

**LEGENDS AT GEIST (PART)  
ORDINANCE NO. 100792B**

AN ORDINANCE AMENDING THE ZONING ORDINANCES OF FISHERS, INDIANA - 1980.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FISHERS, INDIANA, THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES - 1980, ORDINANCE NO. 110380, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. DECLARATION

That the Zone Map, identified as OFFICIAL ZONING MAP, TOWN OF FISHERS, INDIANA, dated November 15, 1989, which accompanies and is a part of the Zoning Ordinances of the Town of Fishers, Indiana, as amended, is hereby changed as follows:

That the zoning classification of the following described real estate is hereby designated as PD.

(Real Estate is described in Exhibit "A" attached hereto)

That the text of Ordinance Number 110380 is amended as it applies to the real estate described above, in the particulars described in Section 2-9 inclusive of this ordinance.

SECTION 2. LAND USE

All uses described in Residential Districts A, RR, R-1, R-2, R-3, R-3C, R-4, R-4C, R-5, R-5C, and Commercial District C3 of the Fishers Zoning Code, Ordinance No. 110380, as amended, shall be permitted in this PD district. The arrangement and location of the parcels that comprise this PD district are depicted in Exhibit "B" attached hereto. The permitted land uses and development standards for parcels within this PD district are set forth in the Development Guidelines attached hereto as Exhibit "C".

SECTION 3. PURPOSE

This district is intended to provide more development flexibility than is possible through the application of customary zoning regulations. In recognition of both the rapid changes in design and technology in the building industry and the attributes of the real estate between Interstate Highway 69 and Geist Reservoir, it is deemed necessary to meet those changes in a manner that will be consistent with the best interests of the entire Town.

(A) Statement of Purpose

- (1) To encourage a more creative approach in land and building site planning.
- (2) To encourage an efficient, aesthetic and desirable use of open space.
- (3) To promote variety in the physical development pattern of the community.
- (4) To achieve flexibility and incentives for residential development which will produce a wider range of choice in satisfying the changing needs of Fishers, Indiana.
- (5) To permit special consideration of property with unique features, such as

unusual topography, landscape amenities, and size and shape.

(6) To simplify processing of development proposals for developers and the Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.

#### SECTION 4. APPLICABILITY

(A) The provisions of this section shall apply only to the tract of land herein described, provided.

(B) The basic land unit of this PD District is the block, parcel, tract, combination of lots, or acreage, not the lot; provided, however, divisible geographic sections of the entire Planned Development may be designated.

(1) A proposed Development Plan shall be designed to produce an environment of stable and desirable character in keeping with the principles of good design and must provide standards of open space, efficiency in street patterns and areas for parking adequate for the occupancy proposed.

(2) Before approval of a Preliminary Development Plan, a detailed determination of land use intensity shall be declared, and the Commission shall make a finding that said intensity is consistent with the Land Use Plan of current adoption and the best interest of the entire Town and surrounding areas.

#### SECTION 5. PROCEDURE

The authorization of a Development Plan shall be subject to the procedures expressed herein.

(A) Copies of a preliminary plan of the proposed development, containing the following information, shall be submitted for review and approval.

(1) Proposed dimensioned layout to scale of any streets, geographic areas and other elements basic to the proposed use in relationship to site conditions.

(2) Proposed locations, amounts and types of uses within the area proposed to be developed.

(3) Proposed plan for handling vehicular traffic, sewage disposal, drainage, water supply site perimeter treatment and other pertinent development features.

(4) The preliminary plan may be an approximate drawing, but it shall include any other graphic mediums which will explain the features to be contained within the development of engineering feasibility.

(5) The plan shall show the boundary lines of the subject area and land uses proposed and the existing zoning of the area proposed to be developed as well as the land adjacent thereto. The plan shall show names of owners of parcels adjoining the boundary of the plan.

(6) An enumeration of covenants, in general terms, proposed to be made a part of the Planned Development.

(7) A statement expressing the order and estimated time of development.

(B) Application for approval of the Preliminary Development Plan shall be submitted to the Commission with sufficient copies of the preliminary plan and any other desired supporting documents at a regular meeting of the Commission as a petition for Amendment to the Zoning Code and subject to the procedures applicable thereto. The Commission may approve the plan submitted, amend and approve the plan as amended, or disapprove the plan. The Commission may impose any reasonable conditions upon its approval, including the recording of covenants. If approved, the preliminary plan with amendments, if any, shall be stamped "Approved Preliminary Development Plan" and be signed by the President and Secretary of the Commission, and one copy shall be permanently retained in the office of the Commission.

(C) The approved Preliminary Development Plan shall then be certified to the Town Council for adoption as a "PD" Planned Development District pursuant to the laws governing amendment of zoning codes.

(D) Upon adoption by the Town Council, the approved Preliminary Development Plan shall be forwarded to a committee consisting of: (1) a representative of the Town Board; (2) Plan Commission Chairman; and (3) Director of Department of Development, which shall thereafter exercise continuing jurisdiction. The committee shall conduct its business under the title of Fishers Planned Development Committee. Approval by a majority of the committee is sufficient for the conduct of any committee business. Before any development takes place, the committee shall approve a final detailed site plan specifying the exact location, composition, and detailed engineering features of all lots, drainage, sewage, water supply facilities, site perimeter treatment and other pertinent site development features including general locations and features of proposed buildings. Such approval shall be conditioned upon a finding by the committee that the detailed site plan is consistent with the approved Preliminary Development Plan. The approved final detailed site plan shall be stamped "Approved Final Detailed Development Plan" and be signed by any two members of the committee, and one copy shall be permanently retained in the office of the Commission. Approval of the final Detailed Development Plan shall constitute approval of the developmental standards contained within the covenants to be recorded with each phase of the development. The Town by its Code Enforcement officer, as designated by ordinance, shall enforce compliance with the development standards as contained in the covenants.

(1) Approval of a detailed site plan for all of the real estate shall be obtained within twelve years after adoption of the Town Council of the Preliminary Development Plan, unless the Commission, upon proper application, for good cause shown, grants an extension of time for such period as it deems is in the public interest. All or an appropriate part of the Development Plan may be undertaken in sections or phases.

(2) An "Approved Final Detailed Development Plan" may mean and be designated the same as a Secondary Plat.

(3) A refusal by the Committee to approve a detailed final site plan shall not be construed as a denial, and any such refusal shall not operate as a limitation on the right of the petitioner to continue to seek approval nor shall it impair the right of the petitioner to obtain an extension of time for approval.

(4) In the event that approval of a final detailed site plan is not obtained within the twelve year period or an approved extension of time, the Commission shall initiate an amendment of the zoning ordinance so that the land will be zoned to a category adopted by the Town Council as an amendment to the Zoning Ordinance.

(E) The petitioner may develop the property involved in phases. The petitioner may submit

to the committee partial detailed site plans which correspond to the phases involved. Such partial detailed site plans, when approved, shall be treated in the same manner as approved final detailed site plans for an entire Planned Development Plan.

(F) Where a platting, replatting or vacation of streets within all or a portion of the land involved is contemplated, the committee shall handle such matters in accordance with its regular procedures and in accordance with law.

(G) No construction or installation work shall be done on any public improvements until satisfactory plans and specifications therefore have been submitted to the committee.

In the exercise of its continuing jurisdiction, the Committee may from time to time modify the approved Final Detailed Development Plan in a manner consistent with the approved Preliminary Development Plan to allow for changed circumstances and conditions unforeseen at the time of original approval.

(I) All development shall be in conformity with the approved detailed Development Plan. In the exercise of its continuing jurisdiction, the Committee shall take cognizance of any material deviations from the approved Detailed Development Plan and take appropriate enforcement action.

(J) Approval by the Committee shall expire after a period of twelve (12) years from the approval of a Final Detailed Development Plan, unless the development is fifty percent (50%) completed in terms of public improvements including streets, walkways and utility installations in which instance an extension of time may be granted by the Committee.

(K) All proceedings brought under this section shall be subject to the Rules of Procedure of the Commission, where not inconsistent with the procedure otherwise stated herein, except that notice by publication shall be sufficient notice for proceedings related solely to approval and modification of a Final Detailed Development Plan.

#### SECTION 6. ABANDONMENT OR EXPIRATION

Under the abandonment of a development authorized under this section (abandonment shall be deemed to have occurred when no improvements have been made pursuant to the approved final detailed Development Plan for twenty-four (24) consecutive months, or upon the expiration of twelve (12) years from the approval by the Commission of a Preliminary Detailed Development Plan for a development which has not been completed or the expiration of an extension granted by the Commission), the Commission shall initiate an amendment to the Zoning Code so that the land will be zoned into a category or categories which most nearly approximates its then existing use or such other zoning category or categories which it deems appropriate.

#### SECTION 7. RECORDING

An approved Final Detailed Development Plan and modifications thereof shall be recorded in the appropriate plat books in the office of the Hamilton County Recorder within two (2) years after approval by the committee.

#### SECTION 8. COVENANTS AND MAINTENANCE

(A) Covenants shall be required by the Commission as an ingredient for stability and longevity of the Planned Development and shall set forth in detail provisions for the ownership and maintenance of facilities held in common so as to reasonably insure their continuity and conservation. Said covenant provisions shall include special remedies in the event facilities held in common are

permitted to deteriorate or are not maintained in a condition consistent with the best interest of the Town, and in such event, the Town shall take those remedial steps provided for in such provisions.

(B) The Commission may require the recording of covenants for any reasonable public or semi-public purpose, including, but not limited to, the allocation of land by the petitioner for public thoroughfares, and other public and semi-public purposes wherever necessary in conformity with the Comprehensive Plan. Such covenants shall provide that if a governmental unit or agency thereof does not proceed with acquisition of the allocated land within a specified period of time, the covenants shall automatically terminate. If such termination occurs, the petitioner shall then submit for approval by the Commission a modified final detailed site plan for such land consistent with the approved Preliminary Development Plan. Such modified final detailed site plans, when approved, shall be treated in the same manner as approved detailed site plans for an entire Development Plan.

(C) The Commission may require the recording of covenants for any other reasonable purpose, including, but not limited to, imposing standards for development of property in the Planned Development. Such development standards may include, but are not limited to, requirements as to the following:

- (1) Lot area;
- (2) Floor area;
- (3) Ratios of floor space to land area;
- (4) Area in which structures may be built ("Buildable area"), including areas for cluster type development without lot lines;
- (5) Setback lines and minimum yards;
- (6) Building separations;
- (7) Height of structures;
- (8) Signs;
- (9) Off-street parking and loading space;
- (10) Design standards;
- (11) Phasing of development.

(D) The petitioner shall provide financial assurance for the satisfactory installation of all public facilities in the form of bonds or such other assurances as are required in the normal procedures of platting pursuant to the provisions of the Subdivision Control Ordinance.

(E) Adequate provision shall be made for private organization with direct responsibility to, and control by, the property owners involved to provide for the operation and maintenance of all common facilities including private streets jointly shared by such property owners if such facilities are a part of the Development Plan, and in such instance, legal assurance shall be provided which show that the private organization is self-perpetuating and adequately funded to accomplish its purposes.

(F) Common facilities which are not dedicated to the public shall be maintained to standards assuring continuous and adequate maintenance at a reasonable and nondiscriminatory rate of charge to the beneficiary thereof. Common facilities not dedicated to the public shall be operated and maintained at no expense to any governmental unit.

(G) All private streets shall be maintained by the aforesaid private organization in such a manner that adequate access is provided at all times to vehicular traffic, so that fire, police, health, sanitation and public utility vehicles can serve the properties contiguous or adjacent thereto, and so that said vehicles will have adequate turning area.

SECTION 9. LIMITATION OF REZONING

The Plan commission shall not initiate any amendments to the Zoning Code concerning the property involved in a Planned Development before completion of the development as long as development is in conformity with the approved Detailed Development Plan, and proceeding in accordance with the time requirements imposed herein.

This ordinance shall be in full force and effect from and after its passage.

PASSED by the Town Council of the Town of Fishers, Indiana, on the 4 day of November, 1992.

TOWN COUNCIL, TOWN OF FISHERS, HAMILTON COUNTY, INDIANA

By: Walter F. Kelly /s/  
Walter F. Kelly

James P. Roederer /s/  
James P. Roederer

Roy G. Holland /s/  
Roy G. Holland

David C. Gingrich /s/  
David C. Gingrich

Deborah Heckart /s/  
Deborah Heckart

ATTEST:  
Linda Gaye Cordell /s/  
Linda Gaye Cordell, Clerk-Treasurer  
Town of Fishers, Indiana

## EXHIBIT "A"

TOGETHER WITH part of the North Half of Section 3, the Northwest Quarter of the Southwest Quarter of Section 3 and part of the East Half of Section 4 all in Township 17 North, Range 5 East of the Second Principal Meridian and part of the South Half of Sections 33 and 34 Township 18 North, Range 5 East of the Second Principal Meridian in Hamilton County, Indiana, more particularly described as follows:

Beginning at a 1 inch iron pipe marking the Southwest corner of the Northeast Quarter of said Section 4; thence North 89 degrees 41 minutes 09 seconds West 25.00 feet to the Westely right of way line for Hoosier Road; thence North 00 degrees 18 minutes 51 seconds East (astronomic bearing) along said West right of way line 902.54 feet; thence South 89 degrees 41 minutes 09 seconds East 25.00 feet to the West line of the Northeast Quarter of said Section 4; thence North 89 degrees 38 minutes 25 seconds East parallel with the North line of the Southeast Quarter of the Northeast Quarter Section 234.30 feet; thence North 00 degrees 18 minutes 51 seconds East parallel with the said West line 414.15 feet to the North line of the Southwest Quarter of said Northeast Quarter Section; thence North 89 degrees 38 minutes 25 seconds West along said North line 234.30 feet to the Northwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 51 seconds East along the West line of the said Northwest Quarter Section 1769.06 feet to the Northwest corner of the Northeast Quarter of said Section 4; thence continue North 00 degrees 18 minutes 51 seconds East into Section 33, Township 18 North Range 5 East 30.00 feet to the Northerly right of way for 116th Street; thence North 89 degrees 12 minutes 32 seconds East along said North right of way 200.34 feet to the West line of the Southeast Quarter of said Section 33; thence North 89 degrees 14 minutes 29 seconds East along said North right of way 974.92 feet; thence South 00 degrees 45 minutes 31 seconds East 30.00 feet to the Northwest corner of a 3.00 acre tract of land conveyed to Arthur L. and Rosann Johnson per Warranty Deed recorded as Instrument #37554 in Deed Book 332, page 352 in the Office of the Recorder of Hamilton County, Indiana (the nex five courses ar along the boundary of said 3.00 acre tract); (1) thence South 00 degrees 45 minutes 31 seconds East 156.40 feet; (2) thence South 80 degrees 44 minutes 42 seconds East 118.86 feet; (3) thence South 04 degrees 38 minutes 24 seconds East 56.72 feet; (4) thence North 87 degrees 37 minutes 40 seconds East 489.50 feet; (5) thence North 02 degrees 08 minutes 26 seconds West 219.94 feet to the North line of the said Northeast Quarter Section; thence North 00 degrees 45 minutes 31 seconds East 30.00 feet to the North right of way line for 116th Street; thence North 89 degrees 14 minutes 29 seconds East along the said North right of way line 460.79 feet; thence South 00 degrees 45 minutes 31 seconds East 30.00 feet to the Northwest corner of a 5.99 acre tract of land conveyed to Ronald J. and Teresa L. Booth per Warranty Deed recorded as Instrument #8313762 in Deed Book 339, pages 705-708 in the said Recorder's Office (the next seven courses are along the boundary of said 5.99 acre tract); thence South 00 degrees

06 minutes 11 seconds West parallel with the East line of the said Northeast Quarter Section 594.34 feet to the approximate center line of Mud Creek (the next five courses are along the approximate center line of Mud Creek); (1) thence North 85 degrees 59 minutes 28 seconds East 39.30 feet; (2) thence South 52 degrees 06 minutes 09 seconds East 37.09 feet; (3) thence South 75 degrees 07 minutes 26 seconds East 55.19 feet; (4) thence North 88 degrees 10 minutes 05 seconds East 150.63 feet; (5) thence North 71 degrees 59 minutes 13 seconds East 160.49 feet to the East line of the said Northeast Quarter Section; thence North 00 degrees 06 minutes 11 seconds East along the said East line 579.73 feet to a stone (found-down 9 inches) marking the Northeast corner of the said Northeast Quarter Section; thence continue North 00 degrees 06 minutes 11 seconds East into said Section 33 a distance of 30.00 feet to the Northerly right of way for 116th Street; thence North 89 degrees 14 minutes 29 seconds East along said North right of way line 184.05 feet to the West line of the Southwest Quarter of Section 34, Township 18 North, Range 5 East; thence North 89 degrees 53 minutes 49 seconds East along the North right of way line 300.40 feet; thence South 00 degrees 06 minutes 11 seconds East 30.00 feet to the Northwest corner of a 1.331 acre tract of land conveyed to Michael B. and Mary Sue Hurdle per Warranty Deed recorded as Instrument #8710958 in the said Recorder's Office (the next three courses are along the boundary of said 1.331 acre tract); (1) thence South 01 degrees 21 minutes 54 seconds East 216.81 feet; (2) thence North 89 degrees 18 minutes 54 seconds East 265.29 feet; (3) thence North 00 degrees 41 minutes 09 seconds East 214.09 feet to the North line of the said Quarter Quarter Section; thence North 00 degrees 06 minutes 11 seconds East 30.00 feet to the Northerly right of way for 116th Street; thence North 89 degrees 53 minutes 49 seconds East along the said North right of way line 576.01 feet to a point 30.00 feet North of the Northeast corner of the said Quarter Quarter Section; thence continuing North 89 degrees 53 minutes 49 seconds East along the North right of way line 168.94 feet to the West line of the East Half of the Southwest Quarter of Section 34, Township 18 North, Range 5 East; thence North 89 degrees 40 minutes 28 seconds East along the North right of way line 1327.50 feet to the East line of the Southwest Quarter of Section 34, Township 18 North, Range 5 East; thence North 89 degrees 36 minutes 31 seconds East along the North right of way line 791.03 feet; thence South 00 degrees 23 minutes 29 seconds East 30.00 feet to the Northwest corner of a tract of land conveyed to Marion C. Hensley as Trustee for Fall Creek Township per Warranty Deed recorded as Instrument #22851 in Deed Book 326, page 234 in the said Recorder's Office (the next two courses are along the boundary of said tract); (1) thence South 00 degrees 23 minutes 29 seconds East 349.20 feet; (2) thence North 89 degrees 36 minutes 31 seconds East parallel with the North line of the said Northeast Quarter 484.79 feet-measured (485.7 feet-deed) to the center line of Brooks School Road; thence South 84 degrees 39 minutes 03 seconds East 25.00 feet to the Easterly right of way for Brooks School Road; thence South 05 degrees 21 minutes 57 seconds West along the said Easterly right of way line



2392.05 feet; thence North 84 degrees 39 minutes 03 seconds West 25.00 feet to the Northeast corner of a tract of land conveyed to Curtis J. Grasso per Warranty Deed recorded as Instrument #8627882 in Deed Book 362, pages 81-83 in the said Recorder's Office (the next two courses are along the boundary of said tract); (1) thence South 89 degrees 27 minutes 24 seconds West parallel with the South line of the said Northeast Quarter Section 896.72 feet-measured (895.95 feet-deed); (2) thence South 00 degrees 12 minutes 27 seconds West parallel with the West line of the said Northeast Quarter Section 353.14 feet-measured (353.12 feet- deed) to the South line of the said Northeast Quarter Section; thence South 89 degrees 27 minutes 24 seconds West along the said South line 329.87 feet to a stone (with "X" and "S3" cut in south side) marking the center of said Section 3; thence South 89 degrees 21 minutes 14 seconds West along the South line of the East Half of the Northwest Quarter of said Section 3, 1331.14 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 3; thence South 00 degrees 03 minutes 23 seconds East along the East line of the said Quarter Quarter Section 1317.31 feet to the Southeast corner of the said Quarter Quarter Section; thence South 89 degrees 29 minutes 05 seconds West along the South line of the said Quarter Quarter Section 1333.19 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 4; thence South 89 degrees 40 minutes 58 seconds West along the South line of the said Quarter Quarter Section 391.78 feet; thence North 27 degrees 33 minutes 52 seconds West along the extension of the Easterly line of Block "A" (Lake and Dam) in Geist Road-Minor Plat recorded in Plat Book 10, pages 78 and 79 in the said Recorder's Office 7.53 feet to the Southeast corner of said Block "A"; thence North 27 degrees 33 minutes 52 seconds West along the Easterly line of said Block "A" 477.69 feet to the Northeast corner thereof, which is the Southwest corner of a tract of land conveyed to Bradley and Cindy Stewart per Warranty Deed recorded as Instrument #8704586 in the said Recorder's Office (the next six courses are along the boundary of said tract); (1) thence North 27 degrees 33 minutes 52 seconds West 284.58 feet; (2) thence South 59 degrees 16 minutes 18 seconds West 73.00 feet; (3) thence North 71 degrees 43 minutes 42 seconds West 46.00 feet; (4) thence South 63 degrees 16 minutes 18 seconds West 70.00 feet; (5) thence South 43 degrees 16 minutes 18 seconds West 128.00 feet; (6) thence North 89 degrees 57 minutes 20 seconds West 45.00 feet to the East line of a tract of land conveyed to Richard and Linda Easterly per Warranty Deed recorded as Instrument #7049 in Deed Book 319, page 390 in the said Recorder's Office (the next two courses are along the boundary of said tract); (1) thence North 00 degrees 17 minutes 40 seconds East 60.00 feet to the Northeast corner thereof; (2) thence North 89 degrees 57 minutes 20 seconds West 80.00 feet to the Southeast corner of a tract of land conveyed to Richard and Agnes Lux per Warranty Deed recorded as Instrument #8619312 in Deed Book 359, page 422 in the said Recorder's Office; thence North 00 degrees 17 minutes 40 seconds East along the East line of said "Lux" tract 140.00 feet to the South line of a tract of land conveyed to Floyd and Carolyn Beal per Warranty Deed recorded as Instrument #8313422.

in Deed Book 339, pages 605-607 in the said Recorder's Office (the next three courses are along the boundary of said tract); (1) thence South 89 degrees 57 minutes 20 seconds East 325.70 feet to the Southeast corner thereof; (2) thence North 17 degrees 05 minutes 02 seconds West 259.24 feet; (3) thence North 03 degrees 13 minutes 45 seconds West 328.98 feet-measured (328.6 feet-deed) to the North line of the Southeast Quarter of said Section 4; thence South 89 degrees 38 minutes 39 seconds West along the said North line 12.77 feet to the Southeast corner of a 5.00 acre tract of land conveyed to Lawrence and Joann Strickler per Warranty Deed recorded as Instrument #8412360 in Deed Book 344, page 1013 in the said Recorder's Office (the next two courses are along the boundary of said tract); (1) thence North 00 degrees 21 minutes 21 seconds West 435.60 feet; (2) thence South 89 degrees 38 minutes 39 seconds West parallel with the South line of the Northeast Quarter of said Section 4, 286.81 feet to the Easterly corner of a 11.27 acre tract of land quitclaimed to Nils and Anna Nordell per Quitclaim Deed recorded as Instrument #8731576 in the said Recorder's Office (the next five courses are along the boundary of said tract); (1) thence North 00 degrees 20 minutes 00 seconds West 87.98 feet; (2) thence North 36 degrees 48 minutes 06 seconds West 324.05 feet; (3) thence North 47 degrees 56 minutes 57 seconds West 337.34 feet; (4) thence South 89 degrees 38 minutes 39 seconds West parallel with the South line of the said Northeast Quarter 231.63 feet; (5) thence South 00 degrees 21 minutes 21 seconds East 576.15 feet to the Northeast corner of a tract of land conveyed to Wayne and Patricia Gordon per Warranty Deed recorded as Instrument #84140 in Deed Book 340, pages 743-745 in the said Recorder's Office (the next two courses are along the boundary of said tract); (1) thence South 89 degrees 38 minutes 39 seconds West parallel with the said South line 400.00 feet; (2) thence South 00 degrees 21 minutes 21 seconds East 108.90 feet to the Northwest corner of a tract of land conveyed to Wayne and Patricia Gordon per Warranty Deed recorded as Instrument #14341 in Deed Book 322, page 489 in the said Recorder's Office; thence South 00 degrees 21 minutes 21 seconds East along the West line of said tract 326.70 feet to the South line of the said Northeast Quarter Section; thence continue South 00 degrees 21 minutes 21 seconds East 25.00 feet to the Southerly right of way line for 11th Street; thence South 89 degrees 38 minutes 39 seconds West along the said Southerly right of way line 405.91 feet to the West line of the Northeast Quarter of said Section 4; thence North 00 degrees 18 minutes 51 seconds East along said West line 25.00 feet to the point of beginning, containing 498.76 acres, more or less.