Z0-0-<-D@C0 ZO-HOMU ND00€

This subdivision shall be known and designated as Celestiat Woods, Section 1, an addition to the fown of Prince's Lakes, Johnson County, State of Indiana, Its strests and alleys shown and not heretainre dedicated are hereby dedicated to the public. We, the undersigned Hippocompus Development LLC, owner of the real setate shown and described hersin, do hereby lay off, plat and subdivide soil real setate in occordance with the herein plat. Subject to all legal rights—of-way, easements and restrictions of record DEDICATION CERTIFICATE

Section 22. In the Southeast corner of the Southeast Aucrier of sold Section 22. In this Southeast Corner of sold Section 23. Seconds West on ond clong the youth look 88 dayses 14 minutes 22 seconds West on of 465.85 feet; thereis North 00 dayses 40 minute 38 minutes 01 distance of 1172.50 feet; throng North 100 dayses 14 minutes 13 seconds East of distances 472.56 feet to a point on the Eart Line of sold Section 170.25 feet to a point on the Eart Line of Section 180 dayses 180 minutes 38 seconds East of distances 472.56 feet; thereis North 100 dayses 12 minutes 40 seconds East of distances 472.56 feet to a point on the Eart Line of the Control of the Contro

Frant and side yard building setback lines are hereby established as shown on this plat, between which lines and the properly lines of the street there shall be erected or maintained no building or structure.

MINIMUM SET-BACK REQUIREMENTS:

FRONT YARD: As shown on the Plat

EASEMENTS: MINIMUM REAR YARD: 25 feet MINIMUM SIDE YARD: 6 feet with a total aggregate of 12 feet

The "DRANAGE EASEAST" or hearby created and reserved: (1) for secase to, and for the immidiation, repole and standardistic fill as excess to, and for the immidiation, repole and standardistic fill system, either by surface administic or appropriate underground instellations, for the Red Extels and adjoining property and (2) for the coll amera for occase to report, marked professor of such disciplinations as partiants, provided, however, that the names of any lot in this subdistion subject to a DRANAGE EASEAST on his lot free from destructions so that the surface sector devisions are surfaced as the control of such devisions and the surface sector devisions as the surface active devisions as th There are strips of ground on this plot marked "DRAINAGE EASEMENTS" and "UTILITY EASEMENTS", either separately or in combinations:

The foregoing comments are to not with the land and shall be binding on all parties and all previous contings under them for a period of tearly fine (25) years from the point has accounted are seconded affects which there are decided expended and the automatical particular of ten (10) years where by validary statefact for their owners of the building sites accepted by these contemptity of the their owners of the building sites accepted by these contemptity of the ordered to change such comments in whole or in part.

invalidation of any of the foregoing covenants by judgement or court order shall in no way affect any of the other covenants which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal by cause of the of any structure of part thereof executed or mointained at cost on the several contents of the several contents of the several lots in this subdivision and to their hard ord causers of the several lots in this subdivision and to their risks and causers writtens OUR HANDS AND SEALS this ////FA. day of

July: 1999.

County of Marian SS: Hippocampul Davelopment LLC, St Stephen J. Allekander, Manager

Before me, a notary public in and for the county and state, personally appeared Stephen J. Nessader, Manager of Hippocompus Development LLC, and acknowledged the assection of the foregoing instrument as his voluntary act and deed and affixed his signature thereto.

County of Residence: Printed Name: (2) Moh. (2) Mayora Kingson Jan July Sycomore SEAL CO

My Commission Expires:

In "UTUTY EXSMENTS" are hereby created and reserved for the use of all public utility componies (not including transportation componies), and appeared by creates to another impact, replication and other explanation between the control of the response to the control of the response to the control of the co

A part of the Southwest Quarter of Section 28, and a part of the Southwast Quarter of Section 28, air in Township 11 North, Range 4 East of the Second Principal Medicin, Johnson County, Indiana, more particularly described as follows: EGAL DESCRIPTION FOR CELESTIAL WOODS SUBDIVISION, SECTION 1

The delination of the Easements on this plot shall not be deemed a limited on the rights of any early, for whose use of any such seament on the rights of any early, for whose use of the subject to such seament to moreous our seament, to go on any for subject to such seament to moreous orders and the protect of the prote

John L Mayor, Jr.
Registered Lond Surveyor No. 900001

I, John J. Meyer, Jr., hereby cartify that I am a registered professional and surreyor of the State of Indiano; that this plat correctly appresents a surery completed by me on Dictobar 14, 1988, that all the moviments shown thereon actually east or will sett, and that their location, size, type and material are accurately solver; and that the computed error of closure of the boundour survey is not more than one (1) foot in the housemand (10,000) feet; and that this plot compiles with the Subdivision Ordinance.

LAND SURVEYOR'S CERTIFICATE

Site distances of intersections: No ferce, well hedge, free or shrub planting which notestuciat sight lines of electricity and six (8) feet and six (8) feet come the girteet lead end by between two (2) feet and six (8) feet come the property of the street of the stree

day of

Town of Prince's Lakes, Johnson County, Indiana, on the This plat is hereby given approval by the PLAN COMMISSION of the

Ä

PLAN COMMISSION APPROVAL STATEMENT

WEREDITH OSBORNE - Prosident

DEBORAH A. SHUTTA, Johnson County A. ENTERED FOR TAXATION this 18 day of

COPY RECEIVED by the Johnson County ASSESSOR

Marla A. Shall 19990 8649 RECEIVED FOR RECORD this 18th day of

in Plat Book in Thurs Johnson County Reporder

SHEET 2 OF 2

THIS INSTRUMENT PREPARED BY:
JOHN J. MEYER, JR. ਨ 유

ENGINEERING SURVEYING, I

NC. 70 EAST MAIN STREET GREENWOOD, IN 46143 PH: (317) 881-1337

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1999. or 12:39 P.M. Pages 207 AVB

and Recorded

June

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