

**CITY OF COLUMBUS  
TRAIL EASEMENT**

The undersigned property owner (hereinafter "Grantor"), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants unto the City of Columbus, Indiana, a municipal corporation, its successors and assigns, (hereinafter "Grantee"), a temporary easement, including the right to install, construct, maintain, operate, repair, service, alter, remove, and replace at any time or times hereafter, its trail in, under and upon a strip of real estate situated in Bartholomew County, Indiana, and more particularly described as follows:

An Easement 20 feet in even width, 10 feet on both sides of the following described centerline being a part of Lot 1 in the Bartholomew County R.E.M.C. Replat, recorded in Plat Book M, Page 37, the centerline being more completely described as follows:

Commencing at the Southwest corner of Lot 1 in said R.E.M.C Replat, being marked by a 5/8 inch rebar (Point #673 on the attached parcel plat); thence along the West line of said Lot 1 thence North 02 degrees 41 minutes 21 seconds West, 11.97 feet to a point #2047 on the attached parcel plat, and the point of beginning of the herein described centerline, the sidelines of said easement shall be extended or shortened to commence on said West line; thence along a non-tangent curve to the left for an arc length of 18.46 feet (said curve having a radius of 15.00 feet, a chord bearing of North 33 degrees 01 minutes 31 seconds East for a length of 17.32 feet) to point #2019 on the attached parcel plat; thence running parallel with and 10 feet East of the West line of said Lot 1, North 02 degrees 14 minutes 21 seconds West, 203.95 feet to point #2020 on the attached parcel plat; thence along a tangent curve to the right for an arc length of 12.36 feet (said curve having a radius of 40.00 feet, a chord bearing of North 06 degrees 36 minutes 54 seconds East for a length of 12.31 feet ) to Point #2022 on the attached parcel plat; thence North 15 degrees 28 minutes 09 seconds East, 18.06 feet to point #2023 on the attached Parcel Plat; thence along a tangent curve to the right for an arc length of 78.02 feet (said curve having a radius of 40.00 feet, a chord bearing of North 71

degrees 20 minutes 42 seconds East for a length of 66.23 feet) to point #2025 on the attached parcel plat; thence South 52 degrees 46 minutes 45 seconds East, 440.39 feet to point #2026 on attached parcel plat; thence along a tangent curve to the left for an arc length of 24.90 feet (said curve having a radius of 50.00 feet, a chord bearing of South 67 degrees 02 minutes 50 seconds East for a length of 24.65 feet) to point #2028 on the attached parcel plat; thence South 81 degrees 18 minutes 56 seconds East, 77.36 feet to point #2048 on the attached parcel plat being on the East line of said Lot 1 and the point of termination of the herein described centerline. The sidelines of said easement shall be extended or shortened to terminate on the East and South lines of said Lot 1, containing 17,460 square feet within the sidelines.

Grantee shall restore any damage to said strip of real estate caused by the construction and maintenance of said trail.

Grantor reserves the full use of said real estate which is not prohibited herein or inconsistent with the existence and maintenance of said trail.

Grantor, in full consideration of this temporary easement for the trail, shall not be responsible for the maintenance, operation, repair, service, alteration, removal, or replacement of said trail at any time or times hereafter.

Grantor warrants that the undersigned is the sole and only owner of said real estate, lawfully seized thereof, has good right to grant the foregoing easement, guarantees the quiet possession thereof, and will warrant and defend Grantee's title against all lawful claims.

Grantor hereby reserves the right to revoke this temporary easement at any time and shall provide Grantee with thirty (30) days notice of said revocation. Following the thirty (30) day notice, Grantor shall formally record a revocation of said easement.

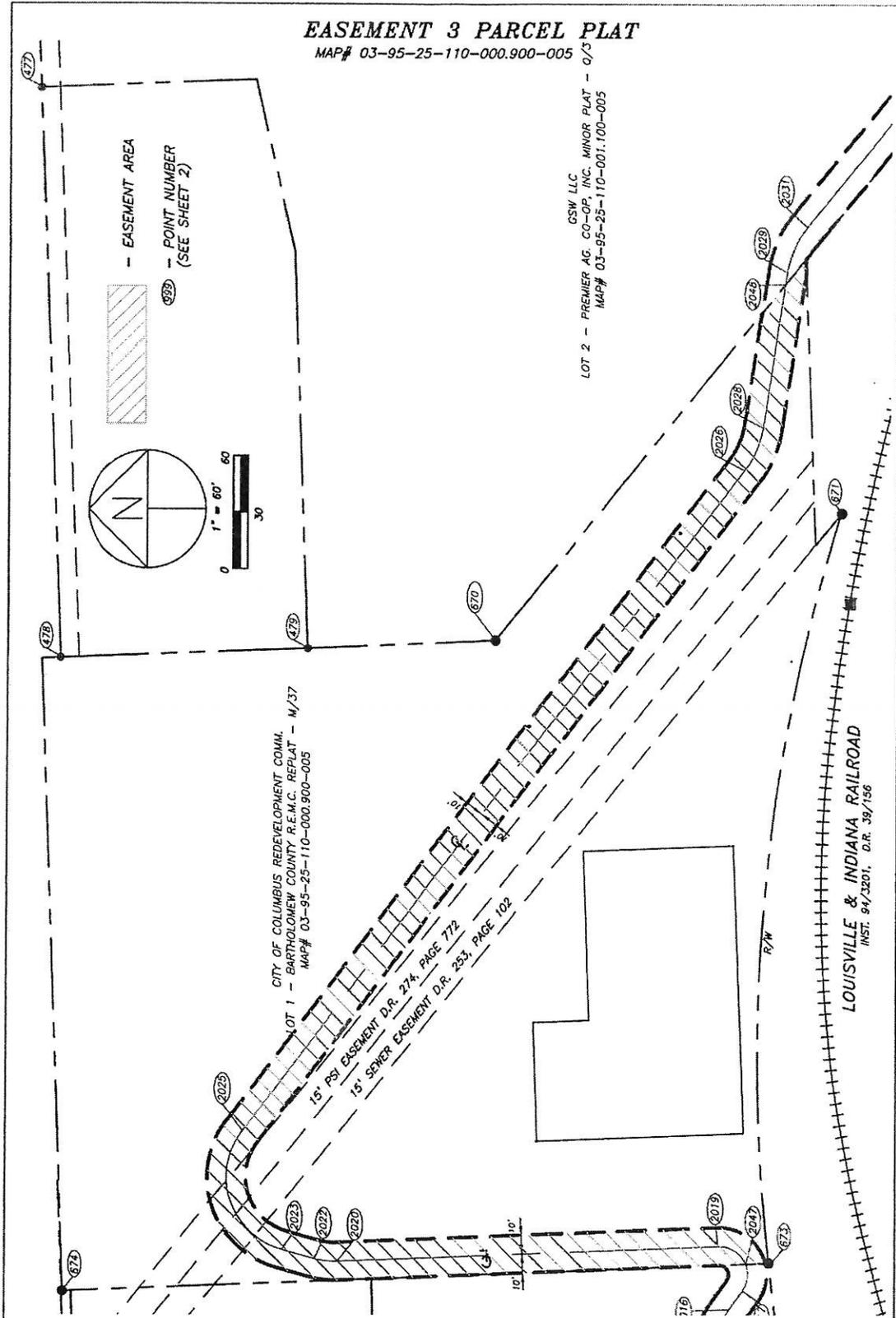
The easement shall be binding upon the Grantor, and its heirs, personal representatives, legatees, successors and assigns and shall be binding upon the Grantee, and its successors and assigns.





# EASEMENT 3 PARCEL PLAT

MAP# 03-95-25-110-000.900-005



LOT 2 - PREMIER AG. CO-OP, INC. MINOR PLAT - 0/3  
MAP# 03-95-25-110-001.100-005

LOT 1 - CITY OF COLUMBUS REDEVELOPMENT COMM.  
BARTHOLOMEW COUNTY R.E.M.C. REPLAT - M/37  
MAP# 03-95-25-110-000.900-005

15' PS EASEMENT D.R. 274, PAGE 772  
15' SEWER EASEMENT D.R. 253, PAGE 102

LOUISVILLE & INDIANA RAILROAD  
INST. 94/3201, O.R. 39/156

11013N easements.dwg easement 3 11/14/2013 10:51:34

REV.NO.	DATE	DESCRIPTION	BY:
		<b>CROWDER AND DARNALL INC.</b> LAND SURVEYING	
		COLUMBUS (812) 376-3391 INDIANA	
EASEMENT 3 PARCEL PLAT #03-95-25-110-000.900-005			
LOT 1 - BARTHOLOMEW COUNTY R.E.M.C. REPLAT			
JOB NO:	11013N	SHEET:	1 OF 2
FILE NAME: Q:\2011\11013N\11013N EASEMENTS(easement 3)			

## EASEMENT 3 PARCEL DESCRIPTION

MAP# 03-95-25-110-000.900-005  
CITY OF COLUMBUS REDEVELOPMENT COMM.

LEGAL DESCRIPTION EASEMENT 3

AN EASEMENT 20 FEET IN EVEN WIDTH, 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, BEING A PART OF LOT 1 IN THE BARTHOLOMEW COUNTY R.E.M.C. REPLAT, RECORDED IN PLAT BOOK M, PAGE 37, THE CENTERLINE BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID R.E.M.C. REPLAT, BEING MARKED BY A 5/8 INCH REBAR (POINT #673 ON THE ATTACHED PARCEL PLAT); THENCE ALONG THE WEST LINE OF SAID LOT 1 THENCE NORTH 02 DEGREES 41 MINUTES 21 SECONDS WEST, 11.97 FEET TO POINT #2047 ON THE ATTACHED PARCEL PLAT, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE, THE SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED TO COMMENCE ON SAID WEST LINE; THENCE ALONG A NON TANGENT CURVE TO THE LEFT FOR AN ARC LENGTH OF 18.46 FEET (SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 33 DEGREES 01 MINUTES 31 SECONDS EAST FOR A LENGTH OF 17.32 FEET) TO POINT #2019 ON THE ATTACHED PARCEL PLAT; THENCE RUNNING PARALLEL WITH AND 10 FEET EAST OF THE WEST LINE OF SAID LOT 1, NORTH 02 DEGREES 14 MINUTES 21 SECONDS WEST, 203.95 FEET TO POINT #2020 ON THE ATTACHED PARCEL PLAT; THENCE ALONG A TANGENT CURVE TO THE RIGHT FOR AN ARC LENGTH OF 12.36 FEET (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF NORTH 06 DEGREES 36 MINUTES 54 SECONDS EAST FOR A LENGTH OF 12.31 FEET) TO POINT #2022 ON THE ATTACHED PARCEL PLAT; THENCE NORTH 15 DEGREES 28 MINUTES 09 SECONDS EAST, 18.06 FEET TO POINT #2023 ON THE ATTACHED PARCEL PLAT; THENCE ALONG A TANGENT CURVE TO THE RIGHT FOR AN ARC LENGTH OF 78.02 FEET (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF NORTH 71 DEGREES 20 MINUTES 42 SECONDS EAST FOR A LENGTH OF 66.23 FEET) TO POINT #2025 ON THE ATTACHED PARCEL PLAT; THENCE SOUTH 52 DEGREES 46 MINUTES 45 SECONDS EAST, 440.39 FEET TO POINT #2026 ON ATTACHED PARCEL PLAT; THENCE ALONG A TANGENT CURVE TO THE LEFT FOR AN ARC LENGTH OF 24.90 FEET (SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 67 DEGREES 02 MINUTES 50 SECONDS EAST FOR A LENGTH OF 24.65 FEET) TO POINT #2028 ON THE ATTACHED PARCEL PLAT; THENCE SOUTH 81 DEGREES 18 MINUTES 56 SECONDS EAST, 77.36 FEET TO POINT #2048 ON THE ATTACHED PARCEL PLAT BEING ON THE EAST LINE OF SAID LOT 1 AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDE LINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED TO TERMINATE ON THE EAST AND SOUTH LINES OF SAID LOT 1, CONTAINING 17,460 SQUARE FEET WITHIN THE SIDELINES.

NOTES

- 1) THE COORDINATE DATA REPRESENTED ON THIS DRAWING WAS GATHERED BY CONVENTIONAL SURVEY METHODS WITH A TOTAL STATION, AND RTK GPS OBSERVATIONS. THE DATUM USED FOR THIS SURVEY IS THE INDIANA EAST STATE PLANE COORDINATE SYSTEM (NAD 83) AND VERTICAL DATUM IS NAVD 88, BASED ON THE INDOT CORS NETWORK. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE STATE PLANE GRID. TO CONVERT THE GRID COORDINATES OR DISTANCES TO GROUND MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000051953.
- 2) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THERE MAY BE EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES OF RECORD.
- 3) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED. IT IS BASED ON A BOUNDARY SURVEY, WHICH MEETS THE REQUIREMENTS OF THE INDIANA ADMINISTRATIVE CODE, TITLE 865, ARTICLE 1, RULE 12, BY CROWDER & DARNALL, INC. JOB NO. 11013N.

CERTIFICATE

I HEREBY CERTIFY THAT THIS DRAWING AND THE FIELD WORK ON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION.

*Ted P. Darnall*  
TED P. DARNALL PS 9600006  
NOVEMBER 11, 2013



POINT COORDINATE TABLE

POINT#	NORTHING	EASTING
673	1439173.64	257488.54
674	1439550.03	257473.78
477	1439565.19	258111.74
478	1439553.19	257808.93
479	1439421.73	257814.06
670	1439320.70	257818.43
671	1439136.74	257886.17
2019	1439200.12	257497.42
2020	1439403.91	257489.45
2021	1439405.47	257529.42
2022	1439416.14	257490.87
2023	1439433.54	257495.68
2024	1439422.88	257534.23
2025	1439454.73	257558.43
2026	1439188.34	257909.11
2027	1439228.16	257939.36
2028	1439178.73	257931.81
2047	1439185.59	257487.98
2048	1439167.05	258008.28

REV.NO.	DATE	DESCRIPTION	BY:
		<b>CROWDER AND DARNALL INC.</b> <b>LAND SURVEYING</b>	
		COLUMBUS (812) 376-3391 INDIANA	
EASEMENT 3 PARCEL PLAT #03-95-25-110-000.900-005			
LOT 1 BARTHOLOMEW COUNTY R.E.M.C. REPLAT			
JOB NO:	11013N	SHEET:	2 OF 2
FILE NAME: Q:\2011\11013N\11013N easements(easement 3)			