SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER
SECTION 32
TOWNSHIP 18 NORTH
RANGE 06 EAST
FALL CREEK TOWNSHIP
CITY OF FISHERS
HAMILTON COUNTY

HAMILTON SOUTHEASTERN CONSOLIDATED
SCHOOL BUILDING CORPORATION
INSTR. NO. 2011042463

N89° 18' 41"E 569.66' MEAS. (570.02' PER DEED)

N89° 18' 41"E 479.69' CALC.

WEST LINE, SW¼ OF THE NW¼, SEC. 32, T.18N., R.06E.
N00° 15' 59"W 2671.78' MEAS.
N00° 15' 59"W 941.18' PER EXCEPTION TRACTS

CYNTHIANNE RD

N89°18'41"E
27.70' PER R/W DEEDS
& EXCEPTION TRACTS

GRANT OF EASEMENT
INSTRUMENT NUMBER 201702277
TITLE COM. ITEM 4

WARRANTY DEED
RIGHT-OF-WAY & FEE SIMPLE
CITY OF FISHERS
PARCEL 4, PROJECT 1700722
INSTR. NO. 2021023365
(3RD EXCEPTION TRACT TO
TITLE COMMITMENT DESC.)

16" D.I. WATER MAIN
PER CITIZENS CORRESPONDENCE

N89° 18' 41"E 62.27'
PER R/W DEED &
EXCEPTION TRACT

INDOT R/W LINE
(INSTR. NO. 200600061119)
2ND EXCEPTION TRACT)

S11° 26' 52"E 109.04' PER R/W DEED
& EXCEPTION TRACT

S22° 03' 34"E 666.71' CALC.
(663.00' PER R/W DEED
& EXCEPTION TRACT)

S59° 44' 16"E
52.26' CALC.

S79° 12' 05"E 82.58'
PER R/W DEED & EXCEPTION TRACT

S51° 27' 05"E
PER R/W DEED & EXCEPTION TRACT

106.05' CALC
(106.04' PER R/W DEED &
EXCEPTION TRACT)

SECTION 31
TOWNSHIP 18 NORTH
RANGE 06 EAST

WARRANTY DEED
RIGHT-OF-WAY & FEE SIMPLE
CITY OF FISHERS
PARCEL 4A, PROJECT 1700722
INSTR. NO. 2021023365
(4TH EXCEPTION TRACT TO
TITLE COMMITMENT DESC.)

SOUTHEASTERN PKWY
LINE "PR-A"

S81° 53' 52"E 83.23' CALC.
(83.13' PER EXCEPTION TRACT)

WHELCHEL SPRINGS
P.C. 5 / SLIDE 831
INSTR. NO. 2018020120

N00° 15' 59"W 93.16'
PER R/W DEED &
EXCEPTION TRACT

C.A. "3A"
(DRAINAGE & LANDSCAPE
ESMT. PER PLAT)

S70° 32' 33"E 119.48'
PER R/W DEED &
EXCEPTION TRACT

S60° 33' 08"E 78.15'
PER R/W DEED & EXCEPTION TRACT

S89° 18' 01"W 262.70' CALC.

SUBJECT TRACT
SOUTHWEST PARCEL

SUBJECT TRACT
LAND DESCRIPTION
PER TITLE COMMITMENT
(CYTHIANNE ROAD AT 238, LLP
INSTR. NO. 200200039670)
AREAS:
NORTHEAST PARCEL = 3.016 AC. (CALC.)
SOUTHWEST TRACT = 0.349 AC. (CALC.)
TOTAL = 3.365 AC. (CALC.)

LOT 54

GRANTHAM SECTION 1
SECONDARY PLAT
P.C. 6 / SLIDE 272
INSTR. NO. 2022030318

SUBJECT TRACT
NORTHEAST PARCEL

PROPOSED DRY
DETENTION
BASIN
MAX 10YR = 849.07
MAX 100YR = 849.66

FUTURE RETAIL BUILDING
1-STORY
8,250 SF±

SUBJECT TRACT
LAND DESCRIPTION
PER TITLE COMMITMENT
(CYTHIANNE ROAD AT 238, LLP
INSTR. NO. 200200039670)
AREAS:
NORTHEAST PARCEL = 3.016 AC. (CALC.)
SOUTHWEST TRACT = 0.349 AC. (CALC.)
TOTAL = 3.365 AC. (CALC.)

LOT 2

20' SIDE YARD SETBACK
BUFFERYARD
50' FRONT YARD SETBACK
20' PARKING SETBACK
FUTURE PARKING
11 SPACES

PROPOSED CHILDCARE
FACILITY
15,180 SF ±

PLAYGROUND AREA
5,400 SF±

LOT 1

THIS LOCATION WAS ESTABLISHED AS BEING FREE OF USE AS MARKED BY UTILITY LOCATORS PAINTING THE LETTERS "OK" ON THE GROUND OF THE SITE AT THIS LOCATION.

PART OF FENCE LINE OR A FENCE POST AND THEREOF

S51° 55' 30"E
258.60' PER R/W DEED & EXCEPTION TRACT

N89° 18' 01"E 85.46' CALC.

24.24' PER
R/W DEED &
EXCEPTION TRACT

REX C. WISEMAN
INSTR. NO. 200400053804

S00° 16' 17"E 394.60' PER DEED & MEAS.

HAMILTON SOUTHEASTERN CONSOLIDATED
SCHOOL BUILDING CORPORATION
INSTR. NO. 2011042463

SOUTH LINE, SW¼ OF THE NW¼,
SEC. 32, T.18N., R.06E.
N89° 18' 01"E 5292.15' MEAS.

459.98' CALC.
(459.86' PER EXCEPTIONS)

29.46' PER
R/W DEED &
EXCEPTION TRACT

CND GRANTHAM LLC
SUBDIVIDER OF GRANTHAM
SECTION 1 PLAT &
PER COUNTY G.I.S.

WHELCHEL SPRINGS
HOMEOWNERS ASSOCIATION INC.
PER COUNTY G.I.S.

SECTION LINE

APP. PLAT LINE

APP. LOT LINE

APP. CENTERLINE

EX. R/W

EX. R/W & P.L.

EX. ESMT.

C.A. "A"
(DRAINAGE ESMT.
PER PLAT)

AGREED FINDING AND JUDGEMENT
CAUSE NO. 29D01-0606-PL-570
STATE OF INDIANA
PARCEL 36, CODE 4095
INSTR. NO. 2007015574

SMH #100029