

STATE OF INDIANA  
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 2-2021

IN RE THE PETITION TO VACATE PORTIONS OF A PUBLIC WAY AND PUBLIC EASEMENTS IN JUNIPER RIDGE SUBDIVISION, AN UNINCORPORATED AREA OF CLARK COUNTY, INDIANA,

WHEREAS, the Petitioner, Sellersburg Properties, LLC (“Sellersburg Properties”), has filed a petition for the vacation of portions of (i) a public way known as Redberry Juniper Drive, (ii) certain sanitary sewer, drainage, and utility easements adjacent to Redberry Juniper Drive, (iii) certain sanitary sewer, drainage, and utility easements between Juniper Ridge Road and Redberry Juniper Drive, and (iv) a certain sanitary sewer, drainage, and utility easement in the northeast corner of the Juniper Ridge Subdivision pursuant to the provisions of IC 36-7-3-12 and 36-7-3-16; and, a copy of the plat for said subdivision being recorded at Plat Book 13, Page 70 in the Clark County Recorder’s Office,

WHEREAS, Sellersburg Properties has caused a notice of public hearing on such petition before this Board to be properly published in accordance with Indiana law; and,

WHEREAS, this Board having held such public hearing at the date and time as stated in such published notification; and,

WHEREAS, there are no adjoining property owners to the portions of the public way or portions of the public easements proposed to be vacated, except for Sellersburg.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF THE COUNTY COMMISSIONERS FOR CLARK COUNTY, INDIANA as follows:

1. The Board hereby finds all of the following:
  - a. Except for one lot owner who has consented to and joined in the petition, no other person or entity owns any real property that is adjacent to or served by the portions of the public way or public easements sought to be vacated.
  - b. The proposed vacations will not hinder the growth or orderly

development of Clark County, Indiana.

c. The proposed vacations will not make access to the lands of any aggrieved person by means of public way difficult or inconvenient.

d. The proposed vacations will not hinder the public's access to a church, school, or other public building or place.

e. Vacating portions of the public easements will not hinder any utility company's ability to provide utility services to the residents in the surrounding area.

2. Pursuant to Ind. Code § 36-7-3-12, Sellersburg Properties' petition for vacation of portions of a public way known as Redberry Juniper Drive is hereby granted, and the portions of the public way known as Redberry Juniper Drive lying within the unincorporated areas of Clark County, Indiana as depicted and described in the drawings and associated metes and bounds descriptions attached hereto as Exhibits "B" and "C" are hereby vacated.

[Exhibit A is intentionally omitted]

3. Pursuant to the provisions of Ind. Code § 36-7-3-16, Sellersburg Properties' petition for vacation of portions of sanitary sewer, drainage, and utility easements is hereby granted, such portions being more particularly identified as follows:

a. A portion of the sanitary sewer, drainage, and utility easement adjacent to Redberry Juniper Drive (hereinafter referred to as the "Easement Vacation One"). The area comprising Easement Vacation One is shown and described in the drawing and associated metes and bounds descriptions attached hereto as Exhibit "D".

b. A portion of the sanitary sewer, drainage, and utility easement located in between Juniper Ridge Drive and Redberry Juniper Drive (hereinafter referred to as the "Easement Vacation Two"). The area comprising Easement Vacation Two is shown and described in the drawing and associated metes and bounds descriptions attached hereto as Exhibit "E".

c. A portion of the sanitary sewer, drainage, and utility easement located in the northeast corner of the Plat (hereinafter referred to as the "Easement Vacation Three"). The area comprising Easement Vacation Two is shown and described in the drawing and associated metes and bounds description attached hereto as Exhibit "F" (hereinafter referred to as the "Easement Vacation Three").

4. Sellersburg Properties shall cause a certified copy of this Ordinance to be recorded in the office of the Recorder of Clark County, Indiana, in accordance with the provisions of Ind. Code § 36-7-3-12(e), and thereafter shall file a recorded copy with the office of the Auditor of Clark County, Indiana.

5. This Ordinance shall be in force and effect upon its adoption.

So Ordained by majority vote of the entire membership of the Board of the County Commissioners for Clark County, Indiana at a properly noticed and convened public meeting held this 7<sup>th</sup> day of January, 2021.

MEMBER VOTING "NO":

\_\_\_\_\_  
Jack Coffman, Commissioner

\_\_\_\_\_  
Bryan Glover, Commissioner

\_\_\_\_\_  
Connie Sellers, Commissioner

MEMBERS VOTING "YES":

  
\_\_\_\_\_  
Jack Coffman, Commissioner

  
\_\_\_\_\_  
Bryan Glover, Commissioner

  
\_\_\_\_\_  
Connie Sellers, Commissioner

ATTESTED BY:


  
\_\_\_\_\_  
Danny Yost, Clark County Auditor

**EXHIBIT "B"**

**DRAWING AND METES AND BOUNDS DESCRIPTION OF PORTION OF  
PUBLIC WAY TO BE VACATED**

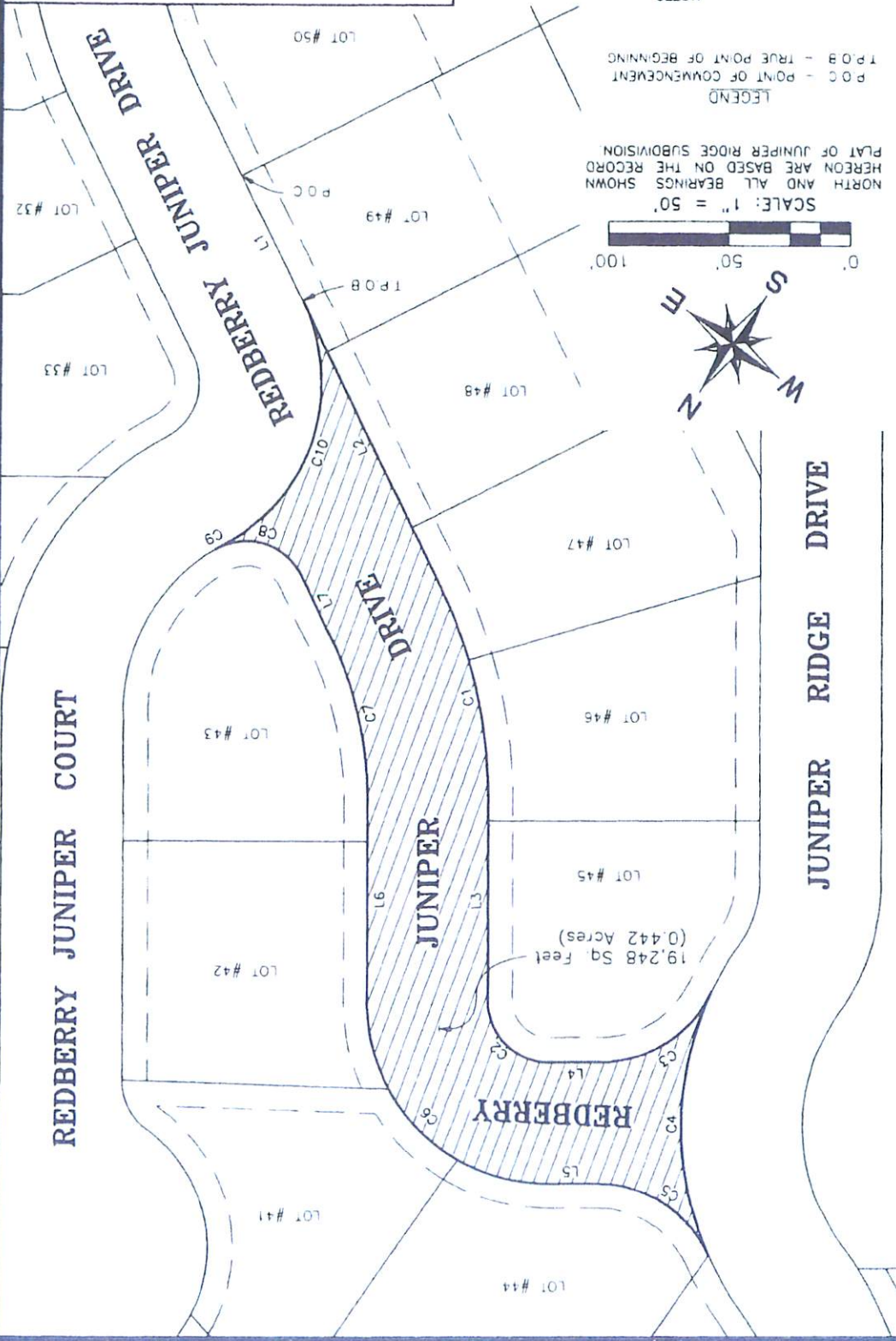
DATE 10-15-20  
 DRAWING NO 20-114  
 JOB NO. 20-114  
 958 WATER STREET, CHARLESTON, IN • PHONE 812-256-2781

**HART'S**  
**SURVEYING &**  
**ENGINEERING**

EXHIBIT 

PROPOSED VACATION OF PART OF REDBERRY JUNIPER DRIVE  
 IN JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70),  
 BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS  
 GRANT, CLARK COUNTY, INDIANA

**NOTES**  
 THIS EXHIBIT DOES NOT REPRESENT AN ORIGINAL  
 SURVEY, RETRACEMENT SURVEY, ROUTE SURVEY OR  
 SURVEYOR'S LOCATION REPORT AND SHOULD NOT BE  
 RELIED UPON AS SUCH. INFORMATION SHOWN  
 HEREON REPRESENTING BEARINGS AND DISTANCES IS  
 BASED ON A LIMITED FIELD SURVEY AND DEED  
 INFORMATION.  
 NEITHER ABSTRACT OF TITLE NOR TITLE COMMITMENT  
 WAS PROVIDED TO HART'S SURVEYING & ENGINEERING,  
 LLC FOR THE PREPARATION OF THIS EXHIBIT. A TITLE  
 COMMITMENT MAY REVEAL EASEMENTS, ENCUMBRANCES,  
 RESTRICTIONS OR RIGHTS OF OTHERS NOT SHOWN  
 HEREON.



DATE: 10-15-20 DRAWING NO: 20-114 JOB NO: 20-114  
 958 WATER STREET, CHARLESTON, IN • PHONE: 812-256-7791  
**HART'S** ENGINEERING & SURVEYING  
 EXHIBIT B  
 PROPOSED VACATION OF PART OF REDBERRY JUNIPER DRIVE  
 IN JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70),  
 BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS  
 GRANT, CLARK COUNTY, INDIANA

The above-described tract contains 19,248 square feet (0.442 acres), which is subject to a rights-of-ways and easements whether recorded or not.

The True Point of Beginning

feet and a chord which bears South 17 degrees 30 minutes 12 seconds East, 104.90 feet to  
 Tence with a reverse curve 116.16 feet along a curve to the left having a radius of 75.00  
 feet and a chord which bears South 25 degrees 35 minutes 38 seconds West, 3.29 feet.  
 Tence with a reverse curve 3.29 feet along a curve to the right having a radius of 75.00  
 feet and a chord which bears North 71 degrees 14 minutes 20 seconds East, 36.50 feet.  
 along the south line of Lot 43, 40.92 feet along a curve to the left having a radius of 25.00  
 the west line of Lot 43, South 61 degrees 52 minutes 30 seconds East, 27.43 feet. Tence  
 a chord which bears South 48 degrees 40 minutes 48 seconds East, 68.48 feet. Tence along  
 west line of Lot 43, 69.09 feet along a curve to the left having a radius of 150.00 feet and  
 Lots 42 and 43, South 35 degrees 29 minutes 05 seconds East, 82.45 feet. Tence along the  
 South 80 degrees 29 minutes 05 seconds East, 106.07 feet. Tence along the west line of  
 117.81 feet along a curve to the right having a radius of 75.00 feet and a chord which bears  
 along the south line of Lot 44, the southwest line of Lot 41, and the west line of Lot 42,  
 the south line of Lot 44, North 54 degrees 30 minutes 55 seconds East, 19.96 feet. Tence  
 chord which bears North 87 degrees 32 minutes 40 seconds East, 54.51 feet. Tence along  
 compound curve 57.65 feet along a curve to the left having a radius of 50.00 feet and a  
 feet to the southwest corner of Lot 44. Tence along the south line of Lot 44, with a  
 130.00 feet and a chord which bears North 34 degrees 48 minutes 00 seconds West, 108.34  
 Tence with a compound curve 111.75 feet along a curve to the left having a radius of  
 bears South 22 degrees 10 minutes 14 seconds West, 53.50 feet.  
 3 56.45 feet along a curve to the left having a radius of 50.00 feet and a chord which  
 2 South 54 degrees 30 minutes 55 seconds West, 21.76 feet.  
 bears North 80 degrees 29 minutes 05 seconds West, 35.36 feet.  
 1 39.27 feet along a curve to the left having a radius of 25.00 feet and a chord which

line of Lot 45 for the next three (3) courses:  
 and 45, North 35 degrees 29 minutes 05 seconds West, 82.45 feet. Tence along the north  
 degrees 40 minutes 48 seconds West, 91.31 feet. Tence along the northeast line of Lots 46  
 along a curve to the right having a radius of 200.00 feet and a chord which bears North 48  
 seconds West, 127.50 feet. Tence along the northeast line of Lots 47 and 46, 92.12 feet  
 Tence along the northeast line of Lots 49, 48, and 47, North 61 degrees 52 minutes 30  
 61 degrees 52 minute 30 seconds West, 56.76 feet to the True Point of Beginning.

20-114]  
 LLC, under the supervision of Terry A. Kendall (LS29800006) on October 15, 2020, Job Number  
 70) in the Office of the Recorder, Clark County, Indiana, being further described as follows:  
 That part of Redberry Juniper Drive as platted in Juniper Ridge Subdivision (Plat Book 13, Page

DESCRIPTION OF REDBERRY JUNIPER DRIVE TO VACATE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	92.12'	200.00'	N 48°40'48" W	91.31
C2	39.27'	25.00'	N 80°29'05" W	35.36
C3	56.45'	50.00'	S 22°10'14" W	53.50
C4	111.75'	130.00'	N 34°48'00" W	108.34
C5	57.65'	50.00'	N 87°32'40" E	54.51
C6	117.81'	75.00'	S 80°29'05" E	106.07
C7	69.09'	150.00'	S 48°40'48" E	68.48
C8	40.92'	25.00'	N 71°14'20" E	36.50
C9	3.29'	75.00'	S 25°36'38" W	3.29
C10	116.16'	75.00'	S 17°30'12" E	104.90


CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 61°52'30" W	56.76
L2	N 61°52'30" W	127.50
L3	N 35°29'05" W	82.45
L4	S 54°30'55" W	21.76
L5	N 54°30'55" E	19.96
L6	S 35°29'05" E	82.45
L7	S 61°52'30" E	27.43

LINE TABLE

**EXHIBIT "C"**

**DRAWING AND METES AND BOUNDS DESCRIPTION OF PORTION OF  
PUBLIC WAY TO BE VACATED**

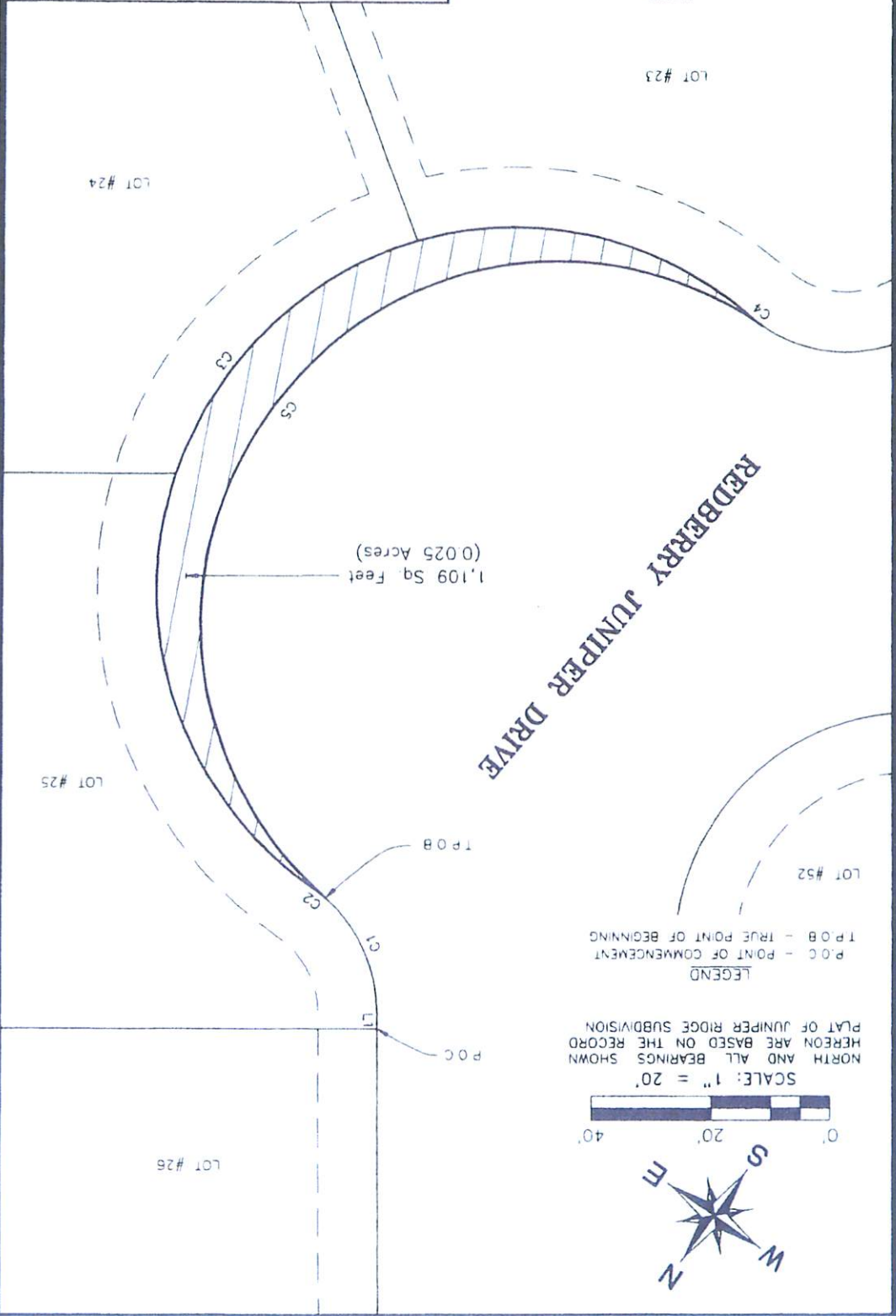
DATE 10-15-20	DRAWING NO. 20-114	JOB NO. 20-114
		
958 WATER STREET, CHARLESTOWN, IN • PHONE 812-256-7781		

**HART'S**  
 SURVEYING &  
 ENGINEERING


EXHIBIT A

PROPOSED VACATION OF PART OF REDBERRY JUNIPER DRIVE  
 BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS  
 GRANT, CLARK COUNTY, INDIANA

THIS EXHIBIT DOES NOT REPRESENT AN ORIGINAL  
 SURVEY, RETRACEMENT SURVEY, ROUTE SURVEY OR  
 SURVEYOR'S LOCATION REPORT AND SHOULD NOT BE  
 RELIED UPON AS SUCH INFORMATION SHOWN  
 HEREON REPRESENTING BEARINGS AND DISTANCES IS  
 BASED ON A LIMITED FIELD SURVEY AND DEED  
 INFORMATION  
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 WAS PROVIDED TO HART'S SURVEYING & ENGINEERING  
 FOR THE PREPARATION OF THIS EXHIBIT A TITLE  
 COMMITMENT MAY REVEAL EASEMENTS, ENCUMBRANCES,  
 RESTRICTIONS OR RIGHTS OF OTHERS NOT SHOWN  
 HEREON.





DATE: 10-15-20	DRAWING NO. 20-114	JOB NO. 20-114
		
958 WATER STREET CHARLESTOWN, IN • PHONE 812-256-7781		
EXHIBIT B		

PROPOSED VACATION OF PART OF REDBERRY JUNIPER DRIVE BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS GRANT, CLARK COUNTY, INDIANA

That part of Redberry Juniper Drive as platted in Juniper Ridge Subdivision (Plat Book 13, Page 70) in the Office of the Recorder, Clark County, Indiana, being further described as follows [The following description is the result of work performed by Hart's Surveying & Engineering LLC, under the supervision of Terry A. Kendall (LS29800006) on October 15, 2020, Job Number 20-114]

Commencing at the west corner of Lot 25; Thence along the southwest line of Lot 25, South 35 degrees 29 minutes 05 seconds East, 2.97 feet; Thence along said southwest line, 21.40 feet along a curve to the left having a radius of 25.00 feet and a chord which bears South 60 degrees 00 minutes 05 seconds East, 20.75 feet to the True Point of Beginning.

Thence along the southwest line of Lot 25, 2.72 feet along a curve to the left having a radius of 25.00 feet and a chord which bears South 87 degrees 39 minutes 11 seconds East, 2.72 feet; Thence along the southwest line of Lot 25, the west line of Lot 24, and the north line of Lot 23, with a reverse curve 195.01 feet along a curve to the right having a radius of 60.00 feet and a chord which bears South 02 degrees 20 minutes 16 seconds West, 119.82 feet; Thence along the north line of Lot 23, with a reverse curve 2.72 feet along a curve to the left having a radius of 25.00 feet and a chord which bears North 87 degrees 40 minutes 18 seconds West, 2.72 feet; Thence with a compound curve 181.94 feet along a curve to the left having a radius of 60.00 feet and a chord which bears North 02 degrees 20 minutes 16 seconds East, 119.82 feet to the True Point of Beginning.

The above-described tract contains 1.109 square feet, (0.025 acres), which is subject to all rights-of-ways and easements whether recorded or not.

DESCRIPTION OF REDBERRY JUNIPER DRIVE TO VACATE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	21.40'	25.00'	S 60°00'35" E	20.75'
C2	2.72'	25.00'	S 87°39'11" E	2.72'
C3	195.01'	60.00'	S 02°20'16" W	119.82'
C4	2.72'	25.00'	N 87°40'18" W	2.72'
C5	181.94'	60.00'	N 02°20'16" E	119.82'

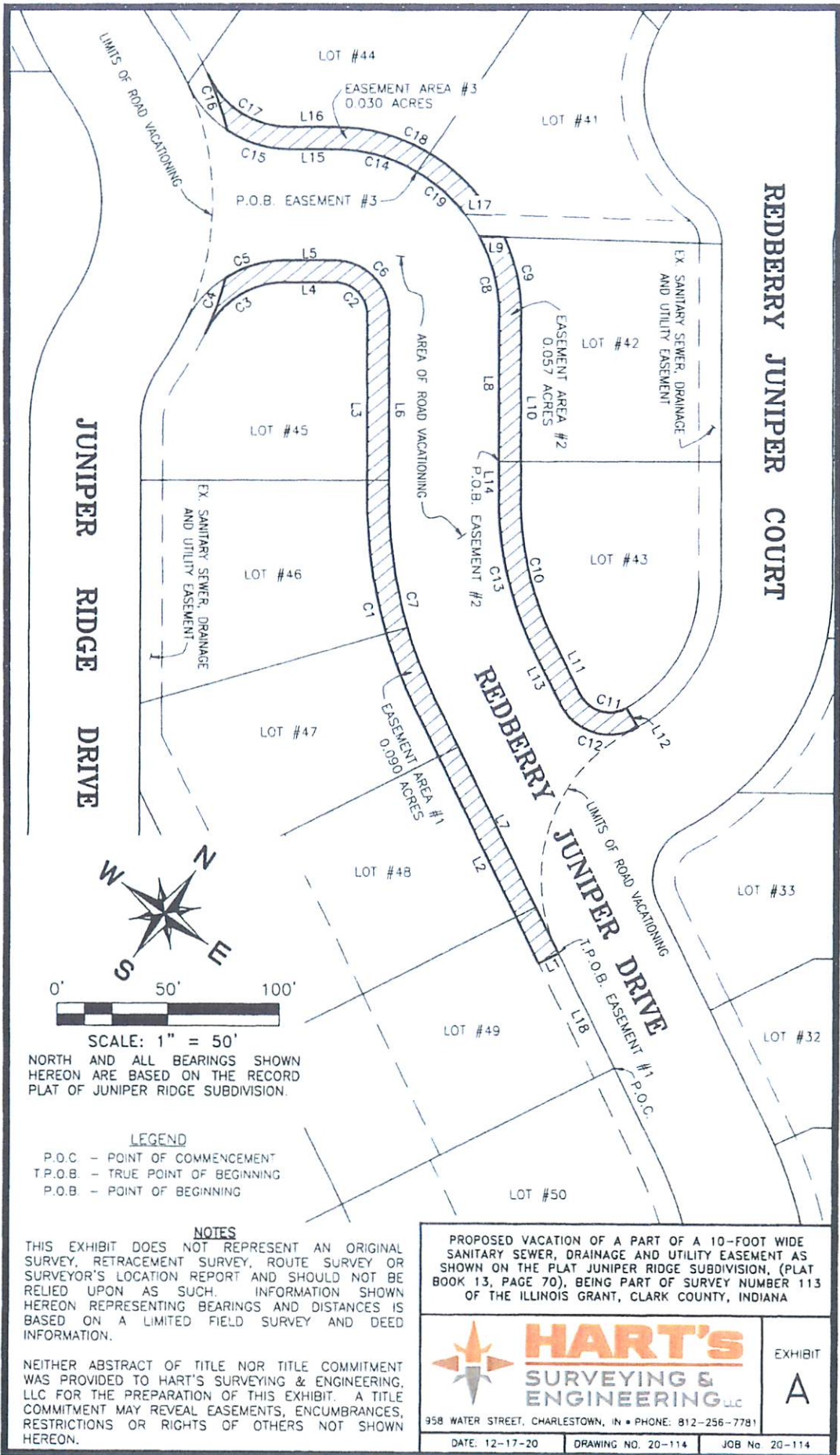
CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 35°29'05" E	2.97'

LINE TABLE

**EXHIBIT "D"**

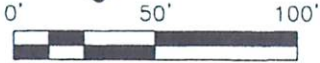
**DRAWING AND METES AND BOUNDS DESCRIPTIONS OF PORTIONS OF  
PUBLIC EASEMENTS TO BE VACATED**



JUNIPER RIDGE DRIVE

REDBERRY JUNIPER COURT

REDBERRY JUNIPER DRIVE



SCALE: 1" = 50'

NORTH AND ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF JUNIPER RIDGE SUBDIVISION.

**LEGEND**

- P.O.C. - POINT OF COMMENCEMENT
- T.P.O.B. - TRUE POINT OF BEGINNING
- P.O.B. - POINT OF BEGINNING

**NOTES**

THIS EXHIBIT DOES NOT REPRESENT AN ORIGINAL SURVEY, RETRACEMENT SURVEY, ROUTE SURVEY OR SURVEYOR'S LOCATION REPORT AND SHOULD NOT BE RELIED UPON AS SUCH. INFORMATION SHOWN HEREON REPRESENTING BEARINGS AND DISTANCES IS BASED ON A LIMITED FIELD SURVEY AND DEED INFORMATION.

NEITHER ABSTRACT OF TITLE NOR TITLE COMMITMENT WAS PROVIDED TO HART'S SURVEYING & ENGINEERING, LLC FOR THE PREPARATION OF THIS EXHIBIT. A TITLE COMMITMENT MAY REVEAL EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR RIGHTS OF OTHERS NOT SHOWN HEREON.


PROPOSED VACATION OF A PART OF A 10-FOOT WIDE SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE PLAT JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70), BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS GRANT, CLARK COUNTY, INDIANA

**HART'S**  
**SURVEYING & ENGINEERING** LLC  
 958 WATER STREET, CHARLESTOWN, IN • PHONE: 812-256-7781

EXHIBIT

A

DATE: 12-17-20    DRAWING NO. 20-114    JOB No 20-114

DATE: 12-17-20	DRAWING NO. 20-114	JOB NO. 20-114
		
958 WATER STREET, CHARLESTOWN, IN • PHONE: 812-258-7781		
EXHIBIT B		
PROPOSED VACATION OF A PART OF A 10-FOOT WIDE SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE PLAT JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70), BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS GRANT, CLARK COUNTY, INDIANA		

DESCRIPTION OF EASEMENT AREA NUMBER 1 TO BE VACATED

That part of the Sanitary Sewer, Drainage and Utility Easement that is situated along the northern perimeter Lots 49 through 45 of Juniper Ridge Subdivision (Plat Book 13, Page 70) in the Office of the Recorder, Clark County, Indiana, being further described as follows [The following description is the result of work performed by Hart's Surveying & Engineering, LLC, under the supervision of Harold L. Hart (LS298800020) on December 17, 2020, Job Number 20-114]:

Commencing at the east corner of Lot 49; Thence along the northeast line of said Lot, North 61 degrees 52 minutes 30 seconds West, 56.76 feet to the True Point of Beginning;

Thence South 28 degrees 07 minutes 30 seconds West, 10.00 feet to the perimeter of an existing 10-foot wide Sanitary Sewer, Drainage and Utility Easement as shown on the above-mentioned plat; Thence along the perimeter of said easement for the next six (6) calls:

- 1) 26.71 feet along a reverse curve to the right having a radius of 50.00 feet and a chord which bears North 54 degrees 30 minutes 55 seconds East, 21.76 feet;
- 2) North 54 degrees 30 minutes 55 seconds East, 21.76 feet;
- 3) 39.27 feet along a curve to the right having a radius of 25.00 feet and a chord which bears South 80 degrees 29 minutes 05 seconds East, 35.36 feet;
- 4) South 35 degrees 29 minutes 05 seconds East, 82.45 feet;
- 5) South 54 degrees 30 minutes 55 seconds West, 21.76 feet;
- 6) 45.16 feet along a curve to the left having a radius of 40.00 feet and a chord which bears South 22 degrees 10 minutes 14 seconds West, 42.80 feet;

Thence 26.50 feet along a compound curve to the left having a radius of 140.00 feet and a chord which bears North 15 degrees 46 seconds West, 26.46 feet to the original right-of-way line of Redberry Juniper Drive; Thence along said right-of-way for the next six (6) calls:

- 1) 26.71 feet along a reverse curve to the right having a radius of 50.00 feet and a chord which bears North 54 degrees 30 minutes 55 seconds East, 21.76 feet;
- 2) North 54 degrees 30 minutes 55 seconds East, 21.76 feet;
- 3) 39.27 feet along a curve to the right having a radius of 25.00 feet and a chord which bears South 80 degrees 29 minutes 05 seconds East, 35.36 feet;
- 4) South 35 degrees 29 minutes 05 seconds East, 82.45 feet;
- 5) South 54 degrees 30 minutes 55 seconds West, 21.76 feet;
- 6) 45.16 feet along a curve to the left having a radius of 40.00 feet and a chord which bears South 22 degrees 10 minutes 14 seconds West, 42.80 feet;

The above-described tract of land contains 0.090 acres.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	96.72	210.00	S 48°40'48" E	95.87
C2	23.56	15.00	S 80°29'05" E	21.21
C3	45.16	40.00	N 22°10'14" E	42.80
C4	26.50	140.00	N 15°35'46" W	26.46
C5	28.71	50.00	N 38°03'53" E	28.32
C6	39.27	25.00	N 80°29'05" W	35.36
C7	92.12	200.00	S 48°40'48" E	91.31
C8	37.64	75.00	N 49°51'40" W	37.24
C9	36.86	85.00	S 47°54'31" E	36.57
C10	64.48	140.00	S 48°40'48" E	63.91
C11	24.55	15.00	N 71°14'20" E	21.90
C12	40.92	25.00	N 71°14'20" E	36.50
C13	69.09	150.00	N 48°40'48" W	68.48
C14	39.20	75.00	S 69°29'13" W	38.75
C15	29.91	50.00	S 71°39'01" W	29.46
C16	26.50	140.00	N 54°00'15" W	26.46
C17	46.12	40.00	N 87°32'40" E	43.61
C18	85.03	85.00	N 83°10'25" E	81.53
C19	28.72	75.00	N 84°34'19" W	28.54

LINE	BEARING	DISTANCE
L1	S 28°07'30" W	10.00
L2	N 61°52'30" W	103.05
L3	N 35°29'05" W	82.45
L4	S 54°30'55" W	21.76
L5	N 54°30'55" E	21.76
L6	S 35°29'05" E	82.45
L7	S 61°52'30" E	127.50
L8	N 35°29'05" W	65.17
L9	N 56°19'38" E	11.38
L10	S 35°29'05" E	82.45
L11	S 61°52'30" E	27.43
L12	S 65°38'51" E	10.00
L13	N 61°52'30" W	27.43
L14	N 35°29'05" W	17.29
L15	S 54°30'55" W	19.96
L16	N 54°30'55" E	19.96
L17	S 56°19'38" W	12.54
L18	S 61°52'30" E	56.76

DESCRIPTION OF EASEMENT AREA NUMBER 2 TO BE VACATED

That part of the Sanitary Sewer, Drainage and Utility Easement that is situated along the southwestern perimeter Lots 42 through 43 of Juniper Ridge Subdivision (Plat Book 13, Page 70) in the Office of the Recorder, Clark County, Indiana, being further described as follows [The following description is the result of work performed by Hart's Surveying & Engineering, LLC, under the supervision of Harold L. Hart (LS29800020) on December 17, 2020, Job Number 20-114]:

Beginning at the southern corner of Lot 42, which is on the northeastern right-of-way line of Redberry Juniper Drive; Thence along said right-of-way for the next two (2) calls:

- 1) North 35 degrees 29 minutes 05 seconds West, 65.17;
- 2) 37.54 feet along a curve to the left having a radius of 75.00 feet and a chord which bears North 49 degrees 51 minutes 40 seconds West, 37.24 feet;

Thence North 56 degrees 19 minutes 38 seconds East, 11.38 feet to the perimeter of an existing 10-foot wide Sanitary Sewer, Drainage and Utility Easement as shown on the above-mentioned plat; Thence along the perimeter of said easement for the next five (5) calls;

- 1) 36.86 feet along a curve to the right having a radius of 85.00 feet and a chord which bears South 47 degrees 54 minutes 31 seconds East, 36.57 feet;
- 2) South 35 degrees 29 minutes 05 seconds East, 82.45 feet;
- 3) 64.48 feet along a curve to the left having a radius of 140.00 feet and a chord which bears South 48 degrees 40 minutes 48 seconds East, 63.91 feet;
- 4) South 61 degrees 52 minutes 30 seconds East, 27.43 feet;
- 5) 24.55 feet along a curve to the left having a radius of 15.00 feet and a chord which bears North 71 degrees 14 minutes 20 seconds East, 21.90 feet;

Thence South 65 degrees 38 minutes 51 seconds East, 10.00 feet to the right-of-way of Redberry Juniper Drive; Thence along said right-of-way for the next four (4) calls;

- 1) 40.92 feet along a curve to the right having a radius of 25.00 feet and a chord which bears North 71 degrees 14 minutes 20 seconds East, 36.50 feet;
- 2) North 61 degrees 52 minutes 30 seconds West, 27.43 feet;
- 3) 69.09 feet along a curve to the right having a radius of 150.00 feet and a chord which bears North 48 degrees 40 minutes 48 seconds West, 68.48 feet;
- 4) North 35 degrees 29 minutes 05 seconds West, 17.29 feet to the Beginning.

The above-described tract of land contains 0.057 acres.

DESCRIPTION OF EASEMENT AREA NUMBER 3 TO BE VACATED

That part of the Sanitary Sewer, Drainage and Utility Easement that is situated along the southern perimeter Lots 44 and 41 of Juniper Ridge Subdivision (Plat Book 13, Page 70) in the Office of the Recorder, Clark County, Indiana, being further described as follows [The following description is the result of work performed by Hart's Surveying & Engineering, LLC, under the supervision of Harold L. Hart (LS29800020) on December 17, 2020, Job Number 20-114]:

Beginning at the eastern corner of Lot 44, which is on the north right-of-way line of Redberry Juniper Drive; Thence along said right-of-way for the next three (3) calls:

- 1) 39.20 feet along a curve to the left having a radius of 75.00 feet and a chord which bears South 69 degrees 29 minutes 13 seconds West, 38.75 feet;
- 2) South 54 degrees 30 minutes 55 seconds West, 19.96 feet;
- 3) 29.91 feet along a curve to the right having a radius of 50.00 feet and a chord which bears South 71 degrees 39 minutes 01 seconds West, 29.46 feet;

Thence 26.50 feet along a reverse curve to the left having a radius of 140.00 feet and a chord which bears North 54 degrees 00 minutes 15 seconds West, 26.46 feet; to the perimeter of an existing 10-foot wide Sanitary Sewer, Drainage and Utility Easement as shown on the above-mentioned plat; Thence along the perimeter of said easement for the next three (3) calls;

- 1) 46.12 feet along a compound curve to the left having a radius of 40.00 feet and a chord which bears North 87 degrees 32 minutes 40 seconds East, 43.61 feet;
- 2) North 54 degrees 30 minutes 55 seconds East, 19.96 feet;
- 3) 85.03 feet along a curve to the right having a radius of 85.00 feet and a chord which bears North 83 degrees 10 minutes 25 seconds East, 81.53 feet;

Thence South 56 degrees 19 minutes 38 seconds West, 12.54 feet to the right-of-way of Redberry Juniper Drive; Thence along said right-of-way; Thence 28.72 feet along a curve to the left having a radius of 75.00 feet and a chord which bears North 84 degrees 34 minutes 19 seconds West, 28.54 feet to the Beginning.

The above-described tract of land contains 0.030 acres.

PROPOSED VACATION OF A PART OF A 10-FOOT WIDE SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE PLAT JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70), BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS GRANT, CLARK COUNTY, INDIANA



**HART'S**  
SURVEYING &  
ENGINEERING LLC

958 WATER STREET, CHARLESTOWN, IN • PHONE: 812-256-7781

EXHIBIT

C

DATE: 12-17-20

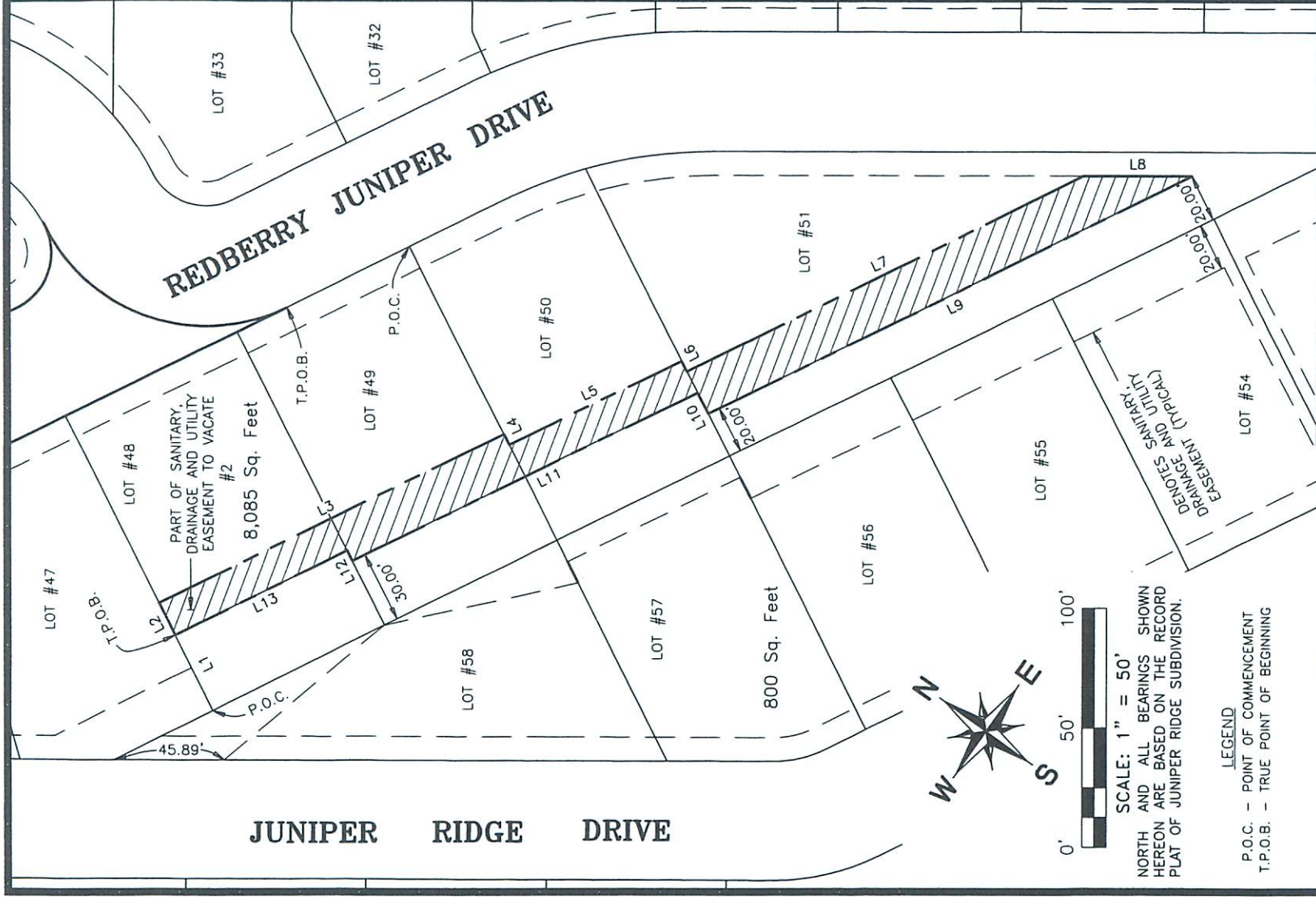
DRAWING NO. 20-114

JOB No. 20-114

DRAWING NAME: 20-114\_VACESMT.DWG

**EXHIBIT "E"**

**DRAWING AND METES AND BOUNDS DESCRIPTIONS OF PORTIONS OF  
PUBLIC EASEMENTS TO BE VACATED**



PROPOSED VACATION OF PART OF A SANITARY, DRAINAGE AND UTILITY EASEMENT IN JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70), BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS GRANT, CLARK COUNTY, INDIANA

**HART'S**  
SURVEYING & ENGINEERING, LLC

958 WATER STREET, CHARLESTOWN, IN • PHONE: 812-256-7781

DATE: 12-22-20 DRAWING NO. 20-114 JOB NO. 20-114

EXHIBIT **A**

**NOTES**

THIS EXHIBIT DOES NOT REPRESENT AN ORIGINAL SURVEY, RETRACEMENT SURVEY, ROUTE SURVEY OR SURVEYOR'S LOCATION REPORT AND SHOULD NOT BE RELIED UPON AS SUCH. INFORMATION SHOWN HEREON REPRESENTING BEARINGS AND DISTANCES IS BASED ON A LIMITED FIELD SURVEY AND DEED INFORMATION.

NEITHER ABSTRACT OF TITLE NOR TITLE COMMITMENT WAS PROVIDED TO HART'S SURVEYING & ENGINEERING, LLC FOR THE PREPARATION OF THIS EXHIBIT. A TITLE COMMITMENT MAY REVEAL EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR RIGHTS OF OTHERS NOT SHOWN HEREON.

**LEGEND**

P.O.C. - POINT OF COMMENCEMENT

T.P.O.B. - TRUE POINT OF BEGINNING

**SCALE: 1" = 50'**

NORTH AND ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF JUNIPER RIDGE SUBDIVISION.



DESCRIPTION OF #1, PART OF A SANITARY, DRAINAGE AND UTILITY EASEMENT TO VACATE

That part of Juniper Ridge Subdivision, as recorded in Plat Book 13, Page 70, in the Office of the Recorder, Clark County, Indiana, being further described as follows [The following description is the result of work performed by Hart's Surveying & Engineering, LLC, under the supervision of Terry A. Kendall (LS29800006) on December 22, 2020, Job Number 20-114]:

Commencing at the north corner of Lot 57; Thence along the line dividing Lots 57 and 58, South 28 degrees 07' minutes 30" seconds West 10.00 feet to the True Point of Beginning;

Thence South 61 degrees 52' minutes 30" seconds East, 80.00 feet to the line dividing Lots 56 and 57; Thence along said dividing line, South 28 degrees 07' minutes 30" seconds West, 10.00 feet; Thence North 61 degrees 52' minutes 30" seconds West, 80.00 feet to the line dividing Lots 57 and 58; Thence along said dividing line, North 28 degrees 07' minutes 30" seconds East, 10.00 feet to the True Point of Beginning.

The above-described tract contains 800 square feet (0.018 acres), which is subject to all rights-of-ways and easements whether recorded or not.

LINE	BEARING	DISTANCE
L1	N 28°07'30" E	35.00'
L2	N 28°07'30" E	15.00'
L3	S 61°52'30" E	159.82'
L4	S 28°07'30" W	5.00'
L5	S 61°52'30" E	80.00'
L6	S 28°07'30" W	5.00'
L7	S 61°52'30" E	184.25'
L8	S 35°29'05" E	45.00'
L9	N 61°52'30" W	224.56'
L10	N 28°07'30" E	10.00'
L11	N 61°52'30" W	160.00'
L12	N 28°07'30" E	5.00'
L13	N 61°52'30" W	79.82'

LINE TABLE

PROPOSED VACATION OF PART OF A SANITARY, DRAINAGE AND UTILITY EASEMENT IN JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70), BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS GRANT, CLARK COUNTY, INDIANA

EXHIBIT  
B

**HART'S**  
SURVEYING &  
ENGINEERING  
LLC



958 WATER STREET, CHARLESTOWN, IN • PHONE: 812-256-7781

DATE: 12-22-20

DRAWING NO. 20-114

JOB NO. 20-114



**EXHIBIT "F"**

**DRAWING AND METES AND BOUNDS DESCRIPTION OF PORTION OF  
PUBLIC EASEMENT TO BE VACATED**

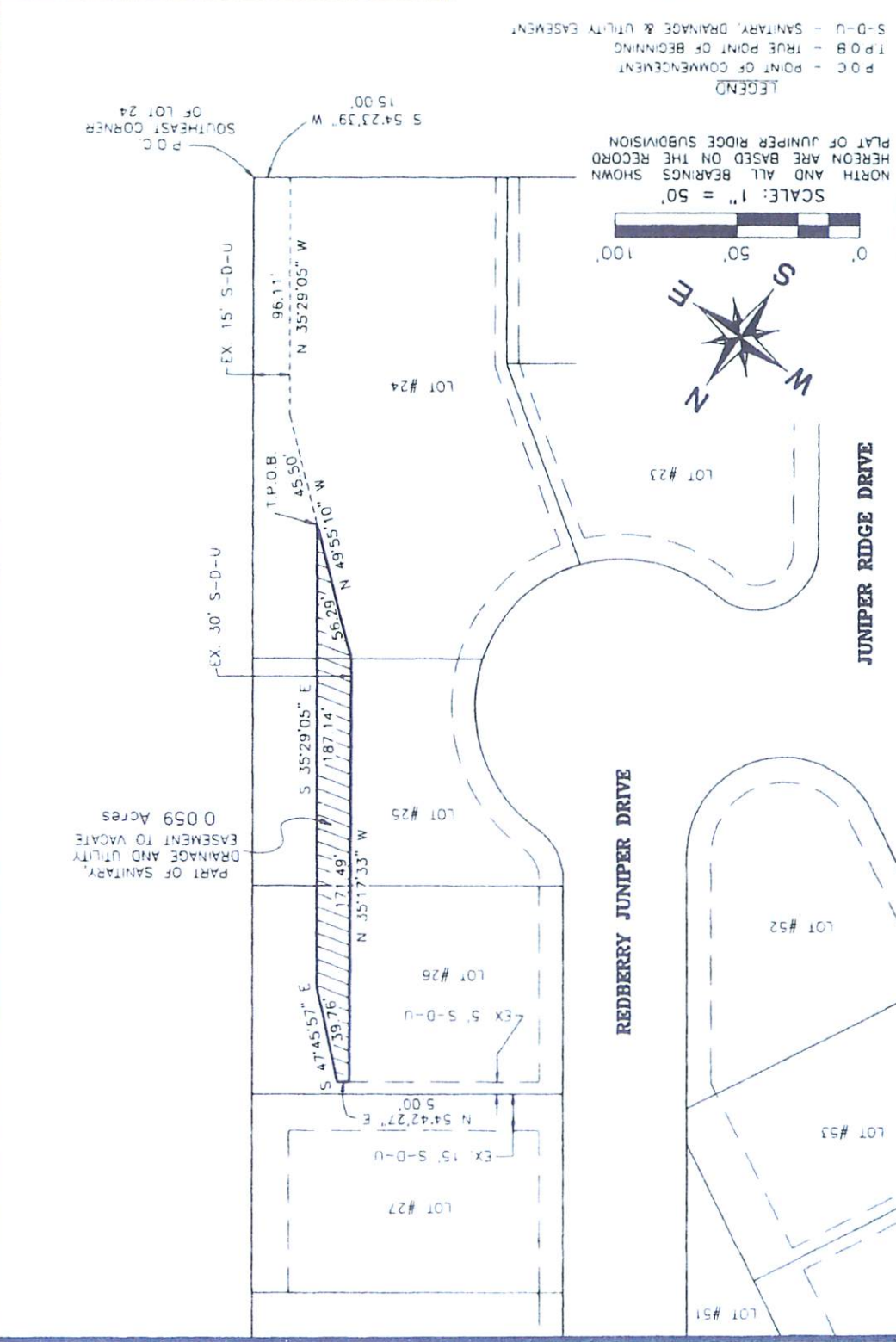
DATE: 11-02-20 DRAWING NO: 20-114 JOB NO: 20-114  
 958 WATER STREET, CHARLESTON, IN • PHONE: 812-256-7781

**HART'S SURVEYING & ENGINEERING**

EXHIBIT A

PROPOSED VACATION OF PART OF A SANITARY, DRAINAGE AND UTILITY EASEMENT IN JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70), BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS GRANT, CLARK COUNTY, INDIANA.

**NOTES**  
 THIS EXHIBIT DOES NOT REPRESENT AN ORIGINAL SURVEY, RETRACEMENT SURVEY, ROUTE SURVEY OR SURVEYOR'S LOCATION REPORT AND SHOULD NOT BE RELED UPON AS SUCH. INFORMATION SHOWN HEREON REPRESENTING BEARINGS AND DISTANCES IS BASED ON A LIMITED FIELD SURVEY AND DEED INFORMATION.  
 NEITHER ABSTRACT OF TITLE NOR TITLE COMMITMENT WAS PROVIDED TO HART'S SURVEYING & ENGINEERING, LLC FOR THE PREPARATION OF THIS EXHIBIT. A TITLE COMMITMENT MAY REVEAL EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR RIGHTS OF OTHERS NOT SHOWN HEREON.



DESCRIPTION OF A PART OF AN EXISTING SANITARY, DRAINAGE AND UTILITY EASEMENT TO VACATE

That part of Juniper Ridge Subdivision, as recorded in Plat Book 13, Page 70, in the Office of the Recorder, Clark County, Indiana, being further described as follows [The following description is the result of work performed by Hart's Surveying & Engineering LLC, under the supervision of Terry A Kendall (LS29800006) on November 02, 2020, Job Number 20-114]

Commencing at the southeast corner of Lot 24; Thence along the southeast line of said Lot 24, South 54 degrees 32 minutes 48 seconds West, 15 feet; Thence along the southwestern perimeter of an existing Sanitary, Drainage and Utility Easement, North 35 degrees 29 minutes 05 seconds West, 96.11 feet; Thence continuing along said perimeter, North 49 degrees 55 minutes 10 seconds West, 45.50 feet to the True Point of Beginning.

Thence continuing along said perimeter, North 49 degrees 55 minutes 10 seconds West, 56.29 feet; Thence continuing along said perimeter, North 35 degrees 17 minutes 33 seconds West, 171.49 feet; Thence North 54 degrees 42 minutes 27 seconds East, 5.00 feet; Thence South 47 degrees 45 minutes 57 seconds East, 39.76 feet; Thence South 35 degrees 29 minutes 05 seconds East, 187.14 feet to the True Point of Beginning.

The above-described tract contains 0.059 acres, which is subject to all rights-of-ways and easements whether recorded or not.

PROPOSED VACATION OF PART OF A SANITARY, DRAINAGE AND UTILITY EASEMENT IN JUNIPER RIDGE SUBDIVISION, (PLAT BOOK 13, PAGE 70), BEING PART OF SURVEY NUMBER 113 OF THE ILLINOIS GRANT, CLARK COUNTY, INDIANA



**HART'S**  
SURVEYING &  
ENGINEERING

958 WATER STREET, CHARLESTOWN, IN • PHONE: 812-256-7781

EXHIBIT

**B**

DATE: 11-02-20

DRAWING NO. 20-114

JOB No 20-114