

Ricker Real Estate Holdings, LLC
(Doc. #2019R000365)

80' GAS LINE
EASEMENT

Existing 10' Utility
Easement (per Plat)

Existing 15' Utility Easement
(Doc. #2001R012177)

MH (Sanitary)
Rim=874.93
W.Inv.=865.7 (8" PVC)
N.Inv.=865.8 (6" PVC)

Town of Pendleton (Doc. #2002R032369)

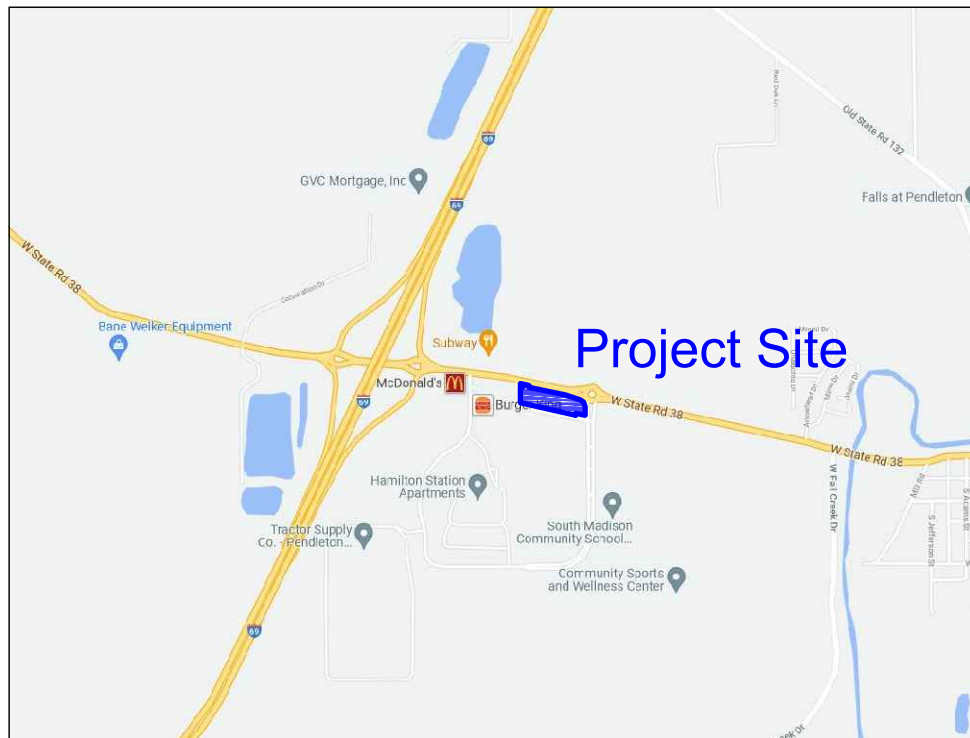
Heritage Way (100' R/W)

Town of Pendleton
(Doc. #2001R012181)

Symbols & Lines Legend

- | | | |
|-------------------------|------------------------|--------------------|
| POWER POLE | CLEAN-OUT | FLAG POLE |
| LIGHT POLE | SANITARY MANHOLE | HANDICAP PARKING |
| DODG PARKING LIGHT POLE | CONTROL MANHOLE | CONTROL POINT |
| GUY ANCHOR | SEPTIC INSPECTION PORT | BENCHMARK |
| ELECTRIC METER | SEPTIC LID | EVERGREEN SHRUB |
| ELECTRIC TRANSFORMER | SEPTIC VENT PIPE | DECIDUOUS SHRUB |
| ELECTRIC PEDESTAL | DOSING TANK | EVERGREEN TREE |
| LANDSCAPE LIGHT | DISTRIBUTION BOX | DECIDUOUS TREE |
| FIRE HYDRANT | LIFT STATION | EXISTING ELEVATION |
| WATER METER | GRINDER PUMP | ASPHALT AREA |
| WATER VALVE | MONITORING WELL | CONCRETE AREA |
| GAS METER | WELL | STONE AREA |
| GAS VALVE | SOIL BORING | |
| TELEPHONE PEDESTAL | DOWNSPOUT | |
| TELEPHONE VAULT | ROUND INLET | |
| AIR CONDITIONING UNIT | SQUARE INLET | |
| CURB INLET | CURB INLET | |
| MAIL BOX | SIGN (AS NOTED) | |
| PAPER BOX | RIGHT-OF-WAY MONUMENT | |

- | | | | |
|-----|------------------|-----|------------------------|
| W | WATER LINE | E | ELECTRIC LINE |
| T | TELEPHONE LINE | FM | FORCE MAIN |
| ST | STORM LINE | | EXISTING CONTOUR |
| SS | SANITARY LINE | --- | WIRE FENCE |
| G | GAS LINE | --- | TREE LINE |
| FIB | FIBER OPTIC LINE | OH | EXISTING OVERHEAD LINE |



Vicinity Map (n.t.s.)

Legal Description:

LOTS NUMBERED 1, 2, 3, 4, 5, 6, 7 AND 8 IN BURKE'S HILLTOP ADDITION, A SUBDIVISION IN FALL CREEK TOWNSHIP, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 10, PAGE 117, RECORDS OF MADISON COUNTY.

ALSO, THE STRIP 25 FEET IN WIDTH AND 200 FEET IN LENGTH BEING ALONG THE ENTIRE WEST END OF THE REAL ESTATE PLATTED AS BURKE'S HILLTOP ADDITION, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 10, PAGE 117, AND UPON SAID PLAT BEING DESIGNATED "RESERVED FOR STREET".

ALSO, A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 7 EAST, AND BEING A PART OF THE LAND OF OR FORMERLY OWNED BY 69 PENDLETON ASSOCIATES, INC. (INSTRUMENT NUMBER 09919045, OFFICE OF THE RECORDER) AND BEING THAT PART OF THE GRANTOR'S LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) 161.84 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST 204.60 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF BURKE'S HILLTOP ADDITION TO FALL CREEK TOWNSHIP, MADISON COUNTY, AS RECORDED IN PLAT BOOK 10, PAGE 117 OFFICE OF THE RECORDER; THENCE SOUTH 77 DEGREES 42 MINUTES 20 SECONDS EAST 641.59 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 8; THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST 20.48 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 20 SECONDS WEST 641.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.295 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN IN MADISON COUNTY, INDIANA, BEING A PART OF BURKE'S HILLTOP ADDITION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10, PAGE 117 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 16 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 38.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST A DISTANCE OF 200 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 39 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 162.1 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 38 PER INDIANA STATE HIGHWAY COMMISSION PLANS FOR PROJECT 1-69-1 (8) 18 DATED 1986; THENCE NORTH 78 DEGREES 59 MINUTES 17 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 20.36 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 362 SQUARE FEET.

ALSO EXCEPTING THEREFROM THE NORTH 20 FEET BY PARALLEL LINES OFF THE NORTH END OF LOTS 2, 3, 4, 5, 6, 7 AND 8 IN BURKE'S HILLTOP ADDITION, A SUBDIVISION OF FALL CREEK TOWNSHIP, MADISON COUNTY, AS RECORDED IN PLAT BOOK 10, PAGE 117, OFFICE OF THE RECORDER, AND BEING PART OF THE LAND OF OR FORMERLY OWNED BY MRS. PENDLETON'S RESTAURANT, INC. (DEED RECORD 537, PAGE 335, AND THE ARTICLE OF AMENDMENT OF INCORPORATION OF THE OWNERS PROFESSIONAL CORPORATION, INSTRUMENT NUMBER 90139, OFFICE OF THE RECORDER) EXCEPT 998 SQUARE FEET OF EXISTING RIGHT OF WAY AND CONTAINING, AFTER SAID EXCEPTION, 10,184 SQUARE FEET, MORE OR LESS.

LOTS 9 AND 10 IN BURKE'S HILLTOP ADDITION, EXCEPT THAT PART OF LOTS 9 AND 10 EMBODIED THE FOLLOWING LEGAL DESCRIPTION DEED TO THE TOWN OF PENDLETON, INDIANA AS SHOWN IN INSTRUMENT NO. 20012181 DESCRIBED AS FOLLOWS:

A PART OF LOTS 9 AND 10 AND ALL OF LOT 11 IN BURKE'S HILLTOP ADDITION, A SUBDIVISION OF FALL CREEK TOWNSHIP, MADISON COUNTY, AS RECORDED IN PLAT BOOK 10, PAGE 117, OFFICE OF THE RECORDER, AND BEING PART OF THE LAND OF OR FORMERLY OWNED BY HERBERT R. FANNIN (INSTRUMENT NUMBER 9217321, AND INSTRUMENT NUMBER 9712426, OFFICE OF THE RECORDER) AND BEING THAT PART OF THE GRANTOR'S LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 7 EAST, THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST (ASSUMED BEARING) 182.30 FEET ALONG THE WEST LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 77 DEGREES 42 MINUTES 20 SECONDS EAST 751.98 FEET ALONG THE SOUTHWESTERN LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTERLY 42.88 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 24 DEGREES 35 MINUTES 49 SECONDS EAST AND A LENGTH OF 41.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTE 46 SECONDS EAST 115.10 FEET; THENCE NORTHEASTERLY 40.63 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 30.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 30 DEGREES 46 MINUTES 07 SECONDS WEST AND A LENGTH OF 37.99 FEET; THENCE NORTH 77 DEGREES 33 MINUTES 59 SECONDS WEST 104.49 FEET, BEING PARALLEL WITH AND 20 FEET SOUTHWESTERLY FROM THE NORTHEASTERN LINE OF SAID SUBDIVISION TO THE WEST LINE OF LOT 9; THENCE NORTH 00 DEGREES 01 MINUTE 46 SECONDS WEST 20.49 FEET ALONG THE WEST LINE OF SAID LOT 9 TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 77 DEGREES 33 MINUTES 59 SECONDS EAST 231.00 FEET ALONG THE NORTH LINE OF SAID LOTS 9, 10, AND 11 TO THE NORTHEAST CORNER OF LOT 11; THENCE SOUTH 00 DEGREES 01 MINUTE 46 SECONDS WEST 20.81 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 77 DEGREES 42 MINUTES 20 SECONDS WEST 120.02 FEET ALONG THE SOUTH LINE OF SAID LOTS 11 AND 10 TO THE POINT OF BEGINNING AND CONTAINING 0.529 ACRES, MORE OR LESS.

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3 RIVERS
Strategic Growth
ADVISORS

Date:	No.	Remarks	By:
05/17/22	1	Revisions per City/Banning Comments	JMS
05/25/22	2	Revised Sanitary & Water	JMS
05/31/22	3	Revised Sign/Spot Grades per INDOT	JMS
07/07/22	4	Revised per Starbucks Comments	JMS
07/26/22	5	Revised Trail & Sidewalk Grading	JMS
08/12/22	6	Revised Sanitary Plan & Details	JMS
12/12/22	7	Site Layout Revision	JMS

3 Rivers Federal Credit Union

Preliminary Site Plan

Address: W. State Road 38
Pendleton, Indiana 46064
Attn: Michael Ramsey
110 West Main Street, Suite 1000
Fort Wayne, IN 46802

Date:	5-12-22
Drawn By:	SAL
Checked By:	AJC
Job No.:	21183
Scale:	as shown
Sheet No.:	C1.0

