

**ORDINANCE NO. ##-##-25**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF NOBLESVILLE, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend the Unified Development Ordinance (the “UDO”) for the City of Noblesville, Hamilton County, Indiana enacted by the City of Noblesville pursuant to its authority under the laws of the State of Indiana, IC 36-7-4 et seq., as amended.

**WHEREAS**, the Advisory Plan Commission of the City of Noblesville (the “**Plan Commission**”) has conducted a public hearing on Application No. LEGP-00238-2024 at its February 18, 2025 meeting as required by law in regard to a change in zoning filed by Henke Development Group LLC concerning the property described in Exhibit A-1 attached hereto (the “**PB Real Estate**”), in Exhibit A-2 attached hereto (the “**R3 Real Estate**”), and in Exhibit A-3 attached hereto (the “**R5 Real Estate**”), all of which is located within the zoning jurisdiction of the City of Noblesville; and

**WHEREAS**, the Advisory Plan Commission has sent a \_\_\_\_\_ recommendation for adoption of said amendment with a vote of \_\_\_ # \_\_\_ AYES and \_\_\_ # \_\_\_ NAYS to the Common Council of the City of Noblesville, Hamilton County, Indiana (the “**Common Council**”);

**NOW THEREFORE, BE IT ORDAINED** by the Common Council, meeting in regular session, that the UDO, is hereby amended as follows:

**Section 1.** The Official Zoning Map, (the “**Zone Map**”) is hereby amended to change the zoning of the PB Real Estate to “PB” Planned Business, the R3 Real Estate to “R-3” Moderate to

High Density Single Family Residential and the R5 Real Estate to “R-5” Multi-Family Residential, all as designated in the UDO (and identified on Exhibit B, attached hereto).

**Section 2.** As of the date of adoption of this ordinance, a petition for annexation has been filed under IC 36-4-3-5.1 and is pending approval by the Noblesville Common Council for the following listed parcels; Upon the date on which the adopted annexation ordinance takes effect, the Real Estate, including the annexation parcels, shall be designated with the respective zoning classifications within this ordinance and shall also be designated as part of the “Gatewood Lakes Planned Development.”. Pending annexation of parcels (12-11-13-00-00-003.000, 12-11-13-00-00-004.000, 12-11-13-00-00-005.001, 12-11-13-00-00-001.000, 12-11-13-00-00-002.000, 12-12-07-00-00-010.000, 12-12-07-00-00-009.000,– Gatewood Farms Inc.; 12-11-12-00-00-009.000 – Howard Verbryck; 12-12-18-00-00-010.000 – Thieme, Martin, Marsha and Matthew Co Tenants; 12-12-18-00-00-010.001, 12-12-18-00-00-009.000, 12-12-18-00-00-010.002 – Thieme, Martin and Marsha; 12-12-18-00-00-001.000 - Entrust Group Inc FBO Charles N Spartz Roth IRA 31883; 12-12-18-00-00-004.000 - Musselman, Marilyn B; 12-11-13-00-00-004.002 - B&B Holdings II LLC; 12-11-13-00-00-004.001 - Henke Development Group).

**Section 3.** Upon the date on which the adopted annexation ordinance takes effect, the area described herein as “Heritage Commons”, and comprising of approximately 121 acres, will be removed from the zoning district of CCPD – Corporate Campus Planned Development, Land Use Category of Industrial/Office and subdistrict of “Internal” and be zoned “PB Planned Business” and therefore amend Ordinance No. 54-11-02.

**Section 4.** This ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

**Section 5.** Upon motion duly made and seconded; this ordinance was fully passed by the members of the Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Approved on this \_\_\_\_ day of \_\_\_\_\_, 2025, by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	Dave Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST:

\_\_\_\_\_  
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_.m.

\_\_\_\_\_  
 Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

MAYOR'S VETO

\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Evelyn L. Lees, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Matthew M. Price*

Prepared by Matthew M. Price, Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, Indiana 46204, (317) 635-8900.

**EXHIBIT A-1**

**THE MARKET AT GATEWOOD**

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST 1849.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST 795.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 54 MINUTES 31 SECONDS WEST 2651.69 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 1965.00 FEET TO THE SOUTHWEST CORNER OF THE PRICE PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2015039844 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST 260.00 FEET; (2) NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 265.00 FEET; (3) SOUTH 89 DEGREES 54 MINUTES 31 SECONDS WEST 260.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 419.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 2653.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 21 DEGREES 56 MINUTES 58 SECONDS EAST 4739.46 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 13 SECONDS EAST 775.86 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST 591.69 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 16 SECONDS EAST 923.47 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST 341.94 FEET TO THE POINT OF BEGINNING, CONTAINING 145.73 ACRES, MORE OR LESS.

**HERITAGE COMMONS**

PART OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2651.69 FEET TO THE

NORTHWEST CORNER OF THE NORTHEAST QUARTER SAID SECTION 24; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 48 MINUTES 23 SECONDS EAST 1322.71 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 31 MINUTES 46 SECONDS WEST 1326.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST 1318.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 53 MINUTES 24 SECONDS WEST 2640.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 07 MINUTES 48 SECONDS WEST 1331.34 FEET TO THE POINT OF BEGINNING, CONTAINING 121.13 ACRES, MORE OR LESS.

**EXHIBIT A-2**

**GATEWOOD LANDING**

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 1596.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 53 MINUTES 24 SECONDS WEST 72.62 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 248.82 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 75 DEGREES 41 MINUTES 45 SECONDS WEST 246.26 FEET; THENCE SOUTH 66 DEGREES 02 MINUTES 22 SECONDS WEST 431.63 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 435.96 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 86 DEGREES 30 MINUTES 51 SECONDS WEST 429.33 FEET; THENCE NORTH 80 DEGREES 37 MINUTES 59 SECONDS WEST 303.39 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 278.41 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 87 DEGREES 31 MINUTES 01 SECOND WEST 275.26 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 672.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 377.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 89 DEGREES 37 MINUTES 54 SECONDS WEST 372.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 448.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 357.99 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 45 MINUTES 13 SECONDS WEST 348.55 FEET; THENCE SOUTH 68 DEGREES 39 MINUTES 48 SECONDS WEST 334.54 FEET; THENCE NORTH 13 DEGREES 42 MINUTES 46 SECONDS WEST 416.23 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 1367.97 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 41 DEGREES 12 MINUTES 20 SECONDS WEST 766.97 FEET; THENCE NORTH 35 DEGREES 17 MINUTES 03 SECONDS WEST 356.88 FEET; THENCE NORTH 22 DEGREES 56 MINUTES 13 SECONDS WEST 211.00 FEET; THENCE NORTH 69 DEGREES 13 MINUTES 03 SECONDS EAST 205.90 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 464.59 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 36 DEGREES



06 MINUTES 54 SECONDS EAST 451.38 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 811.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 557.31 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 24 DEGREES 47 MINUTES 40 SECONDS EAST 546.40 FEET; THENCE NORTH 55 DEGREES 42 MINUTES 23 SECONDS EAST 500.37 FEET; THENCE NORTH 50 DEGREES 26 MINUTES 10 SECONDS EAST 405.56 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS EAST 334.58 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 880.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 614.99 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 74 DEGREES 02 MINUTES 39 SECONDS EAST 602.56 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 32 SECONDS EAST 925.74 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 39 SECONDS EAST 471.93 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 08 MINUTES 37 SECONDS EAST 1398.21 FEET TO THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST 1053.12 FEET TO THE POINT OF BEGINNING, CONTAINING 183.24 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2650.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 134.96 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS WEST 902.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 58 MINUTES 43 SECONDS WEST 263.72 FEET; THENCE SOUTH 01 DEGREE 28 MINUTES 39 SECONDS WEST 303.40 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 142.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 263.53 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 32 MINUTES 37 SECONDS WEST 227.31 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 39 SECONDS WEST 576.53 FEET; THENCE SOUTH 82 DEGREES 39 MINUTES 05 SECONDS WEST 526.77 FEET; THENCE NORTH 15 DEGREES 36 MINUTES 48 SECONDS WEST 193.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 177.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 178.69 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 38 DEGREES 32 MINUTES 53

SECONDS WEST 171.20 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST 84.47 FEET; THENCE NORTH 25 DEGREES 42 MINUTES 36 SECONDS WEST 495.73 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 74.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 125.22 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 03 DEGREES 48 MINUTES 53 SECONDS EAST 110.80 FEET; THENCE NORTH 63 DEGREES 09 MINUTES 19 SECONDS EAST 267.39 FEET; THENCE NORTH 72 DEGREES 37 MINUTES 43 SECONDS EAST 236.98 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 632.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 230.63 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 79 DEGREES 21 MINUTES 12 SECONDS EAST 229.35 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 40 SECONDS EAST 221.30 FEET; THENCE SOUTH 82 DEGREES 24 MINUTES 13 SECONDS EAST 572.89 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 146.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 140.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 53 DEGREES 53 MINUTES 49 SECONDS EAST 135.09 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 433.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 347.61 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 13 DEGREES 20 MINUTES 15 SECONDS EAST 338.35 FEET TO THE POINT OF BEGINNING, CONTAINING 38.19 ACRES, MORE OR LESS.

**EXHIBIT A-3**

**GARDEN PARK**

PART OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 52 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2268.59 FEET TO THE SOUTHWEST CORNER OF SUNNYFIELD ESTATES AS DESCRIBED IN INSTRUMENT NUMBER 2012077388 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (2) COURSES: (1) NORTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 560.79 FEET; (2) NORTH 00 DEGREES 48 MINUTES 47 SECONDS WEST 389.00 FEET TO THE SOUTH LINE OF NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 45 MINUTES 42 SECONDS WEST 559.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 1839.93 FEET TO THE NORTHWEST CORNER OF THE LAND OF THE ENTRUST GROUP, INC. AS DESCRIBED IN INSTRUMENT NUMBER 2015067136 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89 DEGREES 54 MINUTES 08 SECONDS EAST 1518.92 FEET; (2) SOUTH 00 DEGREES 08 MINUTES 37 SECONDS EAST 1831.02 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 1160.21 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 37 MINUTES 38 SECONDS EAST 2659.03 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 07 MINUTES 20 SECONDS EAST 700.40 FEET TO THE NORTH LINE OF THE ROUSH PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2016062540; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89 DEGREES 14 MINUTES 25 SECONDS WEST 357.96 FEET; (2) SOUTH 00 DEGREES 58 MINUTES 50 SECONDS WEST 425.07 FEET; (3) SOUTH 65 DEGREES 56 MINUTES 35 SECONDS EAST 91.92 FEET; (4) SOUTH 01 DEGREES 21 MINUTES 15 SECONDS WEST 170.96 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST 401.00 FEET TO THE CENTERLINE OF MUD CREEK (NOW EXISTING AS A BURIED FIELD TILE WHICH BECOMES AN OPEN DITCH AND CREEK SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER); THENCE ALONG SAID CENTERLINE THE FOLLOWING (11) COURSES; (1) SOUTH 38

DEGREES 20 MINUTES 32 SECONDS WEST 103.75 FEET; (2) SOUTH 52 DEGREES 23 MINUTES 14 SECONDS WEST 107.93 FEET; (3) SOUTH 49 DEGREES 34 MINUTES 27 SECONDS WEST 133.55 FEET; (4) SOUTH 60 DEGREES 10 MINUTES 16 SECONDS WEST 313.46 FEET; (5) SOUTH 57 DEGREES 50 MINUTES 44 SECONDS WEST 310.74 FEET; (6) SOUTH 63 DEGREES 40 MINUTES 43 SECONDS WEST 174.41 FEET; (7) SOUTH 77 DEGREES 06 MINUTES 56 SECONDS WEST 106.55 FEET; (8) SOUTH 88 DEGREES 22 MINUTES 58 SECONDS WEST 555.17 FEET; (9) SOUTH 74 DEGREES 55 MINUTES 43 SECONDS WEST 103.77 FEET; (10) SOUTH 53 DEGREES 57 MINUTES 02 SECONDS WEST 95.08 FEET; (11) SOUTH 41 DEGREES 27 MINUTES 35 SECONDS WEST 283.21 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 11 MINUTES 55 SECONDS WEST 1483.01 FEET TO THE NORTHEAST CORNER OF THE RONALD AND SALLY THIEME PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2016049006 IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 45 MINUTES 36 SECONDS WEST 1686.82 FEET TO THE EAST LINE OF THE MARTIN, MARSHA, AND MATHEW THIEME PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 200000030627 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 48 MINUTES 53 SECONDS EAST 1856.67 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 27 SECONDS WEST 978.68 FEET TO THE POINT OF BEGINNING, CONTAINING 249.91 ACRES, MORE OR LESS.

### **ISLEWORTH**

PART OF SECTIONS 12 AND 13, TOWNSHIP 18 NORTH, RANGE 5 EAST AND SECTIONS 7, TOWNSHIP 18 NORTH, RANGE 6 EAST, OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 1849.92 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST 341.94 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 16 SECONDS WEST 923.47 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST 591.69 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 16 SECONDS WEST 775.86 FEET; THENCE NORTH 21 DEGREES 56 MINUTES 58 SECONDS WEST 4739.46 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 57 MINUTES 53 SECONDS EAST 2641.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 52 MINUTES 37 SECONDS EAST 1321.55 FEET TO THE SOUTHWEST CORNER OF THE VERBRYCK PARCEL AS DESCRIBED IN BOOK 216 PAGE 290 IN SAID RECORDER'S OFFICE; THENCE ALONG THE PERIMETER

OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) NORTH 00 DEGREES 22 MINUTES 32 SECONDS WEST 983.34 FEET; (2) NORTH 89 DEGREES 36 MINUTES 51 SECONDS EAST 1321.32 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 23 MINUTES 09 SECONDS WEST 483.86 FEET TO THE NORTHWEST CORNER OF THE GATEWOOD FARMS, INC. PARCEL AS DESCRIBED IN BOOK 330 PAGE 499 IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE PERIMETER OF THE GATEWOOD FARMS, INC. PARCEL AS DESCRIBED IN BOOK 324 PAGE 178 THE FOLLOWING TWO (2) COURSES: (1) NORTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 1684.11 FEET; (2) NORTH 00 DEGREES 18 MINUTES 27 SECONDS WEST 1335.08 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 43 MINUTES 55 SECONDS EAST 997.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 05 MINUTES 37 SECONDS EAST 2670.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 43 MINUTES 20 SECONDS WEST 2670.23 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 SOUTH 00 DEGREES 23 MINUTES 09 SECONDS EAST 143.72 FEET TO THE NORTHEAST CORNER OF NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 08 MINUTES 37 SECONDS EAST 1251.89 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 39 SECONDS WEST 471.93 FEET; THENCE NORTH 85 DEGREES 58 MINUTES 32 SECONDS WEST 925.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 614.99 FEET SUBTENDED BY A CHORD BEARING SOUTH 74 DEGREES 02 MINUTES 39 SECONDS WEST 602.56 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST 334.58 FEET; THENCE SOUTH 50 DEGREES 26 MINUTES 10 SECONDS WEST 405.56 FEET; THENCE SOUTH 55 DEGREES 42 MINUTES 23 SECONDS WEST 500.37 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 811.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 557.31 FEET SUBTENDED BY A CHORD BEARING SOUTH 24 DEGREES 47 MINUTES 40 SECONDS WEST 546.40 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 464.59 FEET SUBTENDED BY A CHORD BEARING SOUTH 36 DEGREES 06 MINUTES 54 SECONDS WEST 451.38 FEET; THENCE SOUTH 69 DEGREES 13 MINUTES 03 SECONDS WEST 205.90 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 13 SECONDS EAST 211.00 FEET; THENCE SOUTH 35 DEGREES 17 MINUTES 03 SECONDS EAST 356.88 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 390.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 1367.97 FEET SUBTENDED BY A CHORD BEARING SOUTH 41 DEGREES 12 MINUTES 20 SECONDS EAST 766.97 FEET; THENCE SOUTH 13

DEGREES 42 MINUTES 46 SECONDS EAST 416.23 FEET; THENCE NORTH 68 DEGREES 39 MINUTES 48 SECONDS EAST 334.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 448.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 357.99 FEET SUBTENDED BY A CHORD BEARING SOUTH 89 DEGREES 45 MINUTES 13 SECONDS EAST 348.55 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 672.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 377.44 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 372.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 533.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 278.41 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 87 DEGREES 31 MINUTES 01 SECOND EAST 275.26 FEET; THENCE SOUTH 80 DEGREES 37 MINUTES 59 SECONDS EAST 303.39 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 720.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 435.96 FEET SUBTENDED BY A CHORD BEARING NORTH 86 DEGREES 30 MINUTES 51 SECONDS EAST 429.33 FEET; THENCE NORTH 66 DEGREES 02 MINUTES 22 SECONDS EAST 431.63 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 248.82 FEET SUBTENDED BY A CHORD BEARING NORTH 75 DEGREES 41 MINUTES 45 SECONDS EAST 246.26 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 24 SECONDS EAST 72.62 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST 1596.98 FEET TO THE POINT OF BEGINNING, CONTAINING 454.46 ACRES, MORE OR LESS.

ALSO:

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2650.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 134.96 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS WEST 902.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 58 MINUTES 43 SECONDS WEST 263.72 FEET; THENCE SOUTH 01 DEGREE 28 MINUTES 39 SECONDS WEST 303.40 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 142.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF

263.53 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 32 MINUTES 37 SECONDS WEST 227.31 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 39 SECONDS WEST 576.53 FEET; THENCE NORTH 02 DEGREES 46 MINUTES 01 SECOND EAST 548.08 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 947.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 390.28 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 83 DEGREES 27 MINUTES 40 SECONDS WEST 387.52 FEET; THENCE SOUTH 62 DEGREES 45 MINUTES 19 SECONDS WEST 362.04 FEET; THENCE NORTH 25 DEGREES 42 MINUTES 36 SECONDS WEST 495.73 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 74.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 125.22 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 03 DEGREES 48 MINUTES 53 SECONDS EAST 110.80 FEET; THENCE NORTH 63 DEGREES 09 MINUTES 19 SECONDS EAST 267.39 FEET; THENCE NORTH 72 DEGREES 37 MINUTES 43 SECONDS EAST 236.98 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 632.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 230.63 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 79 DEGREES 21 MINUTES 12 SECONDS EAST 229.35 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 40 SECONDS EAST 221.30 FEET; THENCE SOUTH 82 DEGREES 24 MINUTES 13 SECONDS EAST 572.89 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 146.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 140.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 53 DEGREES 53 MINUTES 49 SECONDS EAST 135.09 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 433.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 347.61 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 13 DEGREES 20 MINUTES 15 SECONDS EAST 338.35 FEET TO THE POINT OF BEGINNING, CONTAINING 30.62 ACRES, MORE OR LESS.

### **RESIDENTIAL CLUB AMENITIES**

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2650.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 134.96 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS WEST 902.59 FEET; THENCE SOUTH 07 DEGREES 58 MINUTES 43 SECONDS WEST 263.72 FEET; THENCE SOUTH 01 DEGREE 28 MINUTES 39

SECONDS WEST 303.40 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 142.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 263.53 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 32 MINUTES 37 SECONDS WEST 227.31 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 39 SECONDS WEST 576.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 39 MINUTES 05 SECONDS WEST 526.77 FEET; THENCE NORTH 15 DEGREES 36 MINUTES 48 SECONDS WEST 193.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 177.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 178.69 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 38 DEGREES 32 MINUTES 53 SECONDS WEST 171.20 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST 84.47 FEET; THENCE NORTH 62 DEGREES 45 MINUTES 19 SECONDS EAST 362.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 947.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 390.28 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 83 DEGREES 27 MINUTES 40 SECONDS EAST 387.52 FEET; THENCE SOUTH 02 DEGREES 46 MINUTES 01 SECOND WEST 548.08 FEET TO THE POINT OF BEGINNING, CONTAINING 7.57 ACRES, MORE OR LESS.



## EXHIBIT B

