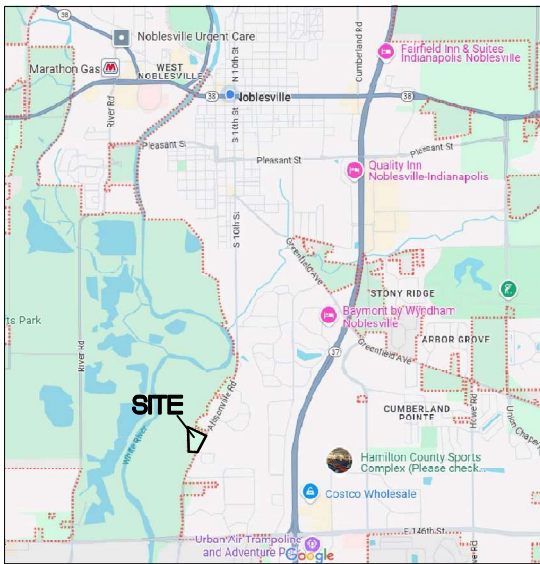


PRIMARY PLAT

DRISKELL ESTATE

PART OF THE N.E. QUARTER, SECTION 13, TOWNSHIP 18 NORTH, RANGE 4 EAST
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA

VICINITY MAP
NOT TO SCALE



LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 2016050517

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 4 EAST, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE OLD ROOKER FARM; SAID CORNER HISTORICALLY DESCRIBED AS BEING LOCATED 115.3 RODS SOUTH OF AND 68.25 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE EAST ON THE SOUTH LINE OF THE BOUNDARY OF THE OLD ROOKER FARM REAL ESTATE 355.2 FEET (DEED, SOUTH 89 DEGREES 04 MINUTES 52 SECONDS EAST, ASSUMED BEARING 356.33 FEET, MEASURED) TO THE CENTERLINE OF ALLISONVILLE AVENUE AS NOW LOCATED AND IMPROVED (FORMER STATE ROADS 13 AND 37); THENCE NORTHEASTERLY DEFLECTING 63 DEGREES 30 MINUTES TO THE LEFT ON SAID CENTERLINE, NORTH 27 DEGREES 25 MINUTES 08 SECONDS EAST 106.86 FEET TO THE PLACE OF BEGINNING OF THE WITHIN DESCRIBED REAL ESTATE; THENCE NORTH 76 DEGREES 01 MINUTES 18 SECONDS WEST 175.77 FEET; THENCE NORTH 55 DEGREES 02 MINUTES 37 SECONDS WEST 55.67 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS EAST 23.27 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 26 SECONDS WEST 190.64 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE AFORESAID OLD ROOKER FARM; THENCE NORTH 00 DEGREES 16 MINUTES 46 SECONDS EAST ON SAID BOUNDARY LINE 524.36 FEET TO A POINT THAT IS 736.80 FEET NORTH OF THE AFORESAID SOUTHWEST CORNER OF SAID OLD ROOKER FARM; THENCE SOUTHEASTERLY, DEFLECTING 100 DEGREES 01 MINUTE TO THE RIGHT, SOUTH 79 DEGREES 42 MINUTES 14 SECONDS EAST 187.36 FEET; THENCE SOUTHEASTERLY, DEFLECTING 31 DEGREES 16 MINUTES TO THE RIGHT, SOUTH 48 DEGREES 26 MINUTES 14 SECONDS EAST 42.05 FEET; THENCE SOUTHEASTERLY DEFLECTING 15 DEGREES 02 MINUTES TO THE LEFT, SOUTH 63 DEGREES 28 MINUTES 14 SECONDS EAST 297.00 FEET; THENCE SOUTHEASTERLY, DEFLECTING 24 DEGREES 42 MINUTES TO THE LEFT SOUTH 88 DEGREES 10 MINUTES 14 SECONDS EAST 153.75 FEET (DEED, 153.20 FEET, MEASURED) TO THE CENTERLINE OF THE AFORESAID ALLISONVILLE AVENUE AS NOW LOCATED AND IMPROVED; THENCE SOUTH 27 DEGREES 25 MINUTES 08 SECONDS WEST ON SAID CENTERLINE 505.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.063 ACES, MORE OR LESS.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 4 EAST IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE OLD ROOKER FARM, HISTORICALLY DESCRIBED AS BEING 115.2 RODS SOUTH OF AND 68.25 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE EAST ON THE SOUTH LINE OF THE BOUNDARY OF THE OLD ROOKER FARM REAL ESTATE 355.2 FEET, DEED (SOUTH 89 DEGREES 04 MINUTES 52 SECONDS EAST—ASSUMED BEARING 356.33 FEET, MEASURED) TO THE CENTERLINE OF ALLISONVILLE AVENUE AS NOW LOCATED AND IMPROVED; THENCE NORTHEASTERLY DEFLECTING 63 DEGREES 30 MINUTES LEFT ON SAID CENTERLINE NORTH 27 DEGREES 25 MINUTES 08 SECONDS EAST 106.86 FEET; THENCE NORTH 76 DEGREES 01 MINUTE 18 SECONDS WEST 175.77 FEET; THENCE NORTH 55 DEGREES 02 MINUTES 37 SECONDS WEST 55.667 FEET; THENCE NORTH 01 DEGREE 37 MINUTES 07 SECONDS EAST 23.27 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 26 SECONDS WEST 190.64 FEET TO A POINT ON THE EASTERLY LINE OF THE BOUNDARY OF THE AFORESAID ROOKER FARM; THENCE SOUTH 76 DEGREES 16 MINUTES 46 SECONDS WEST ON SAID BOUNDARY LINE 212.44 FEET TO THE PLACE OF BEGINNING.

PLANNING INFO NOTES

ZONING: R-2/FH
COMP PLAN: RESIDENTIAL / INFILL RESIDENTIAL
EXCEPTIONS TO DEV STANDARDS:
-BZNA-0131-2023 CONTRACTOR'S OFFICE WITH STORAGE YARD THAT EXPIRES WITH THE TRANSFER OF MAJORITY OWNERSHIP FROM BENJAMIN OR LAUREN DRISKELL. THIS VARIANCE INCLUDES THE USE OF MIN 6 FT EVERGREEN TREES ON BERMS FOR SCREENING IN LIEU OF AN OPAQUE FENCE.

LEGEND

R/W RIGHT-OF-WAY

5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET

sqft SQUARE FEET (MORE OR LESS)

ac± ACRES (MORE OR LESS)

ZONING

R2 - RESIDENTIAL
FH - FLOOD HAZARD

THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

656 CHERRY LLC
INSTRUMENT No.
2019-13889

STEVEN A HOLT
INSTRUMENT No.
9609612438

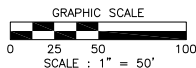
NE CORNER
NE QUARTER
SECTION 13,
T18N, R4E

1900.8' (115.2 RODS)
N01°19'23"W

EAST LINE NE QUARTER SECTION 13, T18N, R4E
N01°19'23"W 701.25'

656 CHERRY LLC
INSTRUMENT No.
2019-13889

656 CHERRY LLC
INSTRUMENT No.
2019-13889



UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"AE"	SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD. BASE FLOOD ELEVATION DETERMINED.
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0144G. AREA IN ZONE "AE" AND "X" MAP DATED 11-19-2014.

100 YEAR FLOOD ELEVATION = 755.6

SE CORNER
NE QUARTER
SECTION 13,
T18N, R4E
ESTABLISHED PER
FOUND MONUMENT
IN WELLINGTON ESTATES

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW.

CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF 1 LOT NUMBERED LOT 1.

THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, K. NATHAN ALTHOUSE, THE UNDERSIGNED CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE THIS 20th DAY OF FEBRUARY, 2025.

K. Nathan Althouse

K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR
No. LS 20400007
STATE OF INDIANA



OWNER / SUBDIVIDER /
DEVELOPER

BENJAMIN CLAY & LAUREN
RACHEL DRISKELL
15290 ALLISONVILLE RD
NOBLESVILLE, IN 46060

SOURCE OF TITLE

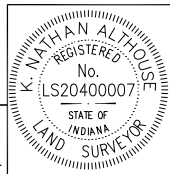
BENJAMIN CLAY & LAUREN
RACHEL DRISKELL
INSTRUMENT No. 2016-50517

SURVEYOR

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
Ph 317-773-2644
DATE: FEBRUARY 1, 2024
Job No. B41393

K. Nathan Althouse
R.L.S. LS20400007

12-2-24
DATE:



REVISIONS			
REV. DATE	BY	DESCRIPTION	

DRAWN BY: BDD		PREPARED BY: KNA	
SCALE: 1" = 50'		FIELD BOOK: DC	
DATE: 2-6-24		PAGE:	
JOB NUMBER		SURVEY 4 FILE:	
DESCRIPTION: PRIMARY PLAT		B41393	