

A part of the Southeast Quarter of Section 29, and a part of the Northeast Quarter of Section 32, all in Township 11 North, Range 4 East of the Second Principal Meritian, Johnson County, Indiana, more particularly described as follows: LEGAL DESCRIPTION FOR CELESTIAL WOODS SUBDIVISION, SECTION 2

Commercing at a "Stone" found in place, marking the Southreast agree of the Southreast Quarter of said Seption 29; thence South 89 does not not not seen to said seed to see the south 69 does become the seed of seed to see the south 69 does not not not not seed to see the see that see the seed to see the see that see the seed to see the see that see that see the see that see t

Subject to all legal rights—of—way, easements and restrictions of record.

## DEDICATION CERTIFICATE

We, the undersigned Hippocompus Development LLC, owner of the real sette shown and described herein, do hereby lay off, plat and subdivide said real estate in occordance with the herein plat.

This subdivision shall be known and designated as Celestial Wgods, Section 2, an addition to the Town of Prince's Lakes, Johnson County, State of Indiana, Ma Streets and alleys shown and not heretofore dedicated are hereby dedicated to the public.

MINIMUM SET-BACK REQUIREMENTS:

MINIMUM REAR YARD: 25 feet MINIMUM SIDE YARD: 8 feet with a total aggregate of 12 feet FRONT YARD: Am shown on the Plot

There are strips of ground on this plat marked "DRAINAGE EASEMENTS" and "UTILITY EASEMENTS", either separately or in combinations: EASEMENTS:

The "Deschalar EXEMENTS" or hereby created and searched. (1) for the use of the deschaper suring the development of the subdishor or access to, and for the installation, repair and removal of a drainings system, atther by surface deshapes or appropriets underground installations, for the Red Extense and oplining property and (2) for the Lot Owner's for cases to repair, maintain and splace of such desirance, systems, provided, however, that the owner of any lot in this subdishon subject to a Dishukace EXSELENT in the lot for experience to keep the portion of soid Deshakace EXSELENT in the lot for experience to the portion to surface seater deshape will be unimposeds.

The "UTILITY EASEMENTS" are hereby created and reserved for the use of all public utility componies (not including transportation companies), and governmental agencies for cocess to heatid, hespect, repolar, replace and monitors makes, below, ducts, lines, wires, cables, sanitary sewers and monitors of deciding as subject at all times to the proper authorities and to the essensed hereign reserved, no permanent structure or other sanitary of the proper contracts and to the essensed reserved in the permanent affords the contract of the proper or other sanitary of the in essense of monitorial publication of the contract of the permanent rights.

The defination of the Coormets on this plot soil not be deemed inhibition on the rights of any settly, for whose use of any such sesement is created and reserved, to go on any lot subject to such essement temporably to the settle reasonably necessary for the secreties of the rights growthed to it by this proragion). No parmounts the secreties of the rights growthed to it by this proragion), No parmounts the owners or cities it is the subdict of monthly tipes and nod this to the lotte owners or cities the subdiction sufficient outside the created or created or created or the DRAINAGE\* and "UNLITY" Consequents, hearth created or reserved.

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.

County of Residence:

rinted Nome:

(10 15 JOCK

My Commission Expires:

i. John J. Neyer, Jr., hereby settify that I om a replatered professional ford surveyor of the Sate of indiance; that this plot correctly represents moruments shown histeno actually setted or set all sets, and that their occasion, sets, type and material are accurately shown; and that the scatter, sets, type and material are accurately shown; and that the (1) local in tea, the content of the boundary servery is not made than one (1) local in tea, thousand (1) and boundary servery is not made than one the provisions of the Subdivision Ordinance. LAND SURVEYOR'S CERTIFICATE

John mayer & John J. Meyer, Jr. Registered Land Surveyor No. 900001 6/3/97 SURVE OF STREET

JANYARHON, Johnson County Recorder in Plat Book June 1999018650 RECEIVED FOR RECORD this

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, Poges

208 ALB

1999 or 12:41 P.M.

and Recorded day of

1872

Site distances of intersections: No ferce, woll, hedge, free or shrub plotting method abstracts upth lines of describing helps and exist (5) feet observe the street level should be absorded permitted or method or or your lot within the triangulor drap formed by the street right-of-way lines and or line connecting points fifteen (15) feet from the intersection of soil exists (inpact or in the case of a rounded property corner, from the intersection of the street (ght-of-way lines extended. The some apid him imitations shall apply to any for which fam (10) feet of the intersection of a street (ght-of-way with the adjacent (thinks) properties of street (ght-of-way) with the adjacent (thinks) the street (ght-of-way) with the adjacent (thinks) properties of street (ght-of-way) with the adjacent (thinks) properties of street (ght-of-way) with the adjacent (thinks) properties of street (ght-of-way) with the st

The foregloing covenants are to run with the ford and shall be binding on all parties and all pertons claiming under them for a period of them for the period of them for the period of the shall be understand the successive period of term (10) perse unless to vote of a majority of the them covered by these of a majority of the operand to change such covered by the coverence. It is operand to change such covered by the coverence.

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 is junction, tagether with the right to cause the removal by due process of the ord or y structure or port thereof exected or mointained in violation hereof, in stealy, dedicated to the public, and reserved to the exercal water of the several late in this subdivision and to their helps and caships.

WITNESS OUR HANDS AND SEALS this //e//h - July

\_\_day of

State of indiana Docadeus Develophent LC Geben J. Alexander, Manager

County of Marion

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

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Notary Public:

SHEET 2 OF

THIS INSTRUMENT PREPARED BY:
JOHN 1 MEYER, JR. S S S

ENGINEERING & SURVEYING, INC.

70 EAST MAIN STREET GREENWOOD, IN 46143 PH: (317) B81-1337

This plot is hereby given approval by the PLAN COMMISSION of the PLAN COMMISSION APPROVAL STATEMENT

Town of Prince's Lakes, Johnson County, Indiana, on the

day of

MEREDITH OSBORNE - President

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

Marla A. HASH COPY RECEIVED by the Johnson County ASSESSOR

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