

Figure 9.1 Metes and Bounds Legal Description

TRACT NO.1: Situated in the County of Hamilton, in the State of Ohio, and in the Township of Brown, and bounded and described as follows:

Being on the waters of the East Fork of the Big Chicago River, and being part of A. Billford's Survey No. 97, and a part of A. McKel's Survey No. 30: Beginning at a point between a black and white oak stump, N.E. corner of Asa Pimberton's Survey No. 19; thence North $45\frac{1}{4}^{\circ}$ degrees East 46.54 poles to a stone in a county road; thence with the line of said road North 36 degrees West 46.7 poles to a stone corner to lot formerly owned by E. Thomas; thence with his line North 46 112 degrees East $65\frac{3}{4}^{\circ}$ poles to a stone corner to Alexander Northam's tract of land; thence with Alexander Northam's lines South 44 degrees East 94.6 poles to a stone near a hickory, corner to graveyard lot; thence with the line of said lot South 44 degrees West 16 poles to a stone corner to said lot; thence with another of said lines South 44 degrees East 41.9 poles to a stone corner to a lot sold to E.J. Dalon by said Alexander, thence with his line South $45\frac{3}{4}$ degrees West 25.88 poles to a stone corner to said lot; thence South 74 degrees West 73 poles to a stone in the west side of the East Fork of the Big Chicago River; thence South 5 degrees West 21 poles to a stone in the middle of the new state road; thence with the middle of said road South 85 degrees West $47\frac{1}{2}$ poles to a stone in the east boundary line of Asa Pimberton's Survey No. 19; thence with said line North $56\frac{1}{4}$ poles to the beginning, *containing eighty-six and one-half acres of land (86.5 acres), be the same more or less.*

Saving and excepting there from the following tracts: *Four acres* sold to Woodrow Lindon and *two and one-half acres* sold to Leroy Lewis.

Figure 9. Subdivision of a Section into Rectangular Surfaces

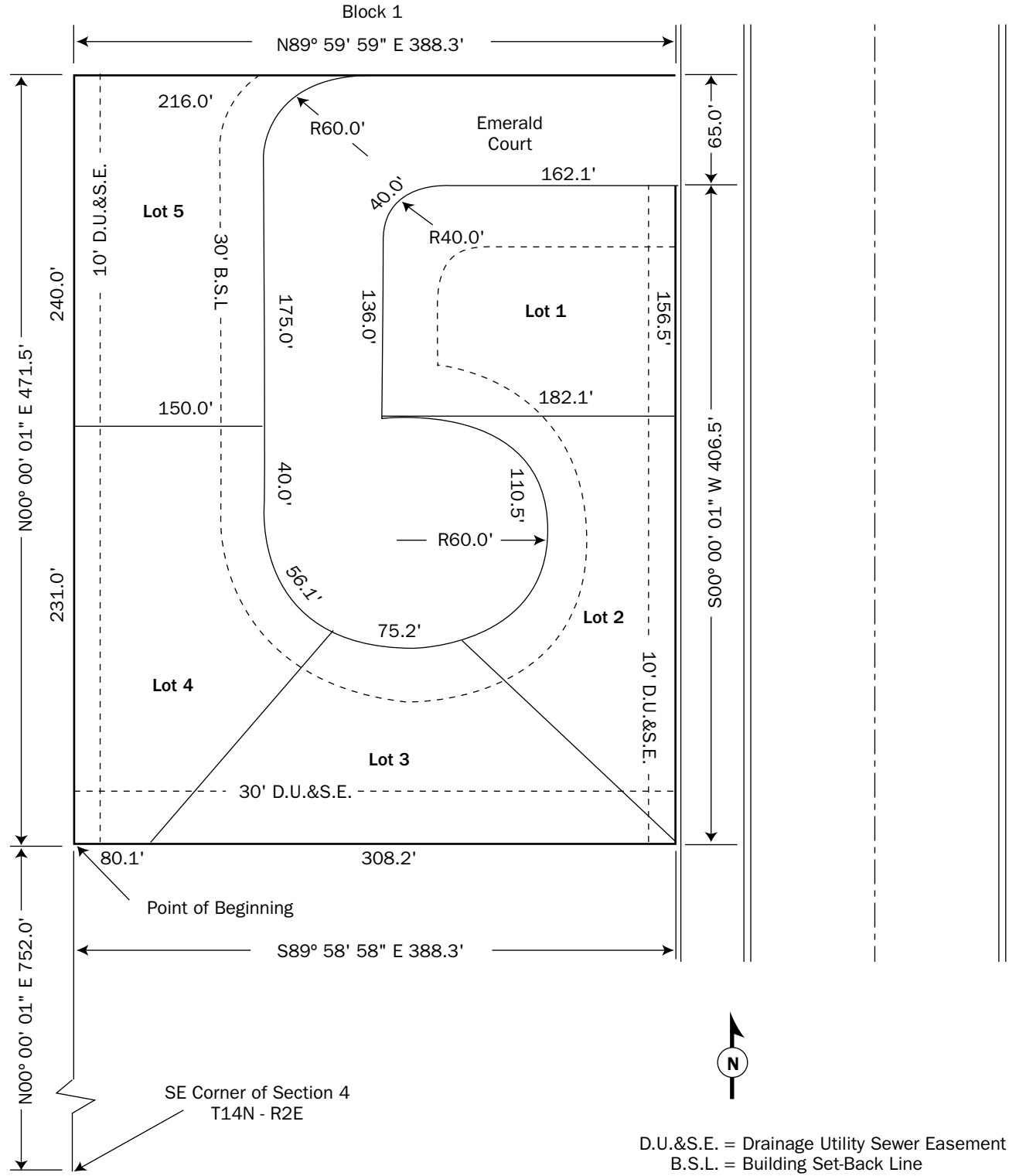
5,280 feet

1,320 feet 20 chains W 1/8 of NW 1/4 80 acres	1,320 feet 80 rods W 1/8 of NW 1/4 80 acres	2,640 feet 40 chains = 160 rods NE 1/4 160 acres				2,640 feet	
NW 1/16 of SW 1/4 40 acres	NE 1/16 of SW 1/4 40 acres	N 1/2 of NW 1/4 of SE 1/4 20 acres		W 1/2 of NE 1/4 of SE 1/4 20 acres	20 acres		
		20 acres					1 furlong
SW 1/16 of SW 1/4 40 acres 80 rods	40 acres 440 yards	10 acres	10 acres	5 acres	5 acres	5 acres	
				5 acres			SE 1/4 of SE 1/4 of SE 1/4 10 acres
		660'	660'				

Figure 9. Sur e la ed Land

PROPERTY ADDRESS: 1424 Emerald Court Carmel, Indiana 46030

PROPERTY DESCRIPTION: Lot 4 in PLEASANT ACRES, Block 1, an Addition to Hamilton County, Indiana, as per Plat thereof Recorded as Instrument No. 9956337 Cabinet No. 2 Slide No. 549, in the Office of the Recorder of Hamilton County, Indiana



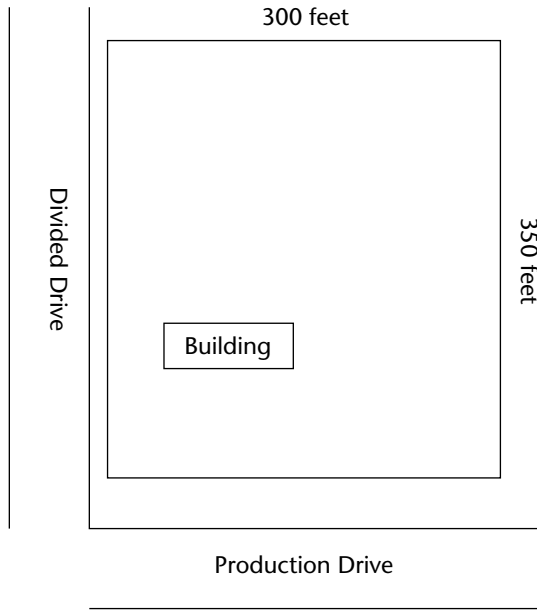
TITLE COMPANY: Acme Title Insurance Corporation

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Figure 9.4 Excess and Surplus Land

Example of Excess Land

Under the zoning, the minimum lot size is 43,560 square feet and the minimum frontage is 175 feet. The market requires only one acre for this parcel to be marketable and will not pay as much per square foot for land over the one-acre required amount. This parcel can legally be divided into two parcels.



Example of Surplus Land

The minimum lot size is 43,560 square feet and the minimum frontage is 175 feet. Again, the market requires only one acre for this parcel to be marketable and will not pay as much per square foot for land over the one-acre required amount. Because this is not a corner site, it does not have enough frontage to sell off as another parcel.

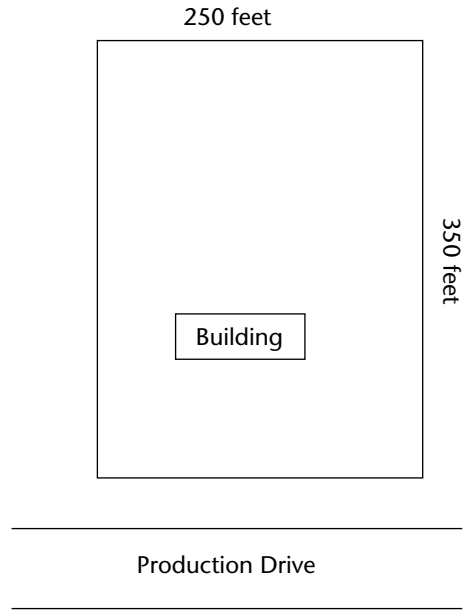


Figure 9.5 Common and Significant Environmental Problems

Industrial plant pollution into a nearby river	This can affect property values but more commonly will cause the polluter to pay for all related expenses, including legal expenses.
Industrial plant pollution into the water table	This may go on undetected for many years, and then some time later the owners or previous owners are required to pay to clean up the mess.
Gas stations leaking fuel into the ground or water table from underground fuel storage tanks that have rusted through	This is a fairly common type of contamination and a fairly expensive type of problem to fix. Any gas station or property where petroleum products were sold or used can be a risky property.
Farms that have underground oil or gasoline storage tanks	It is also common for some farms to have old cars, trucks, and tractors buried on site, which can rust away and contaminate the soil.
Single-family homes that have underground oil storage tanks	These tanks in the ground can leak for years without being noticed, and then the contaminant can come to the surface with serious consequences.
Commercial users polluting the ground with commercial processes	Dry cleaning businesses create an environmental problem if they dump chemicals into a cistern. Another common problem is a car dealership with in-ground automobile lifts that leak into the ground.