



PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AND MARKING THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (PREVIOUS DEED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 1160.17 FEET TO A PK NAIL SET AND MARKING THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 728.75 FEET TO A PK NAIL SET; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 1198.92 FEET; THENCE SOUTH 37 DEGREES 01 MINUTES 05 SECONDS WEST 211.41 FEET; THENCE SOUTH 10 DEGREES 36 MINUTES 54 SECONDS WEST 57.72 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 39 SECONDS WEST 131.09 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 51 SECONDS WEST 43.60 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 419.00 FEET; THENCE SOUTH 18 DEGREES 00 MINUTES 00 SECONDS WEST 220.41 FEET; THENCE SOUTH 57 DEGREES 04 MINUTES 52 SECONDS EAST 240.51 FEET; THENCE SOUTH 73 DEGREES 34 MINUTES 57 SECONDS EAST 87.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 199.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 10 SECONDS WEST 120.00 FEET; THENCE SOUTH 42 DEGREES 44 MINUTES 01 SECONDS WEST 67.94 FEET; THENCE SOUTH 00 DEGREE 07 MINUTES 10 SECONDS WEST 120.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 523.77 FEET TO A CAPPED RE-BAR SET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE SAID WEST LINE OF SAID QUARTER SECTION 198.55 FEET TO A CAPPED RE-BAR SET; THENCE NORTH 87 DEGREES 10 MINUTES 32 SECONDS WEST 363.60 FEET (MEASURED) 363.62 FEET (DEED) TO THE POINT OF BEGINNING, CONTAINING 16.026 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS FORTY-SIX (46) LOTS NUMBERED ONE (1) THROUGH EIGHT (8) (INCLUSIVE), LOTS NUMBERED FIFTY-THREE (53) THROUGH SEVENTY-EIGHT (78) (INCLUSIVE), AND LOTS NUMBERED NINETY-NINE (99) THROUGH ONE HUNDRED AND TEN (110) (INCLUSIVE) TOGETHER WITH RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION IS ACCURATELY SHOWN AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CERTIFIED THIS 27<sup>th</sup> DAY OF MARCH, 1995.

  
ROBERT E. ETTER  
REGISTERED LAND SURVEYOR NO. 50219  
STATE OF INDIANA



WE, THE UNDERSIGNED, KING CUSTOM HOMES, INC. (BEING OWNER ONLY OF THE PROPOSED LOT NO. 109 IN BRADFORD PLACE, SECTION ONE) AND BRADFORD PLACE DEVELOPMENT, CORP. OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BRADFORD PLACE", WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL RIGHTS-OF-WAY, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED TO THE PUBLIC.

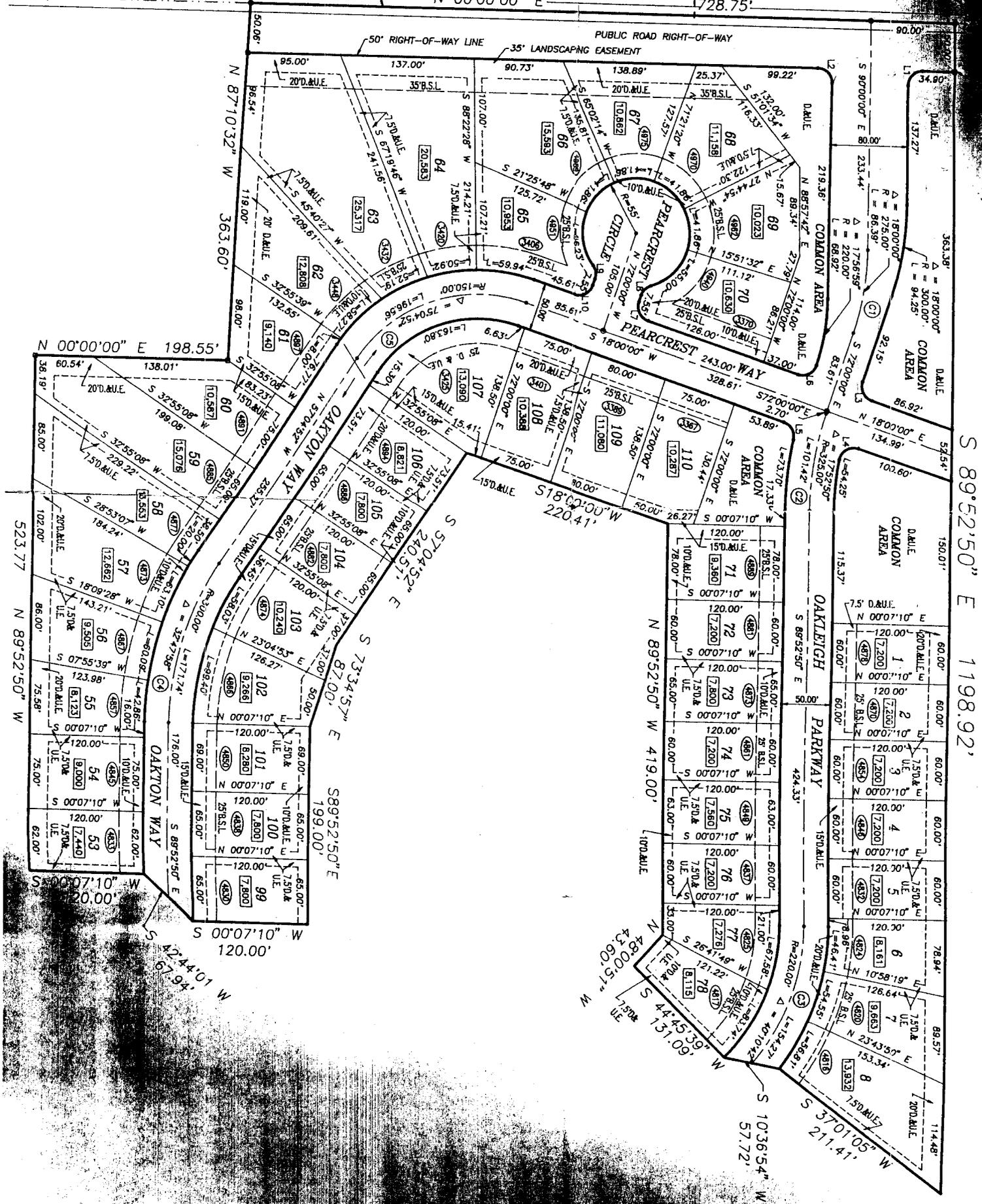
FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" (D. & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, DUCTS, LINES, WIRES, DRAINAGE AND SANITARY SEWER FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOTS, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY IS RESPONSIBLE.

THE AREA SHOWN ON THIS PLAT AND MARKED COMMON AREA ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, DUCTS, LINES, WIRES, DRAINAGE AND SANITARY SEWER FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES.

0'00" E 1160.17'

(MORGANTOWN ROAD)  
COUNTY ROAD 500 WEST

# 9500 5731)  
APRIL 17, 1915



S 89°52'50" E 1198.92'

**LEGEND**

- BSL — BUILDING SETBACK
- D & E — DRAINAGE & UTILITY
- [E.400] — LOT SQUARE FOOT
- 4"x4"x4" — 5/8" REBAR
- — MONUMENT MARK
- 14 — LOT NUMBER
- STREET ADDRESS

STATE ENGINEER  
REGISTERED WITH JOHNSON  
(SUPERVISOR)

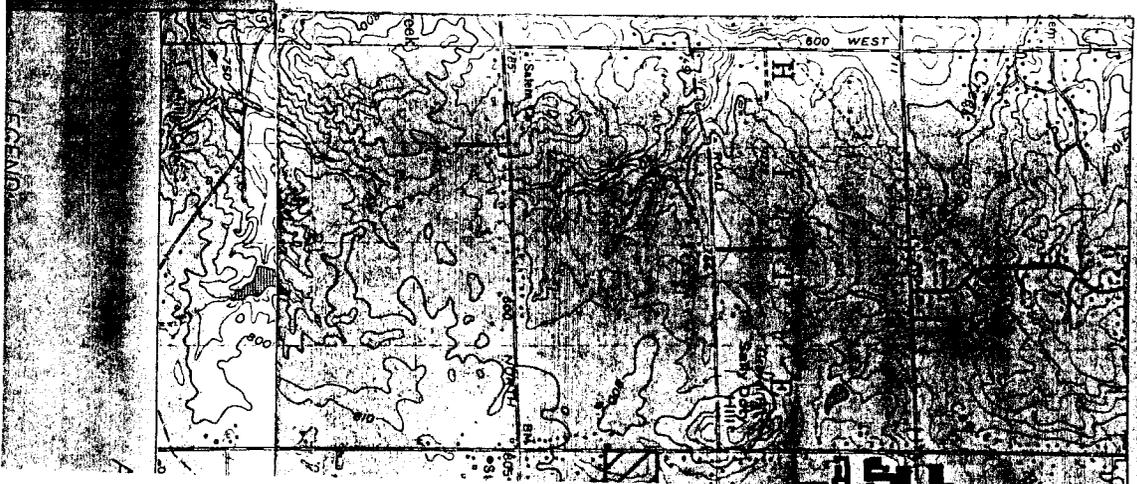
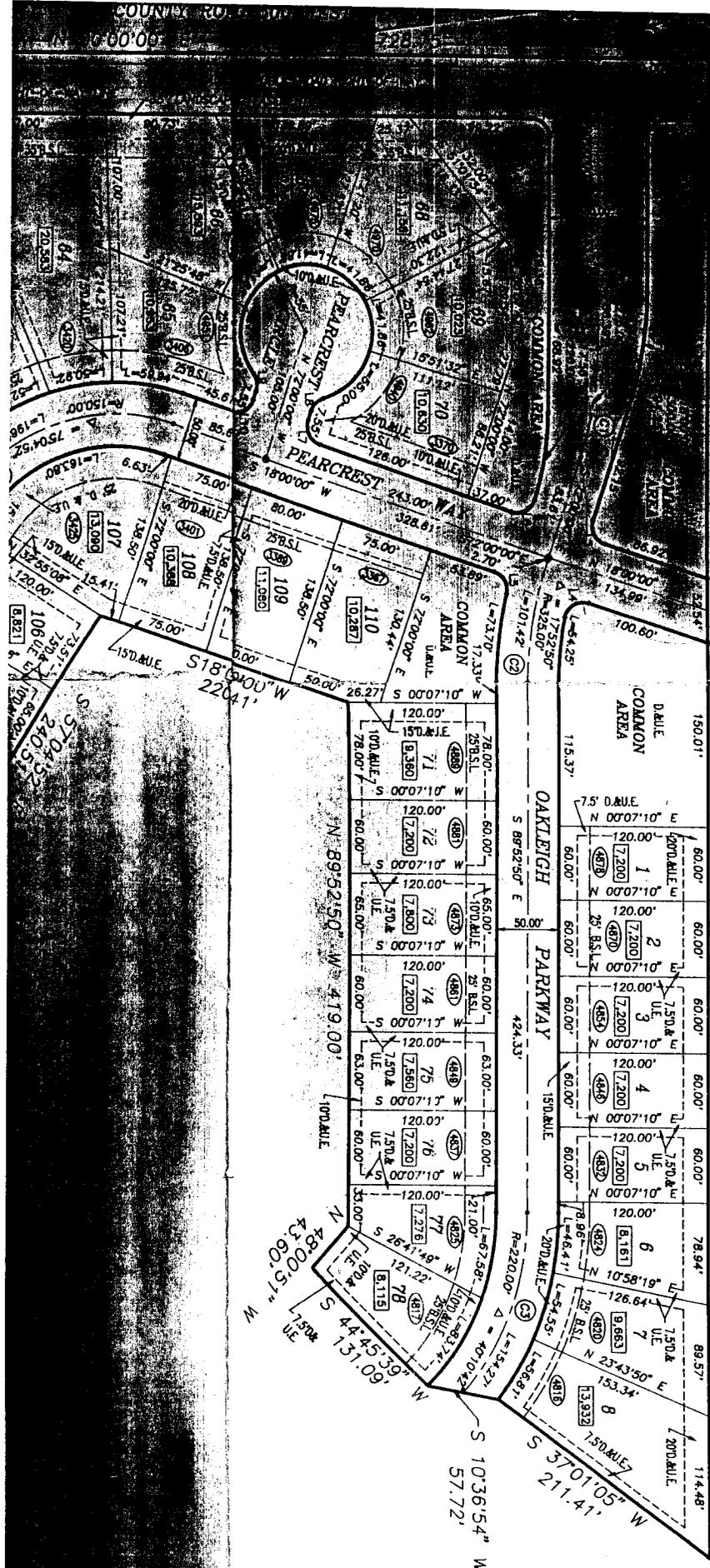


# BRAADFORD PLACE

## FIRST SECTION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

89°52'50" E 1198.92'



95-30