



**McCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION**

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: Clayton Properties Group, Inc.

Current Address: 9225 Harrison Park Court
(Number) (Street)

Indianapolis, IN 46216
(City) (State) (Zip)

Phone No.: 317-842-1875 E-mail Address: Paulm@yourarborhome.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Clayton Properties Group, Inc.

Current Address: 9225 Harrison Park Court
(Number) (Street)

Indianapolis, IN 46216
(City) (State) (Zip)

Phone No.: 317-842-1875 E-mail Address: paulm@yourarborhome.com

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: ATTN: Paul Munoz

Current Address: 9225 Harrison Park Court
(Number) (Street)

Indianapolis, IN 46216
(City) (State) (Zip)

Phone No.: 317-557-4466 E-mail Address: paulm@yourarborhome.com

Property Information

Property Address: Please see attached list of properties
(Number) (Street)

Administrative Officer Use Only:

Date Application Filed: _____

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Ernest M. Eglee
(Applicant's Signature)

05/29/19
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Ernest M. Eglee
(Owner's Signature)

05/29/19
(Date)

(Owner's Signature)

(Date)



McCCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: Sagebrook Home Owners Association, Inc.

Current Address: 9225 Harrison Park Court
(Number) (Street)

Indianapolis, IN 46216
(City) (State) (Zip)

Phone No.: 317-842-1875 E-mail Address: Paulm@yourarborhome.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Sagebrook Home Owners Association, Inc.

Current Address: 9225 Harrison Park Court
(Number) (Street)

Indianapolis, IN 46216
(City) (State) (Zip)

Phone No.: 317-842-1875 E-mail Address: paulm@yourarborhome.com

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: ATTN: Paul Munoz

Current Address: 9225 Harrison Park Court
(Number) (Street)

Indianapolis, IN 46216
(City) (State) (Zip)

Phone No.: 317-557-4466 E-mail Address: paulm@yourarborhome.com

Property Information

Property Address: Please see attached list of properties
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Administrative Officer Use Only:

Date Application Filed: _____

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Ernest M. Cylee
(Applicant's Signature)

05/29/19
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

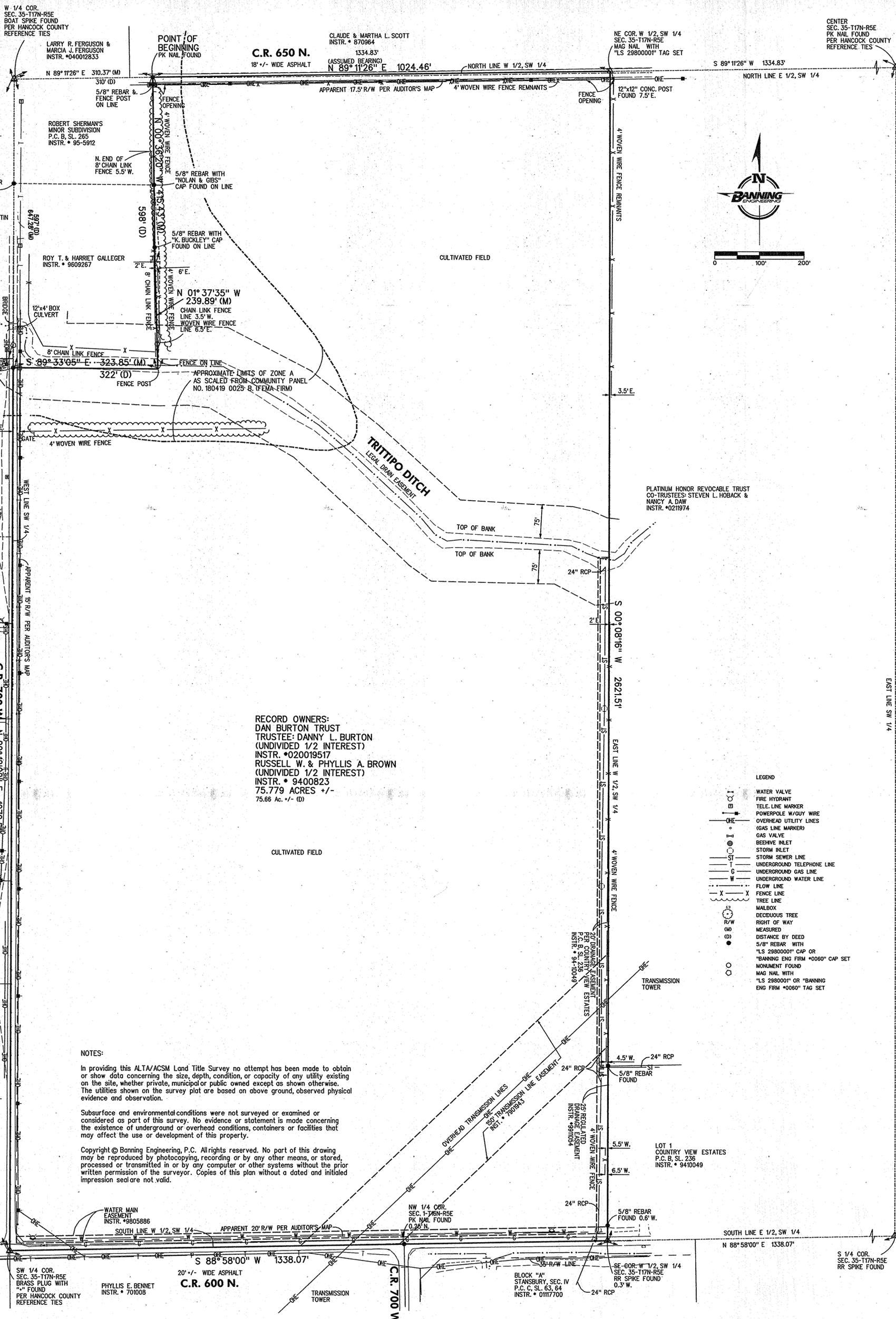
I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Ernest M. Cylee
(Owner's Signature)

05/29/19
(Date)

(Owner's Signature)

(Date)



RECORD OWNERS:
 DAN BURTON TRUST
 TRUSTEE: DANNY L. BURTON
 (UNDIVIDED 1/2 INTEREST)
 INSTR. # 020019517
 RUSSELL W. & PHYLLIS A. BROWN
 (UNDIVIDED 1/2 INTEREST)
 INSTR. # 9400823
 75.779 ACRES +/-
 75.66 AC. +/- (D)

NOTES:
 In providing this ALTA/ACSM Land Title Survey no attempt has been made to obtain or show data concerning the size, depth, condition, or capacity of any utility existing on the site, whether private, municipal or public owned except as shown otherwise. The utilities shown on the survey plat are based on above ground, observed physical evidence and observation.
 Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.
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- LEGEND**
- WATER VALVE
 - FIRE HYDRANT
 - TELE. LINE MARKER
 - POWERPOLE W/GUY WIRE
 - OVERHEAD UTILITY LINES
 - GAS LINE MARKER
 - GAS VALVE
 - BEEHIVE INLET
 - STORM INLET
 - STORM SEWER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - FLOW LINE
 - FENCE LINE
 - TREE LINE
 - MALBOX
 - DECIDUOUS TREE
 - R/W RIGHT OF WAY
 - MEASURED DISTANCE BY DEED
 - 5/8" REBAR WITH "LS 2980000" CAP OR "BANNING ENG FIRM #0060" CAP SET
 - MONUMENT FOUND
 - MAG NAIL WITH "LS 2980000" OR "BANNING ENG FIRM #0060" TAG SET



Sheet # 050014112

EAST LINE SW 1/4

4/19/05 10:50:17 AM

BANNING ENGINEERING
 698 TOWER ROAD, SUITE #100
 PLAINFIELD, IN 46168
 BUS. (317) 839-2581, FAX (317) 838-9171
 E-MAIL banning@banning-eng.com



ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR: ARBOR INVESTMENTS
 PART OF W 1/2, SW 1/4 SEC. 35-T17N-R5E
 HANCOCK COUNTY, INDIANA

Designed:	Sym.	Revisions	Date
Drawn: ZMP		REVISED PARCEL LINES AND ADDED GAUGER & MINOR SUBDIVISION	4/19/05
Checked: BLH			
Scale: 1"=100'			
Date: 3/2/2004			

Project No: 01-013
 Sheet No: 1 of 2

4/19/05

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations, opinions, and comments are declared regarding the various uncertainties in the locations of lines and corners found or established this survey as a result of the uncertainties in reference monumentations in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurements ("Theoretical Uncertainty"). There may be unwritten rights associated with these uncertainties. The client is advised by the undersigned that there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

The purpose of this survey was to perform an ALTA/ACSM Land Title Survey on a portion of the land described in deed recorded in Instrument Number 9400823 and 020019517, in the Office of the Recorder of Hancock County. Information and data used to perform this survey includes, but is not limited to, the following: the deeds and/or plats of the subject property and the adjoining properties; section corner reference ties from the Hancock County Surveyor's Office, boundary surveys by Nolan and Gibson Corporation, certified by Curtis David Ison, R.L.S. #910036, dated 1/14/94 and 6/16/95 and Buckley & Associates, Kenneth Buckley, R.L.S. #S0023, dated 10/2/96, Assessor's maps, and monuments and physical evidence found as shown on the plat of the survey.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences is less than the Theoretical Uncertainty (stated below) and/or less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for the purposes of mathematical closure. Differences that are greater than the Theoretical Uncertainty and/or the uncertainty in reference monumentation shall be considered worthy of notice and are therefore discussed further below.

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specification for a Class "C" survey (+/- 0.5 feet) as defined in IAC 865.

The corners used to perform this survey were corners of the Southwest Quarter of Section 35, Township 17 North, Range 5 East. At the southwest corner a brass plug with "A" was found. At the northwest corner a boat spike was found. At the northeast corner a PK nail was found. At the southeast corner a R.R. spike was found. All monuments were found at or near the pavement surface and in good, stable condition. The northeast and southeast corners of the West Half of the Southwest Quarter were computed by aliquot subdivision at the midpoint of their respective quarter section lines.

The location of the lines and corners of the subject tract are dependent upon the geometric data shown and the monuments found this survey. Those monuments shown with no variation were found to be within 0.2 feet of the computed position and it is my opinion that their variations do not need to be addressed. See the plat of the survey for their variations as compared to the computed locations.

The subject parcels described as the West Half of the Quarter Section, excepting from it a parcel of land bounded on the east and south lines by a fence line. A large portion of the woven wire fence shown along the east line of the exception parcel appears to have been pulled away from its original location and therefore could not be used to locate the east line. It was also determined that the chain link fence in this area was not the referenced fence based on its age and testimony from Galleger, who confirmed that the fence was not intended to be on the property line and was put in after they obtained the property. Upon obtaining further research of county records, it was found that the origin of the exception description was from a conveyance of the same parcel from Harting to Sherman in 1987 (Instr. #871521). The dimensions provided in the exception are to the nearest foot followed by "more or less". In the above referenced 1994 and 1996 Nolan and Gibson surveys, the existing woven wire fence was located and measured. It was found in general conformance with the deeded dimensions in the east/west directions (maximum variance 1.85 feet), but at substantial variance in the north/south direction (variance over 56 feet). Curtis David Ison was contacted and he stated that there was no evidence of an east/west fence along the south line of the parcel at or near the deeded distance, only a post on the south side of the ditch and a partial fence running west from the county road. Mr. Sherman, being the original owner of exception parcel, was contacted regarding the location of the fence lines. He stated that there was never a fence on the north side of the legal drainage ditch, only maintained yard from the house to the bank. Based on the above, it was determined that the Nolan and Gibson surveys, from which the Galleger deed originated, provided the best available evidence of the fence lines as they existed at the time of the original 1987 deed, and were therefore used to locate the lines of the exception. The maximum uncertainty in the measurements of this survey relative to the variances found with the current deed of record are 1.85 feet along the south line of the exception parcel and over 56 feet along the east line of the parcel.

The remnants of 4-foot woven wire fence along the northerly portion of the east line of the subject parcel vary from 3.5 to 7.5 feet east of said line. A 4-foot woven wire fence along said east line varies from 4.5 feet west to 2 feet east of said line. A small portion of a 4-foot woven wire fence along the southerly portion of said east line varies from 5.5 to 6.5 feet west of said line. An 8-foot chain link fence along the east line of the Galleger parcel and the Sherman Minor Subdivision varies from 2 to 5.5 feet west of said line. A 4-foot woven wire fence along the east line of said Galleger parcel, which as stated above does not appear to be in its original location for most of its length, varies from being on line on the south end and varying from 6 to 6.5 feet east of said line as it proceeds north. Remnants of a 4-foot woven wire fence along the east line of Sherman's Minor Subdivision generally lie on line. There may be unwritten rights associated with those lines of possession that don't follow and/or agree with the lines of the subject parcel and its adjacers as found with this survey.

Evidence of source of title for the subject tract was provided in the form of Stewart Title Guaranty Company Commitment No. 040708858, dated August 26, 2005, revised September 1, 2005. Part of the items shown thereon may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey please advise and provide the appropriate documents. The within plat and survey were prepared without benefit of current evidence of source of title for the adjacers to the subject tract and are therefore subject to any statement of facts revealed by examination of such documents.

The land description prepared based on the results of this survey and shown hereon describes the same land as that described within the title commitment.

Schedule B - Section II

- Item 7 - The parcel subject to a water main easement granted to the Indianapolis Water Company as described in Instrument Number 9805886, which is shown along the south line County Road 600 North.
- Item 8 - The parcel subject to the right of way for drainage for the Trittipa Drain, which is shown along the drain as measured from the top of bank thereof.
- Item 9 - The parcel subject to an easement as described in Miscellaneous Record 18, Page 289 to place, maintain, repair, or renew poles or guy anchors on the subject parcel, however this easement is not specific to location, therefore this easement is not shown.
- Item 10 - The parcel subject to a Transmission Line Easement per Instrument Number 79-01943, which is shown on the survey plat in the southeast corner of the parcel.
- Item 11 - The parcel subject to a Drainage Easement as shown on the plat of Country View Estates as per plat thereof recorded in Plat Cabinet B, Slide 236 as Instrument Number 94-10049. This easement is within the following Regulated Drainage Easement.
- Item 12 - The parcel subject to a Regulated Drainage Easement per Instrument 9911054 which is shown along the east line of the subject parcel from County Road 600 North to the Trittipa Ditch.

A part of the subject parcel appears to be classified as Zone "A" (areas of the 100-year flood; base flood elevations and flood hazard factors not determined) per the Flood Insurance Rate Map (FIRM) for Hancock County, Indiana, community panel 180419 0025 B, effective date October 15, 1992, Federal Emergency Management Agency, National Flood Insurance Program. Per said FIRM, a portion of this parcel does appear to lie in the boundary of the 100-year flood area. See the survey plat for the limits of said Zone "A" as scaled from said FIRM. The accuracy of any flood hazard statement is subject to map scale uncertainty.

SURVEYOR'S CERTIFICATE

To Arbor Investments, LLC, Russell W. Brown and Phyllis A. Brown (undivided 1/2 interest), Danny L. Burton, as Trustee of the Dan Burton Trust (undivided 1/2 interest) and Stewart Title Guaranty Company:

This is to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date: September 23, 2005

Brian L. Haggard

Brian L. Haggard
 RLS No. LS29800001
 State of Indiana



NOTES:

In providing this ALTA/ACSM Land Title Survey no attempt has been made to obtain or show data concerning the size, depth, condition, or capacity of any utility existing on the site, whether private, municipal or public owned except as shown otherwise. The utilities shown on the survey plat are based on above ground, observed physical evidence and observation.

Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

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LAND DESCRIPTION
(per survey)

That portion of the West Half of the Southwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian, Hancock County, Indiana, more particularly described as follows:

Considering the north line of said Southwest Quarter as bearing North 89 degrees 11 minutes 26 seconds East with all bearings contained herein being relative thereto.

Commencing at a boat spike found marking the northwest corner of said Southwest Quarter, thence North 89 degrees 11 minutes 26 seconds East along the north line of said Southwest Quarter 310.37 feet 310 feet by deed) to a P.K. nail found at the northeast corner of Robert Sherman's Minor Subdivision as per plat thereof recorded in Plat Cabinet B, Slide 265 as Instrument Number 95-5912 in the Office of the Recorder of said county, said point being the POINT OF BEGINNING; thence continue North 89 degrees 11 minutes 26 seconds East along said north line 1024.46 feet to a Mag nail with "LS29800001" set therein referred to as "nail set" at the northeast corner of the West half of said Southwest Quarter; thence South 00 degrees 08 minutes 16 seconds West along the east line of said Half Quarter 2621.51 feet to the Southeast corner of said Half Quarter, being marked by a railroad spike found 0.3 feet west; thence South 88 degrees 58 minutes 00 seconds West along the south line of said Southwest Quarter 1338.07 feet to a brass plug found marking the southwest corner thereof; thence North 00 degrees 12 minutes 22 seconds East along the west line of said Southwest Quarter 1979.51 feet to a P.K. nail found at the southwest corner of the land of Galleger as described in Instrument Number 96-9267 in said county records (the remaining course are along the south and east lines of Galleger and the east line of said Minor Subdivision plat); thence South 89 degrees 33 minutes 05 seconds East 323.85 feet (322 feet by deed) to a wood post found; thence North 01 degree 37 minutes 55 seconds West 238.89 feet to a 5/8 inch rebar with "Banning Eng Firm #0060" cap set; thence North 00 degrees 36 minutes 20 seconds West 415.43 feet (598 feet by deed for the previous two course combined) to the POINT OF BEGINNING, containing 75.779 acres (75.66 acres by deed), more or less.

2 of 2	Project No: 01-013 Sheet No:	 698 TOWER ROAD, SUITE #100 PLAINFIELD, IN 46168 BUS. (317) 839-2581, FAX (317) 838-9171 E-MAIL banning@banning-eng.com	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: ARBOR INVESTMENTS PART OF W 1/2, SW 1/4 SEC. 35-T17N-R5E HANCOCK COUNTY, INDIANA	Designed: _____ Drawn: ZMP Checked: BLH Scale: 1"=100' Date: 3/2/2005	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Revisions</th> <th style="width: 10%;">Date</th> </tr> </thead> <tbody> <tr> <td>REVISED DESCRIPTION & REPORT DUE TO</td> <td></td> </tr> <tr> <td>PARCEL LINE REVISIONS</td> <td>4-19-05</td> </tr> <tr> <td>REVISED REPORT FOR NEW TITLE WORK & CORRECTED BEARING IN DESCRIPTION</td> <td>9-28-05</td> </tr> </tbody> </table>	Revisions	Date	REVISED DESCRIPTION & REPORT DUE TO		PARCEL LINE REVISIONS	4-19-05	REVISED REPORT FOR NEW TITLE WORK & CORRECTED BEARING IN DESCRIPTION	9-28-05
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