BY: D.R. WEST 11-3-2011
ROAD: NORTHFIELD DRIVE		DES. NO.: 1006551
COUNTY: HENDRICKS		
SECTION: 3		
TOWNSHIP: 16 N.		
RANGE: 1 E.		

 HATCHED AREA IS THE APPROXIMATE TAKING

INSTR. 200910349, DATED 3-18-2009

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)

Parcel Coordinate Chart					
Point	Line	Station	Offset	Northing	Easting
92	"W-1"	451+84.00	PL 50.00' Lt.	50963.2813	51466.5418
93	"W-1"	+PL 452+17.24	65.00' Lt.	50994.4052	51485.5548
128	"W-1"	P.T. 438+52.35	0.00' Rt.	50171.6497	50394.5743
130	"W-1"	P.C. 457+20.06	0.00' Rt.	51224.0191	51937.5791

Stations & offsets control over both north & east coordinates and bearings & distances
*For alignments and points 3,4,6-8,13-15,18,19,25,26, 200-212 see sheet 4 of the Location Control Route Survey recorded in Instrument 20112220

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument 20112220 in the Office of the Recorder of Hendricks County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

Kelly D. Marley

Kelly D. Marley Dated 11-7-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



PARCEL: 10 OWNER: M # 1 MARSHALL # ILSLEY BANK
PROJECT: 1006551
ROAD: NORTHFIELD DRIVE
COUNTY: HENDRICKS
SECTION: 3
TOWNSHIP: 16 N.
RANGE: 1 E.

DRAWN BY: K.D. MARLEY 11-3-2011
CHECKED BY: D.R. WEST 11-3-2011
DES. NO.: 1006551

Project: 1006551
Northfield Drive
Parcel: 10 Fee
Parcel ID: 32-07-03-227-001.000-026

A part of Lot 1 in the Secondary Plat of Brownsburg Station, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200600031023, Plat Cabinet 6, Slide 162, pages 1A, B, C, & D in the Office of the Recorder of Hendricks County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the east corner of said lot; thence South 55 degrees 42 minutes 18 seconds West 33.84 feet along the southeastern line of said lot to point "92" designated on said Parcel Plat; thence North 31 degrees 25 minutes 12 seconds East 36.47 feet to the northeastern line of said lot and point "93" designated on said Parcel Plat; thence South 36 degrees 34 minutes 05 seconds East 15.01 feet along said northeastern line to the point of beginning and containing 0.006 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 7th day of November, 2011.

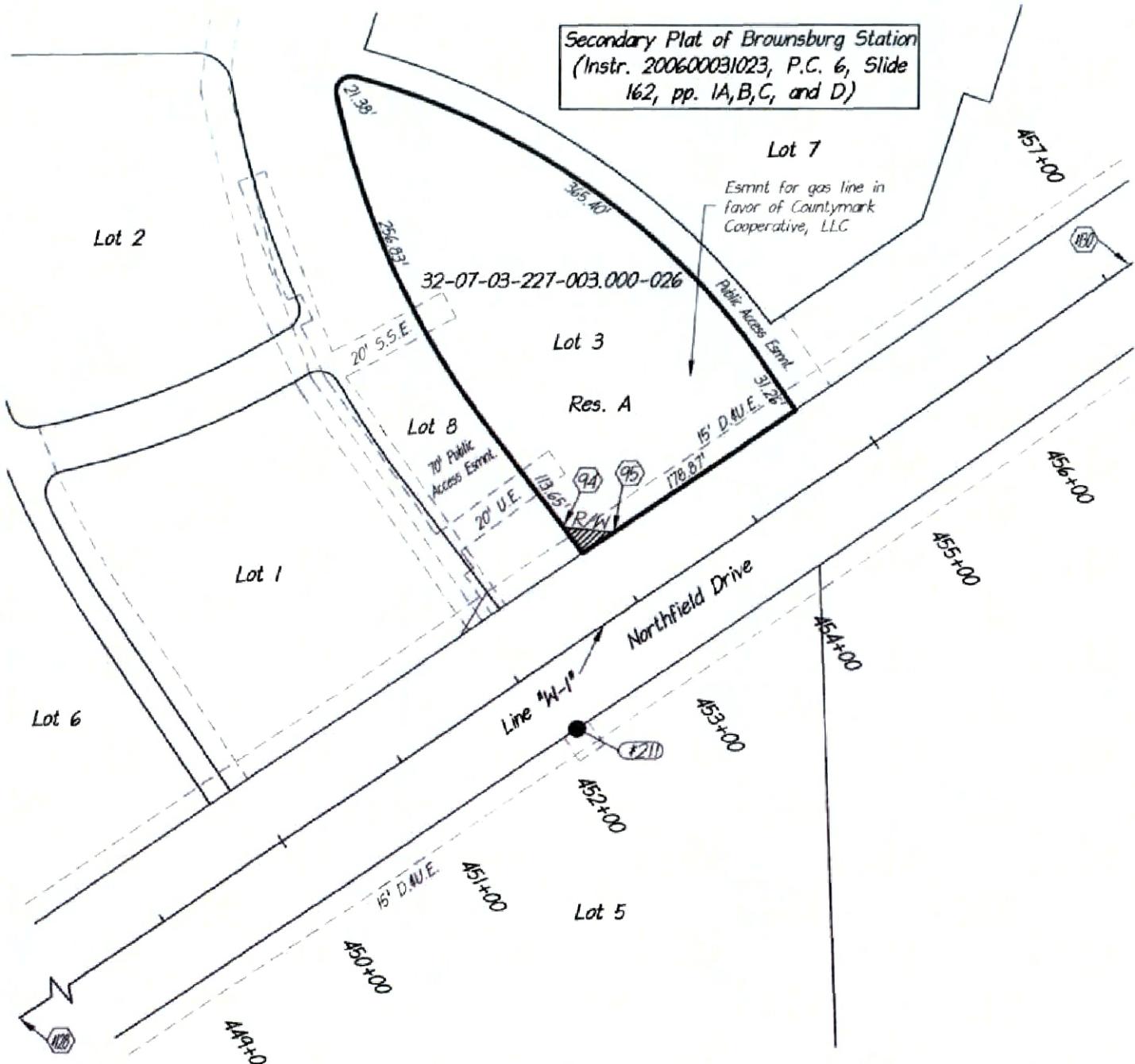
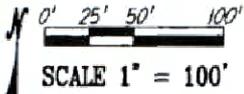


by *Kelly D. Marley*
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)



<p>PARCEL: 11 OWNER: FLAGSTAR BANK, FSB</p> <p>PROJECT: 1006551</p> <p>ROAD: NORTHFIELD DRIVE</p> <p>COUNTY: HENDRICKS</p> <p>SECTION: 3</p> <p>TOWNSHIP: 16 N.</p> <p>RANGE: 1 E.</p>	<p>DRAWN BY: K.D. MARLEY 11-3-2011</p> <p>CHECKED BY: D.R. WEST 11-3-2011</p> <p>DES. NO.: 1006551</p>
<p> HATCHED AREA IS THE APPROXIMATE TAKING</p>	<p>INSTR. 200809630 ,DATED 4-11-2008</p>
<p><small>DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.</small></p>	

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)

Parcel Coordinate Chart					
Point	Line	Station	Offset	Northing	Easting
94	"W-1"	+PL 452+87.23	73.00' Lt.	51040.4463	51538.8630
95	"W-1"	453+14.00	PL 50.00' Lt.	51036.5303	51573.9410
128	"W-1"	P.T. 438+52.35	0.00' Rt.	50171.6497	50394.5743
130	"W-1"	P.C. 457+20.06	0.00' Rt.	51224.0191	51937.5791

Stations & offsets control over both north & east coordinates and bearings & distances
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SURVEYOR'S STATEMENT

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Kelly D. Marley

Kelly D. Marley Dated 11-7-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



PARCEL: 11	OWNER: FLAGSTAR BANK, FSB	DRAWN BY: K.D. MARLEY 11-3-2011
PROJECT: 1006551		CHECKED BY: D.R. WEST 11-3-2011
ROAD: NORTHFIELD DRIVE		DES. NO.: 1006551
COUNTY: HENDRICKS		
SECTION: 3		
TOWNSHIP: 16 N.		
RANGE: 1 E.		

Project: 1006551
Northfield Drive
Parcel: 11 Fee
Parcel ID: 32-07-03-227-003.000-026

A part of Lot 3 in the Secondary Plat of Brownsburg Station, an addition to the Town of Brownsburg, Indiana, the plat of which addition is recorded as Instrument 200600031023, Plat Cabinet 6, Slide 162, pages 1A, B, C, & D in the Office of the Recorder of Hendricks County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the south corner of said lot; thence North 36 degrees 34 minutes 05 seconds West 23.02 feet along the southwestern line of said lot to point "94" designated on said Parcel Plat; thence South 83 degrees 37 minutes 49 seconds East 35.30 feet to the southeastern line of said lot and point "95" designated on said Parcel Plat; thence South 55 degrees 42 minutes 18 seconds West 25.86 feet along said southeastern line to the point of beginning and containing 0.007 acres, more or less.

This description was prepared for the
Town of Brownsburg, IN
on the 7th day of November, 2011.

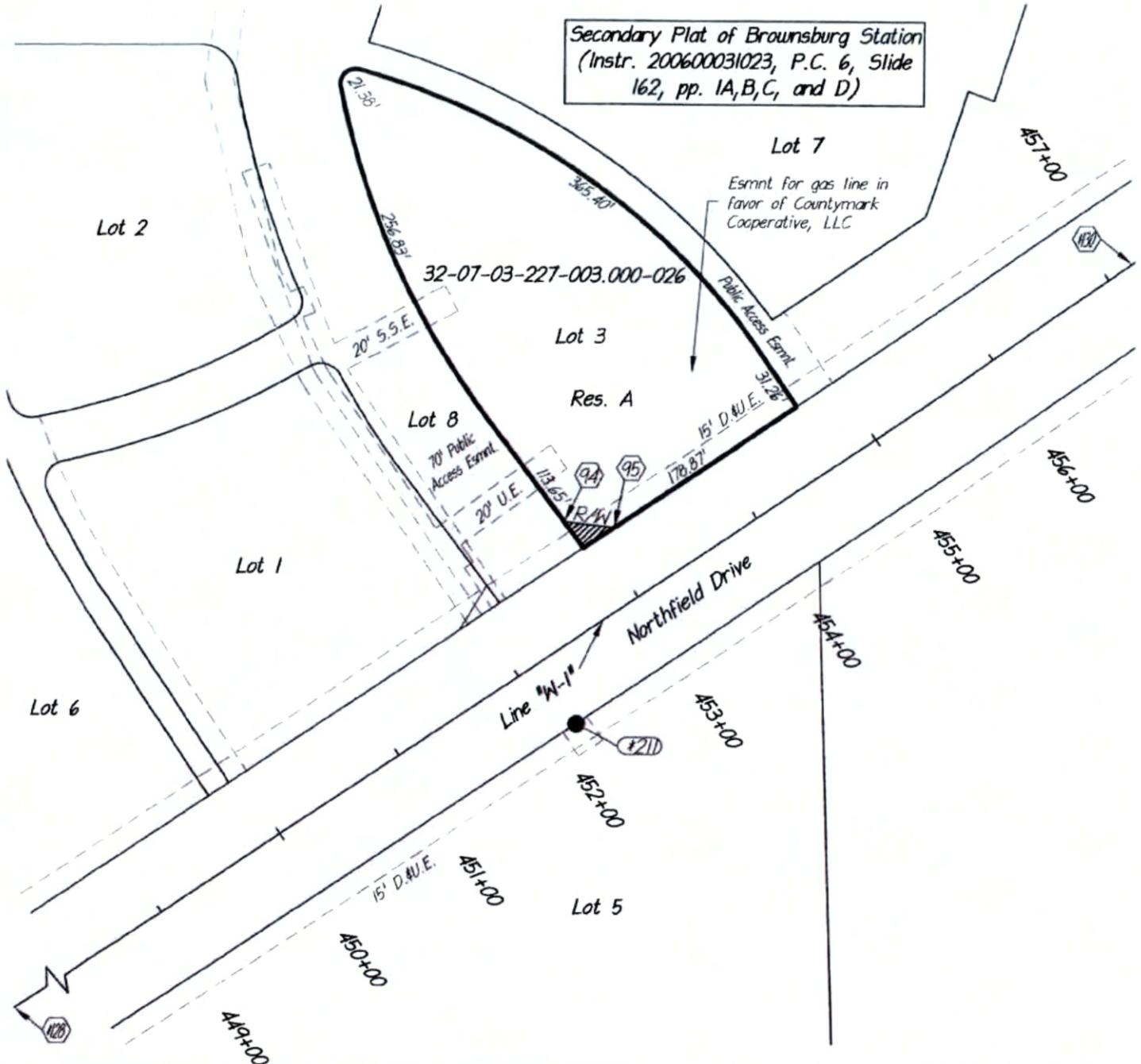
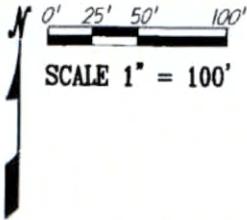


by Kelly D. Marley
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)



<p>PARCEL: 11 OWNER: FLAGSTAR BANK, FSB</p> <p>PROJECT: 1006551</p> <p>ROAD: NORTHFIELD DRIVE</p> <p>COUNTY: HENDRICKS</p> <p>SECTION: 3</p> <p>TOWNSHIP: 16 N.</p> <p>RANGE: 1 E.</p>	<p>DRAWN BY: K.D. MARLEY 11-3-2011</p> <p>CHECKED BY: D.R. WEST 11-3-2011</p> <p>DES. NO.: 1006551</p>
<p>INSTR. 200809630 ,DATED 4-11-2008</p>	
<p> HATCHED AREA IS THE APPROXIMATE TAKING</p>	
<p><small>DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.</small></p>	

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Brownsburg, Indiana
by USI Consultants, Inc. (Job #2011-016)

Parcel Coordinate Chart					
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95	"W-1"	453+14.00	PL 50.00' Lt.	51036.5303	51573.9410
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130	"W-1"	P.C. 457+20.06	0.00' Rt.	51224.0191	51937.5791

Stations & offsets control over both north & east coordinates and bearings & distances
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SURVEYOR'S STATEMENT

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Kelly D. Marley

Kelly D. Marley Dated 11-7-2011
Reg. Land Surveyor No. LS20400016
State of Indiana



PARCEL: 11 OWNER: FLAGSTAR BANK, FSB
PROJECT: 100651
ROAD: NORTHFIELD DRIVE
COUNTY: HENDRICKS
SECTION: 3
TOWNSHIP: 16 N.
RANGE: 1 E.

DRAWN BY: K.D. MARLEY 11-3-2011
CHECKED BY: D.R. WEST 11-3-2011
DES. NO.: 100651