

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOPPELWEITH AND ASSOCIATES INC.
9940 ALLISONVILLE ROAD
FISHERS, INDIANA 46038
PHONE: (317)-849-5935

RECEIVED FOR RECORD
01 DEC 20 2001
WANDA HARRIS 0229425
MARION COUNTY RECORDS

THE ARBORS ON BLUFF SECTION 3

FILED
40077
DEC 20 2001
Marta A. Womack

010229425

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Northeast Quarter of Section 15, Township 14 North, Range 3 East, in Perry Township, Marion County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 88 degrees 37 minutes 23 seconds East along the South line of said Quarter Section 209.11 feet to a point on the centerline of Bluff Road, said point also being the Eastern boundary of a parcel conveyed to Crossmann Communities, Partnership, recorded as Instrument No. 96-23767 in the Office of the Recorder of Marion County, Indiana, said point also being the POINT OF BEGINNING of this description; thence North 37 degrees 34 minutes 18 seconds East along said centerline and along said parcel 748.77 feet to a point on the southwest corner of The Arbors On Bluff, Section 1, recorded as Instrument No. 990127342, in the Office of the Recorder of Marion County, Indiana; the following eleven (11) courses are along the Southern boundary of said The Arbors On Bluff, Section 1; (1) South 52 degrees 25 minutes 42 seconds East 70.00 feet; (2) North 37 degrees 34 minutes 18 seconds East 73.49 feet; (3) North 33 degrees 18 minutes 25 seconds East 221.73 feet; (4) North 78 degrees 18 minutes 25 seconds East 35.36 feet; (5) South 56 degrees 41 minutes 35 seconds East 95.00 feet to the point of curvature of a curve concave West, the radius point of said curve being South 33 degrees 18 minutes 25 seconds West 10.00 feet from said point; (6) Southerly along said curve 15.71 feet to the point of tangency of said curve, said point being South 56 degrees 41 minutes 35 seconds East 10.00 feet from the radius point of said curve; (7) South 56 degrees 41 minutes 35 seconds East 50.00 feet; (8) North 33 degrees 18 minutes 25 seconds East 35.36 feet; (9) South 56 degrees 41 minutes 35 seconds East 120.00 feet; (10) South 33 degrees 18 minutes 25 seconds West 217.27 feet; (11) South 89 degrees 36 minutes 20 seconds East 406.31 feet to a point on the Western boundary of The Arbors On Bluff, Section 2, recorded as Instrument No. 000225467, in the Office of the Recorder of Marion County, Indiana; the following six (6) courses are along the Western boundary of said The Arbors On Bluff, Section 2; (1) South 01 degrees 22 minutes 37 seconds East 177.98 feet; (2) North 83 degrees 57 minutes 46 seconds West 26.62 feet; (3) South 09 degrees 28 minutes 21 seconds East 160.49 feet; (4) South 10 degrees 31 minutes 39 seconds East 31.83 feet to the point of curvature of a curve concave Northerly, the radius point of said curve being North 09 degrees 28 minutes 21 seconds East 525.00 feet from said point; (5) Easterly along said curve 26.67 feet to a point on said curve, said point being South 08 degrees 33 minutes 45 seconds West 525.00 feet from the radius point of said curve; (6) South 08 degrees 33 minutes 45 seconds West 116.15 feet to a point on the South line of the aforesaid Quarter Section; thence South 88 degrees 37 minutes 23 seconds East along said South line 1,240.44 feet to the place of beginning, containing 13,559 acres, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

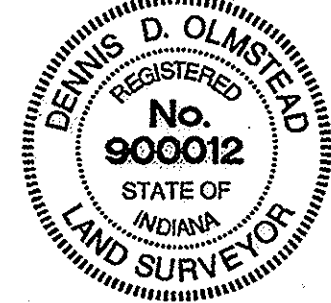
This subdivision consists of 48 lots numbered 58A - 81B (both inclusive) and 3 Common Areas labeled C.A. # - C.A. #6 (both inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

The exterior plat boundaries were determined from a boundary survey performed by Maurer & Associates, Inc. dated January 30, 1998.

Witness my signature this 14th day of December, 2001.

S: 299 R720S3\LEGAL\PLAT
November 28, 2001
ADG (R) WAB (F)

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



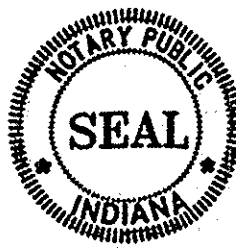
I hereby lay off and plat this subdivision which shall be known and designated as The Arbors on Bluff, Section 3, in the City of Indianapolis, Marion County, Indiana. All streets shown and not herefore dedicated, are hereby dedicated to the City of Indianapolis, Marion County, Indiana.

This plat is subject to the declaration of covenants, conditions and restrictions of The Arbors on Bluff recorded as Instrument No. 99-0127343 & 99-0127344 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 17th day of December, 2001.

Owner/Developer
The Arbors On Bluff, L.L.C.
John B. Urbahn, Member

Notary Public
D. Lynn Schell
D. Lynn Schell
Print Name:

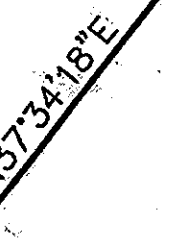


County of Residence: HAMILTON

My commission expires: Aug. 15, 2004

FORMS/OWNSIGN

FINAL APPROVAL
FLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARION COUNTY, INDIANA
12-20-01
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED
Original W. Johnson
John B. Urbahn
James B. Lambert
VOID UNLESS RECORDED BEFORE
3-14-03



SANITARY SEWER SYSTEM:

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 owner's 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 owner's real estate adjoining said easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

DRAINAGE AND FLOOD CONTROL:

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.

ZONE A AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR MARION COUNTY, INDIANA, COMMUNITY NAME, INDIANAPOLIS, COMMUNITY NUMBER, 180159, PANEL NUMBER, 0241E, MAP NUMBER: 180970241 E, DATED JANUARY 5, 2001.

THE ARBORS ON BLUFF
SECTION 1
INST. #990127342
100 YEAR FLOOD LINE
PER CALCULATION
COMPLETED BY
LUCAS & MANN ASSOC.
(ICPR) 7/22/98

- LEGEND
- 25 [Symbol] LOT NUMBER
 - [Symbol] LOT ADDRESS
 - [Symbol] D.U.S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
 - [Symbol] D.U.S.E. DRAINAGE UTILITY & SEWER EASEMENT
 - [Symbol] D.U.E. DRAINAGE & UTILITY EASEMENT
 - [Symbol] L.M.A.E. LANDSCAPE, MAINTENANCE ACCESS EASEMENT
 - [Symbol] S.L.E. SIGN LANDSCAPE EASEMENT
 - [Symbol] B.L. BUILDING LINE
 - [Symbol] N.R. NON RADIAL COMMON AREA
 - [Symbol] C.A. COMMON AREA
 - [Symbol] R.O.W. RIGHT OF WAY

- MONUMENTS
- DENOTES A "COPPERWELD" 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
 - DENOTES A 5/8" REBAR 30" LONG TO BE SET AS SHOWN ON PLAT.

ZONING: DP
COMMITMENTS: 97-Z-161
97-DP-9
2000-APP-060

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C-21	150.00'	10.56'	5.28'	10.55'	S31°17'27"W	40°155"
C-22	150.00'	253.36'	168.88'	224.30'	S19°06'46"W	96°46'31"
C-23	325.00'	116.44'	58.85'	115.82'	S77°45'52"E	20°31'41"
C-24	500.00'	65.46'	32.78'	65.41'	N84°16'41"W	7°30'03"

ZONE A AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR MARION COUNTY, INDIANA, COMMUNITY NAME, INDIANAPOLIS, COMMUNITY NUMBER, 180159, PANEL NUMBER, 0241E, MAP NUMBER: 180970241 E, DATED JANUARY 5, 2001.

THE ARBORS ON BLUFF
SECTION 2
INST. #20000123467

D=2°54'36"
R=525.00'
L=26.67'
T=13.34'

APPROVED THIS 19th DAY OF December 2001
PERRY TOWNSHIP ASSESSOR
John R. Gage, GIS MANAGER

CONSULTING ENGINEERS - LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX: (317) 849-5942
INDIANAPOLIS, INDIANA

FINAL PLAT 2001-PLT-003
THE ARBORS ON BLUFF, SECTION 3
PREPARED FOR:
THE ARBORS ON BLUFF, L.L.C.
INDIANAPOLIS, INDIANA

APPROVED THIS 19th DAY OF December 2001
PERRY TOWNSHIP ASSESSOR
John R. Gage, GIS MANAGER

SHEET NO. 1
OF 1 SHEETS
JOB NO. 29920