MARTHA A. WOMACKS
170091 MAY-9 01
MARION COUNTY RECORDER

MAY 09 2001
000075531

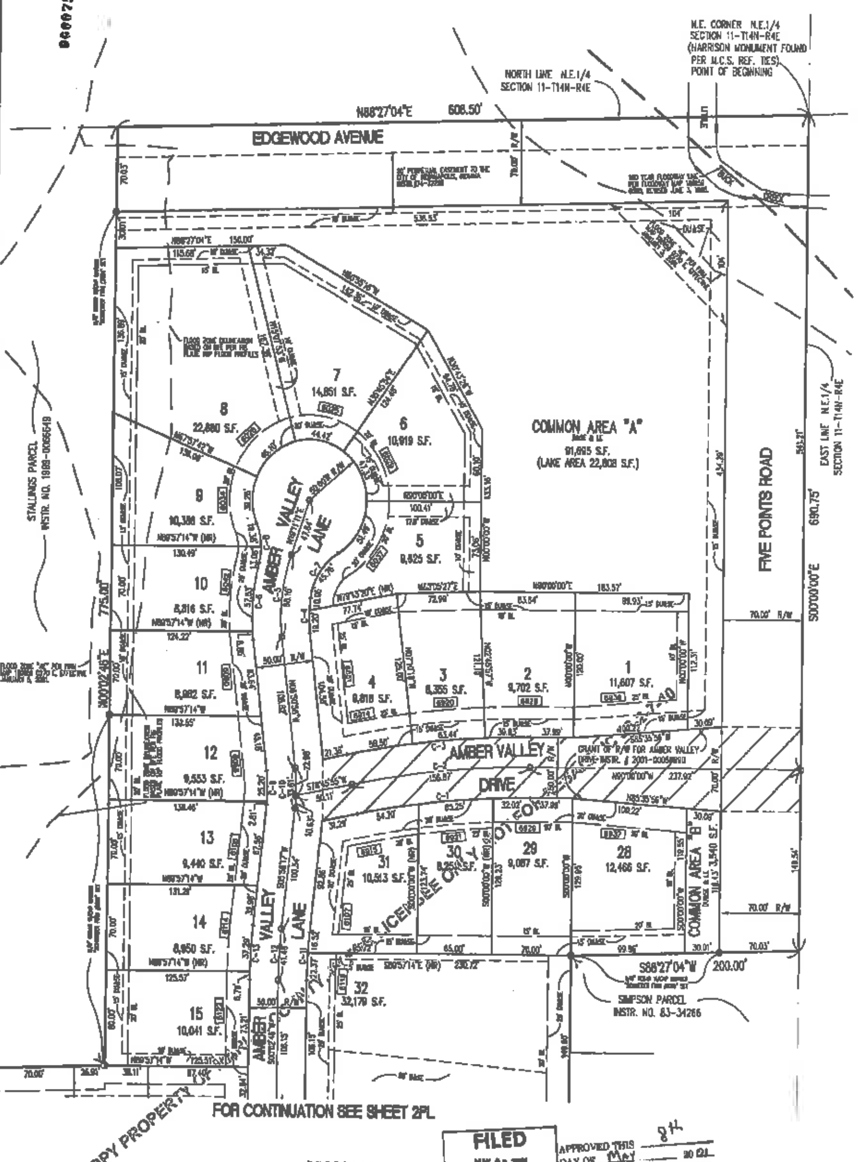
RECEIVED FOR RECORD

AMBER RIDGE

SECTION 1
PART OF THE N.E.1/4
SECTION 11-T14N-R4E
MARION COUNTY, INDIANA

THIS INSTRUMENT WAS PREPARED
BY EDWARD D. GIACOLETTI
REGISTERED LAND SURVEYOR-INDIANA #S0560
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216-1037
TELEPHONE (317) 826-7100

LEGEND
O - INDICATES 5/8" DIA. SHAFT ALUMINUM MONUMENT - 1 1/2" DIA. HEAD, STAMPED "SCHNEIDER FIRM 0001" (UNLESS NOTED OTHERWISE)
● - INDICATES 5/8" X 30" REBAR - 1 1/2" PL. W/CAP STAMPED "SCHNEIDER FIRM 0001" (UNLESS NOTED OTHERWISE)
D.U.&S.E. - DRAINAGE UTILITY AND SEWER EASEMENT
B.L. - BUILDING LINE
S.F. - SQUARE FOOTAGE
R/W - RIGHT-OF-WAY
[0000] - STREET ADDRESS
L.E. - LANDSCAPE EASEMENT
(NR) - NON-RADIAL



FILED
MAY 09 2001
FRANKLIN TOWNSHIP ASSESSOR

APPROVED THIS 8th DAY OF May 20 01
FRANKLIN TOWNSHIP ASSESSOR

LAND DESCRIPTION

Part of the Northeast Quarter of Section 11, Township 14 North, Range 4 East in Marion County, Indiana, being more particularly described as follows:

Beginning at a Harrison Monument at the Northeast Corner of said Section; thence along the East line of said section, South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) a distance of 690.75 feet to the Northeast corner of the Simpson parcel as recorded as Instrument #83-34266 in the Office of the Recorder of Marion County; thence, along the north line of said parcel and parallel with the North line of said Section, South 88 degrees 27 minutes 04 seconds West (passing a rebar at a distance of 70.00 feet) a distance of 200.00 feet to the Northwest corner of said parcel; thence parallel with the East line of said section and along the west line of said parcel and, South 00 degrees 00 minutes 00 seconds West a distance of 605.75 to a rebar with cap stamped "SCHNEIDER FIRM#0001" (herein referred to as rebar), said point also being on the west line of the Jordan parcel as recorded as Instrument #86-39606 in said office; thence North 87 degrees 14 minutes 49 seconds West a distance of 255.83 feet to a rebar; thence parallel with said east line, South 00 degrees 00 minutes 00 seconds West a distance of 254.66 feet to a rebar; thence South 43 degrees 10 minutes 11 seconds West a distance of 115.33 feet to a curve having a radius of 125.00 feet, the radius point of which bears North 37 degrees 48 minutes 42 seconds East; thence Southeasterly along said curve an arc distance of 13.97 feet to a point that bears South 30 degrees 29 minutes 37 seconds West from said radius point; thence South 30 degrees 29 minutes 37 seconds West a distance of 50.00 feet to a curve having a radius of 175.00 feet, the radius point of which bears North 30 degrees 29 minutes 37 seconds East; thence Northwesterly along said curve an arc distance of 102.80 feet to a point that bears South 64 degrees 09 minutes 04 seconds West from said radius point; thence South 64 degrees 09 minutes 01 seconds West a distance of 130.00 feet; thence North 61 degrees 43 minutes 36 seconds West a distance of 125.81 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 497.68 feet; thence North 00 degrees 17 minutes 34 seconds West a distance of 421.75 feet; thence North 00 degrees 02 minutes 46 seconds East a distance of 370.11 feet to the Southwest corner of the Stallings parcel as recorded as Instrument #1999-0066549 in said office; thence along the south line of said parcel and parallel with the north line of said quarter section, North 88 degrees 27 minutes 04 seconds East a distance of 731.00 feet to the southeast corner of the Stallings parcel; thence along the east line of said parcel and parallel with the west line of the subject tract, North 00 degrees 02 minutes 46 seconds East (passing a rebar at a distance of 705.00 feet) a distance of 775.00 feet to a point on said north line; thence along said north line, North 88 degrees 27 minutes 04 seconds East a distance of 606.50 feet to the point of Beginning, containing 28.900 acres, more or less.

THIS SUBDIVISION CONSISTS OF 44 LOTS, NUMBERED 1 THROUGH 44, AND COMMON AREAS (A,B,C & D), TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON.

THE SIZE OF LOTS AND COMMON AREAS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2000-125322 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

I, THE UNDERSIGNED, HEREBY 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 WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE THIS 4th DAY OF May 2001

EDWARD D. GIACOLETTI
REGISTERED LAND SURVEYOR
INDIANA #S0560

EDWARD D. GIACOLETTI REGISTERED No. S0560 STATE OF INDIANA LAND SURVEYOR

The undersigned, C.P. Morgan Communities L.P., by C.P. Morgan Investment Co, Inc., General Partner, by Mark W. Boyce, Vice President as Owner of the within described real estate, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat. The within plat shall be known and designated as Amber Ridge, Section 1, a subdivision in Marion County, Indiana.

IN WITNESS WHEREOF, C.P. MORGAN COMMUNITIES L.P., BY C.P. MORGAN INVESTMENT CO. INC., GENERAL PARTNER, BY MARK W. BOYCE, VICE PRESIDENT, HAS HEREUNTO CAUSED HIS NAME TO BE SUBSCRIBED, THIS 8th DAY OF May, 2001

C.P. MORGAN INVESTMENT CO., INC., GENERAL PARTNER

BY: ________
MARK W. BOYCE, VICE PRESIDENT

STATE OF INDIANA }
COUNTY OF HAMILTON } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED C.P. MORGAN COMMUNITIES L.P., BY C.P. MORGAN INVESTMENT CO. INC., GENERAL PARTNER, BY MARK W. BOYCE, VICE PRESIDENT AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

NOTARY PUBLIC Michelle M. Cooper
PRINTED NAME MICHELLE M. COOPER
MY COMMISSION EXPIRES 6-11-2001

STATE OF INDIANA OFFICIAL SEAL NOTARY PUBLIC

Sight Distance at Intersections:
No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) feet and nine (9) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points twenty-five (25) feet from the intersection of said street right-of-way lines or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within ten (10) feet of the intersections of a street right-of-way line with the edge of the driveway pavement or alley line. No tree shall be permitted to remain within such distance of such intersection unless the foliage is maintained at sufficient height to prevent obstruction of the sight line.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
C1	775.00'	151.97'	151.72'	S84°22'57"W	11°14'05"
C2	800.00'	156.87'	156.62'	S84°22'57"W	11°14'05"
C3	825.00'	161.77'	161.51'	S84°22'57"W	11°14'05"
C4	125.00'	29.26'	29.20'	S00°08'35"E	13°24'47"
C5	150.00'	68.16'	67.58'	S06°10'06"W	26°02'09"
C6	175.00'	54.38'	64.02'	S03°41'21"W	21°04'39"
C7	50.00'	45.76'	44.18'	S32°46'55"W	52°26'12"
C8	50.00'	32.44'	31.88'	N04°21'35"W	37°10'32"
C9	125.00'	28.01'	27.95'	N00°25'50"W	12°50'16"
C10	150.00'	33.61'	33.54'	N00°25'50"W	12°50'16"
C11	375.00'	38.89'	38.87'	S03°01'02"W	05°56'31"
C12	400.00'	41.48'	41.46'	S03°01'02"W	05°56'31"
C13	425.00'	44.08'	44.06'	S03°01'02"W	05°56'31"
C14	375.00'	110.40'	110.00'	N06°28'48"E	16°52'05"
C15	400.00'	173.92'	172.56'	N12°30'09"E	24°54'45"
C16	425.00'	184.79'	183.34'	N12°30'09"E	24°54'45"
C17	375.00'	2.61'	2.61'	N24°45'13"E	00°23'57"
C18	225.00'	87.52'	86.97'	N80°24'22"W	22°17'09"
C19	250.00'	97.24'	96.63'	N80°24'22"W	22°17'09"
C20	275.00'	106.96'	106.29'	N80°24'22"W	22°17'09"
C21	50.00'	43.42'	42.07'	S63°34'15"W	49°45'38"
C22	150.00'	27.60'	27.56'	S83°10'50"W	10°32'28"
C23	175.00'	13.00'	13.00'	S86°19'20"W	04°15'26"
C24	50.00'	31.66'	31.14'	S77°39'53"E	36°17'02"
C25	475.00'	248.38'	245.57'	S09°58'41"W	29°57'41"
C26	500.00'	261.45'	258.49'	S09°58'41"W	29°57'41"
C27	525.00'	274.54'	271.42'	S09°58'41"W	29°57'41"
C28	125.00'	118.91'	114.48'	S32°15'17"E	54°30'14"
C29	150.00'	142.69'	137.37'	S32°15'17"E	54°30'14"
C30	175.00'	166.47'	160.27'	S32°15'17"E	54°30'14"

50 0 25 50 100
(ASSUMED NORTH)
SCALE 1" = 50'

FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARION COUNTY, INDIANA
5-9-01

PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED

10-11-2002

The Metropolitan Development Commission, its successors and assigns, shall not have right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided further that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the Subdivision Control Ordinance 58-AO-13, as amended, or any conditions attached to approval of this plat by the Plat Committee.

The foregoing Real Estate is subject to the provisions of the Declaration of Covenants and Restrictions of Amber Ridge, Instrument Number 2001-75521 and the Plat Covenants, Conditions and Restrictions, Instrument Number 2001-75530 in the Office of the Recorder of Marion County, Indiana.

Development Standards:
The following development standards apply to Amber Ridge:
a. Minimum front yard setback: twenty-five (25) feet, twenty (20) feet for vehicular turnaround area of a cul-de-sac. 2001-DV3-001
b. Minimum rear yard setback: fifteen (15) feet, twenty (20) feet from any subdivision boundary property line.
c. Minimum side yard setback: zero (0) feet, ten (10) feet between buildings. If structure is located within three (3) feet of the lot line, then a wall maintenance easement up to three (3) feet from the structure wall shall be provided on the adjoining lot.
d. Minimum house size: twelve hundred (1200) square feet for one story; eight hundred (800) square feet for each dwelling unit for two story.
e. Maximum building height: primary building: thirty-five (35) feet. Accessory building: twenty (20) feet.
f. Minimum open space: fifty (50) percent. (individual cluster lot)

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the Department of Capital Asset Management and the requirements of all sanitary sewer construction permits for this plan issued by said Department. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owners' real estate in which the easement and right-of-way is granted without express written permission, when duly recorded, shall run with the real estate. The Department, and its agents, shall have the right to ingress and egress, for temporary periods only, over the owners' real estate adjoining said easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Department of Capital Asset Management of the City of Indianapolis and the requirements of all drainage permits for this plat issued by said Department.

Public Street:
The streets and public rights-of-way shown hereon, subjected to construction standards and acceptance, are hereby dedicated, owned and maintained by The City of Indianapolis, Marion County, Indiana, for the public use.

EXISTING D-2 CLUSTER ZONING

Schneider
The Schneider Corporation
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, Indiana
46216-1037
317-826-7100 Phone
317-826-7300 Fax
Engineering
Surveying
Landscape Architecture
GIS • LIS
Geology
Formerly Schneider Engineering Corp. / Bohlen, Meyer, Gibson & Assoc.

C. P. MORGAN COMMUNITIES, L.P.
AMBER RIDGE SECTION 1
MARION COUNTY, INDIANA

FINAL PLAT
DOCKET NO. 2000-PLT-091

Date	Project No.	Drawn	Approv.
5/3/2001	3333.001	DEC	

Computer Files
Sheet No. 1PL OF 2

AMBER RIDGE

SECTION 1
PART OF THE N.E.1/4
SECTION 11-T14N-R4E
MARION COUNTY, INDIANA

RECEIVED FOR RECORD
01 NOV -9 PM 3:22
JIM MARTIN

THIS INSTRUMENT WAS PREPARED
BY EDWARD D. CIACCIOTTI
REGISTERED LAND SURVEYOR-INDIANA #S0560
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216-1037
TELEPHONE (317) 826-7100

FOR CONTINUATION SEE SHEET 1PL

LEGEND
- ○ – INDICATES 5/8" DIA. SHAFT ALUMINUM MONUMENT – 1/2"ø T. O/MAGNET W/ 1 1/2" DIA. HEAD, STAMPED "SCHNEIDER FIRM 0001" (UNLESS NOTED OTHERWISE)
- ● – INDICATES 5/8" X 30" REBAR – 1/2" Ø PL W/CAP STAMPED "SCHNEIDER FIRM 0001" (UNLESS NOTED OTHERWISE)

D.&U.E.– DRAINAGE UTILITY AND SEWER EASEMENT
B.L. – BUILDING LINE
S.F. – SQUARE FOOTAGE
R/W – RIGHT-OF-WAY
[6000] – STREET ADDRESS
L.E. – LANDSCAPE EASEMENT
(NR) – NON-RADIAL

STALLINGS PARCEL
INSTR. NO. 1999-0066849

SIMPSON PARCEL
INSTR. NO. 83-34366

JORDAN PARCEL
INSTR. NO. 96-34605

HILL LEGAL DRAIN

WILDWOOD HILLS
FIRST SECTION
PLAT BOOK 31, PAGE 131

BLACKWELL CIRCLE

AMBER VALLEY LANE

GRAYBROCK DRIVE

COMMON AREA "C"
60,015 S.F.

COMMON AREA "D"
396,208 S.F.
(LANE AREA 59,775 S.F.)

INDIANAPOLIS POWER & LIGHT COMPANY 200' EASEMENT INSTR. # 116956

Lot	S.F.
15	10,041
16	10,768
17	7,736
18	8,260
19	8,261
20	7,630
21	12,884
22	24,079
23	17,972
24	20,517
25	13,925
26	13,836
27	14,082
32	38,179
33	34,892
34	22,708
35	21,439
36	9,726
37	9,238
38	9,361
39	11,952
40	8,596
41	8,808
42	8,125
43	8,258
44	8,817

N88°27'04"E 731.00'
N00°02'46"E 370.11'
N00°17'34"W 421.78'
N90°00'00"W 492.66'
N61°43'36"W 125.61'
S64°58'07"W 130.00'
S30°39'37"W
R=175.00'
L=102.80'
Delta=33°39'25"
R=125.00'
L=15.97'
Delta=07°19'05"
S00°00'00"W 605.75'
S00°00'00"W 254.66'
N87°14'49"W 255.93'

(ASSUMED NORTH)
SCALE 1" = 50'

FOR LAND DESCRIPTION SEE SHEET 1PL
FOR CURVE DATA TABLE SEE SHEET 1PL

EXISTING D-2 CLUSTER ZONING

IMAGE/COPY PROPERTY OF MARION COUNTY, IN FOR LICENSEE ONLY. NOT FOR RESALE, 06-2-7-10

FILED
NOV 09 2001
FRANKLIN TOWNSHIP
ASSESSOR

The Schneider Corporation
Schneider
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, Indiana
46216-1037
317-826-7100 Fax
317-826-7530 Tax
Engineering
Surveying
Landscape Architecture
GIS + LIS
Geology
Formerly Schneider Engineering Corp. / Nelson, Haven, Gibson & Assoc.

C. P. MORGAN COMMUNITIES, L.P.
AMBER RIDGE SECTION 1
MARION COUNTY, INDIANA

FINAL PLAT
DOCKET NO. 2000-FLT-091

Date	Project No.	Drawn	Approv.
5/3/2001	3333.001	DEC	

Computer Files
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Sheet No.
2PL
OF 2

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