



CITY OF WESTFIELD, IN
Parks and Recreation Board Meeting Agenda

BOARD OR COMMISSION: Parks and Recreation Board Meeting
MEETING DATE: Wednesday, January 7, 2026 at 7:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF PARKS AND RECREATION BOARD

Julia Grimmer, President | Mayor Appointed | 3-year term | 1/1/25-12/31/26
Kurtis Baumgartner, Vice President | Mayor Appointed | 4-year term | 1/1/25-12/31/28
Terri Wolf, Secretary | City Council Appointed | 1-year term | 1/1/25-12/31/25 (non-voting)
Mike Antrim | Mayor Appointed | 1-year term | 1/1/25-12/31/25
LeAnne Zentz | Mayor Appointed | 2-year term | 1/1/25-12/31/27
Mike Hall | School Board Appointed | 4-year term | 1/1/25-12/31/28

CALL TO ORDER

NOTICE PRESENCE OF A QUORUM

PLEDGE OF ALLEGIANCE

CHANGES TO AGENDA

PUBLIC COMMENTS

APPROVAL OF MINUTES

December 3, 2025

OLD BUSINESS

NEW BUSINESS

1. Action Item — Election of Officers
2. Action Item — Trail Easement Agreement

DIRECTOR'S REPORT

OTHER BUSINESS

NEXT REGULAR MEETING

ADJOURNMENT



CITY OF WESTFIELD, IN
Parks and Recreation Board Meeting Minutes

Westfield
INDIANA

Wednesday, December 3, 2025

CALL TO ORDER

Attendance:

President: Julia Grimmer - Present

Board Member — Mike Antrim — Present

Board Member – Mike Hall – Present

Board Member – Leanne Zentz – Present

NOTE - PRESENCE OF A QUORUM

Madam President Grimmer noted the presence of a quorum and called the meeting to order at 7:00 PM

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO AGENDA

No changes to the agenda.

Motion to approve the agenda as presented: LeAnne Zentz

Second: Mike Hall

Yes: Mike Antrim, Mike Hall, Julia Grimmer, LeAnne Zentz

Motion Determination: Passed

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

November 5, 2025, Parks and Recreation Board Minutes

Motion to approve: Mike Hall

Second: Mike Antrim

Yes: Mike Antrim, Mike Hall, Julia Grimmer, LeAnne Zentz

No: None

Motion Determination: Passed

OLD BUSINESS

None

NEW BUSINESS

1. Action Item – Contract for Goods and/or Services H&N Outdoor Services, LLC

Parks Director Mc Connell provided an overview of the low-profile landscape maintenance agreement for the areas that only require moving and weed control. Mike Hall moves to enter a contract for goods and/or landscape services with H&N Outdoor Services, LLC for low profile services during calendar years 2026,2027,2028 for total purchase price \$379,185.00.

Motion to Approve: Mike Hall

Second: LeAnne Zentz

Yes: Mike Antrim, Mike Hall, Julia Grimmer, LeAnn

Zentz No: None

Motion Determination: Passed

2. Action Item — Agreement for Services – Noblesville Creates

Parks Director Mc Connell provided an overview of the agreement with Noblesville Creates to continue their art consulting work with us, as we move to make and achieve more public art in the City of Westfield. Mike Antrim moved that the Park Board approve the contract with Noblesville Creates not to exceed the amount of \$50,000.

Motion to Approve: Mike Antrim

Second: Mike Hall

Yes: Mike Hall, Julia Grimmer, Mike Antrim, LeAnne

Zentz

No: None

Motion Determination: Passed

3. Action Item — Neighborhood Vibrancy Grant Agreement

Parks Director McConnell provided an overview this is a 2-1 program that the council and mayor brought about this year to assist neighborhoods in revitalizing portions of their neighborhoods and community. Mike Hall moves to authorize the Parks Director to enter a Neighborhood Vibrancy Grant noted in items 3-9.

Motion to approve: Mike Hall

Second: Mike Antrim

Yes: Mike Antrim, Mike Hall, Julia Grimmer, LeAnne Zentz

No: None

Motion Determination: Passed

DIRECTOR'S REPORT

- The Ice Ribbon has officially opened for the season. Staff successfully launched several specialty skating opportunities, including Character Skates, Sensory Skate, and special holiday skates on Christmas Eve and New Year's Eve.
- Simon Moon Phase II construction remains on schedule.

- Park Street Construction Documentation is underway, and staff will be meeting with Park Street businesses to review documentation and provide updates.
- Parks and Recreation staff attended the Indiana Parks and Recreation Association (IPRA) Conference, gaining valuable professional development and industry insights.
- The Winter Market is scheduled to open on January 17th at Grand Junction Plaza.
- Spring programming is currently in the planning stage, with new offerings under development.
- The department is working to establish an internship partnership to provide opportunities for college students.
- Park Maintenance installed new speed limit signs along park trails to enhance safety.
- Holiday décor was installed throughout Grand Junction Plaza.
- Staff continues to manage snow removal and ice control operations at Grand Junction Plaza as weather conditions require.
- The department is developing a Trail Etiquette movable sign package policy to promote safe and courteous trail use.
- Parks and Recreation is assisting Westfield in Lights, supporting event operations and coordination.

OTHER BUSINESS

None

NEXT REGULAR MEETING

Wednesday, January 7, 2026 at 7:00PM

ADJOURNMENT

Madam President adjourned the meeting at 7:17PM

Motion to approve: Mike Hall

Second: Mike Antrim

Yes: Mike Hall, Julia Grimmer, LeAnne Zentz, Mike Antrim

No: None

Motion Determination: Passed

Julia Grimmer, President

Date

Terri Wolf, Secretary

Date

These minutes are a summary of actions taken at the City of Westfield Parks and Recreation Board Meeting. A full recording of the meeting is available for viewing at: n-u.UlbtuLy-u.t-E-omlci.tYQtwestfie1din

TRAIL EASEMENT AGREEMENT

This TRAIL EASEMENT AGREEMENT (the “**Agreement**”) is made and entered as of the _____ day of _____, 2026 (the “**Effective Date**”), by SOUTH OAK INDUSTRIAL PARK OWNERS ASSOCIATION, INC., an Indiana nonprofit corporation (“**Grantor**”), and the PARKS AND RECREATION BOARD, CITY OF WESTFIELD, INDIANA (“**Grantee**”).

Recitals:

A. Grantor is the owner of approximately 3.62 acres of real property situated in the City of Westfield, County of Hamilton, State of Indiana, described as 16505 Southpark Drive, Westfield, Indiana 46074, more specifically identified by legal description, attached hereto as Exhibit A and incorporated herein by reference (the “**Real Estate**”).

B. Grantee owns and maintains a linear park and alternative transportation corridor named the Monon Trail, abutting the east property line of the Real Estate.

C. The Parties (as defined herein) hereto desire to impose a permanent easement upon the Real Estate to permit the construction and use of a trail connection to the Monon Trail and, subject to the approval(s) of the Hamilton County Surveyor’s Office, handrails or fences on either side of the trail connection where it crosses the detention pond drainage outlet (the “**Infrastructure**”) on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the above premises, the covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which hereby is acknowledged, Grantor and Grantee hereby covenant and agree as follows:

Section 1. Definitions. For purposes hereof:

- (a) The term “**Party**” or “**Parties**” shall mean Grantor and Grantee.
- (b) The term “**Grantee**” shall mean the Parks and Recreation Board of the City of Westfield, Indiana, and any and all successors or assigns of such entity, whether by sale, assignment, inheritance, operation of law, trustee’s sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.
- (c) The term “**Grantor**” shall mean South Oak Industrial Park Owners Association, Inc., and any and all successors or assigns of such entity, whether by sale, assignment, inheritance, operation of law, trustee’s sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.

Section 2. Grant of Easement.

(a) Easement Area. The Parties agree and acknowledge that the Infrastructure to be installed on the Real Estate is intended to provide access to the Monon Trail. The Grantor hereby grants and conveys to Grantee an easement over and through the Real Estate depicted and legally described on Exhibit B, attached hereto and incorporated herein (the “**Easement Area**”) to permit the right to use the Easement Area for the purposes described in this Agreement (the “**Easement**”).

(b) Grant of Easement. Grantor hereby grants and conveys to Grantee perpetual, non-exclusive rights and Easement on, in, under, above, over, across and through the Easement Area for purposes of (i) providing and extending the Infrastructure and any ancillary facilities and installations required to support such Infrastructure connections; and (ii) clearing and maintaining the Easement Area in a manner that supports providing and extending the Infrastructure and any ancillary facilities and installations contemplated herein, and the use thereof. Grantor reserves the right to use and enjoy the Easement Area for purposes which are not inconsistent with the rights and privileges granted under this Agreement and the purposes of the Easement.

Section 3. Assumption of Liability; Indemnification. Grantee, its successors and assigns, assumes all risks, liabilities, obligations and responsibilities arising from or relating to the Easement Area and the Easement hereunder, including but not limited to any accidents, injuries, loss, or damage of or to any person or property. To the extent permitted by applicable law, Grantee agrees to indemnify and hold Grantor harmless from and against all claims, liabilities and expenses (including reasonable attorneys’ fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the Easement Area and Easement hereunder, except to the extent such accidents, injuries, loss, or damages are caused by Grantor’s negligence or willful misconduct. Grantee’s obligations hereunder shall be limited by applicable state and federal statutes and constitutional provisions protecting the exposure and liability of Grantee (including but not limited to the terms of Indiana’s Tort Claims Act), so that Grantee’s obligations to indemnify and hold harmless hereunder shall not exceed what might have been Grantee’s liability to a claimant had Grantee been sued directly by the claimant and all appropriate defenses had been raised by Grantee. Grantee shall add the Easement Area to the Grantee’s trail inventory covered by Grantee’s umbrella insurance policy. Grantee shall maintain insurance coverage that is adequate, reasonable, and customary for municipal trails in Hamilton County, Indiana.

Section 4. Easement Area Maintenance Covenants.

(a) Duty to Maintain and Repair Easement Area. Upon Grantee’s completion of any work or activities in the Easement Area permitted by this Agreement, Grantee shall promptly restore any portion of the surface of the Easement Area and any other property disturbed or damaged as a result of any activities, use of or work performed in the Easement Area. The Easement Area shall be reasonably restored to the condition that existed thereon immediately prior to the commencement of such use, work or activities, to the extent reasonably practicable, including but not limited to repairing any damaged utilities, utility infrastructure, storm drainage infrastructure, and replacing any pavement, sidewalk, surface material, fencing, grass, ground cover, shrubs, underbrush, bushes, trees, landscaping, or similar vegetation growth. Notwithstanding anything contained herein to the contrary, the Parties may mutually agree in writing that the condition of the Easement Area will be restored to a different condition than

previously existed, so long as such condition conforms with applicable laws and regulatory requirements of governmental authorities.

(b) Ongoing Maintenance Responsibilities. Grantee shall maintain and keep the Easement Area in good repair and shall be responsible for all maintenance and repair of the Easement Area and the cost thereof, except to the extent the need for such maintenance and repair is caused by Grantor's negligence or willful misconduct.

Section 5. Remedies.

(a) Legal and Equitable Remedies. In the event of a breach or threatened breach by a Party of any of the terms, covenants, restrictions or conditions hereof, the other Party, shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.

(b) No Termination For Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle a Party to cancel, rescind, or otherwise terminate this Agreement or the Easement created herein. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any Party covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

Section 6. Miscellaneous.

(a) Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its actual costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

(b) Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Parties, evidenced by a document that has been fully executed and acknowledged by all such record Parties and recorded in the official records of the Recorder of Hamilton County, Indiana.

(c) Consents. Wherever in this Agreement the consent or approval of a Party is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably conditioned, withheld or delayed. Any request for consent or approval shall: (i) be in writing and (ii) be accompanied by such background data as is reasonably necessary to make an informed decision thereon.

(d) No Waiver. No waiver of any default of any obligation by any Party hereto shall be implied from any omission by the other Party to take any action with respect to such default.

(e) No Partnership or Agency. Nothing in this Agreement shall be deemed or construed by either Party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the Parties.

(f) Covenants to Run with Land. It is intended that each of the easements, covenants, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

(g) Assignment. Grantee shall have the right to assign this Agreement, without Grantor's prior written consent, to an affiliated entity of Grantee, a series entity of Grantee, or an entity owned and/or controlled by, or under common control with, Grantee or its members, principals, managers, or partners. Grantee shall not have the right to assign this Agreement to any other entity without Grantor's prior written consent.

(h) Severability. Each provision of this Agreement and the application thereof to the Real Estate are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared.

(i) Time of Essence. Time is of the essence in this Agreement.

(j) Entire Agreement. This Agreement contains the complete understanding and agreement of the Parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded.

(k) Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each Party may change from time to time their respective address for notice hereunder by like notice to the other Party. The notice addresses of Grantor and Grantee are as follows:

GRANTOR: South Oak Industrial Park Owners Association, Inc.
P.O. Box 26
Ketchum, OK 74349
Attn: Wayne L. Beverage

GRANTEE: City of Westfield
Parks and Recreation Board
Attn: Christopher McConnell,
Director of Parks and Recreation
2728 E. 171st Street
Westfield, IN 46074

With a copy to:

City of Westfield
Attn: Kaitlin Glazier,
Chief of Legal
2728 E. 171st Street
Westfield, IN 46074

(l) Governing Law. The laws of the State of Indiana shall govern the interpretation, validity, performance, and enforcement of this Agreement.

(m) Counterparts. This Agreement may be executed in one or more counterparts and each fully-executed counterpart shall be deemed to be one original document.

(n) Covenants. Grantor hereby covenants that it is the owner in fee simple of the Real Estate, is lawfully seized thereof, and has authority to grant and convey the foregoing Easement.

[Remainder of this page intentionally left blank; signature pages follow.]

“GRANTEE”

PARKS AND RECREATION BOARD
CITY OF WESTFIELD, INDIANA

President

Printed: _____

Vice President

Printed: _____

Member

Printed: _____

Member

Printed: _____

Member

Printed: _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above parties, who having been duly sworn acknowledged the execution of the foregoing instrument.

SIGNATURE OF NOTARY PUBLIC

State of Indiana, County of Hamilton, SS:

Subscribed and Sworn before me this _____ day of _____, 2026.

Printed Name of Notary Public _____

My Commission Expires _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (Matthew S. Skelton)

This instrument was prepared by, and after recording return to, Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana, 46060

Exhibit A
THE "REAL ESTATE"

LEGAL DESCRIPTION

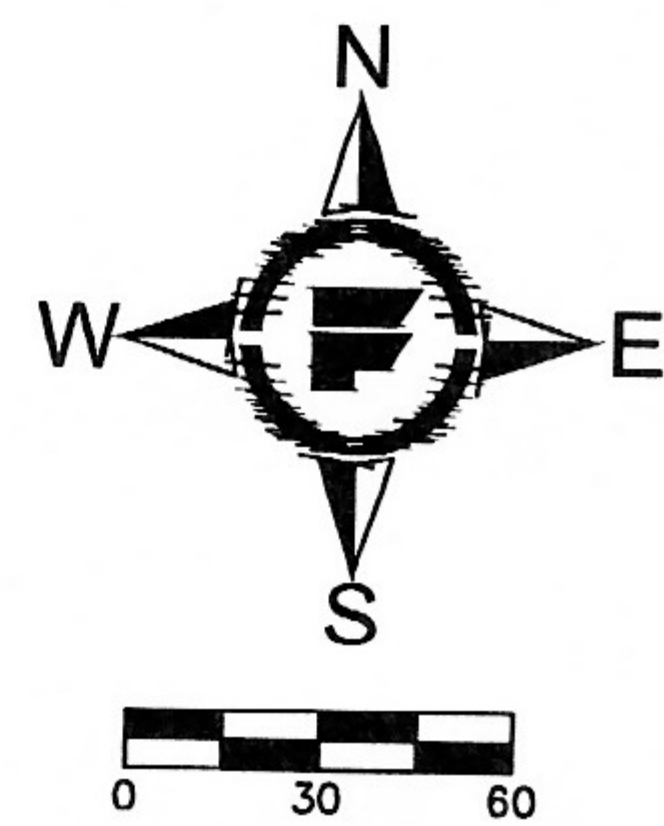
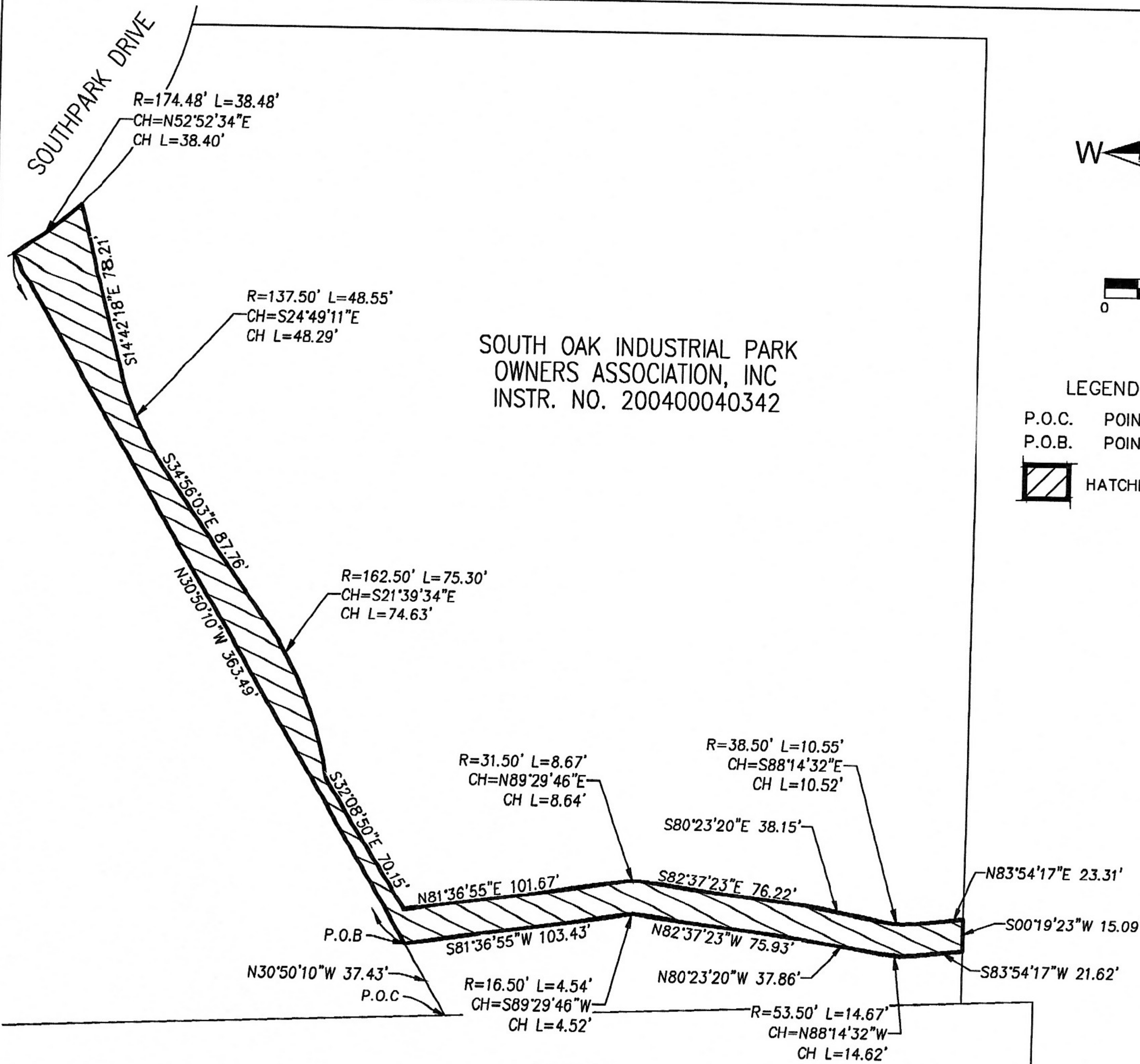
South Oak Industrial Park Owners Association, Inc

A part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 27 minutes 34 seconds East (assumed bearing) on the north line of said Northwest Quarter 2193.79 feet to the northeast corner of Southpark Drive, as described in Instrument No. 2004-8891 in the Office of the Recorder of Hamilton County, Indiana; thence the following three calls on the easterly lines of said Southpark Drive: 1.) South 00 degrees 19 minutes 06 seconds West 693.78 feet to a point on a tangent curve having a radius of 175.00 feet, the radius point of which bears North 89 degrees 40 minutes 54 seconds West; 2.) southerly on said curve an arc distance of 43.53 feet to the Point of Beginning of the herein described real estate; 3.) continuing southwesterly on said curve an arc distance of 136.20 feet to a point which bears South 30 degrees 50 minutes 10 seconds East from said radius point; thence South 30 degrees 50 minutes 10 seconds East on a non-tangent line 400.97 feet to a point on the prolongation of the north line of Ridgewood, Section Two, as recorded in Plat Book 6, Pages 75-77 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 41 minutes 43 seconds East on said north line 236.36 feet to a point which is 33.00 feet west (as measured at right angles) of the east line of said Northwest Quarter; thence North 00 degrees 19 minutes 23 seconds East parallel with said east line 441.03 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said Point of Beginning; thence North 90 degrees 00 minutes 00 seconds West 364.51 feet to the Point of Beginning, containing 3.62 acres, more or less.

Exhibit B
THE "EASEMENT AREA"

The "Easement Area" exhibit appears on the following page of this Exhibit B.



SOUTH OAK INDUSTRIAL PARK
OWNERS ASSOCIATION, INC
INSTR. NO. 200400040342

LEGEND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
[Hatched Box] HATCHED AREA OF EASEMENT

LAND DESCRIPTION OF
ACCESS EASEMENT

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTH OAK INDUSTRIAL PARK OWNERS ASSOCIATION, INC PARCEL AS RECORDED IN INSTRUMENT 200400040342; THENCE ALONG THE COMMON LINE BETWEEN SAID PARCEL AND JACM CAPITAL, INC AS RECORDED IN INSTRUMENT 2018033052 NORTH 30 DEGREES 50 MINUTES 10 SECONDS WEST (BASIS OF BEARINGS ARE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) FOR A DISTANCE OF 37.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID COMMON LINE NORTH 30 DEGREES 50 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 363.49 FEET TO THE RIGHT OF WAY OF SOUTHPARK ROAD; THENCE ALONG SAID RIGHT OF WAY BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 174.48 FEET WITH AN ARC LENGTH OF 38.48 FEET AND SUBTENDED BY A LONG CHORD BEARING OF NORTH 52 DEGREES 52 MINUTES 34 SECONDS EAST AND A DISTANCE OF 38.40 FEET; THENCE SOUTH 14 DEGREES 42 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 78.21 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 137.50 FEET WITH AN ARC LENGTH OF 48.55 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 24 DEGREES 49 MINUTES 11 SECONDS EAST AND A DISTANCE OF 48.29 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 87.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET WITH AN ARC LENGTH OF 75.30 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 21 DEGREES 39 MINUTES 34 SECONDS EAST AND A DISTANCE OF 74.63 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 70.15 FEET; THENCE NORTH 81 DEGREES 36 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 101.67 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 31.50 FEET WITH AN ARC LENGTH OF 8.67 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 89 DEGREES 29 MINUTES 46 SECONDS EAST AND A DISTANCE OF 8.64 FEET; THENCE SOUTH 82 DEGREES 37 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 76.22 FEET; THENCE SOUTH 80 DEGREES 23 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 38.15 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 38.50 FEET WITH AN ARC LENGTH OF 10.55 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 88 DEGREES 14 MINUTES 32 SECONDS EAST AND A DISTANCE OF 10.52 FEET; THENCE NORTH 83 DEGREES 54 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 23.31 FEET TO THE EAST LINE OF SAID PARCEL; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 15.09 FEET; THENCE SOUTH 83 DEGREES 54 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 21.62 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 53.50 FEET WITH AN ARC LENGTH OF 14.67 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 88 DEGREES 14 MINUTES 32 SECONDS WEST AND A DISTANCE OF 14.62 FEET; THENCE NORTH 80 DEGREES 23 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 37.86 FEET; THENCE NORTH 82 DEGREES 37 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 75.93 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 16.50 FEET WITH AN ARC LENGTH OF 4.54 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 89 DEGREES 29 MINUTES 46 SECONDS WEST AND A DISTANCE OF 4.52 FEET; THENCE SOUTH 81 DEGREES 36 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 103.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION PREPARED BY FOREFRONT SURVEYING AND ENGINEERING FOR KIMLEY HORN.

CERTIFIED THIS 25TH DAY OF SEPTEMBER, 2025

Andrew D. Baxter Jr.
ANDREW D. BAXTER JR.
PROFESSIONAL LAND SURVEYOR
INDIANA NO. 20400029



PREPARED FOR: KIMLEY HORN
JOB #: 24SE-104

FOREFRONT
SURVEYING + ENGINEERING

REV. NO.	DATE	REVISIONS	DRAWN BY: TD
			CHECKED BY: ABD
			DATE: 09/24/2025