Plan Commission (PC)

INITIAL Petition Filings

Docket # : 2020-39-RP

Petitioner: Fritsch RePlat

Public Hearing Date: October 19, 2020

Staff Reports and Petition Packets will be posted with the public meeting agenda at the following location http://www.zionsville-in.gov/AgendaCenter

Town of Zionsville
Petition for Subdivision Plat Approval

Application Packet
And
General Instructions

Office Use Only
Petition No.:
Hearing Date:
Recommendation:

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 3801 OLDE WELL RUN, ZIONSVILLE, IN 46077 (PARCEL A:

Existing Use of Property: LOT D3, SEC 1 THE CLUB AT HOLLIDAY FARMS

Current Zoning: _____ Name of Subdivision: UNDER DEVELOPMENT ~~THE CLUB AT HOLLIDAY~~ FARMS

Area in acres: _____ Number of lots: ONE D3

2. PETITIONER/PROPERTY OWNER

Petitioner:	Owner (If different from Petitioner):
Name: STEVE & JOAN FRITSCH	Name:
Address: 8825 STONEWICK WAY ZIONSVILLE, IN 46077	Address:
Phone: 317-514-7191	Phone:
Fax:	Fax:
E-Mail: stevenfritsch@hotmail.com	E-Mail:

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:	**Project Engineer / Architect:**
Name:	Name: STEPHEN GOLDBERG
Address:	Address: 40 FIRST ST. NW CARMEL, IN
Phone:	Phone: 317-407-5419
Fax:	Fax:
E-Mail:	E-Mail: steve@goldbergdesigngroup.com

4. APPROVALS REQUESTED:

☐ **Primary Plat** ☐ **Secondary Plat** ☐ **Minor Plat** ☒ **RePlat**

☐ Waivers of Subdivision Control Ordinance Requirements *(Describe specific waivers being requested and reasons for the request. Attach additional pages if necessary):*

CONVERTING FROM SUBAREA F TO G TO ACCOMODATE 3 CAR GARAGE WITH HOME

5. ATTACHMENTS:

- ☒ Legal description of property
- ☐ Owner's Authorization (if petitioner is not the owner)
- ☐ Copy of Covenants (if proposed)
- ☒ Application Fee
- ☒ Proof of Ownership (copy of Warranty Deed)
- ☒ Copies of the Proposed Plat
- ☐ Draft of Proposed Legal Notice
- ☐ Road Impact Calculation Form

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the applicant understands that this project may be assigned Engineering and Stormwater review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: Joan M. Frutsel Steven A. Frutsel

Date: 9/14/20

State of INDIANA)

SS

County of BOONE)

Subscribed and sworn to before me this 14th day of SEPTEMBER, 2020.

K. Corbett, KASEY J. CORBETT

Notary Public Signature Notary Public Printed

My commission expires 10-13-22

My county of residence is MARION County.

My Commission No. is /

KASEY J CORBETT
Notary Public - Seal
State of Indiana
Marion County
My Commission Expires Oct 13, 2022

PETITION FOR SUBDIVISION PLAT APPROVAL PROCEDURES AND REQUIREMENTS:

SUBMISSION OF PETITION FOR SUBDIVISION PLAT APPROVAL:

1. A complete Petition for Subdivision Plat Approval ("petition") must be submitted by **3:00 PM** a minimum of **45 days for a minor plat and 60 day for a major plat** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be docketed for the next Plan Commission meeting.** If a Petition is incomplete by filing deadline, the Petition will not be docketed until the Petitioner submits a complete Petition.

3. Ten sets of the following information must be submitted with the notarized Petition:

   ☒ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or– recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)

   ☒ Proof of Ownership (copy of deed)

   ☐ Owner's Authorization (if Petitioner is not the owner)

   ☒ Proposed Plat

   ☐ Covenants (if proposed)

   ☐ Draft of proposed Legal Notice (Primary Plats only)

   ☒ Application Fee (Make checks payable to the Town of Zionsville)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Primary Plat is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.

2. Notice by Publication: Petitioner shall submit the approved Notice of Public Hearing to the Zionsville Times Sentinel to be **published at least 10 days prior** to the Public Hearing. The petitioner shall bear the cost of publishing the Legal Notice. The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.

3. Notice by Mailing: The Petitioner is to send the approved Notice of Public Hearing to each interested party via certified mail with return receipt requested at least ten(10) days prior to the Public Hearing. Generally, all owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area described in the Petition, and any owners of property within the area included in the Petition who are not Petitioners are to be notified. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and addresses of Interested Parties should be obtained from the Boone County Auditor's Office.

4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the Secretary upon the later of: the public hearing or receipt by the Petitioner.

PETITION REVIEW PROCEDURES

1. Prior to acceptance, the Petition will be reviewed for completeness.

2. Once complete, the Petition will be docketed for the next Plan Commission meeting. The petitioner shall be responsible for delivering the Legal Notice (after it has been approved) to the Zionsville Times Sentinel for publication and for sending the Legal Notice to all Interested Parties.

3. The Petition and all supporting documentation will be forwarded to the Plan Commission members.

4. The Secretary, members of the Plan Commission's staff or advisors to the Plan Commission may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

5. The Plan Commission typically meets on the third Monday or each month at 7:00 p.m. in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077.

6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Plan Commission meeting.

7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing to make a presentation of the Petition to the Plan Commission.

8. At the Public Hearing, the Plan Commission may continue the Public Hearing or may approve or deny the plat.

Janice Stevanovic

From: Steven Fritsch <stevenfritsch@hotmail.com>
Sent: Tuesday, September 15, 2020 10:46 AM
To: Janice Stevanovic
Subject: Updated request for replat from subarea F to subarea G

To whom it may concern,

Our names are Steve and Joan Fritsch. We are seeking a replat from subarea F to subarea G for lot D3 in The Club at Holliday Farms subdivision.

Our lot presents unique building challenges relative to other 80' wide lots on our street. The creek behind our lot cuts inward at the rear of our property, and the apex of the curved street in the front curves inward at the front of our property. These two situations have resulted in limited front to back building space for our home. I have worked with my architect, Stephen Goldberg, to reduce the footprint of our home as much as possible. We are seeking an 8'8" expansion on the back-building line to facilitate the building of our home. We have full support from Henke Development, and the replat from subarea F to subarea G would allow us to make this possible in fulfilling our dream.

Thank you so much for your consideration.

Sincerely,

Steve and Joan Fritsch

2019006739
Electronic Filing
From: Chicago Title Carme
Thru: Simplifile

2019006739 DEED $25.00
07/18/2019 01:43:14PM 3 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

PARTNERSHIP
WARRANTY DEED

File No.: CTIN1905611-JMC
CT Carmel

THIS INDENTURE WITNESSETH, that The Club at Holliday Farms LLP, an Indiana Limited Liability Partnership (Grantor) CONVEY(S) AND WARRANT(S) to Steven A. Fritsch and Joan M. Fritsch, as tenants by the entirety (Grantee) for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Boone County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 3801 Olde Well Run, Zionsville, IN 46077

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

Grantor swears and affirms that its legal entity name registered with the Indiana Secretary of State is The Club at Holliday Farms, LLP, an Indiana Limited Liability Partnership and is one and the same entity as Club at Holliday Farms, LLP which acquired title, by multiple deeds, to the land that comprises the plat of The Club at Holliday Farms-Section One ("Plat") and which executed the plat

The undersigned person(s) executing this deed on behalf of The Club at Holliday Farms LLP, an Indiana Limited Liability Partnership, represents and certifies that they are the duly elected partners of said partnership and has been fully empowered, by proper resolution of all of the partners of said partnership, to execute and deliver this deed; that said partnership has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 2nd day of July, 2019.

The Club at Holliday Farms LLP

BY: _____
Elizabeth K. Garfield
Limited Partner

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Jul 18 2019 - SL

STATE OF INDIANA

COUNTY OF BOONE

Before me, a Notary Public in and for said County and State, personally appeared Elizabeth K. Garfield, as Limited Partner of The Club at Holliday Farms LLP, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 2nd day of July, 2019.

Signature: _____
Printed: James M. Collins
Resident of: Hamilton County
State of: INDIANA
My Commission expires: August 16, 2022

Prepared By: J. David Clossin, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 8825 Stonewick Way
Zionsville, IN 46077

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: Dave Clossin.

EXHIBIT A - LEGAL DESCRIPTION

Order No.: CTIN1905611

For APN/Parcel ID(s): 06-08-26-000-013.089-005

LOT D3 IN THE CLUB AT HOLLIDAY FARMS - SECTION ONE, AN ADDITION TO THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, AS PER THE PLAT THEREOF RECORDED JUNE 12, 2019 IN BOOK 27 PAGE 15-26 AS INSTRUMENT NUMBER 2019005103, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.

September 13, 2020

Phil A. Sundling
Henke Development Group
On Behalf of The Club at Holliday Farms
3650 S. Michigan
Zionsville, Indiana 46077

Wayne DeLong
Town of Zionsville
Director of Planning & Economic Development
1100 W. Oak Street
Zionsville, Indiana 46077

RE: Holliday Farms Section 1
Replat of Lot D3 - Fritsch

Mr. DeLong,

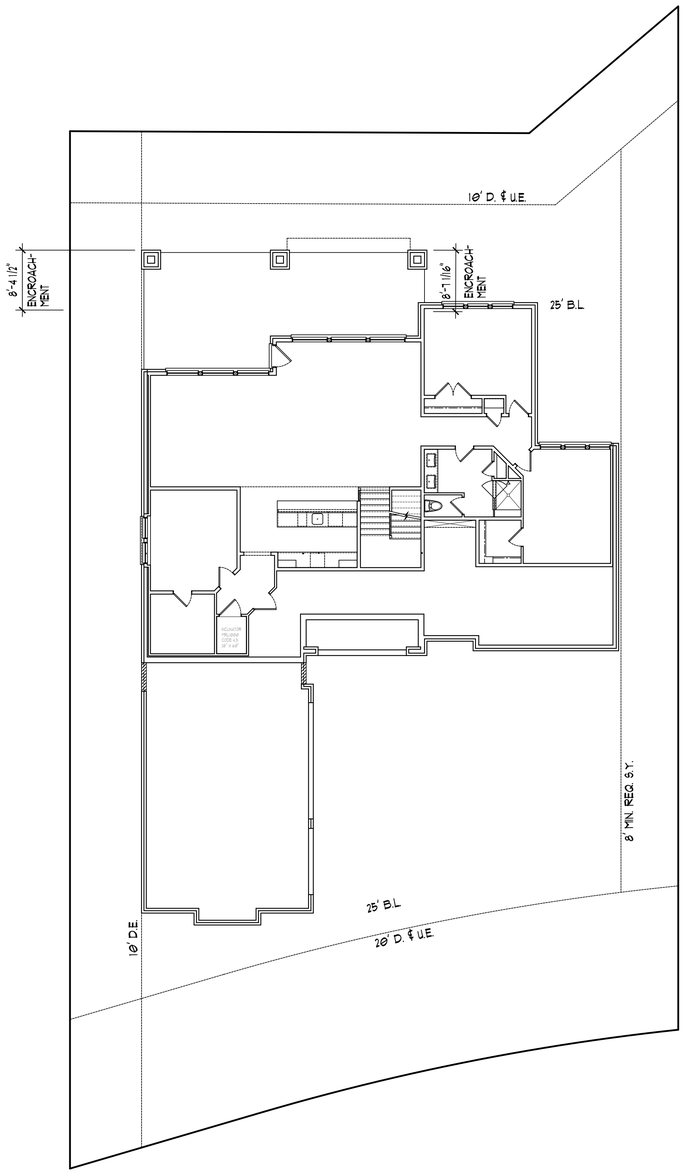
On behalf of the Club at Holliday Farms, I am submitting this letter of support for the replat of Lot D3 in Section 1 of Holliday Farms from Subarea F to Subarea G.

We have met with Mr. Fritsch on multiple occasions to discuss the matter and fully support his request for the replat. This request will not negatively affect the design of the project nor the quality of any portion of the development.

Thank you for your consideration and attention to this matter.

Sincerely,

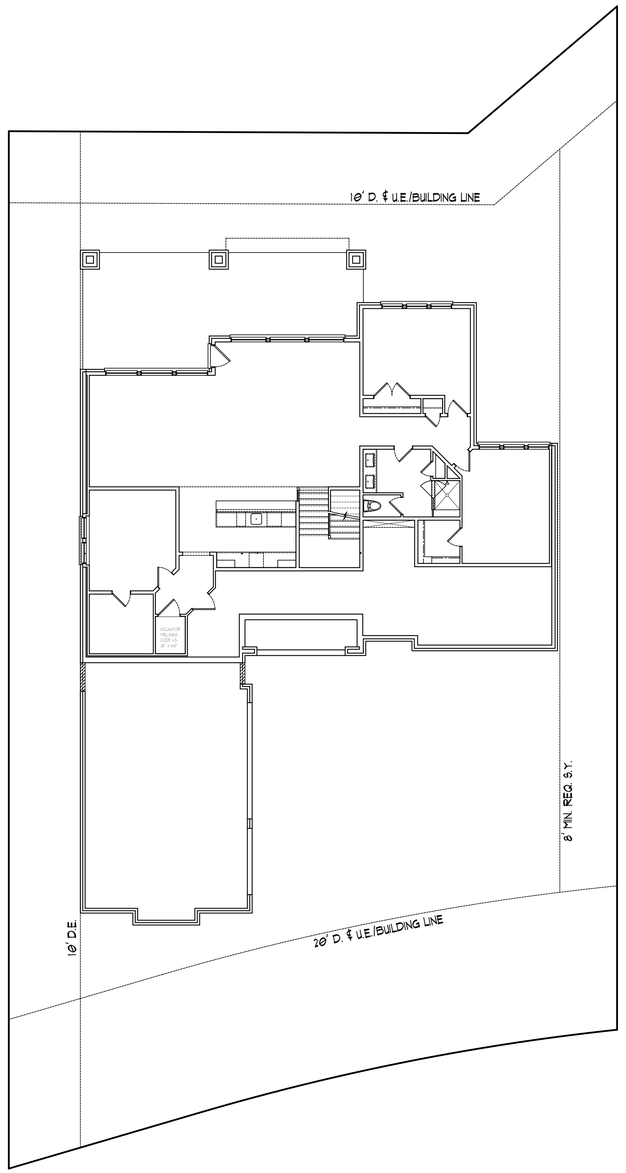
Phil A. Sundling, P.E.
Henke Development Group



CURRENT SITE PLAN - SUB SECTION F

NORTH

1" = 10'



PROPOSED SITE PLAN - SUB SECTION G

NORTH

1" = 10'

LOT D3 HOLLIDAY FARMS

SITE PLAN

NORTH

1" = 10'

INDEX OF DRAWINGS

S1 - SITE PLAN & INDEX
A1 - FRONT & REAR ELEVATIONS
A2 - SIDE ELEVATIONS
A3 - LOWER LEVEL FOUNDATION PLAN
A4 - MAIN FLOOR PLAN
A5 - SECOND FLOOR PLAN
A6 - ROOF PLAN & TYPICAL DETAILS
A7 - OVERHANG DETAILS AND TYPICAL DETAILS
A8 - BUILDING SECTIONS
A9 - BUILDING SECTIONS

F1 - MAIN FLOOR FRAMING PLAN
F2 - SECOND FLOOR FRAMING PLAN

E 1 - LOWER LEVEL ELECTRICAL PLAN
E 2 - MAIN FLOOR ELECTRICAL PLAN
E 3 - SECOND FLOOR ELECTRICAL PLAN

ABBREVIATIONS

1 SH.	ONE SHELF	INT'L	INTERNATIONAL
1 R.	ONE ROD	I.R.C.	INT'L RESIDENTIAL CODE
ABV.	ABOVE	LED	LIGHT EMITTING DIODE
A.F.F.	ABOVE FINISH FLOOR	LIV.	LIVING
BEV.	BEVERAGE	L.S.L	LAMINATED STRUCT. LUMBER
BD.	BOARD	L.V.L	LAMINATED VENEER LUMBER
BDRM.	BEDROOM	O.H.C.	OVERHEAD CABINET
BM.	BEAM	O.H.D.	OVERHEAD DOOR
BRG.	BEARING	MECH.	MECHANICAL
BSMT.	BASEMENT	MSTR.	MASTER
BTTM.	BOTTOM	PKT.	POCKET
CAB.	CABINET	PR.	PAIR
CALC'S.	CALCULATIONS	PWDR.	POWDER
CL.	CLOSET	R.	RISER
CLG.	CEILING	REF.	REFRIGERATOR
C.O.	CASED OPENING	REQ'D.	REQUIRED
CONC.	CONCRETE	RFTR.	RAFTER
CONS.	CONSERVATION	RM.	ROOM
COV.	COVERED	SD	SMOKE DETECTOR
D.	CLOTHES DRYER	SECT.	SECTION
DBL.	DOUBLE	S.G.D.	SLIDING GLASS DOOR
DEC.	DECORATIVE	SH'LVS.	SHELVES
DIMS.	DIMENSIONS	SQ.	SQUARE
DN	DOWN	STOR.	STORAGE
DP.	DEEP OR DEPTH	STRUCT.	STRUCTURAL
DW	DISHWASHER	T.	TREAD
EA.	EACH	TOT.	TOTAL
ELEC.	ELECTRICAL	TYP.	TYPICAL
FRZR.	FREEZER	U.O.N.	UNLESS OTHERWISE NOTED
FLR.	FLOOR	UNEXC.	UNEXCAVATED
FURN.	FURNACE	V.	VANITY
GD	GARBAGE DISPOSAL	W.	CLOTHES WASHER
H.	HIGH	W.I.C.	WALK IN CLOSET
HB.	HOSE BIB	W.H.	WATER HEATER
H.S.S.	HOLLOW STEEL SECTION	W.P.	WATER PROOF
I.E.C.C.	INT'L ENERGY CONS. CODE	W.S.	WATER SOFTENER
INSUL	INSULATION		

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FRITSCH RESIDENCE
LOT D3 HOLLIDAY FARMS

GOLDBERG DESIGN GROUP
custom home design

317.582.1430
40 1st STREET N.W.
CARMEL, IN 46032
FAX 317.582.1487
steve@goldbergdesigngroup.com
www.goldbergdesigngroup.com
AWARD WINNING HOME DESIGNS

DATE: 04-07-2020
08-24-2020
09-15-2020

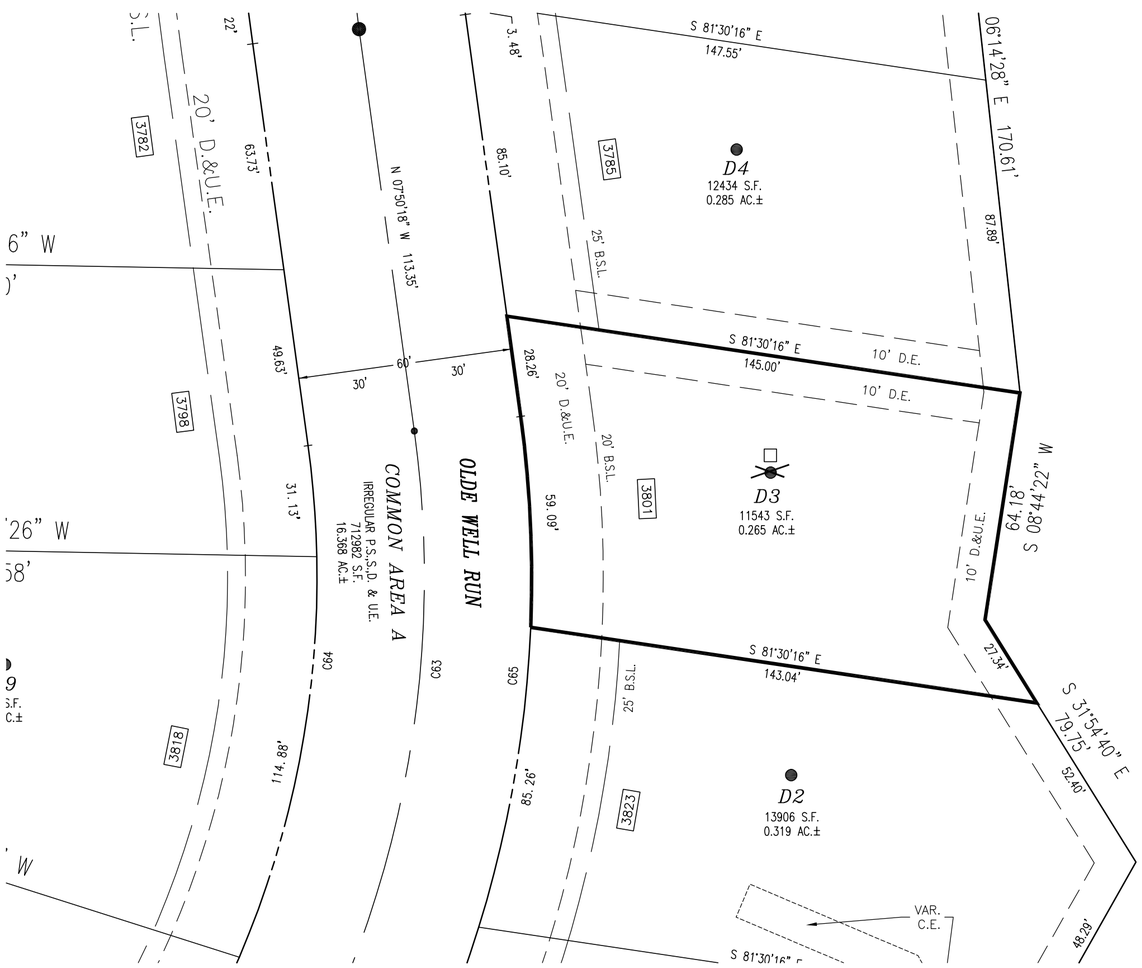
SAVE NAME: FRITSCH D3 HF

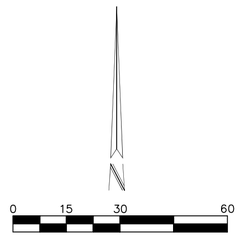
SHEET NUMBER

SITE

SECOND AMENDMENT TO
THE CLUB
AT HOLLIDAY FARMS – SECTION ONE

PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA





NOTE: NO MONUMENTS WERE SET OR RESET AS PART OF THIS REPLAT.

DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS				MAX. BLDG. HEIGHT (FT)	MAXIMUM PRECENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION		
⬡ A	150'	30'	20,000	25'	10'	30'	20'	45'	NO MAXIMUM
⬢ B	120'	30'	15,000	25'	8'	30'	20'	45'	NO MAXIMUM
⬢ C	110'	30'	12,500	25'	8'	30'	20'	45'	NO MAXIMUM
○ D	105'	30'	12,500	25'	8'	30'	20'	45'	NO MAXIMUM
⊗ E	90'	30'	10,000	25'	8'	25'	20'	40'	TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
● F	80'	25'	10,000	25'	8'	25'	16'	40'	
□ G	70'	20'	7,750	20'	5'	10'	10'	35'	
⊠ H	65'	20'	7,750	20'	5'	10'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
■ I	60'	20'	7,750	20'	5'	10'	10'	35'	
△ J	50'	18'	7,250	20'	4'	10'	8'	35'	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C63	300.00'	246.77'	239.87'	N 15°43'33" E	47°07'43"
C64	270.00'	222.09'	215.88'	N 15°43'33" E	47°07'43"
C65	330.00'	271.44'	263.85'	N 15°43'33" E	47°07'43"

LEGEND

P.S.,S.,D. & U.E. = PRIVATE STREET, SEWER, DRAINAGE AND UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D. & U.E. = DRAINAGE AND UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE
R = RADIUS
L = LENGTH
AC.± = ACRES MORE OR LESS
S.F. = SQUARE FEET
R/W = RIGHT-OF-WAY
3785 = STREET ADDRESS

Lot D3 Owner: Steven A & Joan M Fritsch
Address: 3801 Olde Well Run, Zionsville, IN 46077
Parcel Number: 0031800403
Developer: Henke Development Group, LLC

Record Plat:
The Club at Holliday Farms – Section One
per Inst. No. 2019005103
[Plat Book 27, Pages 15-26]

VICINITY MAP

NO SCALE

THIS INSTRUMENT PREPARED BY PAUL E. KLODZEN, P.S. #20400015

SECOND AMENDMENT TO
THE CLUB
AT HOLLIDAY FARMS – SECTION ONE

PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA

I, the undersigned, hereby certify to the best of my professional knowledge, information and belief, the within plat accurately represents a survey performed under my supervision of the following described real estate: Lot D3 of The Club at Holliday Farms – Section One, as per plat thereof, recorded as Instrument Number 2019005103 in Plat Book Number 27, Pages 15–26 in the Office of the Recorder of Boone County, Indiana, containing 0.261 acres, more or less.

Subject to all legal easements and rights–of–way.

This secondary plat amendment consists of one Lot numbered D3. The size of the lots, blocks, and the width of the streets is in figures denoting feet and decimal parts thereof. No new right of way is created or dedicated by this secondary plat amendment. The secondary plat amendment is to change the Development Standards Matrix Block Subarea of Lot D3 from "F" to "G". This change does affect the Lot's setbacks as well as other Lot related standards on said secondary plat of The Club at Holliday Farms – Section One.

This plat is based upon a survey of the within described real estate, performed previously by this firm during December 2018 and recorded on January 24, 2019 as Instrument #2019000746 and another survey during May 2019 and recorded on June 12, 2019 as Instrument #2019005102, both recorded in the Office of the Recorder of Boone County, Indiana. There has been no change from the matters of survey revealed by said previous surveys, or any prior subdivision plats contained therein, on any lines that are common with the within plat amendment.

Witness my signature this 11th day of Septemberl, 2020.

Paul E Klodzen

Paul E. Klodzen, P.S. #20400015

PAUL E. KLODZEN
REGISTERED
No.
20400015
STATE OF
INDIANA
LAND SURVEYOR

Cripe
3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail cripe@cripe.biz

PLAN COMMISSION APPROVAL
The Town Engineer and Building Commissioner of the Town of Zionsville have reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Zionsville, Boone County, Indiana.

By: _____ By: _____

Printed: _____ Printed: _____

Building Commissioner, Town of Zionsville, Boone County, Indiana

Town Engineer, Town of Zionsville, Boone County, Indiana

Date: _____ Date: _____

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36–7–4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Zionsville Plan Commission at a meeting held on the _____, day of _____, _____.

Witness by signature this _____ day of _____, _____.

TOWN OF ZIONSVILLE PLAN COMMISSION

Signature_____ Signature_____

Printed_____ Printed_____

President

Secretary

The undersigned, Steven A and Joan M Fritsch, being the owners of said Lot D3, do hereby certify that they have revised the Development Standards Matrix Block Subarea from "F" to "G" on said secondary plat of The Club at Holliday Farms – Section One, in accordance with this secondary plat amendment and certificate. This subdivision shall be known and designated as the SECOND AMENDMENT TO THE CLUB AT HOLLIDAY FARMS – SECTION ONE, an addition in Boone County, Indiana.

Steven A and Joan M Fritsch
3801 Olde Well Run
Zionsville, IN 46077

By: _____ By: _____

Steven A. Fritsch Joan M. Fritsch

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Steven A. Fritsch and Joan M. Fritsch, who acknowledged execution of the foregoing Plat Amendment and certificate, for and on behalf of such entity

Witness my hand and Notarial Seal this _____ day of _____, 20__.

My Commission Expires: _____ _____

Notary Public

Residing in _____ County _____

EXECUTED AND DELIVERED in my presence:

_____ [Disinterested Witness's Signature]

Witness: _____ [Disinterested Witness's Printed Name]

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by _____ [Grantor's or other Signer's Name] in the above–named subscribing witness's presence, and that the abovenamed subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this _____ day of _____, 20___.

My Commission Expires: _____ _____

Notary Public

Residing in _____ County _____

Printed Name

"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."

Name: Paul E. Klodzen, P.S.