

431 E. Hanna
Indy. Ind.

73-65553

EASEMENT

This instrument, executed this 8 day of Oct, 1973,
between the Metropolitan School District of Perry Township, hereinafter referred
to as Grantor, and Charles O. Cambridge, Vincent A. Raja, Thomas J. Sanders,
Harry L. Mitchell, Joseph S. LaRosa, and Charles L. Turner, hereinafter referred
to as Grantees, witnesseth that:

WHEREAS, the Grantor is the owner of certain real estate, more
particularly described as follows:

Part of the Northeast quarter of Section 23,
Township 14 north, range 3 east, Marion County,
Indiana, more particularly described as follows:

Beginning at the northwest corner of said
quarter section, running thence east along
the north line thereof 1291 feet; thence
south parallel to the west line of said
quarter section, quarter section 1291 feet
to the west line thereof; thence north
along said west line 1350 feet to the
point of beginning, containing in all 40.01
acres more or less. Subject to all legal
highways and/or rights of way.

Beginning on the west line of the said
quarter at a point that is 1350.0 feet
south of the northwest corner thereof, EXCEPT

North 88 degrees, 44 minutes, 40 seconds; thence
east on and along the south line 25.00 feet;
thence north 00 degrees, 14 minutes west 281.72
feet to the beginning point of a curve that
has a central angle of 45 degrees, 00 minutes
and has a radius of 59.13 feet; thence following
the curve to left a curved distance of 46.43
feet to the beginning point of a curve that
has a central angle of 45 degrees 00 minutes
and a radius of 9.13 feet; thence following
the curve to the right a curved distance of
7.17 feet; thence south 89 degrees 46 minutes
west 5.00 feet to the west line of the said
quarter section; thence south on and along the
said west line 330.00 feet to the place of
beginning; and

WHEREAS, the Grantees are adjoining property owners of the south
boundry line of the above described property; and

WHEREAS, said Grantees have been maintaining and using some of the
land on the south side of the above described property; and

DULY ENTERED
FOR TAXATION

OCT 9 1973

Edmund S. ... Jr.

COUNTY AUDITOR

FAYE I. MOWERY
RECORDER
OF MARION CO

OCT 10 10 29 AM '73

RECEIVED FOR RECORD

73-65553

WHEREAS, the Grantor is desirous of building a fence along the south side of said property for the purpose of enclosing an athletic field for the Perry Meridian High School, said school grounds being owned by the Grantor;

NOW THEREFORE, the Grantor in consideration of the promises and other good and valuable considerations, the receipts sufficient which are hereby acknowledged, including the Grantees' promise to maintain said property in a state of good repair, hereby grant, convey and warrant to the Grantees a right of way and easement over part of the above described property, said easement being established by a survey certified as of the 20th day of September, 1973, by Glenn D. Warner, Registered Land Surveyor, a copy of which survey is attached hereto and marked Exhibit "A", said easement more particularly set forth as follows:

A part of the Northeast Quarter of Section 23, Township 14 North, Range 3 East, Marion County, Indiana, described as follows:

Beginning North 88 degrees 47 minutes 00 seconds East 1291.00 feet along the north line of said quarter section and South 00 degrees 15 minutes 20 seconds East 1314.70 feet along a west line of Hill Valley Estates, 9th Section, the plat of which is recorded in the Office of the Recorder of Marion County, Indiana, in Plat Book 32, Page 269, from the Northwest corner of said quarter section; thence South 00 degrees 15 minutes 20 seconds East 35.30 feet along said west line to a northeast corner of Hill Valley Estates, 11th Section, the plat of which is recorded in the Office of the Recorder of Marion County, Indiana, as Instrument #65-30485; thence South 88 degrees 44 minutes 40 seconds West 630.22 feet along a north line of said subdivision; thence North 00 degrees 15 minutes 20 seconds West 35.74 feet; thence North 88 degrees 47 minutes 04 seconds East 630.22 feet to the point of beginning and containing 0.51 acres more or less

The Grantees further covenant and agree that each Grantee will maintain and be entitled to the use of the easement of that portion of property which abutts the south line of the Grantor's property and none other.

This right of way and easement as herein and above described shall terminate by a written notice from the Grantor to the Grantee, said notice

to be given one (1) year in advance of the need and necessity of the Grantor to use said right of way and easement for the Grantor's own use. This right of way and easement may be terminated by the Grantor if one or more Grantees fail to maintain said right of way and easement in accordance with ordinances now in effect or to be enacted by the City County Counsel of Marion County, Indiana.

The acceptance of this instrument by the Grantees shall bind the Grantees to all the undertakings, conditions and covenants hereof, and shall bind their heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor and Grantees have hereunto set their signatures this 8 day of oct, 1973.

Benny C. Cadwin
President, Metropolitan School District
of Perry Township

James B. Stambrook
Secretary, Metropolitan School District
of Perry Township

Charles O. Cambridge - Carolyn J. Cambridge
Charles O. Cambridge

Mr. & Mrs. Vincent A. Raja
Vincent A. Raja

Mr. & Mrs. Thomas J. Sanders
Thomas J. Sanders

Mr. & Mrs. Harry L. Mitchell
Harry L. Mitchell

Mr. & Mrs. Joseph S. LaRosa
Joseph S. LaRosa

Charles L. Turner - Betty Ann Turner
Charles L. Turner

This Instrument prepared by
JOHN R. HAMMOND
Attorney at Law
431 E. Hanna Ave.
Indianapolis, Indiana 46227
786-0487

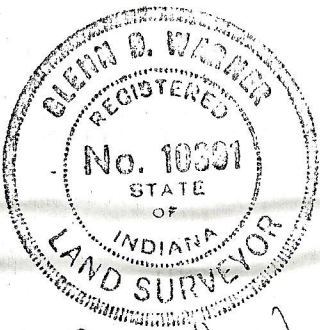
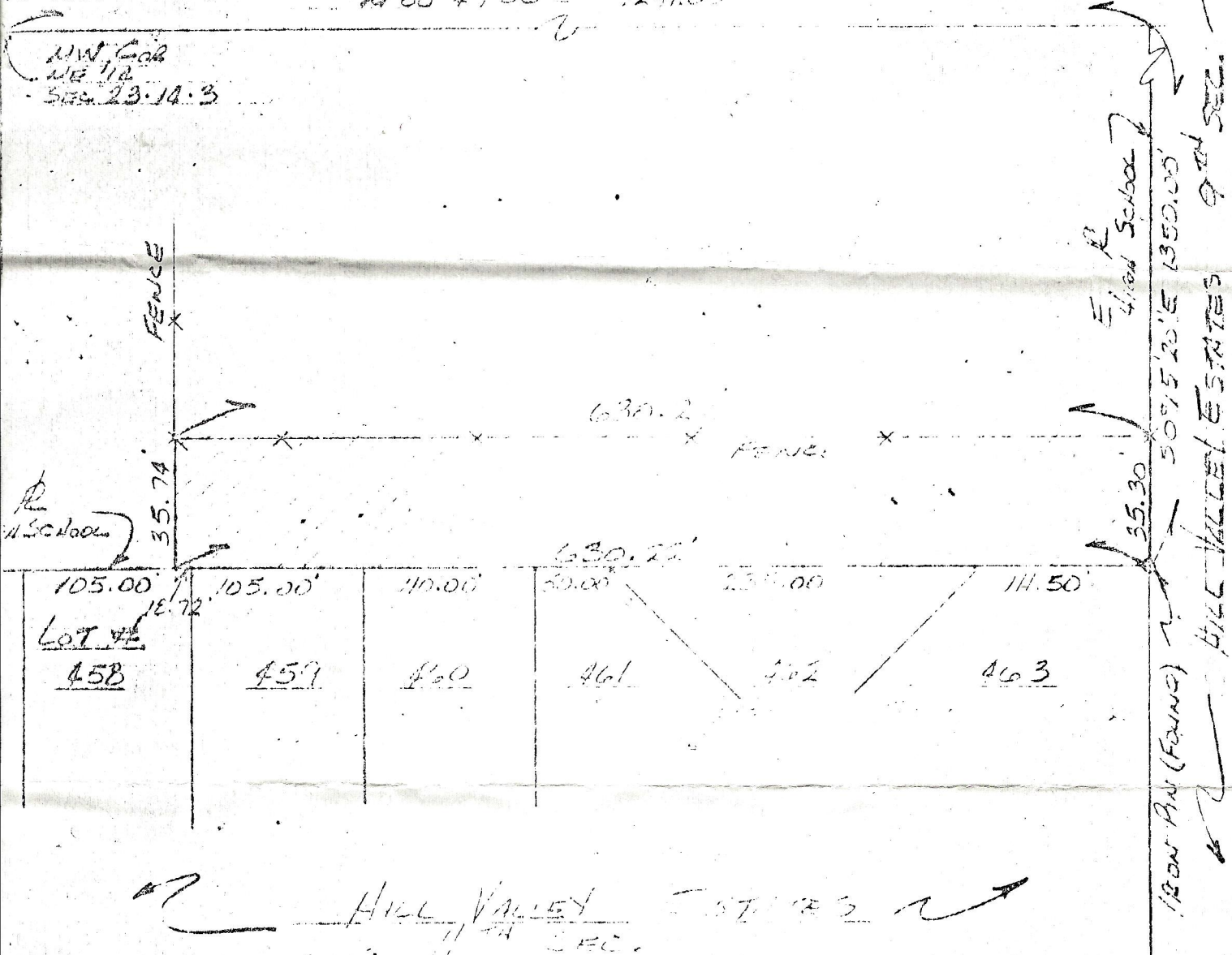
SURVEYING
ARCHITECTURAL DESIGNING
QUANTITY ESTIMATING

100 E. TROY AVE.
INDIANAPOLIS, IND.
46203

33-7033

N. LINE NE 1/4 SEC 23-14-3
N 88° 47' 00" E 1291.00'

NW Cor
NE 1/4
Sec. 23-14-3



Glenn D. Warner
9-20-73

73 65553