

Agenda Item #2

Case Number	BZNA-000155-2018 BZNA-000156-2018	Acreage	4.84 acres
Address	1503 N 10 th Street (Parcel IDs: 10-07-30-03-01-020.000, Zoning 10-07-30-03-01-021.000)		R2/FH (low to moderate density single family residential, flood hazard)
Owner	Charles N & Krysty An Spartz	Reviewer	Oksana Polhuy
Applicant	Charles N & Krysty An Spartz	BZA Meeting	October 1, 2018

Requested Action:

UDO § 8.B.3.B & UDO § Appendix C – Variance of Use to permit a Meeting or Party Hall in the R2 (Low to Moderate Density Single-Family Residential) zoning district.

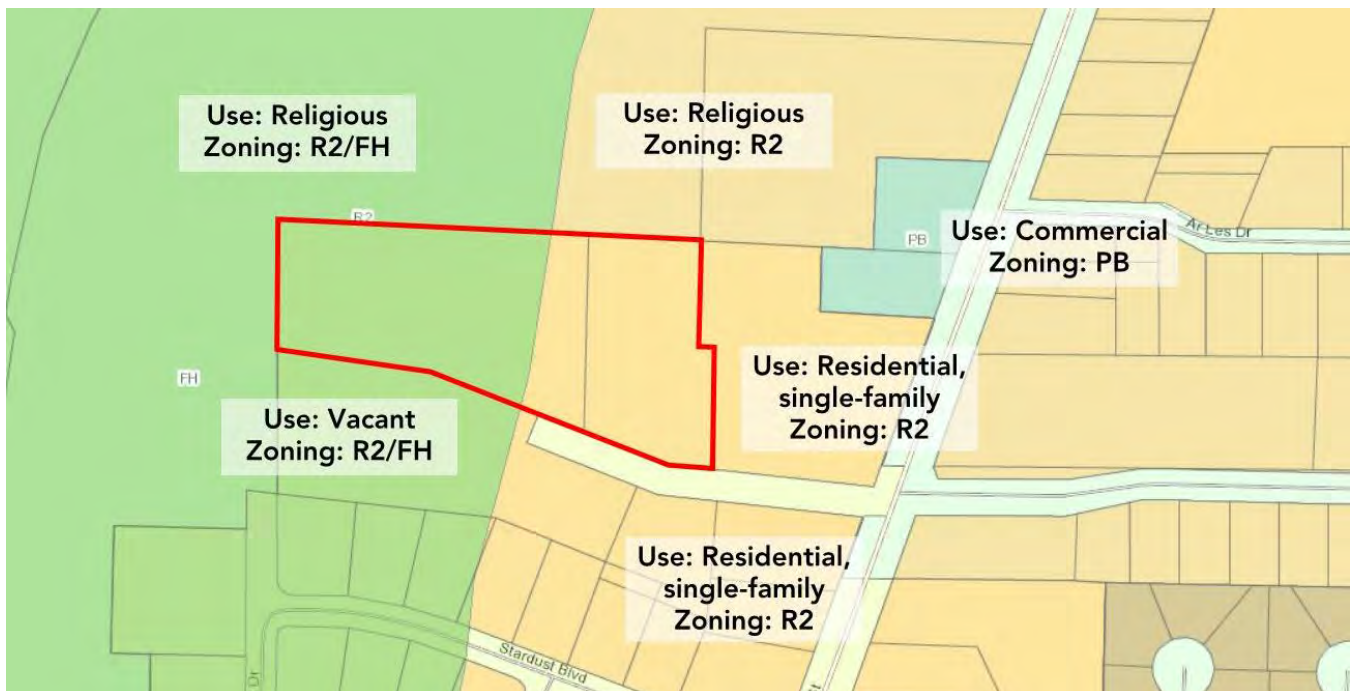
UDO § 10.4.D.1 – Variance of Development Standards to permit off-street parking that does not meet the improvement standards for parking lots.

Recommendation:

Approve. See Findings of Facts for Approval on pages 3-5 and Conditions of Approval on page 6.

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ANALYSIS

The subject site is located northwest of the platted ingress/egress easement leading to North 10th Street and is about 300 feet west of the North 10th Street and 1,350 feet north of Field Drive (Exhibits 2 & 3). The subject site is zoned R2/FH (low to moderate density residential single family and flood hazard zoning districts) and is used for agricultural purposes. It is surrounded by the same zoning districts. The surrounding uses include a religious use to the west and north and a residential use to the east and south. The petitioner is requesting a variance of use pursuant to UDO §8.B.3.B and Appendix C to permit the Meeting or Party Hall commercial use in R2 residential zoning district. In addition to this, the petitioner is requesting a variance of development standards to permit the off-street parking that does not meet the improvement standards for parking lots pursuant to UDO § 10.4.D.1.

The subject site contains a farm, a small shed, a barn that is about 2,000 sf in size with 1,400 sf enclosed space and a few Port-O-Lets (see pictures of the barn in Exhibit 4 and 6). The site is surrounded by the thick wooded areas. The barn was permitted in 2016 under agricultural exemption regulations. Due to that, the currently permitted use for the barn is only agricultural. In addition to this, the property is located outside of the corporate limits, which means that the barn was exempt from the building permit requirements with the completion of the Agricultural Exemption Application. This led to the barn being built without the benefit of the building and zoning review and inspections. However, the petitioner met on site with the Noblesville Fire Marshal and Building Administrator and discussed the necessary improvements to the barn and the site in order to comply with the minimum safety requirements. Some of them are listed as conditions of this variance, while other regulations must be followed regardless of this variance. The petitioner received a variance from the Indiana Fire Prevention and Building Safety Commission to allow temporary Port-O-Let facilities because the barn does not have the necessary bathroom and restroom facilities.

The petitioner would like to host indoor and outdoor events in the barn like weekend weddings, art classes, day camps, community theater, and nursing home or elementary school outings for picking blueberries and/or cutting flowers. The petitioner commits to conduct outdoor events between May and October. Furthermore, the petitioner offered a commitment that no amplified music will occur beyond 10 pm.

The petitioner would like to preserve the agricultural character of the property. Due to that, the petitioner requests that the off-street parking areas are not required to be paved and remain a grass field. The grass area to the north of the barn is about 18,000 sf. If this area was developed into a typical 64-ft-wide module that includes a 24-ft driving aisle and 20-ft by 9-ft parking spots on both sides of the aisle, it could fit about 50 cars. The UDO does not have a specific requirement for the number of parking spots for the "Meeting and Party Hall" use. However, some similar uses with seating like churches and theaters require minimum one (1) parking space per four (4) seats. The petitioner committed to keep the occupancy of the barn under 100 people in order to not be required to install a sprinkler system, so it is assumed that the barn will have less than 100 people per event. Then, the minimum required number of parking spaces will be 25. The grass field can easily meet this minimum requirement. A farm field to the west of the grass field is available for overspill parking (see Site Plan in Exhibit 5).

Currently, the barn can be accessed by a driveway that is located in a platted ingress/egress easement that starts at North 10th Street and goes west. A couple of residential properties access this driveway (Exhibits 3 and 7). The driveway is gravel and is between 8 and 10 feet wide. The size of the driveway

allows traffic to flow only one way (see Exhibit 7). The minimum two-way driveway, driving aisle, or a private street is required to be 24 feet wide. To accommodate safe entry and exit to the site, the driveway must be widened to minimum 24 feet wide. The driveway does not have to be paved, but it has to be covered by gravel or other material that allows for all-weather driving conditions in order to hold the load of the fire truck. To accommodate fire truck entry, the bushes and trees along the driveway must be cleared to a minimum height of twelve (12) feet.

The petitioner included an Exhibit of a potential ground sign in the application (Exhibit 4). It is proposed to be 32 square feet. The sign would have to follow all other applicable zoning regulations in the UDO.

AGENDA ITEM #2:

VARIANCE OF USE FINDINGS

If the Board should decide to APPROVE the requested variance, please use the following findings of fact:

The Noblesville Board of Zoning Appeals is authorized to approve or deny variances of use from the terms of the zoning ordinance. **The BZA may impose reasonable conditions as part of its approval. A variance of development standards may be approved only upon a determination in writing that the following five (5) conditions are met (see Indiana Code § 36-7-4-918.4):**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

It is likely that this variance will NOT be injurious to the public health, safety, morals, and general welfare of the community. The petitioner owns the lots immediately to the west, south, and east of the barn. The property owned by the petitioner contains the heavy stand of trees that visually screen the barn from the surrounding properties. This natural buffer can also protect the public from the noises. The petitioner has been taking steps to make adjustments to the property to ensure safety of the visitors to the site. This venue can add to the general welfare of the Noblesville community.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

It is likely that the use and value of real estate adjacent to the subject site will NOT be affected in a substantially adverse manner by allowing the requested variance. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties.

3. The need for the variance arises from some condition peculiar to the property involved:

The need for the variance does arise from a condition peculiar to the property involved. The property is used for agricultural uses. It is located close to downtown, can be accessed off an arterial road and is located south of a church. Such location is great for the weddings and other events. At the same time, the natural thick tree buffer and acres of vacant and agricultural land

create a rural atmosphere that separates and screens the barn from the surrounding residential uses.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought:

The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property. Due to the previously issued agricultural exemption, the property has been limited to the agricultural use. Its zoning permits single-family residential use. However, the unique location and conditions of the property create a good ground for other uses beneficial to the Noblesville community, but limited by the zoning of the site.

5. The approval does not interfere substantially with the comprehensive plan adopted by the Noblesville Plan Commission and Council:

The approval does not interfere substantially with the comprehensive plan. The proposed future use for the subject site is residential, while surrounded by the institutional use to the north and west and a residential use to the south and east. The petitioner would like to keep a rural character of the site. If the property was ever sold, it would resemble a farm instead of a commercial event center.

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

If the Board should decide to APPROVE the requested variance, please use the following findings of fact:

The Noblesville Board of Zoning Appeals is authorized to approve or deny variances of use from the terms of the zoning ordinance. **The BZA may impose reasonable conditions as part of its approval. A variance of development standards may be approved only upon a determination in writing that the following three (3) conditions are met (see Indiana Code § 36-7-4-918.5):**

2. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

It is likely that this variance will NOT be injurious to the public health, safety, morals, and general welfare of the community. The grass field is a flat large area that can accommodate the needs for parking without creating storm drainage issues. Requiring a paved parking lot will make the site look more like a commercial site and may attract other more intense commercial uses in the future. Leaving the parking area as grass will maintain its rural look and will not create an adverse impact on the general welfare of the community.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

It is likely that the use and value of real estate adjacent to the subject site will NOT be affected in a substantially adverse manner by allowing the requested variance. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners

at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties.

6. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought:

The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property. The purpose of the grass parking area is to maintain the rural character of the proposed use. The paving requirements will detract from the intended use and ambient rural atmosphere that the petitioner would like to preserve.

RECOMMENDATIONS

AGENDA ITEM #2:

APPROVE the requested use variance based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value to the area adjacent to the property will not be affected in a substantially adverse manner;
- The need for the variance does arise from some condition peculiar to the property involved;
- The strict zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought;
- The approval does not interfere substantially with the comprehensive plan adopted by the Noblesville Plan Commission and Council.

APPROVE the requested Variance of Development Standards based upon the following findings of fact:

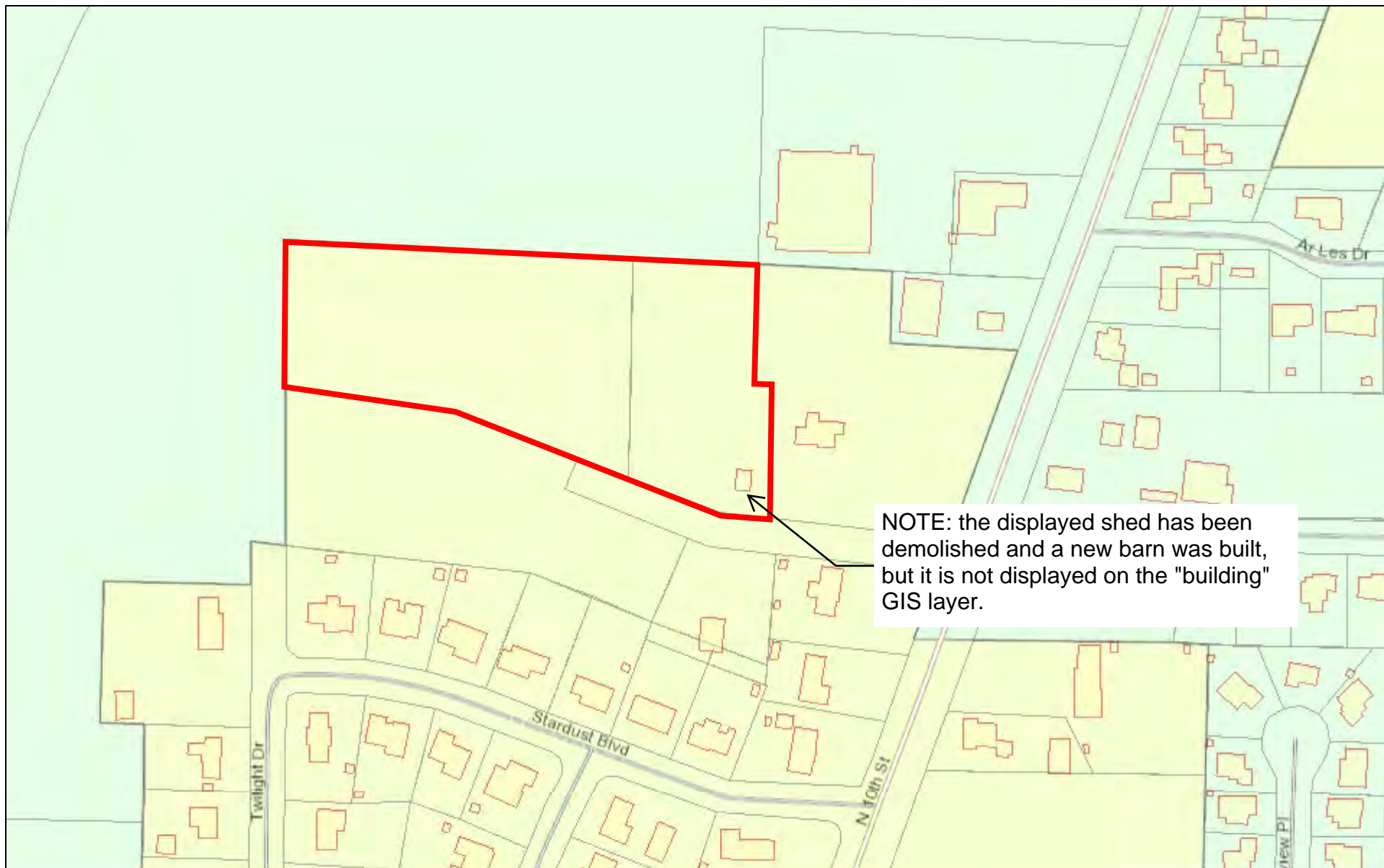
- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property;

If the Board should decide to approve the variance, please include the following specific conditions:

1. The driveway that starts at North 10th Street and leads to the subject site must be widened to a minimum of twenty four (24) feet wide to create enough space for two-way traffic. The driveway must be covered by a material that allows for all-weather driving capability. Finally, the driveway must be compliant with the Fire Department Access regulations in Appendix F-1 in the Unified Development Ordinance.
2. The trees along the entire driveway must be cleared to a minimum height of twelve (12) feet.

3. The maximum area for the ground sign is thirty two (32) square feet. The ground sign must follow all other applicable provisions for accessory structures and uses in Article 9 and ground sign regulations provided in Article 11 of the Unified Development Ordinance.
4. The Applicant stated several commitments regarding the development of the property including occupancy levels, music played outdoors, time restriction for the outdoor events, and commitments to other departments. The Applicant shall provide a recorded copy of the written commitments in compliance with Indiana Code 36-7-4-1015 to the Department of Planning and Development within 60 days of this approval.
5. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file stamped copy of such recorded document shall be available in the Department of Planning and Development.
6. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

EXHIBIT 2. PARCEL MAP



September 26, 2018

Buildings

Building

Building Foundation

Parcels

1:2,400

0 0.02 0.04 0.08 mi
0 0.0325 0.065 0.13 km

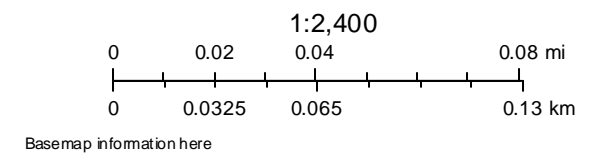
Basemap information here

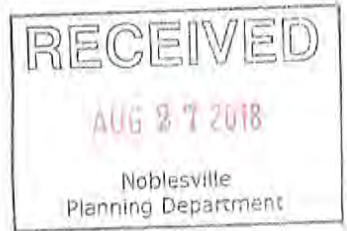
EXHIBIT 3. AERIAL MAP



September 26, 2018

 Parcels



**EXHIBIT 4. APPLICATION**
**CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF USE APPLICATION**
Application Number: BZVA-0155-2018

The undersigned requests a Variance of Use as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Artisan Acres event barnCommon Address 1503 North 10th Street, Noblesville, IN 46060Applicant Name: Charles & Krysty-An SpartzApplicant Address: 15909 Summer RoadApplicant City/State/Zip: Noblesville, IN 46060 E-mail: cspartz@aol.com & vox4eis@gmail.comApplicant Phone #1: 317.590.7003 Phone #2: _____ Fax: _____Owner Name: Charles & Krysty-An SpartzOwner Address: 15909 Summer RoadOwner City/State/Zip: Noblesville, IN 46060 E-mail: cspartz@aol.com & vox4eis@gmail.comOwner Phone #1: 317.590.7003 Phone #2: _____ Fax: _____Property Location: ☐ Not located in a recorded subdivision, see legal description attached.

Subdivision Name: _____

Subdivision Section: _____ Lot Number: _____ Last Deed of Record Number 2007037428Existing Land Use: Residential/AgriculturalCommon Description of Request: Use of an existing barn and acreage for special eventsZoning District of Property: R2 Code Section(s) Appealed: UDO § Appendix C & 10.4.D.1Date: Aug. 22, 2018 Applicant's Signature: [Signature]

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Use from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Use may be approved only upon a determination in writing that the following five (5) statements are true (see Indiana Code § 36-7-4-918.4):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The proposed event barn will be beneficial to the health, safety, morals and general
welfare of the community in that it will provide a venue for outings for various
institutions in the area.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

No physical improvements are planned for the property. The heavy vegetation that
exists today will remain, acting as a noise and visual buffer for events that would take
place on the property.

3. The need for the proposed variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:

There are many unique qualities to this property that support the requested variance.
Location is one, being close in proximity to downtown and the river and with historic
buildings nearby. Another is the heavy stand of trees which buffer existing
neighborhoods to the south and east.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which this variance is sought. Explain why this statement is true in this case:

The Unified Development Ordinance does not provide for the type of occasional use of
property that this proposal entails. Strict application of the ordinance would require a
generic-looking entry drive and parking lot that would be contrary to the ambiance
desired for this proposal.

5. The approval of this variance does not interfere substantially with the provisions of the Comprehensive Master Plan for the City of Noblesville, Indiana. Explain why this statement is true in this case:

This proposal is supported by PLANoblesville in several respects. Two of the Goals,
creating additional recreation amenities and enhancing/celebrating arts and culture
will be realized with this approval. Despite the activities proposed, the land will retain
its rural/residential characteristics.



CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF DEVELOPMENT STANDARD APPLICATION



Application Number: BZNA-0156-2018

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Artisan Acres event barn

Common Address 1503 North 10th Street, Noblesville, IN 46060

Applicant Name: Charles & Krysty-An Spartz

Applicant Address: 15909 Summer Road

Applicant City/State/Zip: Noblesville, IN 46060 E-mail: cspartz@aol.com & vox4eis@gmail.com

Applicant Phone #1: 317.590.7003 Phone #2: _____ Fax: _____

Owner Name: Charles & Krysty-An Spartz

Owner Address: 15909 Summer Road

Owner City/State/Zip: Noblesville, IN 46060 E-mail: cspartz@aol.com & vox4eis@gmail.com

Owner Phone #1: 317.590.7003 Phone #2: _____ Fax: _____

Property Location: ☒ Not located in a recorded subdivision, see legal description attached.

Subdivision Name: _____

Subdivision Section: _____ Lot Number: _____ Last Deed of Record Number 2007037428

Existing Land Use: Residential/Agricultural

Common Description of Request: Relief from parking lot standards

Zoning District of Property: R2 Code Section(s) Appealed: UDO § 10.4

Date Aug. 22, 2018 Applicant's Signature: Charles Spartz
Krysty-An Spartz

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standard from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standard may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The approval of the variance will be beneficial to the welfare of the community since
an improved parking lot with pavement, curbing and storm drainage improvements
on this property could be an attraction for a more intense commercial use in the future.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

A paved parking lot would detract from the rural atmosphere of the immediate area.
Approval of the variance would remove that threat, and would contribute to the
maintenance of property values.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

There are practical difficulties that would be apparent if an improved parking lot were
required, given the proposed use. Paving and curbing the lot would also require storm
drainage to be designed. This engineered package would most certainly detract from
the intended rural atmosphere of the facility.

Charles & Krysty-An Spartz – Use Variance for Artisan Acres Event Barn

Narrative Statement

The petitioners are seeking a use variance to permit weddings and other events to take place in an R-2/FH zoning district. The subject location is 1503 North 10th Street which is across from the entrance to Fairfield Farms subdivision. Events to be held would be, primarily, weekend weddings but would also include activities such as art classes, day camps, community theatre and nursing home/elementary school outings for picking blueberries and/or cut flowers.

The barn was constructed in 2016. It is about 2000 square feet in size with around 1400 square feet enclosed. Plans are to provide grass parking northeast of the barn, and overflow parking to the northwest. To keep things authentic, and in light of the periodic nature of the use, the parking area would remain in grass. A development standards variance is also being pursued seeking relief from UDO 10.4.D that requires parking lots to be paved with a hard surface material. In the event that weather renders the ground too soft for parking, an agreement has been reached with nearby White River Christian Church to utilize their parking lot.

The petitioners have met with the Noblesville Fire Marshal and Building Administrator with respect to State of Indiana Fire and Building Codes. By keeping the occupancy level under 100, the barn does not have to be sprinkled. Exit signs and emergency lighting will be required. In August of this year, a variance was approved from the Indiana Fire Prevention and Building Safety Commission to allow temporary Port-O-Let facilities.

In addition to photographs of the building and grounds, the application packet includes a drawing of a proposed ground sign. A commitment is being made to limit **outdoor event uses** to between May and October. Furthermore, a commitment is offered that no amplified music will occur outdoors beyond 10 pm.

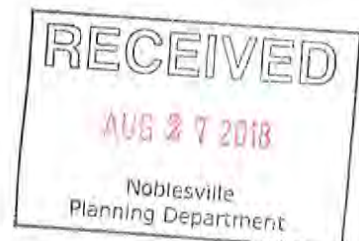


LEGAL DESCRIPTION

Parcel No. 10-07-30-03-01-020.000

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST
LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 26 IN STAR DUST VILLAGE, FIRST SECTION,
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 195 IN THE RECORDS OF HAMILTON
COUNTY, INDIANA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 0.51 ACRE TRACT OF
LAND DESCRIBED IN INSTRUMENT NO. 8604334 AND RECORDED IN DEED RECORD 354, PAGE 722 IN
SAID RECORDS; THENCE NORTH 20 DEGREES 51 MINUTES EAST (ASSUMED BEARING) 140.00 FEET
ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 26 AND ALONG THE WEST
LINE OF SAID 0.51 ACRE TRACT OF LAND TO ITS NORTHWEST CORNER, THE SOUTH LINE (1ST
COURSE) OF AN EASEMENT FOR INGRESS AND EGRESS ALSO DESCRIBED IN SAID INSTRUMENT
NO. 8604334 AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THE NEXT 2 COURSES ARE
ALONG THE SOUTH AND WEST (LAST COURSE) LINES OF SAID EASEMENT; 1.) THENCE NORTH 69
DEGREES 09 MINUTES WEST 189.98 FEET PARALLEL WITH THE NORTH LINE OF LOTS 24 THROUGH
27 IN SAID SUBDIVISION; 2.) THENCE NORTH 20 DEGREES 51 MINUTES EAST 50.00 FEET
PERPENDICULAR TO THE NORTH LINE OF SAID LOTS 24 THROUGH 27; THENCE NORTH 69
DEGREES 09 MINUTES WEST 183.52 FEET PARALLEL WITH THE NORTH LINE OF SAID LOTS 24
THROUGH 27; THENCE NORTH 83 DEGREES 41 MINUTES 50 SECONDS WEST 247.42 FEET
PARALLEL WITH THE NORTH LINE OF LOTS 21 THROUGH 23 IN SAID SUBDIVISION TO A POINT ON
THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 21; THENCE NORTH 00 DEGREES 40
MINUTES EAST 211.23 FEET ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT
21 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF A 1.50 ACRE TRACT OF
LAND DESCRIBED IN INSTRUMENT NO. 15910 AND RECORDED IN DEED RECORD 323, PAGE 191 IN
SAID RECORDS; THENCE SOUTH 86 DEGREES 45 MINUTES 00 SECONDS EAST 485.75 FEET ALONG
THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID 1.50 ACRE TRACT OF LAND TO ITS
NORTHWEST CORNER, THE NEXT 3 COURSES ARE ALONG THE BOUNDARY OF SAID 1.5 ACRE
TRACT OF LAND; 1.) THENCE SOUTH 01 DEGREE 12 MINUTES 00 SECONDS WEST 300.49 FEET; 2.)
THENCE SOUTH 69 DEGREES 09 MINUTES EAST 146.78 FEET; 3.) THENCE SOUTH 75 DEGREES 54
MINUTES 55 SECONDS EAST 69.88 FEET TO THE SOUTHEAST CORNER OF SAID 1.5 ACRE TRACT OF
LAND AND THE WEST LINE OF A 1.48 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 3441
AND RECORDED IN DEED RECORD 311, PAGE 95 IN SAID RECORDS; THENCE SOUTH 02 DEGREES
21 MINUTES 21 SECONDS WEST 3.42 FEET ALONG THE WEST LINE OF SAID 1.48 ACRE TRACT OF
LAND TO ITS SOUTHWEST CORNER; THENCE SOUTH 83 DEGREES 39 MINUTES 00 SECONDS EAST
309.17 FEET ALONG THE SOUTH LINE OF SAID 1.48 ACRE TRACT OF LAND TO ITS SOUTHEAST
CORNER AND THE CENTERLINE OF STATE ROAD 37A; THENCE SOUTH 20 DEGREES 06 MINUTES
WEST 51.48 FEET ALONG THE CENTERLINE OF STATE ROAD 37A TO THE NORTHEAST CORNER OF
A 0.73 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2232 AND RECORDED IN DEED
RECORD 190, PAGE 4 IN SAID RECORDS; THENCE NORTH 83 DEGREES 39 MINUTES WEST 272.65
FEET ALONG THE NORTH LINE OF SAID 0.73 ACRE TRACT OF LAND TO ITS NORTHWEST CORNER
AND THE NORTHEAST CORNER OF SAID 0.51 ACRE TRACT OF LAND, THE NEXT 2 COURSES ARE
ALONG THE NORTHERN BOUNDARY OF SAID 0.51 ACRE TRACT OF LAND; 1.) THENCE NORTH 75
DEGREES 54 MINUTES 55 SECONDS WEST 107.21 FEET; 2.) THENCE NORTH 69 DEGREES 09
MINUTES WEST 25.02 FEET TO THE POINT OF BEGINNING, CONTAINING 3.345 ACRES, MORE OR
LESS



PARCEL NO. 10-07-30-03-01-021.000

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1312.85 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 19 DEGREES 15 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 387.2 FEET; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 597.4 FEET TO THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 195 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 227.10 FEET TO THE EAST LINE OF SAID STAR DUST VILLAGE, FIRST SECTION; THENCE NORTH 21 DEGREES 14 MINUTES 15 SECONDS EAST ON AND ALONG SAID EAST LINE OF STAR DUST VILLAGE, 180.02 FEET TO THE NORTH LINE OF SAID STAR DUST VILLAGE; THENCE NORTH 69 DEGREES 09 MINUTES WEST ON AND ALONG THE NORTH LINE OF STAR DUST VILLAGE, 376.20 FEET; THENCE NORTH 20 DEGREES 51 MINUTES EAST 190.00 FEET; THENCE SOUTH 69 DEGREES 09 MINUTES EAST 68.16 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREES 12 MINUTES 00 SECONDS EAST 300.49 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 00 SECONDS EAST 185.47 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 00 SECONDS WEST 169.18 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES 00 SECONDS EAST 24.88 FEET TO THE NORTHWEST CORNER OF A 1.48 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 3441 AND RECORDED IN DEED RECORD 311, PAGE 95 IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 02 DEGREES 21 MINUTES 21 SECONDS WEST 187.43 FEET ON AND ALONG THE WEST LIE OF SAID 1.48 ACRE TRACT OF LAND; THENCE NORTH 75 DEGREES 54 MINUTES 55 SECONDS WEST 89.88 FEET; THENCE NORTH 69 DEGREES 09 MINUTES WEST 146.78 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1312.85 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 19 DEGREES 15 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 387.2 FEET; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 597.4 FEET TO THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 195 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 227.10 FEET TO THE EAST LINE OF SAID STAR DUST VILLAGE, FIRST SECTION; THENCE NORTH 21 DEGREES 14 MINUTES 15 SECONDS EAST ON AND ALONG SAID EAST LINE OF STAR DUST VILLAGE, 180.02 FEET TO THE NORTH LINE OF SAID STAR DUST VILLAGE; THENCE NORTH 69 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 376.20 FEET; THENCE NORTH 20 DEGREES 51 MINUTES EAST 140.00 FEET TO THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 69 DEGREES 09 MINUTES EAST PARALLEL WITH THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION 215.00 FEET; THENCE SOUTH 75 DEGREES 54 MINUTES 55 SECONDS EAST 107.21 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES EAST 272.65 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 51.48 FEET; THENCE NORTH 83 DEGREES 39 MINUTES WEST 295.24 FEET; THENCE NORTH 75 DEGREES 54 MINUTES 55 SECONDS WEST 84.39 FEET; THENCE NORTH 69 DEGREES 09 MINUTES WEST PARALLEL WITH THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION, 214.94 FEET; THENCE SOUTH 20 DEGREES 51 MINUTES WEST 50.00 FEET TO THE PLACE OF BEGINNING.

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DULY ENTERED FOR TAXATION C 10-07-30-03-01-018.000
Subject to final acceptance for transfer 10-07-30-03-01-019.000
3 day of July, 2007 10-07-30-03-01-020.000
10-07-30-03-01-021.000

Robin McMullen Auditor of Hamilton County
Parcel # 10-07-30-03-01-003.000
10-07-30-03-01-010.000
10-07-30-03-01-011.000

2007037428 PRD \$30.00
07/03/2007 01:24:46P 8 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

Mail Tax Statements to:
Charles N. Spartz and Krysty-An Spartz, husband and wife
15909 Summer Rd.
Noblesville IN 46060

PERSONAL REPRESENTATIVE'S DEED

NATHAN A. MONTOYA, Executor of the Estate of Saul L. Montoya and Martha Lou Montoya, which estate is pending in the Hamilton Superior Court #1 under Cause No. 29D01-0608-EU-125, by virtue of his/her power and authority granted to an executor under the Indiana Code proceeding under Unsupervised Administration, CONVEYS TO

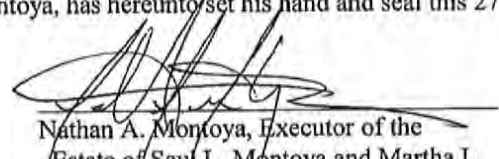
CHARLES N. SPARTZ and KRYSTY-AN SPARTZ, husband and wife, of Hamilton County, Indiana,
for and in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged,
the following real estate in Hamilton County, Indiana, to-wit:

Attached Exhibit for Legal Description.

Subject to all legal easements, rights of way, zoning ordinances and all covenants, restrictions and conditions of the area.

Subject to all real estate taxes and assessments, due and payable after this date.

IN WITNESS WHEREOF, the said Nathan A. Montoya, Executor of the Estate of Saul L. Montoya and Martha Lou Montoya, has hereunto set his hand and seal this 27th day of June, 2007.

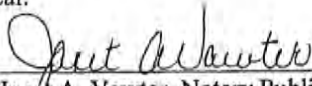

Nathan A. Montoya, Executor of the
Estate of Saul L. Montoya and Martha L.
Montoya

RECEIVED
AUG 27 2018
Noblesville
Planning Department

STATE OF INDIANA)
) SS
COUNTY OF HAMILTON)

Before me, Janet A. Vawter, a notary public in and for said County, this 27th day of June, 2007, personally appeared Nathan A. Montoya, as Executor of the Estate of Saul L. Montoya and Martha L. Montoya, who acknowledged the execution of the annexed Deed.

WITNESS my hand and notarial seal.


Janet A. Vawter, Notary Public



My Commission Expires:
2-15-08; A Hamilton County Resident

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in the document, unless required by law- James H. Pickering, Jr.

This instrument prepared
James H. Pickering, Jr.
Richards, Boje, Pickering, Benner & Becker

Taxes to: 15909 Summer Rd Noblesville, IN 46060

EXHIBIT A - LEGAL DESCRIPTION

PARCEL NUMBER: 10-07-30-03-01-003.000

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE NORTH 88 DEGREES 49 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 1311.01 FEET ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE CENTERLINE OF STATE ROAD NUMBER 37A; THENCE NORTH 19 DEGREES 20 MINUTES 00 SECONDS EAST 387.2 FEET ON AND ALONG SAID CENTERLINE; THENCE NORTH 20 DEGREES 06 MINUTES 00 SECONDS EAST 975.88 FEET ON AND ALONG SAID CENTERLINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF A 1.48 ACRE TRACT OF LAND DESCRIBED IN DEED RECORD 311, PAGE 95; THENCE NORTH 83 DEGREES 39 MINUTES 00 SECONDS WEST 309.17 FEET TO THE SOUTHWEST CORNER OF SAID 1.48 ACRE TRACT; THENCE NORTH 02 DEGREES 21 MINUTES 21 SECONDS EAST 190.85 FEET TO THE NORTHWEST CORNER OF SAID 1.48 ACRE TRACT; THENCE NORTH 83 DEGREES 39 MINUTES 00 SECONDS WEST 24.88 FEET TO THE SOUTHWEST CORNER OF A 1.20 ACRE TRACT OF LAND DESCRIBED IN DEED RECORD 311, PAGE 708; THENCE NORTH 01 DEGREE 12 MINUTES 00 SECONDS EAST 169.18 FEET ON AND ALONG THE WESTERLY LINE OF SAID 1.20 ACRE TRACT; THENCE SOUTH 86 DEGREES 45 MINUTES 00 SECONDS EAST 199.95 FEET ON AND ALONG A PORTION OF THE NORTHERN LINE OF SAID 1.20 ACRE TRACT; THENCE SOUTH 03 DEGREES 15 MINUTES 00 SECONDS WEST 100.58 FEET ON AND ALONG A PORTION OF THE NORTHERN LINE OF SAID 1.20 ACRE TRACT; THENCE SOUTH 86 DEGREES 45 MINUTES 00 SECONDS EAST 226.65 FEET ON AND ALONG A PORTION OF THE NORTHERN LINE OF SAID 1.20 ACRE TRACT TO A POINT ON THE CENTERLINE OF STATE ROAD 37A, SAID POINT BEING SOUTH 20 DEGREES 06 MINUTES 00 SECONDS WEST 1151.99 FEET FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD 37A AND THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 20 DEGREES 06 MINUTES 00 SECONDS WEST 289.82 FEET ON AND ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 2.68 ACRES, MORE OR LESS.

PARCEL NUMBERS 10-07-30-03-01-010, 011, 018

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST, LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE WEST 1312.85 FEET ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE CENTER LINE OF STATE ROAD NO. 37A; THENCE NORTH 19 DEGREES 15 MINUTES EAST 387.2 FEET ON AND ALONG SAID CENTER LINE OF STATE ROAD NO. 37A; THENCE NORTH 20 DEGREES 06 MINUTES EAST 597.40 FEET ON AND ALONG SAID CENTER LINE OF STATE ROAD NO. 37A; THENCE NORTH 88 DEGREES 09 MINUTES WEST 227.10 FEET (MEASURED 225.0 FEET BY DEED) TO THE SOUTHEAST CORNER OF LOT NUMBER TWENTY SEVEN (27) IN STAR DUST VILLAGE, FIRST SECTION (PLAT BOOK 2, PAGE 195); THENCE NORTH 21

DEGREES 14 MINUTES 15 SECONDS EAST 180.02 FEET ON AND ALONG THE EAST LINE OF SAID LOT NUMBER TWENTY SEVEN (27) TO ITS NORTHEAST CORNER; THENCE NORTH 69 DEGREES 09 MINUTES WEST 14.44 FEET ON AND ALONG THE NORTH LINE OF SAID LOT NUMBER TWENTY SEVEN (27) TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 69 DEGREES 09 MINUTES WEST 171.78 FEET ON AND ALONG THE NORTH LINE OF SAID LOT NUMBER TWENTY SEVEN (27) AND ON AND ALONG THE NORTH LINE OF LOT NUMBER TWENTY SIX (26) IN SAID STAR DUST VILLAGE, FIRST SECTION TO THE NORTHWEST CORNER OF SAID LOT NUMBER TWENTY SIX (26); THENCE NORTH 20 DEGREES 51 MINUTES EAST 140.00 FEET ON AND ALONG THE WEST LINE EXTENDED NORTHERLY OF SAID LOT NUMBER TWENTY SIX (26); THENCE SOUTH 69 DEGREES 09 MINUTES EAST 25.02 FEET; THENCE SOUTH 75 DEGREES 54 MINUTES 55 SECONDS EAST 107.21 FEET; THENCE SOUTH 05 DEGREES 12 MINUTES 20 SECONDS WEST 123.4 FEET; THENCE SOUTH 09 DEGREES 06 MINUTES 42 SECONDS WEST 34.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRE, MORE OR LESS.

ALSO: PART OF LOT NUMBER TWENTY SIX (26) AND LOT NUMBER TWENTY SEVEN (27) IN STAR DUST VILLAGE, FIRST SECTION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 195 IN THE RECORDS OF HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT NUMBER TWENTY SEVEN (27) IN STAR DUST VILLAGE, FIRST SECTION (PLAT BOOK 2, PAGE 195); THENCE NORTH 21 DEGREES 14 MINUTES 15 SECONDS EAST (ASSUMED BEARING) 150.02 FEET ON AND ALONG THE EAST LINE OF SAID LOT NUMBER TWENTY-SEVEN (27); THENCE NORTH 69 DEGREES 09 MINUTES WEST 8.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 69 DEGREES 09 MINUTES WEST 178.01 FEET TO THE WEST LINE OF LOT NUMBER TWENTY SIX (26) IN STAR DUST VILLAGE, FIRST SECTION; THENCE NORTH 20 DEGREES 51 MINUTES EAST 30.00 FEET ON AND ALONG THE WEST LINE OF SAID LOT NUMBER TWENTY SIX (26) TO ITS NORTHWEST CORNER; THENCE SOUTH 69 DEGREES 09 MINUTES EAST 171.78 FEET ON AND ALONG THE NORTH LINE OF SAID LOT NUMBER TWENTY SIX (26) AND ON AND ALONG THE NORTH LINE OF SAID LOT NUMBER TWENTY SEVEN (27) TO A POINT BEING NORTH 69 DEGREES 09 MINUTES WEST 14.44 FEET FROM THE NORTHEAST CORNER OF SAID LOT NUMBER TWENTY SEVEN (27); THENCE SOUTH 09 DEGREES 06 MINUTES 42 SECONDS WEST 30.64 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES, MORE OR LESS, BEING SUBJECT TO A 7.5 FOOT UTILITY STRIP OFF THE ENTIRE WEST AND NORTH SIDES THEREOF.

ALSO: AN EASEMENT FOR INGRESS AND EGRESS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1312.85 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 19 DEGREES 15 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 387.2 FEET; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 597.4 FEET TO THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 195 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 227.10 FEET TO THE EAST LINE OF SAID STAR DUST VILLAGE, FIRST SECTION; THENCE NORTH 21 DEGREES 14 MINUTES 15 SECONDS EAST ON AND ALONG SAID EAST LINE OF STAR DUST VILLAGE, 180.02 FEET TO THE NORTH LINE OF SAID STAR DUST VILLAGE; THENCE NORTH 69 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 376.20 FEET; THENCE NORTH 20 DEGREES 51 MINUTES EAST 140.00 FEET TO THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 69 DEGREES 09 MINUTES EAST PARALLEL WITH THE NORTH LINE OF

STAR DUST VILLAGE, FIRST SECTION 215.00 FEET; THENCE SOUTH 75 DEGREES 54 MINUTES 55 SECONDS EAST 107.21 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES EAST 272.65 FEET TO THE CENTER LINE OF STATE ROAD 37A; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 51.48 FEET; THENCE NORTH 83 DEGREES 39 MINUTES WEST 295.24 FEET; THENCE NORTH 75 DEGREES 54 MINUTES 55 SECONDS WEST 84.39 FEET; THENCE NORTH 69 DEGREES 09 MINUTES WEST 214.94 FEET PARALLEL WITH THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION; THENCE SOUTH 20 DEGREES 51 MINUTES WEST 50.00 FEET TO THE PLACE OF BEGINNING.

Parcel No. 10-07-30-03-01-019.000

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST, LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 26 IN STAR DUST VILLAGE, FIRST SECTION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 195 IN THE RECORDS OF HAMILTON COUNTY, INDIANA, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF A 0.51 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 83 2859 AND RECORDED IN DEED RECORD 335, PAGE 906 IN SAID RECORDERS; THENCE NORTH 20 DEGREES 51 MINUTES EAST (ASSUMED BEARING) 140.00 FEET ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT #26 AND ALONG THE WEST LINE OF SAID 0.51 ACRE TRACT OF LAND TO ITS NORTHWEST CORNER AND THE SOUTH LINE (FIRST COURSE) OF AN EXTENSION FOR INGRESS AND EGRESS ALSO DESCRIBED IN INSTRUMENT NO. 83-2859, THE NEXT TWO (2) COURSES ARE ALONG THE SOUTH AND WEST (LAST COURSE) LINE OF SAID EASEMENT; 1.) THENCE NORTH 69 DEGREES 09 MINUTES WEST 189.98 FEET PARALLEL WITH THE NORTH LINE OF LOTS 24 THROUGH 27 IN SAID ADDITION; 2.) THENCE NORTH 20 DEGREES 51 MINUTES EAST 50.00 FEET PERPENDICULAR TO THE NORTH LINES OF SAID LOTS 24 THROUGH 27; THENCE NORTH 69 DEGREES 09 MINUTES WEST 183.52 FEET PARALLEL WITH THE NORTH LINES OF SAID LOTS 24 THROUGH 27; THENCE NORTH 83 DEGREES 41 MINUTES 50 SECONDS WEST 247.42 FEET PARALLEL WITH THE NORTH LINES OF LOTS 21 THROUGH 23 IN SAID ADDITION TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT NO. 21; THENCE SOUTH 00 DEGREES 40 MINUTES WEST 231.12 FEET ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT NO. 21 TO ITS NORTHWEST CORNER; THENCE SOUTH 83 DEGREES 41 MINUTES 50 SECONDS EAST 354.62 FEET ALONG THE NORTH LINES OF SAID LOTS 21 THROUGH 23 TO THE NORTHEAST CORNER OF SAID LOT 23 AND THE NORTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 69 DEGREES 09 MINUTES EAST 190.00 FEET ALONG THE NORTH LINES OF LOTS 24 AND 25 TO THE POINT OF BEGINNING. CONTAINING 2.60 ACRES, MORE OR LESS.

ALSO, AN EASEMENT FOR INGRESS AND EGRESS BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1312.85 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 19 DEGREES 15 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 387.2 FEET; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 597.4 FEET TO THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 195 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 227.10 FEET TO THE EAST LINE OF SAID STAR DUST VILLAGE, FIRST SECTION; THENCE NORTH 21 DEGREES 14 MINUTES 15 SECONDS EAST ON AND ALONG SAID EAST LINE OF STAR DUST VILLAGE,

180.02 FEET TO THE NORTH LINE OF SAID STAR DUST VILLAGE; THENCE NORTH 69 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 376.20 FEET; THENCE NORTH 20 DEGREES 51 MINUTES EAST 140.00 FEET TO THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 69 DEGREES 09 MINUTES EAST PARALLEL WITH THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION 215.00 FEET; THENCE SOUTH 75 DEGREES 54 MINUTES 55 SECONDS EAST 107.21 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES EAST 272.65 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 51.48 FEET; THENCE NORTH 83 DEGREES 39 MINUTES WEST 295.24 FEET; THENCE NORTH 75 DEGREES 54 MINUTES 55 SECONDS WEST 84.39 FEET; THENCE NORTH 69 DEGREES 09 MINUTES WEST 214.94 FEET PARALLEL WITH THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION; THENCE SOUTH 20 DEGREES 51 MINUTES WEST 50.00 FEET TO THE PLACE OF BEGINNING.

Parcel No. 10-07-30-03-01-020.000

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 26 IN STAR DUST VILLAGE, FIRST SECTION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 195 IN THE RECORDS OF HAMILTON COUNTY, INDIANA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 0.51 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 8604334 AND RECORDED IN DEED RECORD 354, PAGE 722 IN SAID RECORDS; THENCE NORTH 20 DEGREES 51 MINUTES EAST (ASSUMED BEARING) 140.00 FEET ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 26 AND ALONG THE WEST LINE OF SAID 0.51 ACRE TRACT OF LAND TO ITS NORTHWEST CORNER, THE SOUTH LINE (1ST COURSE) OF AN EASEMENT FOR INGRESS AND EGRESS ALSO DESCRIBED IN SAID INSTRUMENT NO. 8604334 AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THE NEXT 2 COURSES ARE ALONG THE SOUTH AND WEST (LAST COURSE) LINES OF SAID EASEMENT; 1.) THENCE NORTH 69 DEGREES 09 MINUTES WEST 189.98 FEET PARALLEL WITH THE NORTH LINE OF LOTS 24 THROUGH 27 IN SAID SUBDIVISION; 2.) THENCE NORTH 20 DEGREES 51 MINUTES EAST 50.00 FEET PERPENDICULAR TO THE NORTH LINE OF SAID LOTS 24 THROUGH 27; THENCE NORTH 69 DEGREES 09 MINUTES WEST 183.52 FEET PARALLEL WITH THE NORTH LINE OF SAID LOTS 24 THROUGH 27; THENCE NORTH 83 DEGREES 41 MINUTES 50 SECONDS WEST 247.42 FEET PARALLEL WITH THE NORTH LINE OF LOTS 21 THROUGH 23 IN SAID SUBDIVISION TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 21; THENCE NORTH 00 DEGREES 40 MINUTES EAST 211.23 FEET ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 21 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF A 1.50 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 15910 AND RECORDED IN DEED RECORD 323, PAGE 191 IN SAID RECORDS; THENCE SOUTH 86 DEGREES 45 MINUTES 00 SECONDS EAST 485.75 FEET ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID 1.50 ACRE TRACT OF LAND TO ITS NORTHWEST CORNER, THE NEXT 3 COURSES ARE ALONG THE BOUNDARY OF SAID 1.5 ACRE TRACT OF LAND; 1.) THENCE SOUTH 01 DEGREE 12 MINUTES 00 SECONDS WEST 300.49 FEET; 2.) THENCE SOUTH 69 DEGREES 09 MINUTES EAST 146.78 FEET; 3.) THENCE SOUTH 75 DEGREES 54 MINUTES 55 SECONDS EAST 69.88 FEET TO THE SOUTHEAST CORNER OF SAID 1.5 ACRE TRACT OF LAND AND THE WEST LINE OF A 1.48 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 3441 AND RECORDED IN DEED RECORD 311, PAGE 95 IN SAID RECORDS; THENCE SOUTH 02 DEGREES 21 MINUTES 21 SECONDS WEST 3.42 FEET ALONG THE WEST LINE OF SAID 1.48 ACRE TRACT OF LAND TO ITS SOUTHWEST CORNER; THENCE SOUTH 83 DEGREES 39 MINUTES 00 SECONDS EAST 309.17 FEET ALONG THE SOUTH LINE OF SAID 1.48 ACRE TRACT OF LAND TO ITS SOUTHEAST CORNER AND THE CENTERLINE OF STATE ROAD 37A; THENCE SOUTH 20 DEGREES 06 MINUTES

WEST 51.48 FEET ALONG THE CENTERLINE OF STATE ROAD 37A TO THE NORTHEAST CORNER OF A 0.73 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2232 AND RECORDED IN DEED RECORD 190, PAGE 4 IN SAID RECORDS; THENCE NORTH 83 DEGREES 39 MINUTES WEST 272.65 FEET ALONG THE NORTH LINE OF SAID 0.73 ACRE TRACT OF LAND TO ITS NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID 0.51 ACRE TRACT OF LAND, THE NEXT 2 COURSES ARE ALONG THE NORTHERN BOUNDARY OF SAID 0.51 ACRE TRACT OF LAND; 1.) THENCE NORTH 75 DEGREES 54 MINUTES 55 SECONDS WEST 107.21 FEET; 2.) THENCE NORTH 69 DEGREES 09 MINUTES WEST 25.02 FEET TO THE POINT OF BEGINNING. CONTAINING 3.345 ACRES, MORE OR LESS

PARCEL NO. 10-07-30-03-01-021.000

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1312.85 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 19 DEGREES 15 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 387.2 FEET; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 597.4 FEET TO THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 195 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 227.10 FEET TO THE EAST LINE OF SAID STAR DUST VILLAGE, FIRST SECTION; THENCE NORTH 21 DEGREES 14 MINUTES 15 SECONDS EAST ON AND ALONG SAID EAST LINE OF STAR DUST VILLAGE, 180.02 FEET TO THE NORTH LINE OF SAID STAR DUST VILLAGE; THENCE NORTH 69 DEGREES 09 MINUTES WEST ON AND ALONG THE NORTH LINE OF STAR DUST VILLAGE, 376.20 FEET; THENCE NORTH 20 DEGREES 51 MINUTES EAST 190.00 FEET; THENCE SOUTH 69 DEGREES 09 MINUTES EAST 68.16 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREES 12 MINUTES 00 SECONDS EAST 300.49 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 00 SECONDS EAST 185.47 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 00 SECONDS WEST 169.18 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES 00 SECONDS EAST 24.88 FEET TO THE NORTHWEST CORNER OF A 1.48 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 3441 AND RECORDED IN DEED RECORD 311, PAGE 95 IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 02 DEGREES 21 MINUTES 21 SECONDS WEST 187.43 FEET ON AND ALONG THE WEST LIEN OF SAID 1.48 ACRE TRACT OF LAND; THENCE NORTH 75 DEGREES 54 MINUTES 55 SECONDS WEST 69.88 FEET; THENCE NORTH 69 DEGREES 09 MINUTES WEST 146.78 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1312.85 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 19 DEGREES 15 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 387.2 FEET; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 597.4 FEET TO THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 195 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 227.10 FEET TO THE EAST LINE OF SAID STAR DUST VILLAGE, FIRST SECTION; THENCE NORTH 21 DEGREES 14 MINUTES 15 SECONDS EAST ON AND ALONG SAID EAST LINE OF STAR DUST VILLAGE,

180.02 FEET TO THE NORTH LINE OF SAID STAR DUST VILLAGE; THENCE NORTH 69 DEGREES 09 MINUTES WEST ON AND ALONG SAID NORTH LINE OF STAR DUST VILLAGE, 376.20 FEET; THENCE NORTH 20 DEGREES 51 MINUTES EAST 140.00 FEET TO THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 69 DEGREES 09 MINUTES EAST PARALLEL WITH THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION 215.00 FEET; THENCE SOUTH 75 DEGREES 54 MINUTES 55 SECONDS EAST 107.21 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES EAST 272.65 FEET TO THE CENTERLINE OF STATE ROAD 37A; THENCE NORTH 20 DEGREES 06 MINUTES EAST ON AND ALONG SAID CENTERLINE OF STATE ROAD 37A, 51.48 FEET; THENCE NORTH 83 DEGREES 39 MINUTES WEST 295.24 FEET; THENCE NORTH 75 DEGREES 54 MINUTES 55 SECONDS WEST 84.39 FEET; THENCE NORTH 69 DEGREES 09 MINUTES WEST PARALLEL WITH THE NORTH LINE OF STAR DUST VILLAGE, FIRST SECTION, 214.94 FEET; THENCE SOUTH 20 DEGREES 51 MINUTES WEST 50.00 FEET TO THE PLACE OF BEGINNING.

EXHIBIT 5. SITE PLAN



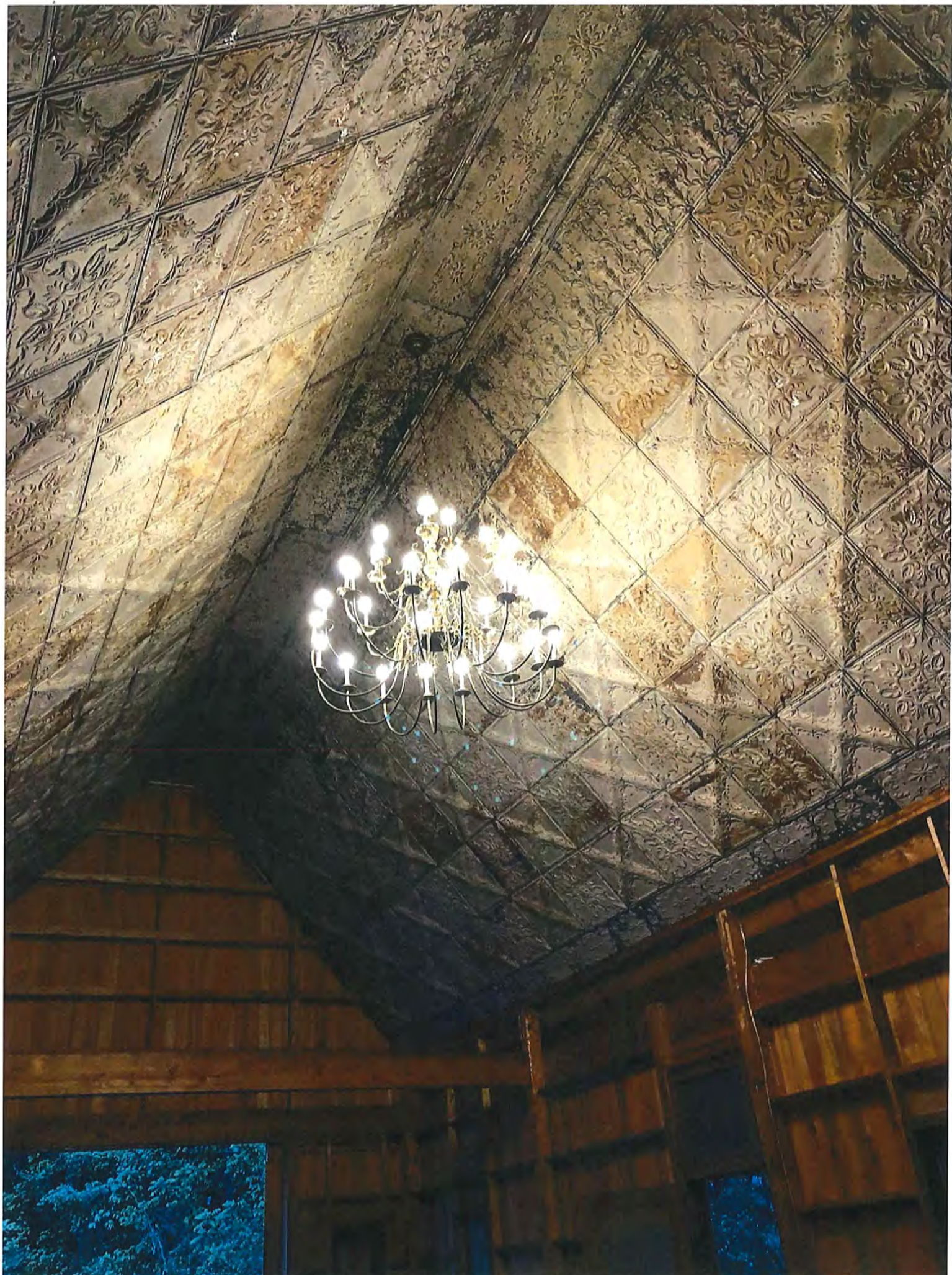
ARTISAN ACRES EVENT BARN

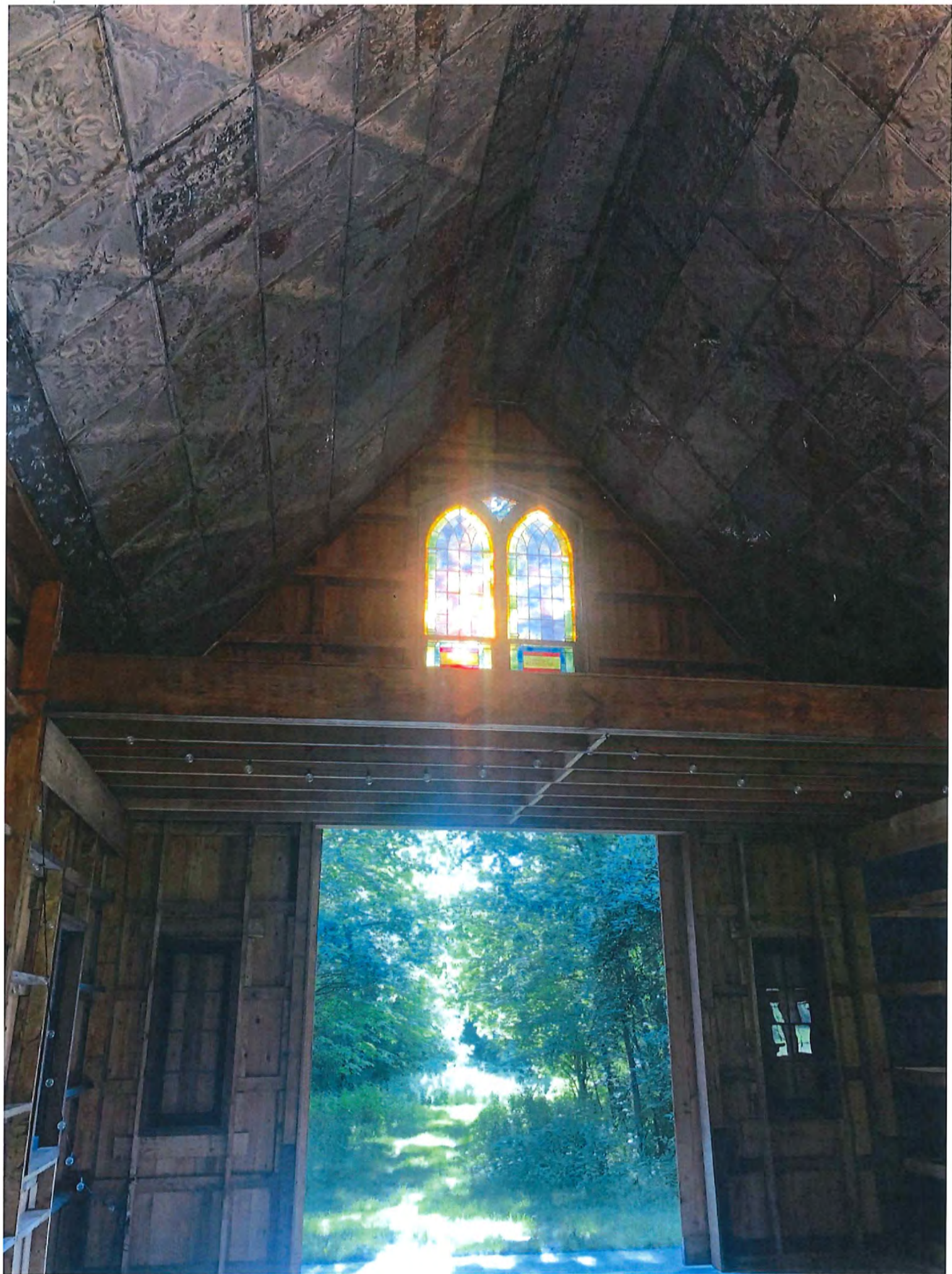


VICINITY MAP





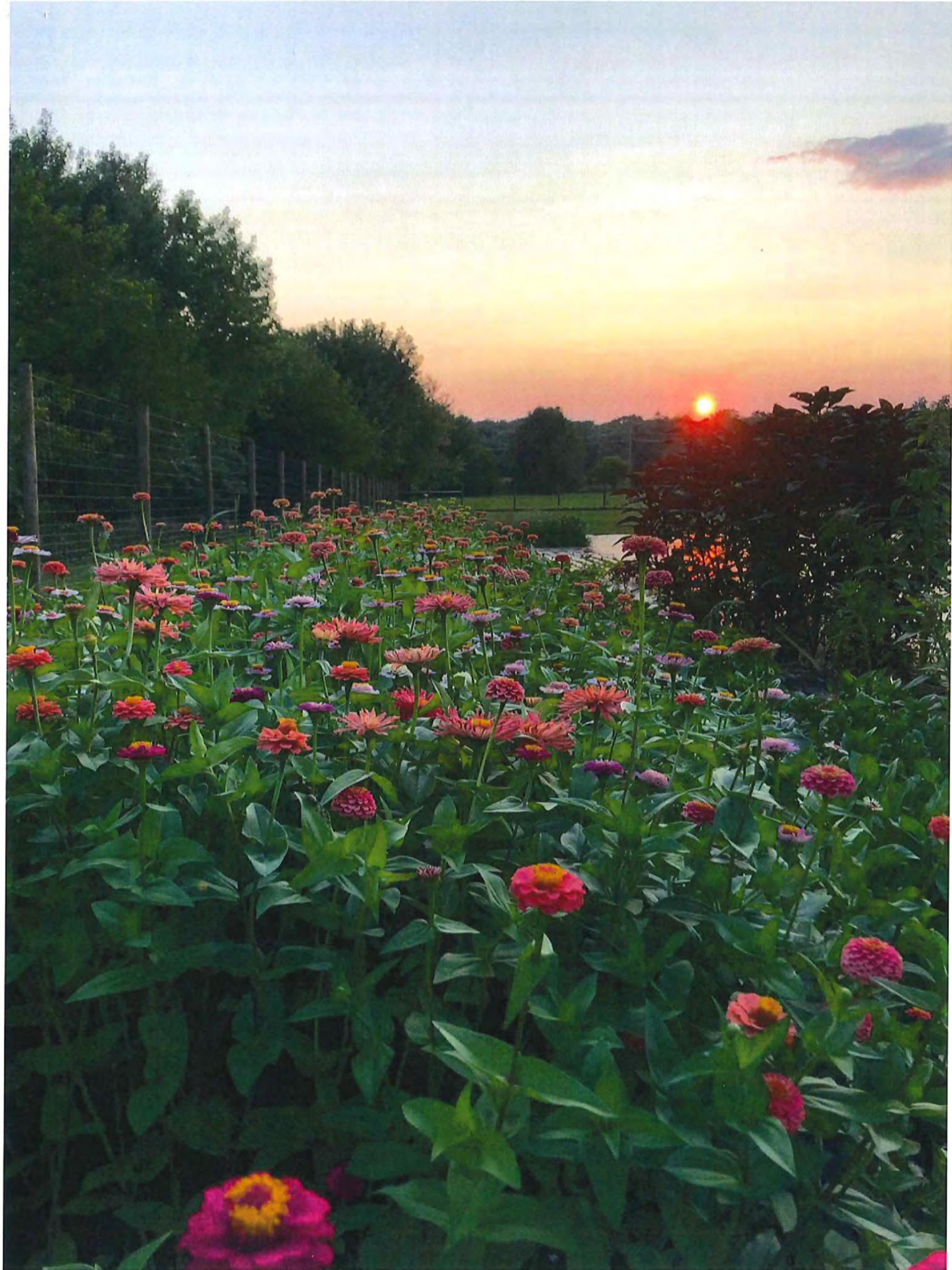












Proposed Ground Sign

8'

Artisan Acres

Weddings and Events

by Appointment

317-590-7050

4'

1'



EXHIBIT 6. SITE PICTURES



EAST SIDE OF THE BARN



WEST SIDE OF THE BARN



SOUTHEAST SIDE OF THE BARN



SOUTHWEST SIDE OF THE BARN



NORTH SIDE OF THE BARN



NORTH SIDE OF THE BARN





GRASS PARKING, VIEW FROM THE NORTHEAST CORNER
OF THE PROPERTY LOOKING SOUTH





A GRAVEL PARKING/MANEUVERING AREA,
LOOKING NORTH FROM THE DRIVE LEADING TO THE BARN



A GRAVEL PARKING/MANEUVERING AREA,
LOOKING SOUTHWEST ONTO THE EAST SIDE OF THE BARN



A GRAVEL PARKING/MANEUVERING AREA,
LOOKING SOUTHEAST



THE GARDEN

EXHIBIT 7. NEIGHBORHOOD PICTURES





