

Weaver's Landing - Overall Description

A part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section, said corner being marked by a boat spike; thence North 89 degrees 11 minutes 26 seconds East along the South line of said Quarter Section a distance of 262.44 feet to the Southeast corner of the real estate described in Instrument Number 201702494 in the Office of the Recorder, Hancock County, Indiana, said corner being marked by a Mag Nail with washer stamped "Banning Eng Firm 0060" (hereafter referred to as a Mag Nail) and the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 21 seconds East along the East line of said real estate 166.00 feet to the Northeast corner of said real estate, said corner being marked by a rebar with cap stamped "C2LS Firm 0035"; thence South 89 degrees 11 minutes 26 seconds West along the North line of said real estate 262.44 feet to a point on the West line of said Quarter Section, said point being marked by a Mag Nail; thence North 00 degrees 10 minutes 21 seconds East along said West line 489.42 feet to the Southwest corner of the North Half of said Half Quarter Section, said corner being marked by a Mag Nail; thence North 89 degrees 11 minutes 40 seconds East along the South line of the North Half of said Half Quarter Section for a distance of 228.66 feet to a rebar with cap stamped "Banning Eng Firm 0060" (hereafter referred to as a Banning rebar); thence North 00 degrees 10 minutes 21 seconds East parallel with the West line of said Quarter Section a distance of 260.00 feet to a Banning rebar; thence South 89 degrees 11 minutes 40 seconds West parallel with the South line of the North Half of said Half Quarter Section a distance of 228.66 feet to a point on the West line of said Quarter Section, said point being marked by a Mag Nail; thence North 00 degrees 10 minutes 21 seconds East along said West line 395.52 feet to the Northwest corner of said Half Quarter Section, said corner being marked by a Mag Nail; thence North 89 degrees 12 minutes 37 seconds East along the North line of said Half Quarter Section a distance of 2668.86 feet to the Northeast corner of said Half Quarter Section, said corner being marked by a Banning rebar; thence South 00 degrees 08 minutes 17 seconds West along the East line of said Quarter Section a distance of 1310.00 feet to the Southeast corner of said Quarter Section, said corner being marked by a railroad spike; thence South 89 degrees 11 minutes 26 seconds West along the South line of said Quarter Section a distance of 2407.23 feet to the place of beginning, containing 77.927 Acres, more or less.

Weaver's Landing - Section 1 Description

That portion of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being described as follows:

BEGINNING at a mag nail with washer stamped "Banning Eng. Firm #0060" marking the southwest corner of Austin Trace, Section 2 as per plat thereof recorded as Instrument Number 010000799 in the Office of the Recorder of Hancock County, Indiana, also being the northwest corner of said South Half of the Northwest Quarter; thence North 89 degrees 12 minutes 37 seconds East along the north line thereof 1,470.41 feet; thence South 00 degrees 47 minutes 23 seconds East 184.00 feet; thence South 89 degrees 12 minutes 37 seconds West 5.00 feet; thence South 00 degrees 47 minutes 23 seconds East 136.65 feet; thence South 03 degrees 35 minutes 37 seconds West 72.51 feet; thence South 10 degrees 22 minutes 57 seconds West 72.51 feet; thence North 76 degrees 11 minutes 36 seconds West 130.00 feet to the beginning of a non-tangent curve to the right having a radius of 477.00 feet and a central angle of 06 degrees 41 minutes 15 seconds, the radius point of which bears North 76 degrees 11 minutes 36 seconds West; thence southwesterly along the arc of said curve 55.68 feet to a point which bears South 69 degrees 30 minutes 21 seconds East from said radius point; thence South 69 degrees 30 minutes 21 seconds East 130.76 feet; thence South 23 degrees 12 minutes 28 seconds West 326.93 feet; thence South 11 degrees 29 minutes 27 seconds West 77.69 feet; thence South 89 degrees 11 minutes 26 seconds West 184.07 feet; to the beginning of a non-tangent curve to the right having a radius of 477.00 feet and a central angle of 04 degrees 51 minutes 09 seconds, the radius point of which bears South 88 degrees 03 minutes 16 seconds East; thence northeasterly along the arc of said curve 40.40 feet to a point which bears North 83 degrees 12 minutes 07 seconds West from said radius point; thence North 83 degrees 12 minutes 07 seconds West 130.00 feet; thence North 10 degrees 13 minutes 19 seconds East 72.51 feet; thence North 17 degrees 04 minutes 12 seconds East 72.51 feet; thence North 21 degrees 55 minutes 43 seconds East 30.39 feet; thence North 23 degrees 21 minutes 48 seconds East 34.86 feet; thence North 23 degrees 21 minutes 48 seconds East 75.00 feet; thence North 66 degrees 38 minutes 12 seconds West 32.42 feet; thence North 23 degrees 21 minutes 48 seconds East 184.00 feet; thence North 66 degrees 38 minutes 12 seconds West 201.80 feet; thence North 12 degrees 06 minutes 24 seconds East 2.86 feet; thence South 89 degrees 12 minutes 37 seconds West 395.41 feet; thence South 00 degrees 47 minutes 23 seconds East 184.00 feet; thence South 89 degrees 12 minutes 37 seconds West 5.27 feet; thence South 00 degrees 47 minutes 23 seconds East 130.00 feet; thence North 89 degrees 12 minutes 37 seconds East 53.25 feet; thence South 00 degrees 01 minutes 16 seconds West 64.57 feet; thence South 12 degrees 31 minutes 52 seconds East 49.20 feet; thence South 87 degrees 33 minutes 49 seconds West 184.00 feet; to the beginning of a non-tangent curve to the right having a radius of 327.00 feet and a central angle of 00 degrees 17 minutes 36 seconds, the radius point of which bears North 67 degrees 33 minutes 49 seconds East; thence northwesterly along the arc of said curve 1.67 feet to a point which bears South 67 degrees 51 minutes 25 seconds West from said radius point; thence South 67 degrees 51 minutes 25 seconds West 130.00 feet; thence South 28 degrees 05 minutes 56 seconds East 94.83 feet; thence South 38 degrees 56 minutes 11 seconds East 77.80 feet; thence South 42 degrees 52 minutes 09 seconds West 200.23 feet to the northeast corner of the land of Maxwell Klapak as described in Instrument Number 201702494 in said county records; thence South 89 degrees 11 minutes 26 seconds West along the north line of said land 262.44 feet to the west line of said South Half of the Northwest Quarter; thence North 00 degrees 10 minutes 21 seconds East 489.42 feet to the southwest corner of the land of Robert Scott as described in Instrument Number 73-6297 in said county records; thence North 89 degrees 11 minutes 40 seconds East along the south line and the easterly prolongation thereof 228.66 feet to the southeast corner of the land of as described in Instrument Number in said county records; thence North 00 degrees 10 minutes 21 seconds East along the east line thereof 260.00 feet; thence South 89 degrees 11 minutes 40 seconds West along the north line and the westerly prolongation thereof 228.66 feet to the west line of said South Half of the Northwest Quarter; thence North 00 degrees 10 minutes 21 seconds East along said west line 395.52 feet to the POINT OF BEGINNING, 22.618 acres, more or less.

PROPOSED
WEAVER'S
LANDING
SECTION 1

MICHAEL F. FOGLEMAN
INSTR. #A199300167535

JEROEN G. URBANUS &
JERI L. URBANUS
INSTR. #A201700057189

POOL, POOLHOUSE,
AND PARKING (BY
OTHERS)

DESMOND WOODS
INSTR. #A200900045412

KENNETH E. AVERITT AND
DENIS A. AVERITT
INSTR. #A200800073942

KENNETH E. AVERITT
INSTR. #A200900020938

DEANNA K. NANCE
INSTR.
#A199100078720

KENNETH E. AVERITT
INSTR. #A200900020938

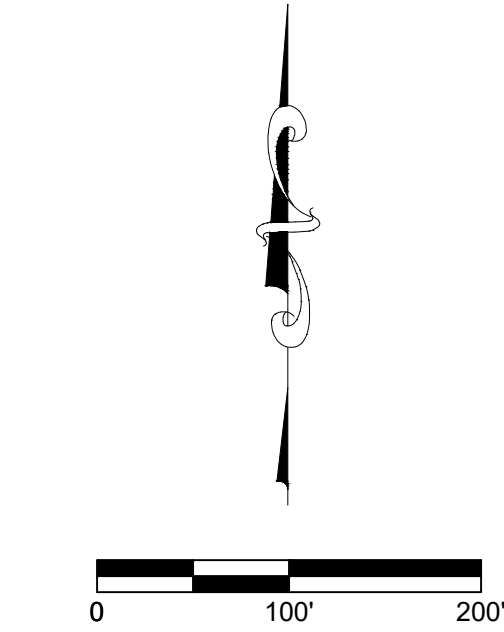
JAMES LIPSCOMB
INSTR. #A200900062288

ROBERT SHERMAN'S MINOR SUBDIVISION
INSTR. #950005912

BEVO, LLC
INSTR. #201607385

CR 650 NORTH (E 65TH ST.)

PLATINUM HONOR REVOCABLE
TRUST DATED JULY 25, 2002
INSTR. #130014350



OVERALL PLAN
WEAVER'S LANDING - SECTION ONE
CR 700 WEST & CR 650 WEST
McCORDSVILLE, INDIANA



BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
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Project No: 18003P-S1
Sheet No:

