



CAL. NW COR. SW 1/4  
NE 1/4, SEC. 29

N 88°21'14" E 2680.92'

NO PIPE FOUND ON SET

264.37

NO PIPE FOUND  
ON SW 1/4 E - 138  
WOOD COR. PART  
OF SW 1/4 - 22

### MOORESVILLE PLAN COMMISSION CERTIFICATION

UNDER AUTHORITY PROVIDED BY IC-24-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND BY AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWNSHIP OF MOORESVILLE, INDIANA, THIS PLAN AND DEDICATION WAS GIVEN APPROVAL BY THE TOWN OF MOORESVILLE AT A MEETING HELD ON THE

11<sup>th</sup> DAY OF November, 2010

MOORESVILLE PLAN COMMISSION APPROVAL BY:

PRESIDENT	SECRETARY
PREPARED	PREPARED

### LEGAL DESCRIPTION OF BELL MINOR PLAT

Part of the Southwest Quarter of the Northwest Quarter of 28, Township 14 North, Range 2 East, Morgan County, Indiana, described as follows:  
 Commencing at an iron pipe which marks the southwest corner of the above captioned quarter-quarter; thence North 88 degrees 16 minutes 54 seconds East (assumed bearing of the south line of the Southwest Quarter of the Northwest Quarter), with said south line and in the county road, 864.30 feet to an iron survey nail with washer engraved "Holloway Eng. - Firm 48", and the POINT OF BEGINNING of the subsection herein described; thence North 90 degrees 00 minutes 40 seconds West, parallel with the west line of the quarter-quarter, 1232.00 feet to an iron pin with cap engraved "Holloway Eng. - Firm 48", on the north line of the quarter-quarter (for reference, a 12-inch iron pipe was found South 40 degrees 20 minutes East, 2.28 feet); thence North 88 degrees 21 minutes 14 seconds East, with the north line of the quarter-quarter, 1232.00 feet to an iron pin with cap engraved "Holloway Eng. - Firm 48"; thence South 90 degrees 00 minutes 40 seconds East, 1331.70 feet to an iron survey nail with washer engraved "Holloway Eng. - Firm 48" on the south line of the quarter-quarter, and in the county road; thence South 88 degrees 18 minutes 14 seconds West, with said south line and in the county road, 238.00 feet to the Point of Beginning and containing 15.067 acres, more or less, including that part of the lands hereby dedicated to the public for roadway purposes.

### FLOOD HAZARD CERTIFICATION

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY FROM THE EXPERIENCED FLOOD DRAINAGE DATA MAP.  
 ONLY THAT PART OF LOT 5 (THE NORTHEASTERNLY PART AN EXISTING FILLING) IS WITHIN THE AREA OF A 100 YEAR FLOOD ZONE (ZONE "A"), AS SHOWN FROM NATIONAL FLOOD INSURANCE PROGRAM, RATE MAP CONGRUITY TABLE NUMBER 1987-00008, EFFECTIVE JUNE 1, 1993.



SCALE: 1 INCH = 100 FEET  
 BEARING SYSTEM ASSUMES THE SOUTH LINE OF THE SW 1/4, NE 1/4 IS N 88°18'14" E

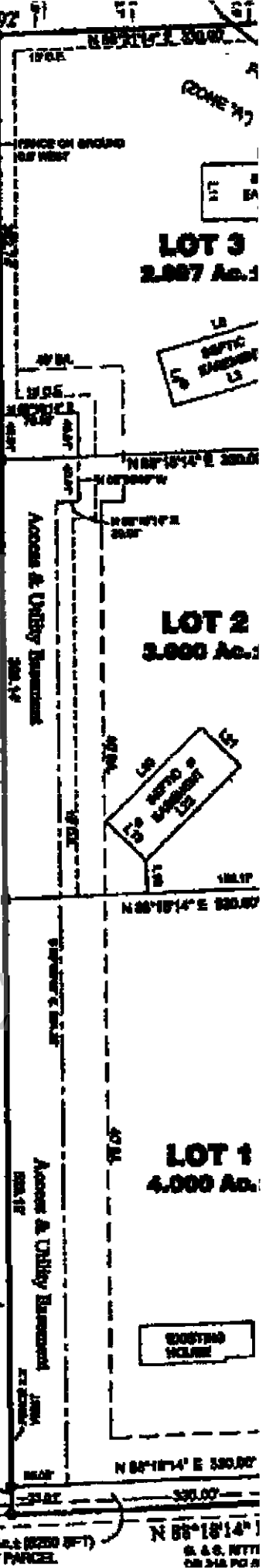


### LEGEND

- |  |  |  |   |
|--|--|--|---|
|  | RECORD SECTION CORNER  |  | STEEL BENCHMARK BORE                    |
|  | "ACCEPTED SECTION CORNER"<br>SEE SURVEYORS REPORT            |  | IRON PIN FOUND                          |
|  | P.K. NAIL WITH "HOLLOWAY"<br>SPR. 7504 (NO. 48) WASHING. SET |  | IRON PIN IN ROAD SET                    |
|  | FENCE LINE   |  | CALCULATED CORNER,<br>NO INSTRUMENT SET |
|  |  |  | RECORD BOREHOLE, IF ANY                 |
|  |  |  | CALCULATED FROM RECORD                  |

"NORTH-SOUTH" = 89°00'00" "EAST-WEST" = 90°00'00"  
 Set these pins on 88° x 90°, except in paved areas, in which case the first pin may be 88° x 90° or P.K. Nail. All monuments are built to 2" below grade in paved and lawn areas and less 4" in 6" above grade in all other areas unless noted otherwise. All monuments marked with cap or washer as "Holloway" (SPR. 7504 - Firm 48).  
 Unless noted to the contrary, all distances shown on this plan are measured. Distances are shown on this plan to be true and correct to the ground. Changes or omissions on this plan are to degrees, minutes and seconds of arc.

1. PIPE FOUND, ACCEPTED  
2nd COR. ME 146



09549 W 2665.00'

1352.57'

CHICAGO TITLE

1000000

N 88°21'14" E 2680.92'

DEDICATION OF BELL MINOR PLAT

COMMISSION CERTIFICATION

EA-34-74 ENACTED BY THE GENERAL AND ALL ACTS AMENDATORY THEREON, RESOLUTION COUNCIL OF TOWNSHIP OF THE BELL PLAT AND DEDICATION WAS GIVEN BY THE AT A MEETING HELD ON THE

1/12/2016

BEFORE APPROVAL BY:

Signature of Secretary: Doreth D. Brown

1 OF BELL MINOR PLAT

East Quarter of 20, Township 14 North, Section 34... contains 34 acres East (assumed being 7/8 of the Northwest Quarter), with said south line in survey run with washer engraved 'Holloway ENG. - FIRM 40'...

CERTIFICATION

LAND DATA BEYOND BOUNDARY IS SUBJECT TO THE REFERENCED FLOOD INSURANCE

EXHAUSTIVELY EXAMINE A FLOOD INSURANCE FLOOD ZONE ZONE 'A', AS SCALED PROGRAM, RATE MAP CONCORDANT THE JUNE 7, 1982.

100 FEET ASSUMES THE SOUTH IS 1/4 IS N 88°18'14" E



ID (Iron Pin Found) legend and notes: IRON PIN FOUND, CALCULATED CORNER, NO MEASUREMENT SET, RECORD DIFFERENCE, IF ANY, CALCULATED FROM RECORD.

204.20'



The undersigned, John W. Bell and Kathi A. Bell, owners of the shown and described herein, do hereby certify that they have subdivided the same into three (3) lots to be known as 'BELL' and do hereby establish the following dedications, covenants to run with the land and to be binding upon all future owners.

- 1. The twenty-five (25) foot wide strip of land along the south lands, shown and designated herein as right-of-way, to be dedicated to the public for roadway purposes.
2. The fifty (50) foot wide strip shown herein and designated as 'Utility Easement' is hereby dedicated for those purposes...
3. The fifteen (15) foot wide strip of land lying upon Lots 2 and 3 herein as '15' D.E.', or shown foot wide drainage easement dedicated for that use...
4. The minimum square footage of living space of dwelling on in this Minor Plat, exclusive of porches, garages, porches, car accessory buildings or basements below ground level, shall not be less than 1200 square feet...
5. The right to enforce these provisions, along with the right by due process of law, any structure or part thereof in violation hereof, or any other violation of said covenants, to the owners of the lots herein created, their heirs and assigns of the adjoining lands, up to two (2) parcels remaining upon which the violation occurs.
6. No additional covenants or restrictions of any nature are to be placed on the lots shown herein. Only those rules, regulations, conditions as required by The Town of Mooreville, Agawam County or other government entities shall apply to the lots of the lots herein created.

This declaratory statement of certification and approval to me is hereby so declared and executed this 2nd day of Feb 2016.

Signatures of John W. Bell and Kathi A. Bell.

Notary Public: Susan L. Bright, Signed Notary Public, Resident of Morgan County, My Commission Expires: 02/28/2016

DAILY ENTERED FOR TAXATION Subject to final acceptance for transfer

JAN 12 2016

Signature of Morgan County Auditor: David Williams

Table with columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L27 with bearings and distances.

1 PIN FOUND, ACCEPTED BE COR. BW 1/4, NE 1/4

Allison Road, N 88°18'14" E 1340.49', G. & S. NITENHOUSE CIVIL ENGINEERS

**DEDICATION OF BELL MINOR PLAT**

The undersigned, John W. Bell and Kathi A. Bell, owners of the real estate shown and described hereon, do hereby certify that they have platted and subdivided the same into three (3) lots to be known as "BELL MINOR PLAT", and do hereby establish the following dedications, covenants and restrictions to run with the land and to be binding upon all future owners, heirs and assigns:

1. The twenty-five (25) foot wide strip of land along the south line of the lands, shown and designated hereon as right-of-way, is hereby dedicated to the public for roadway purposes.
2. The fifty (50) foot wide strip shown hereon and designated as "Access and Utility Easement" is hereby dedicated for those purposes, to the owners of the lots created herein, and shall be maintained as an all-weather roadway, in accordance with sound engineering practices. The cost of maintenance shall be on a share-and-share alike basis among the owners of Lot 2 and Lot 3, provided that a permanent improvement is constructed on the lot. An owner of either lot who has not contributed a permanent improvement on his/her lot shall not be responsible for maintenance fees. The owner of Lot 1 shall be responsible for an equal portion of maintenance fees if improvements located on Lot 1 are accessed by way of the roadway.
3. The fifteen (15) foot wide strip of land lying upon Lots 2 and 3 and designated hereon as "15' D.E.", or fifteen foot wide drainage easement, is hereby dedicated for that use, to the owners of the lots hereby created.
4. The minimum square footage of living space of dwellings constructed on any lot in this Minor Plat, exclusive of porches, garages, patios, carports, terraces, accessory buildings or structures below ground level, shall be 1200 square feet for a one-story dwelling, and shall be 1200 square feet on the ground floor of any dwelling of more than one story.
5. The right to enforce these provisions, along with the right to cause removal, by due process of law, any structure or part thereof situated or maintained in violation hereof, or any other violation of said covenants, is hereby dedicated to the owners of the lots hereby created, their heirs and assigns, and to the owners of the adjoining lands, up to two (2) parcels removed, from the lot upon which the violation occurs.

B. No additional covenants or restrictions of any nature are established for the lots shown hereon. Only those rules, regulations, requirements or conditions as required by The Town of Moreauville, Agencies of Morgan County or other government entities shall apply to the use and enjoyment of the lots hereby created.

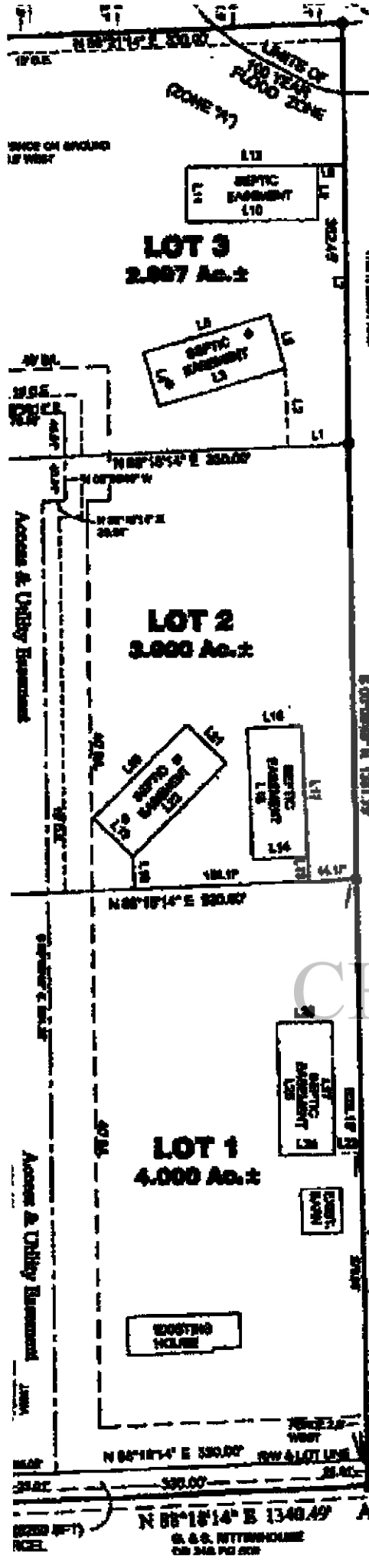
This declaratory statement of certification and approval to run with the land is hereby so declared and attested this 2nd day of November, 2010.

John W. Bell Kathi A. Bell  
 John W. Bell Kathi A. Bell  
 State of Indiana )  
 County of Morgan )

Before me, the undersigned, a Notary Public, personally appeared John W. Bell and Kathi A. Bell and acknowledged the execution of this instrument to be their voluntary act and deed.

Witness my hand and Seal this 2nd day of November, 2010.

Jessie L. Bright Jessie L. Bright  
 Jessie L. Bright Jessie L. Bright  
 Notary Public Notary Public  
 Resident of Morgan County  
 My Commission Expires: 02/28/2016



**DAILY ENTERED FOR TAXATION**  
 Subject to final assessment for liability

**JAN 12 2011**

*David Williams*  
 MORGAN COUNTY AUDITOR

LINE	BEARING	DISTANCE
L1	S 89°15'14" W	66.33
L2	N 04°18'14" W	71.02
L3	S 74°12'20" W	120.00
L4	N 12°18'00" W	60.00
L5	N 74°12'20" E	120.00
L6	S 12°18'00" E	60.00
L7	N 04°18'14" W	253.33
L8	S 89°15'14" W	25.00
L9	N 89°15'14" E	25.00
L10	N 04°18'14" W	120.00
L11	N 04°18'14" E	60.00
L12	N 04°18'14" E	120.00
L13	N 04°18'14" W	22.37
L14	N 04°18'14" W	60.00
L15	N 04°18'14" W	120.00
L16	N 04°18'14" E	60.00
L17	S 01°18'00" E	120.00
L18	N 01°18'00" W	24.39
L19	N 44°32'27" W	60.00
L20	N 44°32'27" E	120.00
L21	S 44°32'27" E	60.00
L22	S 44°32'27" W	20.00
L23	S 01°18'00" W	24.39
L24	S 01°18'00" E	60.00
L25	N 04°18'14" W	120.00
L26	N 04°18'14" E	60.00
L27	S 01°18'00" E	120.00

- 1) THIS MINOR PLAT WILL BE HYDRAULIC FLAK OP TH
- 2) MONUMENTS HAVE BEEN
- 3) THE SYMBOL "BL" WITH "WILLING LINE"
- 4) THE SYMBOL "AL" WITH "CHALLENGE EASEMENT"
- 5) THE SYMBOL "A.R.D.E." IS "ACCESS, DRAINAGE AND
- 6) [XXXX] = ADDRESS ELC
- 7) ADDRED DESCRIPTION 0 361 PAGE 210, IN THE MAG

I, John J. Larrison, do certify, to the best of my knowledge and belief, that the above and foregoing is a true and correct copy of the original plat of the lands herein described, as the same were first filed in the office of the County Clerk of Morgan County, Indiana, on the 2nd day of November, 2010.

*John J. Larrison*  
 John J. Larrison  
 Indiana Registered Surveyor No. 2006230  
 Dated: August 6, 2010

**LAND**

I, John J. Larrison, do certify, to the best of my knowledge and belief, that the above and foregoing is a true and correct copy of the original plat of the lands herein described, as the same were first filed in the office of the County Clerk of Morgan County, Indiana, on the 2nd day of November, 2010.

*John J. Larrison*  
 John J. Larrison  
 Indiana Registered Surveyor No. 15200  
 Dated: August 6, 2010

Owner of record of a These are improvements

1. PIN FOUND, ACCEPTED BE COR. BW 1/4, NE 1/4

N 88°18'14" E 1348.49'

ALLISON ROAD

100' to Western Road

100' to Western Road

100' to Western Road



right to cause removal, effected or maintained in suit, is hereby dedicated and assigned, and to be removed, from the lot

are established for lots, requirements of Agencies of Morgan a use and enjoyment

to run with the land

*A Bell*

appeared execution  
*here*, 2010.  
*Bright*

BNO	DISTANCE
11°14' W	88.37
41°14' W	71.02
71°14' W	120.00
20°14' W	80.00
21°14' E	120.00
28°14' E	80.00
68°14' W	282.50
80°14' W	28.00
80°14' E	80.00
71°14' W	120.00
20°14' E	80.00
21°14' E	120.00
41°14' W	88.37
71°14' W	80.00
71°14' W	120.00
20°14' E	80.00
21°14' E	120.00
41°14' W	88.37
71°14' W	80.00
71°14' W	120.00
20°14' E	80.00
21°14' E	120.00
41°14' W	88.37
71°14' W	80.00
71°14' W	120.00
20°14' E	80.00
21°14' E	120.00

right of survey...  
 1. Measurements were found making the corners of the land...  
 2. Copies of the deed were submitted...  
 3. Plans were found along part of the east...  
 4. There are eight discrepancies...  
 5. There is one gap of up to 11 1/2 feet...  
 6. There is one gap of up to 11 1/2 feet...  
 7. Classification and other...  
 8. Due to inherent...  
 9. Due to...  
 10. Due to...  
 11. Classification and other...

**MINOR FLAT NOTES**

- 1) THIS MINOR FLAT WILL NOT APPRECIABLY INCREASE THE HYDROLOGIC HEAD OF THE WATERBODIES IN WHICH THE PROPERTY IS LOCATED.
- 2) MEASUREMENTS HAVE BEEN FOUND OR SET AS SHOWN HEREON.
- 3) THE SYMBOL "BL." WHERE SHOWN HEREON IS AN ABBREVIATION FOR "BUILDING LOT".
- 4) THE SYMBOL "CL." WHERE SHOWN HEREON IS AN ABBREVIATION FOR "DRAINAGE EASEMENT".
- 5) THE SYMBOL "A.E. DR. & U.L." WHERE SHOWN HEREON IS AN ABBREVIATION FOR "ACCESS, DRAINAGE AND UTILITY EASEMENT."
- 6) [XXXX] = ADDRESS BLOCK.
- 7) ACCORD DESCRIPTION OF THE PARENT PARCEL IS RECORDED IN RECORD RECORD 160 PAGE 776, IN THE NAMES OF JOHN W. BELL AND KATHA A. BELL.

I certify, under the penalties for perjury, that I have taken reasonable care to reduce each credit acreage number in this document, unless specified by law.

*John J. Larrison*  
 John J. Larrison, P.L.S.  
 Indiana Registered  
 Surveyor No. 2008230  
 Dated: August 6, 2010

MORGAN COUNTY RECORDER  
 PAMELA KIVETT  
 CSO Date 01/13/2011 Time 09:51:03  
 RECORDING: 00.00  
 F 201100459 Page 1 of 1

**LAND SURVEY CERTIFICATION**

I, John J. Larrison, an Indiana Registered Land Surveyor, hereby certify that, to the best of my information, knowledge and belief, this plat represents a true and correct plat, to be known as BELL, MINOR FLAT, and that the survey of the lands was performed under my direct supervision, in accordance with Title 165, Art. 1, Ch. 12, of the Indiana Administrative Code. The field work for said survey was completed on August 2, 2010.

*John J. Larrison*  
 John J. Larrison  
 Indiana Registered  
 Surveyor No. 1820000230  
 Dated: August 6, 2010

Owner of record of entire subject parcel on date of survey: John W. Bell & Katha A. Bell  
 There are improvements on Lot 1 only.

CERTIFICATE'S

*John J. Larrison*

FILE NO. 110154

DATED AUGUST 6, 2010

DRAWN BY J.L.L.

CHECKED

REVIEWED

REVIEWED

DATED: AUGUST 6, 2010

RECORD NUMBER

**BELL MINOR FLAT**

RIGHT OF CLIENT NAME

**JOHN BELL**

SHEET NUMBER

of

