



# Board of Public Works and Safety

## Agenda Item

### Cover Sheet

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**MEETING DATE:** December 19, 2023

- ☒ Consent Agenda Item
- ☐ New Item for Discussion
- ☐ Previously Discussed Item
- ☐ Miscellaneous

**ITEM #:** 6

**INITIATED BY:** Sacha Lingerfeldt

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets



**TO: BOARD OF PUBLIC WORKS AND SAFETY**  
**FROM: SACHA LINGERFELDT, ADMINISTRATIVE MANAGER**  
**SUBJECT: PLEASANT STREET, PHASE 2 (EN-324-02)**  
**SPECIAL WARRANTY DEED ACCEPTANCE**  
**TEMPORARY HIGHWAY EASEMENT GRANT**  
**DATE: DECEMBER 19, 2023**

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#### **Information**

Attached are the Special Warranty Deeds for the parcels below:

- Parcel 212 Bridgestone Americas Tire Operations, LLC
- Parcel 218 Bridgestone Americas Tire Operations, LLC

Attached is the Temporary Highway Easement Grant for the parcel below:

- Parcel 212B Bridgestone Americas Tire Operations, LLC

**I recommend the Board of Public Works and Safety accept the Special Warranty Deeds and the Temporary Highway Easement Grant and have them recorded by the Clerk's Office.**

Your consideration in this matter is appreciated.

## SPECIAL WARRANTY DEED

Form WD-1  
Revised 8/2022

Project:	Pleasant Street Phase 2
Parcel:	212
Page:	1 of 2

**THIS INDENTURE WITNESSETH**, That BRIDGESTONE AMERICAS TIRE OPERATIONS, LLC, A Delaware limited liability company, the Grantor of Davidson County, State of Tennessee Conveys and Warrants to the **CITY OF NOBLESVILLE, INDIANA**, the Grantee, for and in consideration of the sum of One Hundred Twenty Nine Thousand Two Hundred Dollars (\$129,200.00) (of which said sum \$48,800.00 represents land and improvements acquired and \$80,400.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Hamilton, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record, including those matters set forth in Exhibit "C" attached and incorporated herein by reference.

Grantor, as its sole warranty herein, specially warrants to Grantee and Grantee's successors and assigns that Grantor will forever defend title to the Property (subject to the matters to which this conveyance is hereinabove made subject) against those claims, and only those claims, of all persons claiming title to or asserting claims affecting title to the Property, or any part thereof, under, by, through or based upon the acts of Grantor, but not otherwise.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The undersigned represent and warrant that he is the duly elected Chief Operating Officer, of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor, they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the CITY OF NOBLESVILLE, INDIANA real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Interests in land acquired by City of  
Noblesville, Indiana  
Grantee mailing address:  
16 S. 10<sup>th</sup> Street  
Noblesville IN 46060  
I.C. 8-23-7-31

Form WD-1  
Revised 8/2022

Project:	Pleasant Street Phase 2
Parcel:	212
Page:	2 of 2

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 21st day of November, 2023.

**Bridgestone Americas Tire Operations, LLC**

 (Seal)  
Signature

Scott Damon, Chief Operating Officer  
Printed Name

STATE OF TENNESSEE:

SS:

COUNTY OF DAVIDSON:

Before me, a Notary Public in and for said State and County, personally appeared Scott Damon, Chief Operating Officer of Bridgestone Americas Tire Operations, LLC, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 21 day of November, 2023.

Signature 

Printed Name Kathleen Jennette

My Commission Number N/A

My Commission expires March 6, 2024



The form of this instrument was prepared by Jonathan Hughes, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204, License#: 28610-29

I affirm, under the penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Michael R. Walker*

## EXHIBIT "A"

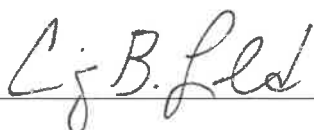
Project: N/A  
Code: N/A  
Parcel: 212  
Tax ID: 29-11-06-000-001.000-013

Sheet 1 of 1  
WD-1  
Fee Simple

A part of the Northwest Quarter of Section 6, Township 18 North, Range 5 East of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B", being more particularly described as follows: Commencing at the southeast corner of said quarter section, said corner being point "17" designated on said Parcel Plat; thence North 00 degrees 06 minutes 39 seconds West 688.20 feet along the east line of said quarter section to the north line of Pleasant Street; thence South 89 degrees 16 minutes 45 seconds West 185.24 feet along said north line to the southeast corner of the grantor's land and the point of beginning of this description; thence continuing South 89 degrees 16 minutes 45 seconds West 210.76 feet along said north line; thence North 00 degrees 06 minutes 39 seconds West 16.00 feet along said north line; thence South 89 degrees 16 minutes 45 seconds West 511.20 feet along said north line to the southwest corner of the grantor's land; thence North 01 degrees 02 minutes 05 seconds West 18.54 feet along the west line of the grantor's land; thence North 88 degrees 22 minutes 43 seconds East 37.60 feet to point "214" designated on said Parcel Plat; thence North 86 degrees 05 minutes 17 seconds East 250.20 feet to point "215" designated on said Parcel Plat; thence South 88 degrees 36 minutes 31 seconds East 190.26 feet to point "216" designated on said Parcel Plat; thence South 79 degrees 51 minutes 11 seconds East 122.58 feet to point "217" designated on said Parcel Plat; thence South 89 degrees 16 minutes 28 seconds East 122.09 feet to the easterly line of the grantor's land; thence South 07 degrees 36 minutes 51 seconds East 15.97 feet along said easterly line to the point of beginning, containing 0.416 acres, more or less.

This description was prepared for the City of Noblesville, Indiana, by Craig B. Lankford, Indiana Professional Surveyor Number LS22100016, on the 30th day of September, 2022.



  
Craig B. Lankford  
Professional Surveyor  
License No. LS22100016  
State of Indiana

Parcel: 212  
 Project: N/A  
 Road: Pleasant St.  
 County: Hamilton  
 Section: 6  
 Township: 18 North  
 Range: 5 East

# Right-of-Way Parcel Plat Exhibit "B"

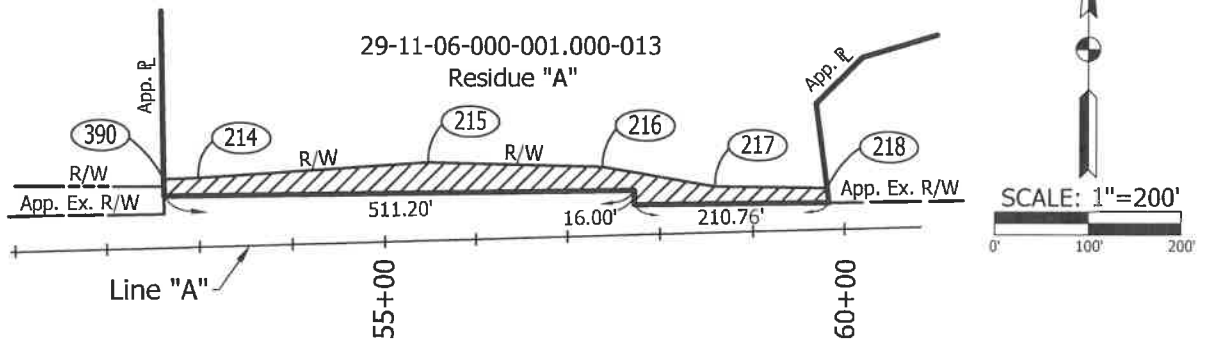
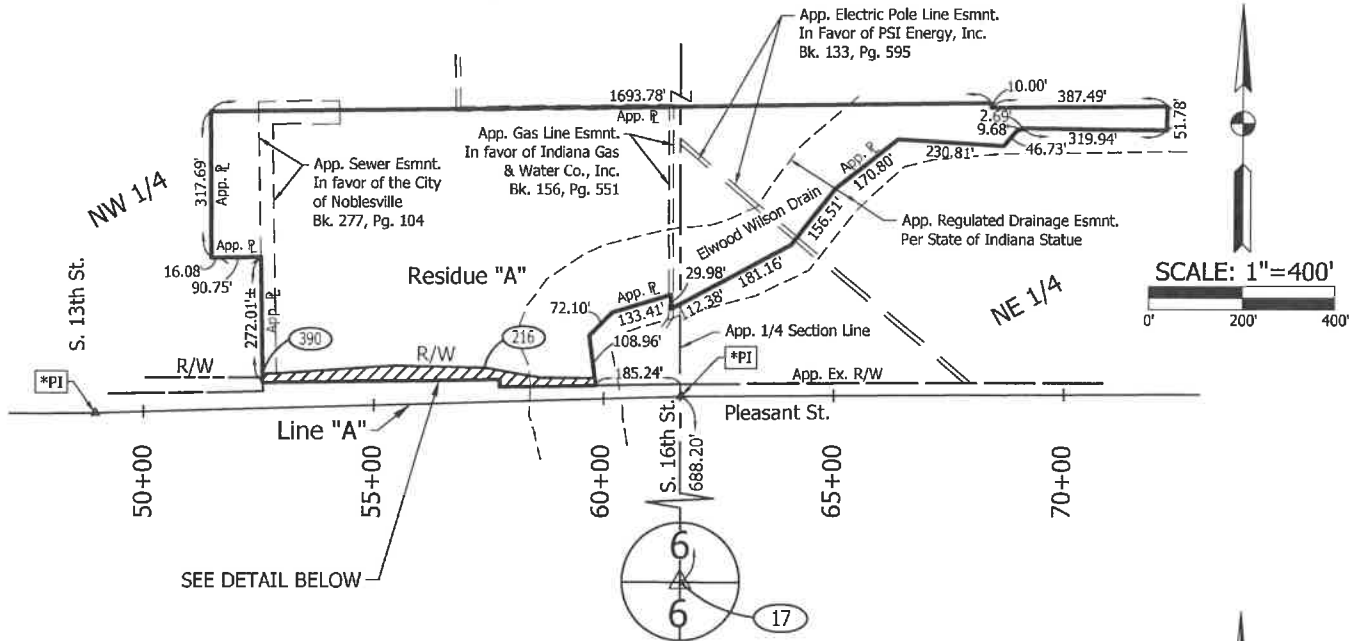
Prepared for the City of Noblesville, Indiana

Owner: Bridgestone Americas Tire Operations LLC  
 Inst. No. 2010070374  
 Recorded: December 23, 2010

Page: 1 of 2  
 Code: N/A  
 Des. No. N/A

Prepared by: C. Lankford  
 Checked by: B. Hinshaw

 Hatched Area is the  
 Approximate taking



POINT REFERENCE TABLE (FEET)					
POINT	LINE	STATION	OFFSET	NORTHING	EASTING
214	"A"	53+00.00	75.00' Lt.	168877.4532	785302.4759
215	"A"	55+50.00	85.00' Lt.	168894.5229	785552.0929
216	"A"	57+40.00	75.00' Lt.	168889.9028	785742.2998
217	"A"	58+60.00	50.00' Lt.	168868.3082	785862.9591
218	"A"	+PL(59+81.99)	45.00' Lt.	168866.7619	785985.0419
390	"A"	+PL(52+62.40)	75.00' Lt.	168876.3893	785264.8890

Parcel: 212  
Project: N/A  
Road: Pleasant St.  
County: Hamilton  
Section: 6  
Township: 18 North  
Range: 5 East

Right-of-Way Parcel Plat  
Exhibit "B"  
Prepared for the City of Noblesville, Indiana

Page: 2 of 2  
Code: N/A  
Des. No. N/A  
Prepared by: C. Lankford  
Checked by: B. Hinshaw

See Location Control Route Survey Plat (LCRSP) for Point 17 and Points Designated "\*\*"  
LCRSP recorded as Instrument Number 2021023003

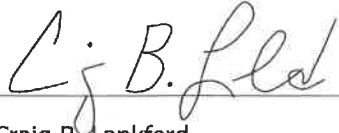
Coordinates are based on the Indiana Geospatial Coordinate System,  
Hamilton County, US Survey Feet (NAD83). Stations and Offsets are to  
control over Northing and Easting Coordinates and Bearings and Distances.

**SURVEYOR'S STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument Number 2021023003 in the Office of the Recorder of Hamilton County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

Parcel dimensions shown are based on recorded instruments listed on this plat.  
This plat was prepared from information obtained from the recorder's office and  
other sources which were not necessarily checked by a field survey.

**First  
Group**  
Engineering Inc.  
5925 Lakeside Blvd.  
Indianapolis, Indiana  
Phone (317) 290-9549

  
Craig B. Lankford  
Professional Surveyor No. LS22100016  
State of Indiana

9/30/2022  
Date



“Exhibit C”

1. Declaration of Covenants, Conditions and Restrictions made by Bridgestone/Firestone, Inc., an Ohio corporation, recorded June 8, 2001 as Instrument No. 200100034250.



## SPECIAL WARRANTY DEED

Form WD-1  
Revised 8/2022

Project:	Pleasant Street Phase 2
Parcel:	218
Page:	1 of 2

**THIS INDENTURE WITNESSETH**, That BRIDGESTONE AMERICAS TIRE OPERATIONS, LLC, A Delaware limited liability company f/k/a Firestone Tire & Rubber Company, the Grantor of Davidson County, State of Tennessee Conveys and Warrants to the **CITY OF NOBLESVILLE, INDIANA**, the Grantee, for and in consideration of the sum of One Hundred Sixty Thousand Six Hundred Dollars (\$160,600.00) (of which said sum \$119,550.00 represents land and improvements acquired and \$41,050.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Hamilton, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record, including those matters set forth in Exhibit "C" attached and incorporated herein by reference.

Grantor, as its sole warranty herein, specially warrants to Grantee and Grantee's successors and assigns that Grantor will forever defend title to the Property (subject to the matters to which this conveyance is hereinabove made subject) against those claims, and only those claims, of all persons claiming title to or asserting claims affecting title to the Property, or any part thereof, under, by, through or based upon the acts of Grantor, but not otherwise.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The undersigned represent and warrant that he is the duly elected Chief Operating Officer, of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor, they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the CITY OF NOBLESVILLE, INDIANA real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Interests in land acquired by City of  
Noblesville, Indiana  
Grantee mailing address:  
16 S. 10<sup>th</sup> Street  
Noblesville IN 46060  
I.C. 8-23-7-31

Form WD-1  
Revised 8/2022

Project: Pleasant Street Phase 2  
Parcel: 218  
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 21st day of November, 2023.

**Bridgestone Americas Tire Operations, LLC**, a Delaware limited liability company f/k/a Firestone Tire & Rubber Company

 (Seal)  
Signature

Scott Damon, Chief Operating Officer  
Printed Name

STATE OF TENNESSEE:

SS:

COUNTY OF DAVIDSON:

Before me, a Notary Public in and for said State and County, personally appeared Scott Damon, Chief Operating Officer of Bridgestone Americas Tire Operations, LLC a Delaware limited liability company f/k/a Firestone Tire & Rubber Company, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 21 day of November, 2023.

Signature 

Printed Name Kathleen Jenette

My Commission Number N/A

My Commission expires March 6, 2024



The form of this instrument was prepared by Jonathan Hughes, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204, License#: 28610-29

I affirm, under the penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Michael R. Walker*

## EXHIBIT "A"


Project: N/A  
Code: N/A  
Parcel: 218  
Tax ID: 29-11-06-000-004.000-013

Sheet 1 of 1  
WD-1  
Fee Simple

A part of the Northeast Quarter of Section 6, Township 18 North, Range 5 East of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B", being more particularly described as follows: Commencing at the southwest corner of said quarter section, said corner being point "17" designated on said Parcel Plat; thence North 00 degrees 06 minutes 39 seconds West 548.04 feet along the west line of said quarter section to the point of beginning of this description; thence continuing North 00 degrees 06 minutes 39 seconds West 28.78 feet along said west line; thence North 89 degrees 53 minutes 21 seconds East 25.18 feet to the southwest corner of the 0.003-acre tract for Pleasant Street described in Instrument Number 200000043615, recorded in the Office of the Recorder of said County; thence North 11 degrees 42 minutes 31 seconds East 36.86 feet along the easterly line of said tract to a southwest corner of the 0.078-acre tract for Pleasant Street described in Instrument Number 9709711444, recorded in the Office of the Recorder thereof; thence North 39 degrees 33 minutes 15 seconds East 25.62 feet along a westerly line of said tract to a southwest corner of said tract; thence North 89 degrees 44 minutes 54 seconds East 478.92 feet along the south line of said tract to the southeast corner of said tract; thence South 00 degrees 06 minutes 36 seconds East 55.47 feet along the east line of the grantor's land; thence South 89 degrees 44 minutes 54 seconds West 470.98 feet to point "256" designated on said Parcel Plat; thence South 47 degrees 26 minutes 30 seconds West 43.16 feet to point "257" designated on said Parcel Plat; thence South 89 degrees 53 minutes 21 seconds West 25.18 feet to the point of beginning, containing 0.657 acres, more or less, inclusive of presently existing right-of-way, which contains 0.008 acres, more or less, for a net taking of 0.649 acres, more or less.

This description was prepared for the City of Noblesville, Indiana, by Craig B. Lankford, Indiana Professional Surveyor Number LS22100016, on the 9th day of January, 2023.



  
Craig B. Lankford  
Professional Surveyor  
License No. LS22100016  
State of Indiana

Parcel: 218  
Project: N/A  
Road: Pleasant St.  
County: Hamilton  
Section: 6  
Township: 18 North  
Range: 5 East

## Right-of-Way Parcel Plat Exhibit "B"

Prepared for the City of Noblesville, Indiana

Owner: The Firestone Tire & Rubber Company  
Bk. 135, Pg. 82  
Recorded: April 6, 1950  
Sell-off:

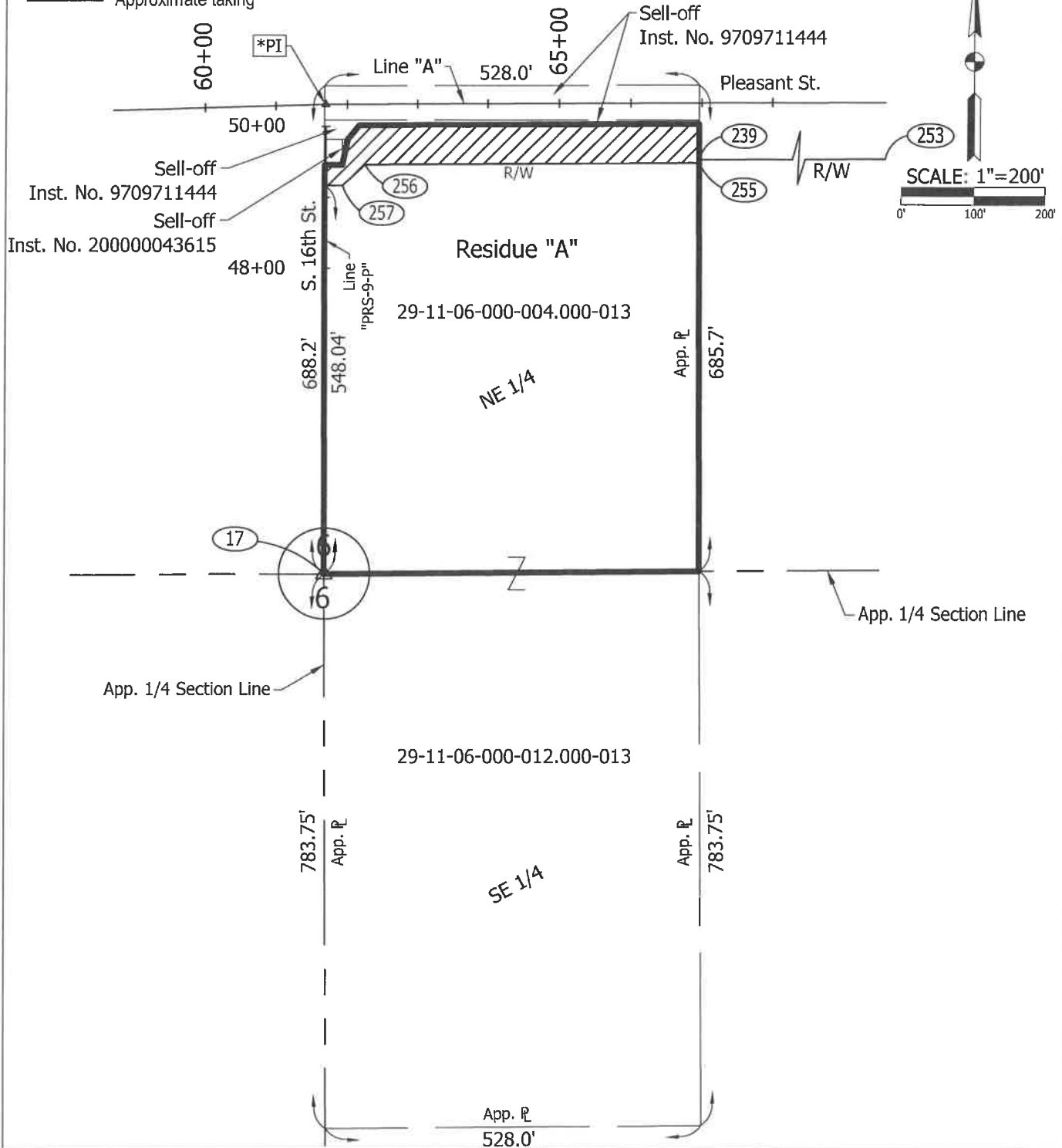
Inst. No. 200000043615 Recorded: September 1, 2000  
Inst. No. 9709711444 Recorded: March 31, 1997

Page: 1 of 2

Code: N/A  
Des. No. N/A

Prepared by: C. Lankford  
Checked by: B. Hinshaw

 Hatched Area is the  
Approximate taking



Parcel: 218  
Project: N/A  
Road: Pleasant St.  
County: Hamilton  
Section: 6  
Township: 18 North  
Range: 5 East

**Right-of-Way Parcel Plat**  
**Exhibit "B"**  
Prepared for the City of Noblesville, Indiana

Page: 2 of 2

Code: N/A  
Des. No. N/A

Prepared by: C. Lankford  
Checked by: B. Hinshaw

POINT REFERENCE TABLE (FEET)					
POINT	LINE	STATION	OFFSET	NORTHING	EASTING
239	"A"	+PL(66+95.99)	80.00' Rt.	168749.4082	786700.5833
253	"A"	71+75.00	80.00' Rt.	168751.5111	787179.5912
255	"A"	+PL(66+95.98)	85.00' Rt.	168744.4082	786700.5929
256	"A"	62+25.00	85.00' Rt.	168742.3406	786229.6202
257	"PRS-9-P"	49+17.00	App.R/W(23.17' Rt.)	168713.1514	786197.8309

See Location Control Route Survey Plat (LCRSP) for Point 17 and Points Designated "\*"   
LCRSP recorded as Instrument Number 2021023003

Coordinates are based on the Indiana Geospatial Coordinate System, Hamilton County, US Survey Feet (NAD83). Stations and Offsets are to control over Northing and Easting Coordinates and Bearings and Distances.

### SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument Number 2021023003 in the Office of the Recorder of Hamilton County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

Parcel dimensions shown are based on recorded instruments listed on this plat. This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.

**First  
Group**  
Engineering Inc.  
5925 Lakeside Blvd.  
Indianapolis, Indiana  
Phone (317) 290-9549

  
Craig B. Lankford  
Professional Surveyor No. LS22100016  
State of Indiana

1/9/2023  
Date



“Exhibit C”

1. Declaration of Covenants, Conditions and Restrictions made by Bridgestone/Firestone, Inc., an Ohio corporation, recorded June 8, 2001 as Instrument No. 200100034250.

Reference Instrument #2010070375

**TEMPORARY HIGHWAY EASEMENT GRANT**  
(GENERAL)

Form T-3  
Revised 08/2022

Project:	<u>Pleasant Street Bypass</u>
Parcel:	<u>212B</u>
Page:	<u>1 of 3</u>

**THIS INDENTURE WITNESSETH**, That BRIDGESTONE AMERICAS TIRE OPERATIONS, LLC, a delaware limited liability company, the Grantor of Davidson County, State of Tennessee Grants to the **CITY OF NOBLESVILLE, INDIANA**, the Grantee, for and in consideration of the sum of Two Thousand Nine Hundred Fifty Dollars (\$2,950.00) (of which said sum \$0.00 represents land improvements acquired and \$2,950.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of Grading and Drive Construction, which said work is incidental to the construction of the highway facility known as Pleasant Street and as Project Pleasant Street Bypass, which said Real Estate situated in the County of Hamilton, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor successor(s) in title upon completion of the said Project.

Interests in land acquired by City of  
Noblesville, Indiana  
Grantee mailing address:  
16 S. 10<sup>th</sup> Street  
Noblesville IN 46060  
I.C. 8-23-7-31

Form T-3  
Revised 08/2022

Project:	<u>Pleasant Street Bypass</u>
Parcel:	<u>212B</u>
Page:	<u>2 of 3</u>

The undersigned represent and warrant that he is the duly elected Chief Operating Officer, of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor, they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the CITY OF NOBLESVILLE, INDIANA real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the City of Noblesville, Indiana except: None

The said Grantor acknowledge that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing the City of Noblesville, Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent that the Grantor is the owner in fee simple of the Real Estate.




Form T-3  
Revised 08/2022

Project: Pleasant Street Bypass  
Parcel: 212B  
Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 21st day of November, 2023.

**Bridgestone Americas Tire Operations, LLC**

 (Seal)  
Signature

Scott Damon, Chief Operating Officer  
Printed Name

**STATE OF TENNESSEE:**

**SS:**

**COUNTY OF DAVIDSON:**

Before me, a Notary Public in and for said State and County, personally appeared Scott Damon, Chief Operating Officer of Bridgestone Americas Tire Operations, LLC, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 21 day of November, 2023.

Signature 

Printed Name Kathleen Jenette

My Commission Number N/A

My Commission expires March 6, 2024



The form of this instrument was prepared by Jonathan Hughes, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204, License#: 28610-29

I affirm, under the penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Michael R. Walker*

## EXHIBIT "A"


Project: N/A  
Code: N/A  
Parcel: 212B  
Tax ID: 29-11-06-000-001.000-013

Sheet 1 of 1  
T-3  
Temporary Easement

A part of the Northwest Quarter of Section 6, Township 18 North, Range 5 East of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana, and being more particularly described as follows: Commencing at the southeast corner of said quarter section; thence North 00 degrees 06 minutes 39 seconds West 688.20 feet along the east line of said quarter section to the north line of Pleasant Street; thence South 89 degrees 16 minutes 45 seconds West 185.24 feet along said north line to the southeast corner of the grantor's land; thence North 07 degrees 36 minutes 51 seconds West 15.97 feet along the easterly line of the grantor's land to the point of beginning of this description; thence North 89 degrees 16 minutes 28 seconds West 122.09 feet; thence North 38 degrees 58 minutes 45 seconds East 46.10 feet; thence North 88 degrees 22 minutes 43 seconds East 87.79 feet to said easterly line; thence South 07 degrees 36 minutes 51 seconds East 40.22 feet along said easterly line to the point of beginning, containing 0.091 acres, more or less.

This description was prepared for the City of Noblesville, Indiana, by Craig B. Lankford, Indiana Professional Surveyor Number LS22100016, on the 30th day of September, 2022.



  
Craig B. Lankford  
Professional Surveyor  
License No. LS22100016  
State of Indiana

Parcel: 212B  
 Project: N/A  
 Road: Pleasant St.  
 County: Hamilton  
 Section: 6  
 Township: 18 North  
 Range: 5 East

# Right-of-Way Parcel Plat Exhibit "B"

Prepared for the City of Noblesville, Indiana

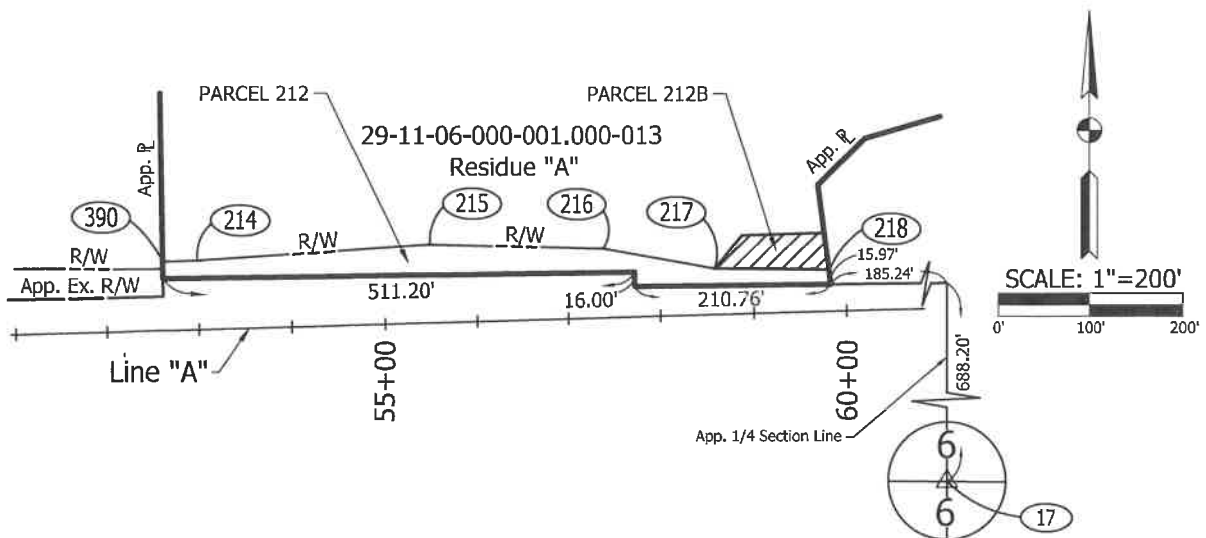
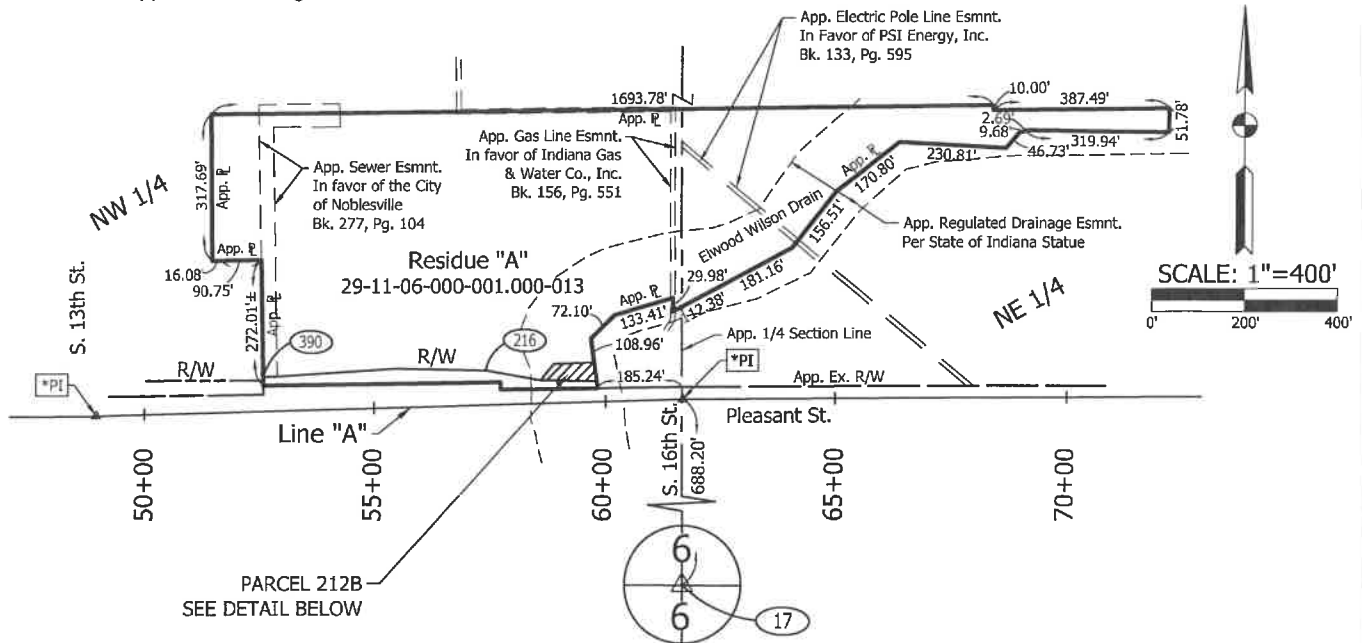
Owner: Bridgestone Americas Tire Operations LLC  
 Inst. No. 2010070374  
 Recorded: December 23, 2010

Page: 1 of 2

Code: N/A  
 Des. No. N/A

Prepared by: C. Lankford  
 Checked by: B. Hinshaw

 Hatched Area is the  
 Approximate taking



Parcel: 212B  
Project: N/A  
Road: Pleasant St.  
County: Hamilton  
Section: 6  
Township: 18 North  
Range: 5 East

**Right-of-Way Parcel Plat**  
**Exhibit "B"**  
Prepared for the City of Noblesville, Indiana

Page: 2 of 2  
Code: N/A  
Des. No. N/A

Prepared by: C. Lankford  
Checked by: B. Hinshaw

POINT REFERENCE TABLE (FEET)					
POINT	LINE	STATION	OFFSET	NORTHING	EASTING
214	"A"	53+00.00	75.00' Lt.	168877.4532	785302.4759
215	"A"	55+50.00	85.00' Lt.	168894.5229	785552.0929
216	"A"	57+40.00	75.00' Lt.	168889.9028	785742.2998
217	"A"	58+60.00	50.00' Lt.	168868.3082	785862.9591
218	"A"	+PL(59+81.99)	45.00' Lt.	168866.7619	785985.0419
390	"A"	+PL(52+62.40)	75.00' Lt.	168876.3893	785264.8890

See Location Control Route Survey Plat (LCRSP) for Point 17 and Points Designated "\*"   
LCRSP recorded as Instrument Number 2021023003

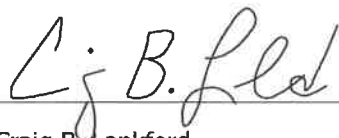
Coordinates are based on the Indiana Geospatial Coordinate System,   
Hamilton County, US Survey Feet (NAD83). Stations and Offsets are to   
control over Northing and Easting Coordinates and Bearings and Distances.

### SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument Number 2021023003 in the Office of the Recorder of Hamilton County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

Parcel dimensions shown are based on recorded instruments listed on this plat.   
This plat was prepared from information obtained from the recorder's office and   
other sources which were not necessarily checked by a field survey.

**First**  
**Group**  
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Craig B. Lankford  
Professional Surveyor No. LS22100016  
State of Indiana

11/01/2023  
Date

