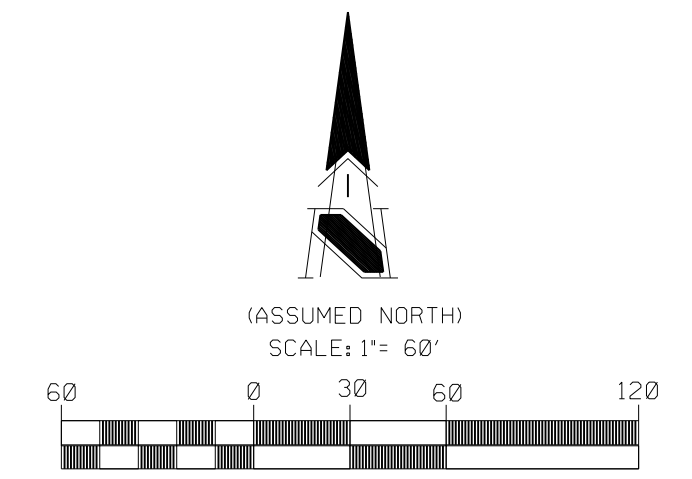
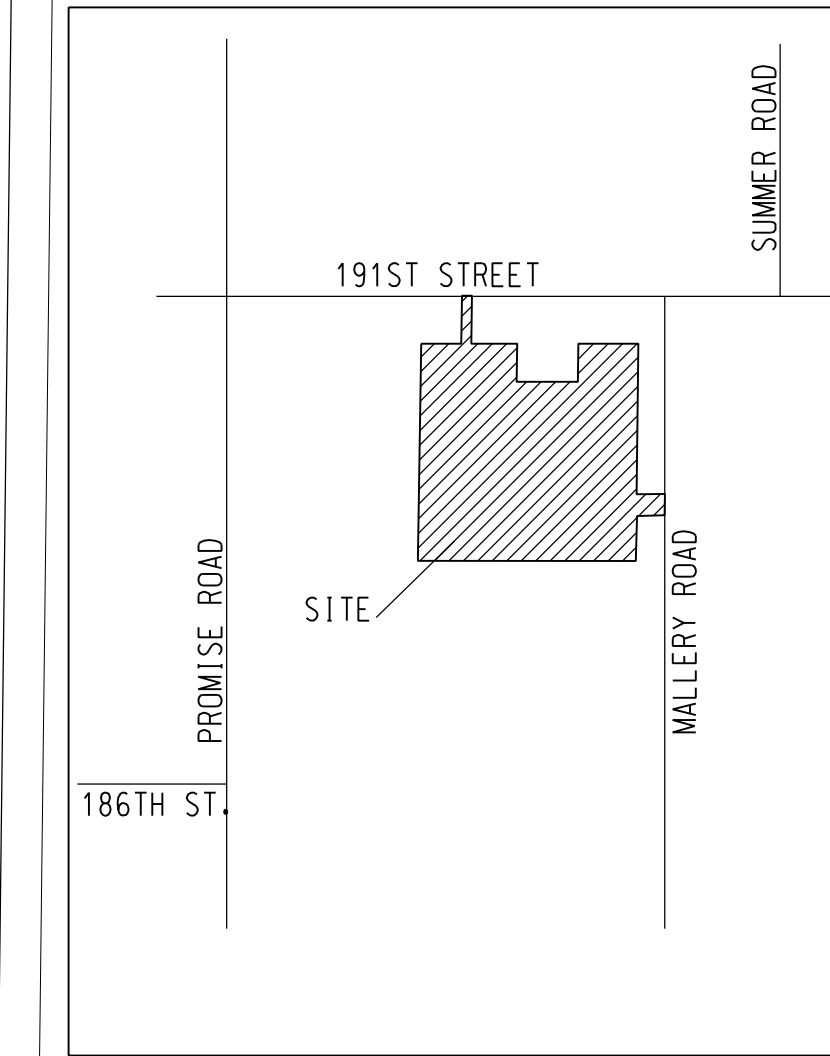


# PRIMARY PLAT OF WALKER RANCH

ADDRESS: 18969 MALLERY ROAD, NOBLESVILLE, IN

## EXHIBIT B



### LAND DESCRIPTION

**PARCEL I** PARCEL #29-07-28-000-035.000-012  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 5 EAST, SECTION 28, T-19-N, R-5-E (HARRISON MON. PER HCSR)

**PARCEL II** PARCEL #29-07-28-018.000-012  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 5 EAST, SECTION 28, T-19-N, R-5-E (HARRISON MON. PER HCSR)

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 5 EAST, SAID POINT OF BEGINNING BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) 200.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, AND BEING THE NORTHEAST OF A TRACT OF LAND DESCRIBED IN DEED RECORD 276, PAGES 326 AND 327 IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 50.00 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO ITS POINT OF INTERSECTION WITH THE WEST LINE EXTENDED NORTHERLY OF LOT 3 KENTRE MEADOWS, SECOND SECTION (PLAT BOOK 5, PAGE 36 IN THE RECORDS OF HAMILTON COUNTY, INDIANA); THENCE SOUTH 89 DEGREES 57 MINUTES 12 SECONDS WEST 1089.29 FEET ON AND ALONG THE WEST LINE EXTENDED NORTHERLY AND ON AND ALONG THE WEST LINE OF SAID LOT 3 TO ITS SOUTHWEST CORNER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 230.00 FEET ON AND ALONG THE SOUTH LINE OF SAID LOT 3 AND ON AND ALONG THE SOUTH LINE OF LOT 4 IN SAID KENTRE MEADOWS, SECOND SECTION TO THE SOUTHWEST CORNER OF LOT 5 IN SAID KENTRE MEADOWS, SECOND SECTION AND TERMINUS OF THE 6TH COURSE OF THE DESCRIPTION OF A TRACT OF LAND DESCRIBED IN DEED RECORD 301, PAGES 391 AND 392 IN THE RECORDS OF HAMILTON COUNTY, INDIANA, THE NEXT 4 COURSES ARE ON AND ALONG THE BOUNDARY OF SAID TRACT OF LAND; THENCE SOUTH 00 DEGREES 53 MINUTES 23 SECONDS WEST 190.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 306.07 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 56 SECONDS EAST 190.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET TO THE TERMINUS OF THE SECOND COURSE OF THE DESCRIPTION OF SAID TRACT OF LAND AND THE SOUTHWEST CORNER OF LOT 6 IN KENTRE MEADOWS, SECOND SECTION; THENCE LEAVING THE BOUNDARY OF SAID TRACT OF LAND, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 200.00 FEET ON AND ALONG THE SOUTH LINE OF SAID LOT 6 AND ON AND ALONG THE SOUTH LINE OF LOT 7 IN KENTRE MEADOWS, SECOND SECTION TO THE WEST LINE OF KENTRE MEADOWS, FIRST SECTION (PLAT BOOK 5, PAGE 7 IN THE RECORDS OF HAMILTON COUNTY, INDIANA); THENCE SOUTH 00 DEGREES 40 MINUTES 56 SECONDS WEST 1086.26 FEET ON AND ALONG THE WEST LINE OF SAID KENTRE MEADOWS, FIRST SECTION TO THE SOUTHWEST CORNER OF LOT 19 IN KENTRE MEADOWS, FIRST SECTION AND ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 12 SECONDS WEST 1089.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 23 SECONDS EAST 1085.46 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF LOT 1 IN SAID KENTRE MEADOWS, SECOND SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 100 FEET ON AND ALONG THE SOUTH LINE OF SAID LOT 1 TO ITS SOUTHEAST CORNER AND THE TERMINUS OF THE THIRD COURSE OF THE DESCRIPTION OF THE TRACT OF LAND DESCRIBED IN SAID DEED RECORD NUMBER 276, PAGES 326 AND 327, THE NEXT TWO COURSES ARE ON AND ALONG THE BOUNDARY OF SAID TRACT OF LAND; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 23 SECONDS EAST 240.00 FEET TO THE POINT OF BEGINNING.

### FLOOD HAZARD STATEMENT:

ALL OF THE PROPERTY SHOWN DOES LIE WITHIN THAT SPECIAL FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN BY COMMUNITY PANEL 18057C0154 G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED 11-19-2014).

**SURVEYOR'S CERTIFICATE.**  
 I, STEPHEN D. SERVES, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS DRAWING CORRECTLY REPRESENTS A PLAT COMPLETED UNDER MY SUPERVISION.

CERTIFIED THIS 21ST DAY OF AUGUST, 2024

PREPARED FOR:  
 WALKER, RALPH DOUGLAS  
 5775 COOPER HAWK DR.  
 CARMEL, IN 46033

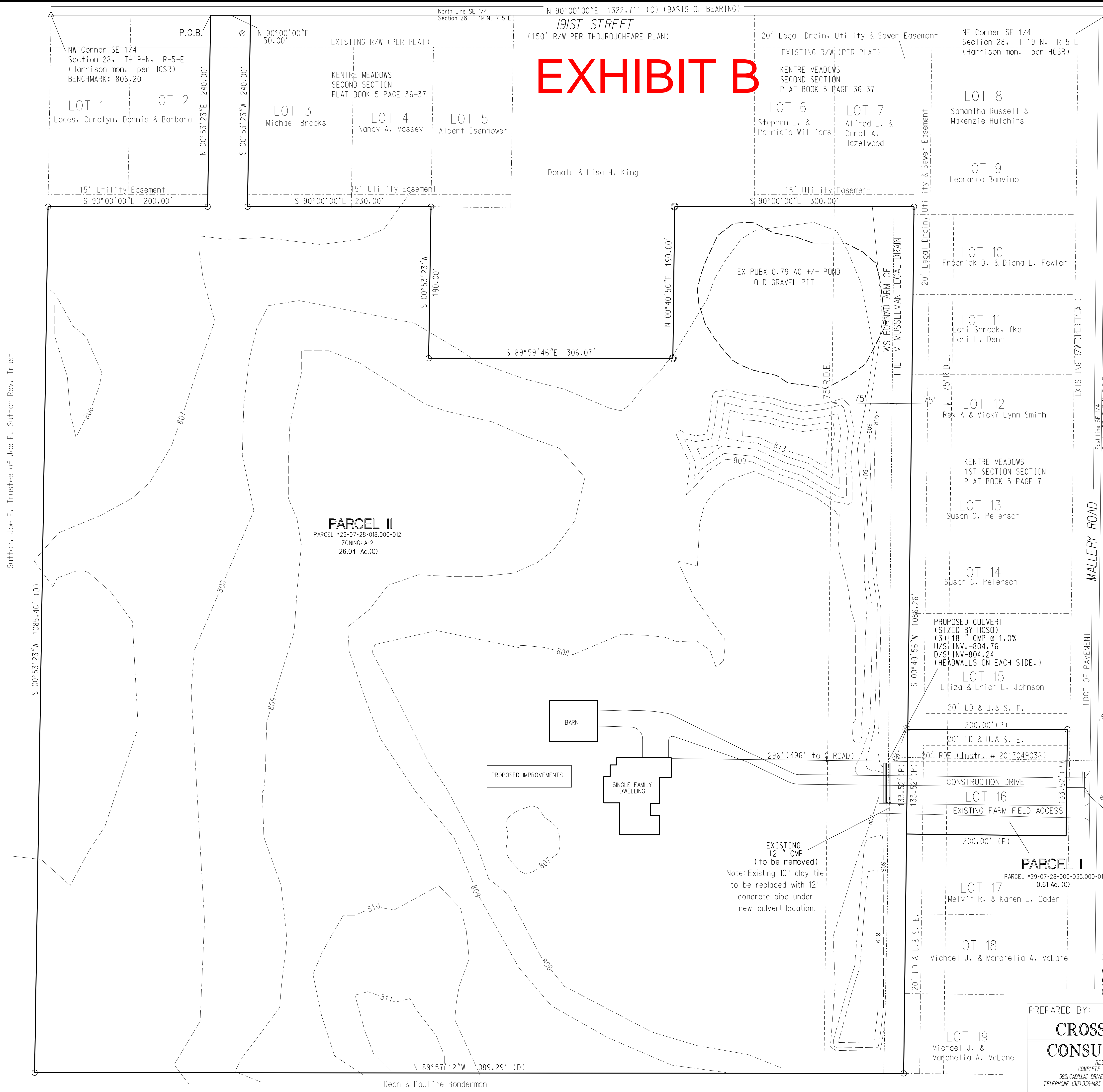
STEPHEN D. SERVES  
 Professional Land Surveyor No. 900002



PREPARED BY:  
**CROSS COUNTY CONSULTING, LLC**  
 RESIDENTIAL - COMMERCIAL  
 COMPLETE SITE DEVELOPMENT SERVICES  
 5820 CADILLAC DRIVE  
 TELEPHONE: (317) 339-483

TITLE: **PRIMARY PLAT**  
 DESIGN BY: GW  
 DRAWN BY: GW  
 CHECKED: [ ]

"DON'T DIG BLIND"  
 DATE: 08-19-24  
 SCALE: 1" = 60'  
 JOB NO.: 2024.WALKER  
 SHEET NO.: 1



Sutton, Joe E. Trustee of Joe E. Sutton Rev. Trust

Dean & Pauline Bonderman