

IMAGE/COPY PROPERTY OF MARION COUNTY

PLAT

Subdivision/HPRA Amber Ridge section 2

Legal Description Part of the N.E. 1/4
section 11-T14N-R4E

Owner CP Morgan Communities LP

Cross Reference	DMD/VOID STAMP	<u>J</u>
<u>2001 75529</u>	LAND SURVEYOR	<u>J</u>
<u>2001 75530</u>	TOWNSHIP	<u>J</u>
	AUDITOR	<u>J</u>
	NOTARY	<u>J</u>

Declaration _____

Other _____

Township Franklin

Contact Person Mark ^{Fielms} ~~Fielms~~

Phone Number 710-0332

LAND DESCRIPTION

AMBER RIDGE SECTION 2 PART OF THE NE 1/4 SECTION 11-T14N-R4E MARION COUNTY, INDIANA

The Metropolitan Development Commission, its successors and assigns, shall not have right, power or authority to enforce any provisions, conditions, restrictions or other covenants contained in this plat other than those specifically...

THIS INSTRUMENT WAS PREPARED BY EDWARD D. GAGOLETTI REGISTERED LAND SURVEYOR-INDIANA 35000

- LEBDO - INDICATES 5/8" DIA. SHANK ALUMINUM ROD W/ 1/2" DIA. CAP (WARRANT) (13361/FL) STAMPED "SCHNEIDER FIRM 0001"

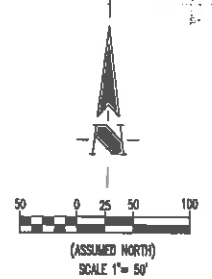
Part of the Northeast Quarter of Section 11, Township 14 North, Range 4 East in Marion County, Indiana, being more particularly described as follows: Commencing at a Northern Monument of the Northeast Corner of said Section 11 (also being the northeast corner of Amber Ridge Section 1), a subdivision in Marion County, Indiana, the plat of which is recorded as Instrument Number 00000000, dated May 8, 2001, in the Office of the Recorder of Marion County, Indiana...

The undersigned, C.P. Morgan Communitates L.P., by C.P. Morgan Investment Co., Inc., General Partner, by Mark H. Joyce, Vice President, as Trustee of the within described trust, do hereby sell, part and partition by and among his wife, common law spouse in accordance with the above plat, the within plat shall be taken and deposited on Amber Ridge, Section 2, a subdivision in Marion County, Indiana.

IN WITNESS WHEREOF, C.P. MORGAN COMMUNITATES L.P., BY C.P. MORGAN INVESTMENT CO., INC., GENERAL PARTNER, BY MARK H. JOYCE, VICE PRESIDENT, HAS HERETOFORE CAUSED HIS NAME TO BE SUBSCRIBED, DATED 9/11/2001

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 Communitates L.P., by C.P. Morgan Investment Co., Inc., General Partner, by Mark H. Joyce, 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: James J. L. Johnson PRINTED NAME: James J. L. Johnson BY COMMISSION EXPIRES: 3/31/07



CURVE DATA TABLE

Table with 6 columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. It lists curve data for various points from C1 to C36, including radii, lengths, chord bearings, and delta angles.

THIS SUBDIVISION CONSISTS OF 80 LOTS, NUMBERED 45 THROUGH 140 AND COMMON AREAS (A, B, C, D, E) TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON.

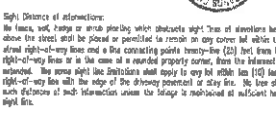
THE SIZE OF LOTS AND COMMON AREAS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES SHOWING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2000-12322 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

I, THE UNDERSIGNED, BEING CERTAIN 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 LANDS SURVEYED UNDER THE CROSS-REFERENCE SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF FACT REVEALED BY THE CROSS-REFERENCE SURVEY ON ANY LOTS THAT ARE COMMON WITH THE NEW SUBDIVISION, I HEREBY CERTIFY THAT THE 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 11th DAY OF SEPTEMBER, 2001.

Signature of Edward D. Gagoletti, Registered Land Surveyor, Indiana 35000.



Sight Distance of Intersection: The lines, well, ramp or arch crossing which obstructs sight lines of motorists between two (2) feet and six (6) feet above the street shall be placed or provided to render the crossing clear of sight lines...

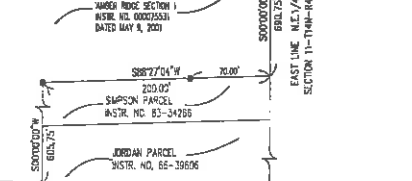
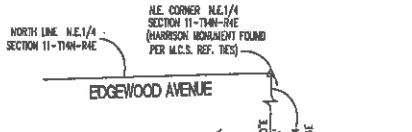
FILED SEP 24 2001 FRANKLIN TOWNSHIP, INDIANA APPROVED THIS DAY OF SEPTEMBER 20 2001 FRANKLIN TOWNSHIP ASSessor

ONLY - NO OTHER RESALE.

- Development Standards: The following development standards apply to Amber Ridge: a. Minimum front yard setback: Twenty-five (25) feet, twenty (20) feet for smaller lots...

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with all laws which the provisions of the ordinance... It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with all laws which the provisions of the ordinance...

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

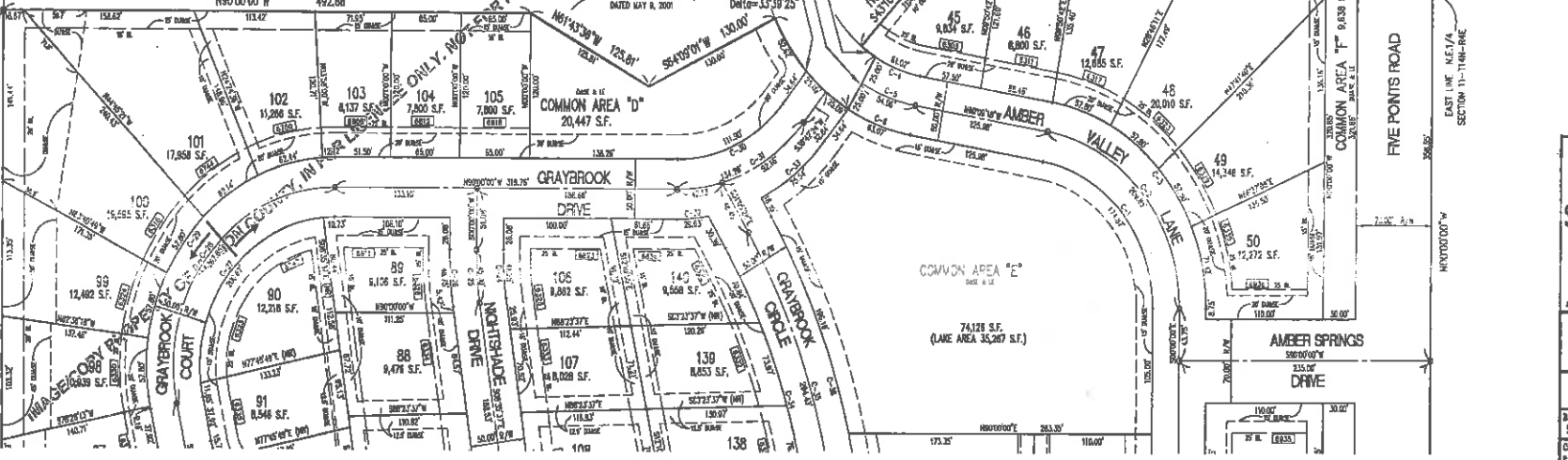


Final Approval Plat Committee stamp with signatures and dates. Includes text: 'PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED' and '12-13-02'.



The Schneider Corporation logo and contact information: Historic Park Services, 9601 Old Lincoln, Indianapolis, Indiana 46240-2623.

Final Plat Docket No. 2000-PL1-087 stamp with date 9/11/2001, project no. 3333.002, and other details.



FOR CONTINUATION SEE SHEET 2FL

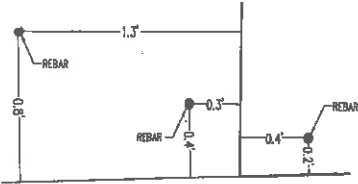
AMBER RIDGE

SECTION 2
PART OF THE NE 1/4
SECTION 11-T14N-R4E
MARION COUNTY, INDIANA

01010582

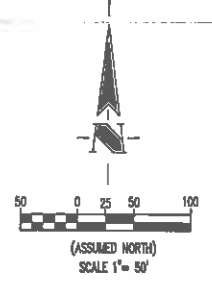
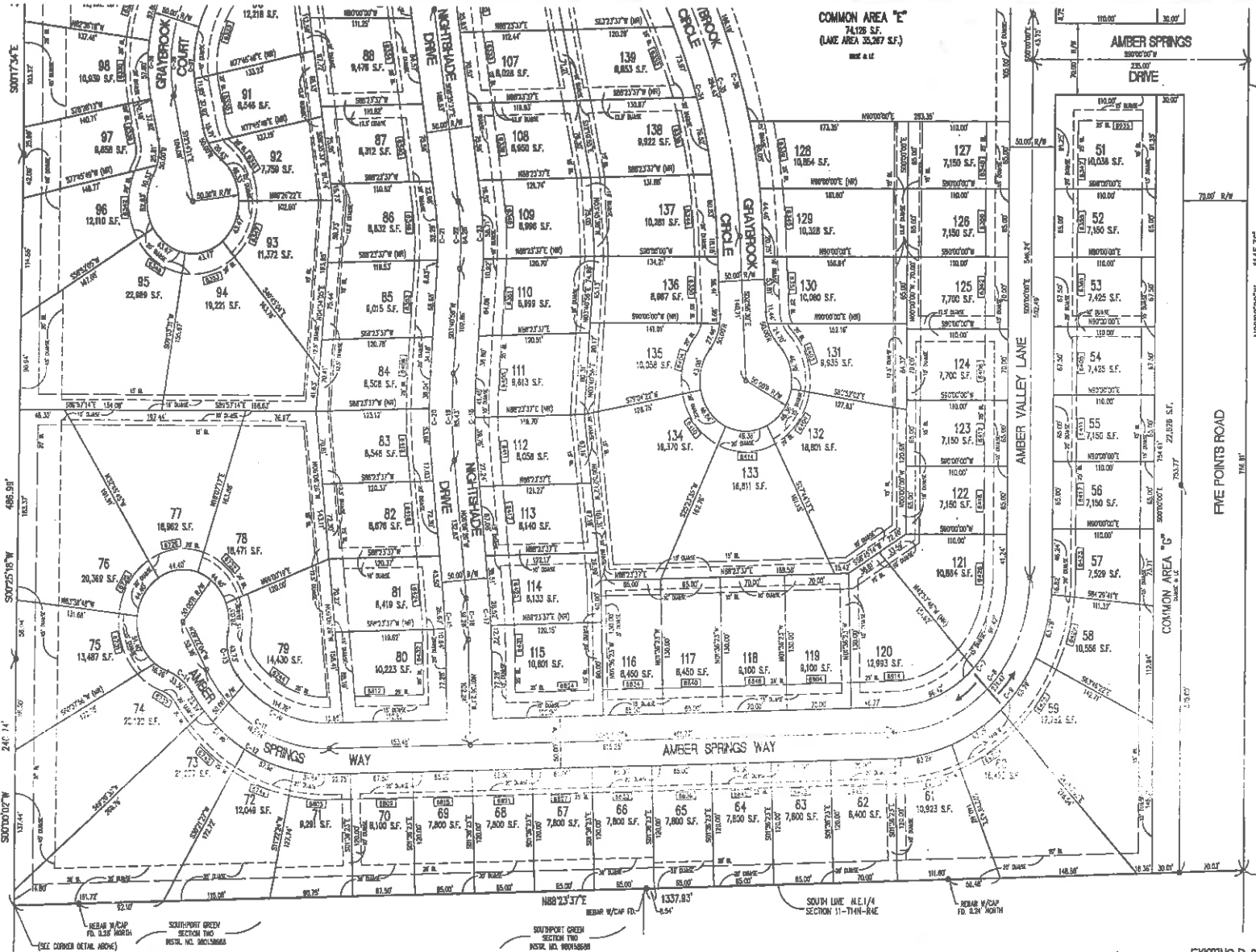
THIS INSTRUMENT WAS PREPARED
BY EDWARD D. GAZDLETH
REGISTERED LAND SURVEYOR-INDIANA #5060
1001 OHS AVENUE
INDIANAPOLIS, INDIANA 46218-1037
TELEPHONE (317) 425-7100

- LEGEND**
- - INDICATES 5/8" DIA. SHAFT ALUMINUM ROD
W/ 1 1/2" DIA. CAP (W/MARKET) (0.300/PL)
STAMPED "SCHNEIDER FROM 0001"
 - - INDICATES 5/8" X 30" COPPERHELD REBAR
(1/4" FT.) W/CAP STAMPED "SCHNEIDER FROM 0001"
 - D.U.A.S.E. - DRAINAGE UTILITY AND SEWER EASEMENT
 - B.L. - BUILDING LINE
 - S.F. - SQUARE FOOTAGE
 - R/W - RIGHT-OF-WAY
 - (XXXX) - STREET ADDRESS
 - L.E. - LANDSCAPE EASEMENT
 - (NR) - NON-RADIAL




CORNER DETAIL

-FOR CONTINUATION SEE SHEET PL



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



The Schneider Corporation

2300 East 10th Ave
Indianapolis, Indiana 46219-1100
Tel: (317) 425-7100
Fax: (317) 425-7101
www.schneidercorp.com

Formerly Schneider Engineering Corp. / Builders, Survey, Plans & Maps.

C. P. MORGAN CONSULTANTS, L.P.
AMBER RIDGE SECTION 2
MARION COUNTY, INDIANA

FINAL PLAN
DOCKET NO. 2000-PL1-087

Date: 9/11/2001	Project No.: 3333.002	Drawn: DEC	Apprs.:
Computer File: h:\pl\2000\p1\087.dwg	Sheet No.:	2/PL	

OF 2

EXISTING D-2 CLUSTER ZONING