



A part of Lot 153 & 154 located in Westview Estates Section Three recorded as Instrument Number 1976004798 in the Office of the Recorder of Hancock County, Indiana and a part of the vacated right of way of Waterview Blvd. as described in Cause No. 79-596, in the Northwest Quarter of Section 33, Township 16 North, Range 7 East, Hancock County, City of Greenfield, Indiana.

Commencing at the Southeast Corner of Lot 154 located in Westview Estates Section Three Instrument Number 1976004798; thence South 89 degrees 02 minutes 39 seconds West (basis of bearing is Indiana State Plane East Coordinate System) 100.15 feet along the south lone of said Lot 154 and the southern line of vacated Waterview Blvd. to the POINT OF BEGINNING of this description; thence continue South 89 degrees 02 minutes 39 seconds West 27.35 feet along said south line of vacated Waterview Blvd. and the southern line of said Lot 153; thence North 22 degrees 57 minutes 45 seconds West 118.85 feet to the western line of said vacated Waterview Blvd.; thence North 29 degrees 41 minutes 36 seconds West 37.98 feet along said western line to the northern line of said Lot 153; thence North 60 degrees 18 minutes 33 seconds East 2.72 feet along said northern line to the northern line of said vacated right of way line; the next four (4) courses are along the northern and eastern line of said vacated right of way; (1) thence southeasterly along a curve concave northerly 77.54 feet having a radius of 61.00 feet, said curve being subtended by a chord with a bearing of South 83 degrees 16 minutes 46 seconds East and a chord length of 72.42 feet; (2) thence North 60 degrees 23 minutes 14 seconds East 4.00 feet; (3) thence southwesterly along a curve concave easterly 23.56 feet having a radius of 15.00 feet, said curve being subtended by a chord with a bearing of South 15 degrees 18 minutes 24 seconds West and a chord length of 21.21 feet; (4) thence South 29 degrees 41 minutes 36 seconds East 15.00 feet; thence South 60 degrees 18 minutes 24 seconds West 18.82 feet; thence South 17 degrees 18 minutes 01 seconds East 98.46 feet to the point of beginning, containing 0.118 acres more or less.

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EXHIBIT

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**UTILITY EASEMENT
GREENFIELD INDIANA**

Scale:	1" = 40'
Drawn By:	JNH
Checked By:	JNH
Date:	2/6/2025
Job No.:	2021.02592

**SHEET
TITLE**

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