



COUNTY OF JOHNSON,

I, ROBERT E. ETTER, HEREBY CERTIFY THAT THE PROPER REPRESENTS SAID SURVEY

ALL CORNERS ARE AS SHOWN THEREOF.

*Robert E. Etter*

ROBERT E. ETTER  
REGISTERED LAND SURVEYOR

FINAL PLAT

REVISIONS

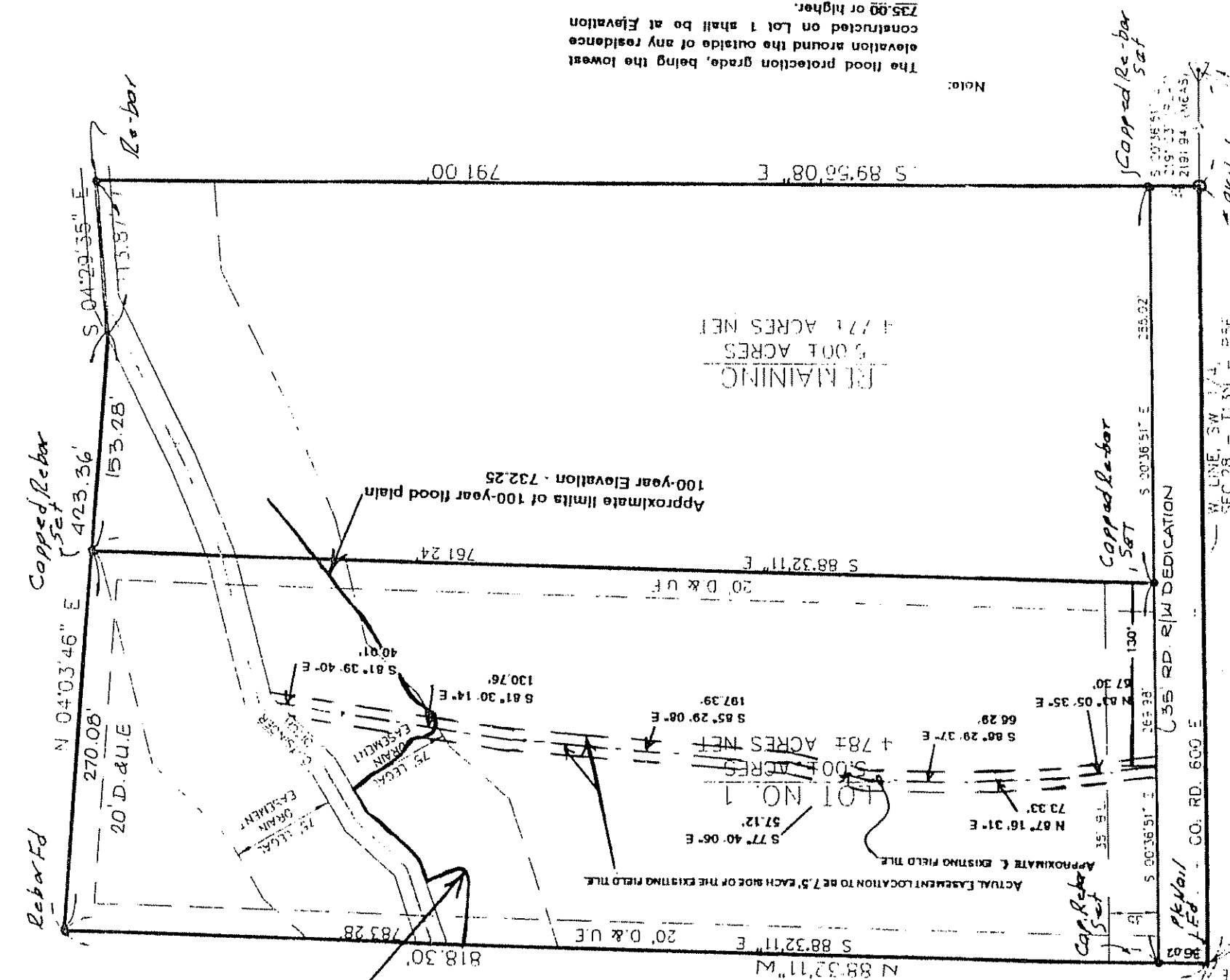
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CLOUD MINOR PLAT SUBDIVISION  
PT. W. 1/2, SW. 1/4,  
SEC. 28 - T13N - R5E  
CLARK TOWNSHIP, JOHNSON COUNTY, IN

TBM: RR SPIKE FOUND TO MARK 1/4 SECTION CORNER, ELEV. 741.43

SW. COR. NW. 1/4 SEC. 28 - T13N - R5E

Approximate limits of 100-year flood plain



REMAINING  
5.00± ACRES  
4.77± ACRES NET

The flood protection grade, being the lowest elevation around the outside of any residence constructed on Lot 1 shall be at Elevation 735.00 or higher.

Note:

LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, CLARK TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS.

COMMENCING AT A RAILROAD SPIKE SET AND MARKING THE NORTHWEST CORNER OF SAID WEST HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 36 MINUTES 51 SECONDS EAST (ASSUMED BEARING) ON AND ALONG THE WEST LINE OF SAID WEST HALF QUARTER SECTION 2.50 FEET TO A P.K. NAIL SET AND MARKING THE PLACE OF BEGINNING THIS DESCRIBED TRACT; THENCE CONTINUING SOUTH 00 DEGREES 36 MINUTES 51 SECONDS EAST ON AND ALONG SAID WEST LINE 555.86 FEET TO A RAILROAD SPIKE SET; THENCE SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST AND APPROXIMATELY WITH AN EXISTING WIRE FENCE 791.00 FEET TO AN IRON PIN SET IN THE CUTSINGER DITCH; THENCE NORTH 04 DEGREES 29 MINUTES 35 SECONDS WEST AND WITH SAID DITCH 113.87 FEET TO AN IRON PIN SET; THENCE NORTH 04 DEGREES 03 MINUTES 46 SECONDS EAST 423.36 FEET TO AN IRON PIN SET; THENCE NORTH 88 DEGREES 32 MINUTES 11 SECONDS WEST 818.30 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS.

D-120

WE, THE UNDERSIGNED, GENERAL RALPH CLOUD, TRUSTEE OF THE REVOCABLE TRUST OF G. RALPH CLOUD AND CAROL A. CLOUD, TRUSTEE OF THE REVOCABLE TRUST OF CAROL A. CLOUD, OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY DEDICATE TO THE PUBLIC ALL THAT PORTION OF A RIGHT-OF-WAY NOT HERE-TO-FORE DEDICATED LYING 35 FEET ON THE EAST SIDE OF THE PROPERTY LINE SHOWN IN COUNTY ROAD 600 EAST AS INDICATED ON THIS PLAT.

WE, THE UNDERSIGNED, TRUSTEES OF THE GENERAL RALPH CLOUD REVOCABLE TRUST AND TRUSTEES OF THE REVOCABLE TRUST OF CAROL A. CLOUD OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE ON THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "CLOUD MINOR PLAT SUBDIVISION"

FRONT AND SIDE 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.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT 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 THE LOT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY IS RESPONSIBLE.

ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND THE OWNER IN THIS SUBDIVISION AND HIS SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

DRAINAGE DITCHES ALONG ALL ROADS AND STREETS SHALL BE PRESERVED AND KEPT UNOBSTRUCTED SO LONG AS ROADWAY IS NOT CURBED; EACH DRIVEWAY OVER A DRAINAGE DITCH SHALL BE PROVIDED WITH A DRAINAGE STRUCTURE WITH SIZE, MATERIALS, LENGTH, LOCATION AND GRADE APPROVED BY THE JOHNSON COUNTY HIGHWAY DEPARTMENT

*General Ralph Cloud Carol Ann Cloud*

GENERAL RALPH CLOUD  
R.R. 2 BOX 96-C  
FRANKLIN, INDIANA 46131

CAROL ANN CLOUD  
R.R. 2 BOX 96-C  
FRANKLIN, INDIANA 46131

STATE OF INDIANA )  
COUNTY OF JOHNSON ) 755

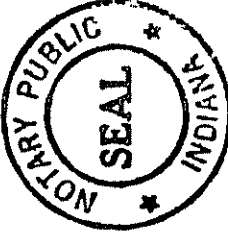
*Judy N. Cloud*

I, Judy N. Cloud, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT GENERAL RALPH & CAROL ANN CLOUD PERSONALLY KNOWN TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AT THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 16<sup>th</sup> DAY

OF January 1998 A.D.

MY COMMISSION EXPIRES: August 15, 2000



*Judy N. Cloud*

NOTARY PUBLIC  
PRINTED NAME Judy N. Cloud  
RESIDENT OF THE COUNTY OF Johnson

GENERAL NOTE TO ALL INTERESTED PARTIES:

APPROVAL OF THIS PLAT DOES NOT IN ANY WAY RELIEVE THE OWNER OR SUCCESSOR IN TITLE OF ANY PREVIOUS EXISTING LEGAL EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OR OTHER OUTSTANDING INTEREST AFFECTING SAID PROPERTY, NOR DOES ITS APPROVAL GUARANTEE THE OWNER OR SUCCESSORS IN TITLE ANY CONSTRUCTION PERMITS.

APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF A SEPTIC SYSTEM INSTALLATION PERMIT. SPECIFIC BUILDING SITES WILL BE EVALUATED ON AN INDIVIDUAL BASIS PRIOR TO PERMIT ISSUANCE.

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.

*Jeffrey A. Colvin*  
JEFFREY A. COLVIN  
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD ON  
November 12 1997

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

*Ronald Eastburn*  
RONALD EASTBURN, CHAIRMAN  
SICK CHASE

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS

4<sup>th</sup> DAY OF MAY 1998

*Alfred T. Chappell MD*

ALFRED T. CHAPPELL, CLERK

ALL CITY PLANS MUST BE APPROVED BY THE BOARD OF HEALTH. ANY PLANS NOT SO APPROVED SHALL BE DEEMED TO BE VOID. THE BOARD OF HEALTH DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE BOARD OF HEALTH DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF A SEPTIC SYSTEM INSTALLATION PERMIT. SPECIFIC BUILDING SITES WILL BE EVALUATED ON AN INDIVIDUAL BASIS PRIOR TO PERMIT ISSUANCE.

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.

Jeffrey A. Holm  
JEFFREY A. HOLM  
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD ON  
November 10 1997.

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE  
SUBDIVISION CONTROL ORDINANCE.

Rick Chase  
RICK CHASE

RONALD EASTBURN, CHAIRMAN

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, INDIANA,  
THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS

4<sup>TH</sup> DAY OF MAY 1998

Alfred T. Chappell MD  
ALFRED T. CHAPPELL, M.D.

Joseph E. DeHart  
JOSEPH E. DEHART

William F. Walker  
WILLIAM F. WALKER

THIS SUBDIVISION LIES WITHIN \_\_\_\_\_ WATERSHED.

THIS PLAT WAS REVIEWED BY THE JOHNSON COUNTY HEALTH DEPARTMENT THIS

4 DAY OF May 1998.

John Bonsett  
JOHN BONSETT

COPY RECEIVED BY THE COUNTY ASSESSOR:

Marla A. Hask  
MARLA A. HASK  
COUNTY ASSESSOR

ENTERED FOR TAXATION THIS 6<sup>th</sup> DAY OF May 1998

Deborah A. Shultz  
DEBORAH A. SHULTZ, AUDITOR  
JOHNSON COUNTY, INDIANA  
NO. 98012772

RECEIVED FOR RECORD THIS 6<sup>th</sup> DAY OF May  
1998, AT 1:12 PM AND RECORDED IN PLAT BOOK D PAGE 120

Robert E. Etter  
ROBERT E. ETTER  
JOHNSON COUNTY, INDIANA  
STATE OF INDIANA  
COUNTY OF JOHNSON

I, ROBERT E. ETTER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND DO HEREBY FURTHER CERTIFY THAT THE PROPERTY ABOVE DESCRIBED WAS SURVEYED UNDER MY DIRECTION AND THAT IT WAS DIVIDED AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

ALL CORNERS ARE AS SHOWN THEREON. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Robert E. Etter  
ROBERT E. ETTER  
REGISTERED LAND SURVEYOR NO. 50319

|                 |           |      |                   |
|-----------------|-----------|------|-------------------|
| SION<br>NTY, IN | REVISIONS | SEAL | SCALE<br>1" = 100 |
|                 |           |      | DRAWN<br>T.A.T.   |
|                 |           |      | DESIGNED BY       |
|                 |           |      | CHECKED<br>R.E.E. |
|                 |           |      |                   |

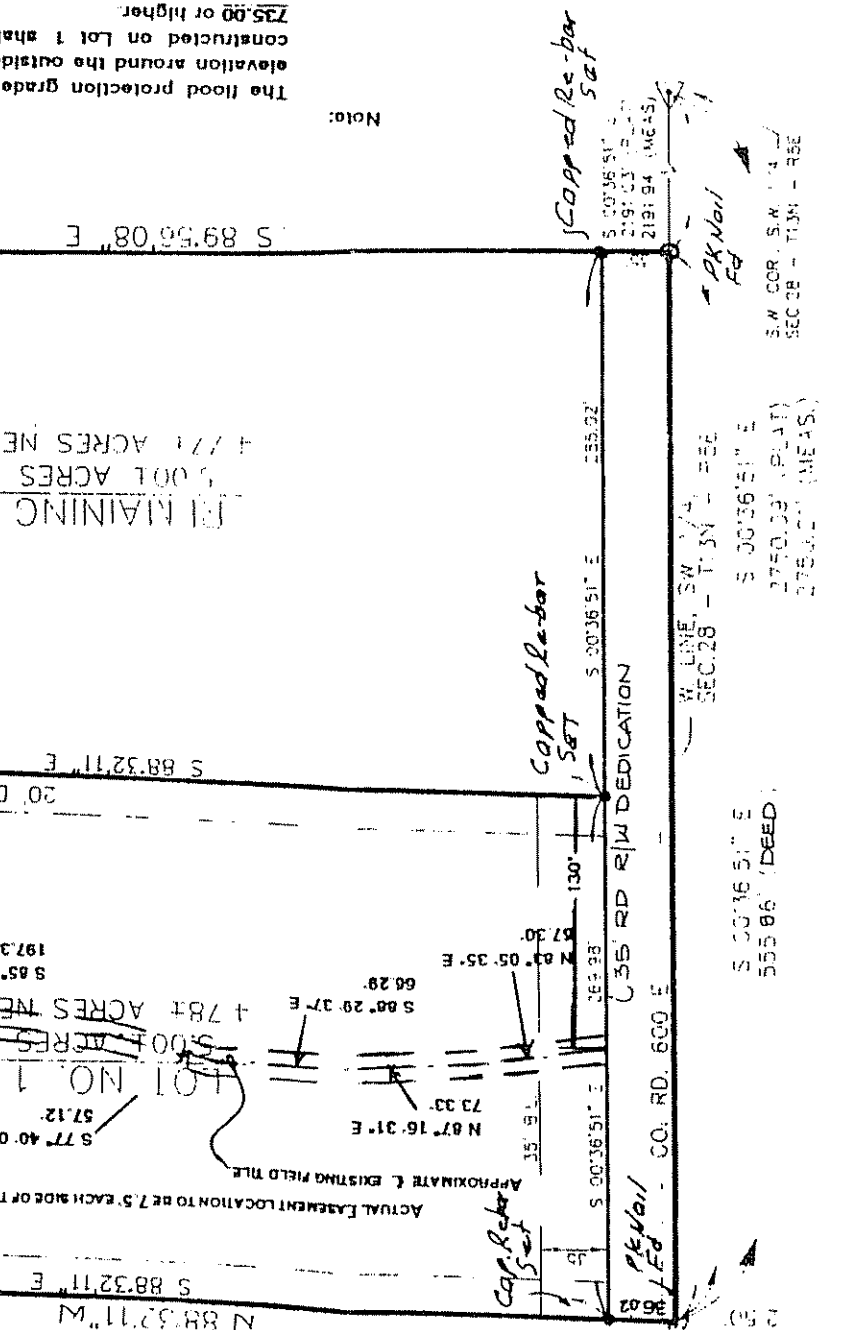
TBM: RR SPIKE FOUND TO MARK 1/4 CORNER, ELEV. 741.43

SW COR. NW 1/4 SEC 28 - T13N - R5E  
S 00°36'51" E 250.00'  
N 88°32'11" W 57.12'

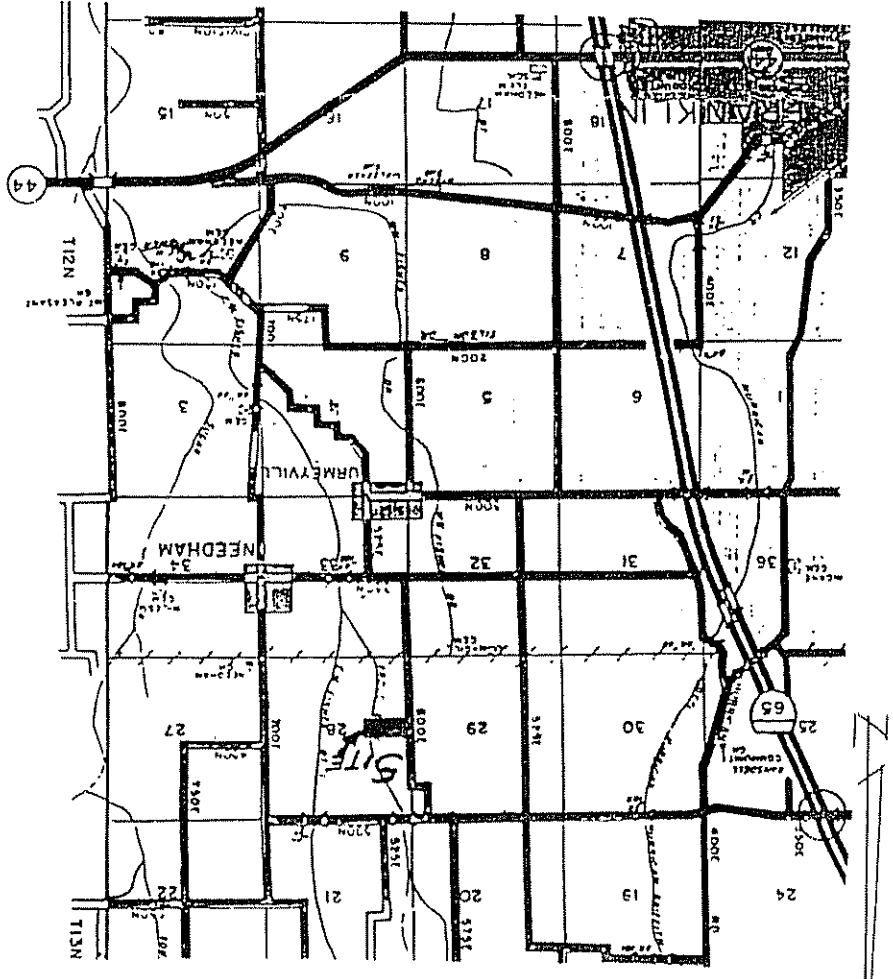
LOT NO. 1  
S 00°16'51" E 57.12' ACRES NE  
S 00°29'37" E 68.29' ACRES NE  
S 00°05'35" E 68.29' ACRES NE  
S 77°40'0" E 57.12' ACRES NE

20' D  
S 88°32'11" E  
S 89°56'08" E

Note:  
The flood protection grade, elevation around the outside constructed on Lot 1 shall be 735.00 or higher.



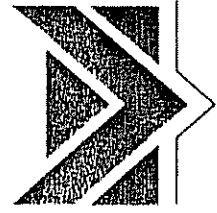
SCALE: 1" = 100'



DWG NO: 2025

DATE:

SHT: 1 OF 1



MAJOR ENGINEERING & LAND SURVEYING, INC.

ENGINEERING ■ SURVEYING ■ LAND PLANNING

435 East Main Street, Suite G, Greenwood, Indiana 46143

FINAL

CLOUD MINOR PI  
PT W. 1/2  
SEC. 28 - T  
CLARK TOWNSHIP, J