



STATE OF INDIANA

State Land Office
IGC West, Room W296
402 W Washington,
Indianapolis, Indiana 46204
(317) 232-4106

MEMORANDUM

DATE: 10/3/2025

TO: Steve Harless,
Deputy Commissioner
Indiana Department of Administration

FROM: Jill Flachskam,
Indiana State Land Office

RE: Sherman Park Description

The legal description for Tracts E and G in the Sherman Heights Addition, in Marion County, Indiana, is accurate and appropriate.

Thank you,

Jill Flachskam
Indiana State Land Office Director

Tax # 49-10-05-178-008.002-101

Legal Description:

TRACT E

THE FOLLOWING DESCRIPTION WAS PREPARED BY JOSEPH TRTAN, P.S. - INDIANA #LS21500003 OF JQOL AS PART OF A SURVEY PERFORMED UNDER JOB NO. 2024.289, DATED 12/06/2024.

PART OF SHERMAN HEIGHTS ADDITION RECORDED IN PLAT BOOK 17, PAGE 169 IN THE OFFICE OF THE RECORDER OF MARION COUNTY INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK A OF VOGEL'S RE-SUBDIVISION RECORDED IN PLAT BOOK 25, PAGE 139; THENCE NORTH 89 DEGREES 03 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK A, 457.20 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 323.06 FEET; THENCE NORTH 84 DEGREES 23 MINUTES 48 SECONDS WEST, 31.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS WEST, 654.68 FEET TO THE EAST RAILROAD RIGHT OF WAY LINE; THENCE 391.10 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1791.50 FEET AND CHORD BEARING NORTH 35 DEGREES 57 MINUTES 42 SECONDS EAST, 390.32 FEET TO THE POINT OF BEGINNING, CONTAINING 4.22 ACRES, MORE OR LESS

TRACT G

THE FOLLOWING DESCRIPTION WAS PREPARED BY JOSEPH TRTAN, P.S. - INDIANA #LS21500003 OF JQOL AS PART OF A SURVEY PERFORMED UNDER JOB NO. 2024.289, DATED 12/06/2024.

PART OF SHERMAN HEIGHTS ADDITION RECORDED IN PLAT BOOK 17, PAGE 169 IN THE OFFICE OF THE RECORDER OF MARION COUNTY INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ST. CLAIR STREET AND NORTH SHERMAN DRIVE; THENCE SOUTH 00 DEGREES 51 MINUTES 00 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF NORTH SHERMAN DRIVE, 324.87 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 00 SECONDS WEST, 414.16 FEET; THENCE NORTH 84 DEGREES 23 MINUTES 48 SECONDS WEST, 31.85 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, 323.06 FEET TO THE SOUTH LINE OF INSTRUMENT NUMBER A202100150456; THENCE NORTH 89 DEGREES 03 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE, 291.05 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ST. CLAIR STREET; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE, 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.22 ACRES, MORE OR LESS. (“Real Estate”):

Subject to: All existing legal rights-of-way easements, conditions and restrictions of record.