

PART OF THE
MARION TOWNSHIP

DEDICATION

The undersigned Charles E. Becker and Bethel E. Becker (hereinafter Developed), being the owners of the herein described real estate, do hereby subdivide and layed the same in accordance with the within plat and declaration. This subdivision shall be known as "Crystal Lakes Estates", an addition to Hendricks County, Indiana. All dedications and rights of way shown herein and not heretofore dedicated, are hereby dedicated to the public for its use as such.

There are strips of land, the widths as shown on the plat, and labeled as Utility Easements and Drainage Easement, either separately or in combination, which are reserved for use by the Developer, Public Utility Companies (not including transportation companies) and Governmental Agencies for the installation, operation and maintenance of improvements and facilities as follows:

(1.) Utility Easements (U.E.) are reserved for use by the Developer, public utility companies and governmental agencies for the installation, operation and maintenance of poles, lines, wires, ducts, transformers, river pedestals, gas mains, water mains, and appurtenances.

(2) Drainage Easements (D.E.) are reserved for use by the Developer and governmental agencies, for the installation, operation and maintenance of storm water drainage pipes and structures, subsurface drainage tiles, levees, ponds, drainage retention and/or detention areas, and surface drainage courses.

(3) Recurited Disclosure Requirements - See Change Statement for details.

(4) Secondary Septic Field Easements are hereby expressly reserved for the placement of a sewage disposal field. Use shall be limited to those consistent with the proper operation of a septic system. No uses that result in soil compaction, such as but not limited to, permanent structures, driveways, driveways or tracks, paved or unpaved, shall be permitted. Temporary structures may be placed within the easement area only upon written permission of the Hendricks County Health Department and with the understanding that the temporary structure must be removed prior to the installation of a secondary septic system. The easement area terminates only with the written approval of the Hendricks County Health Department.

There shall be no buildings or other improvements erected or allowed to remain within said assessments except for private driveways, parking areas, fences, and realties expressly permitted above. The owners of lots within the subdivision shall not alter, change, obstruct or knock down the improvements in, or the use of, said assessments.

There are building setback lines as shown on the within plot and between these lines and the Lot, Block, or street right-of-way lines there shall not be erected, nor permitted to remain, any buildings or structures.

No fence, wall, sign, hedge, tree or shrub planting or other similar screen which obscures site lines at an elevation between two (2) and eight (8) feet above the street, shall be placed or permitted to remain on an corner lot within the triangular area formed by the intersection of driveway lines and a line connecting points twenty-five (25) feet from the intersection of street lines or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. In the case of a driveway within ten (10) feet of an intersection of a street right-of-way or an alley, the same eight-foot limitation shall apply.

The right to cause the removal, by due process of law, of anything in violation of these restrictions is reserved unto the Developer, Utility and Governmental Authorities and any owner of any lot which this subdivision. The ungranted corner of the real estate shown and described on this plat, hereinafter left, shall and subdivides this real estate in accordance with the plan subject to the following covenants, conditions, restrictions, and limitations with shall run with the land and be binding on and inured to the benefit of the grantor, its heirs, successors and assigns.

This subdivision appears to be classified as Zone "A-1" (areas of minimal flooding) per the Flood Insurance Rate Map (FIRM) for Hendricks County, Indiana, community panel number 180401001075 B, effective date March 15, 2013, Federal Emergency Management Agency, Federal Insurance Administration. Per said FIRM, these lots do not appear to lie in the boundary of the 100-year flood limit. The accuracy of any flood hazard statement is subject to map scale uncertainty.

Dated this 15 day of February, 2007.

By Charles A. Becker By Ethel E. Becker
CHARLES A. BECKER, OWNER ETHEL E. BECKER, OWNER

State of Indiana)
County of Hendricks) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the above owner, who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed. Witness my hand and notarial seal this 15th day of July, 2002.

8. *U.S. GOVERNMENT* PUBLIC

[Handwritten signature]
Notary Public
My Commission Expires - May 2020
SEAL

Shannon J. Lindley County of Pelham Hendricks
Type or Print Name

U.S. GOVERNMENT PRINTING OFFICE: 1937 10-1400

HENDRICKS COUNTY DRAWS

**REGULAR
OPEN DYE'S
12° PIPE
15° PIPE
18° PIPE
21° PIPE
24° PIPE
30° PIPE**

CERTIFICATE OF PLAN CO.

Under authority provided by
the undersigned hereby certifies
County Plan Commission or
was duly given all required
that said plan has been duly
member of said Commission.

Dated May 12

C. Richard
C. Richard

NOTE:

- 1.) Cross reference is here as Instrument No. 2006-32 County, Indiana
- 2.) Cross reference is here as No. 2006-33217 recorded it.
- 3.) Any property owner(s) or heirless The County of Harrison, Indiana which may be cause, foreseeable or otherwise.

SUPERVISOR CERTIFICATION

*I, Brian L. Heggard, being o
with the State of Indiana, do
Lakes Estates" is true and
this plot represents a survey
parcel of land:*

The portion of the East Main
Quarter of Section 1, Town
Ninety, Marion Township.

Commencing at a tree pine
Quarter, thence North 80 degrees
with the line one mile to the
southeast corner of the land
in (instrument Number 58) and
being the POINT OF BEGINNING
second: West along said
degree 20 minutes 25 seconds
20 minutes 25 seconds
thence North 80 degrees by
cap found, thence North 01
inch reber with Easton Edge
North 80 degrees 48 minutes
inch reber with Bounding South
South 80 degrees 34 minutes
set on the west line of the
in said county records that
west line 1320.34 feet to
Southeast Quarter, thence
the 108.50 feet to reber at
thence North 80 degrees 34 minutes
Southeast Quarter of Woodlawn
corner of the land of Woodlawn

SEC. 1-715N-R2W
S COUNTY, INDIANA

Board has been filed in subdivision's storm drainage system.
Accepted into the County's
Regulated Drainage
Established under authority of the
County Drainage Board
I am left. All other storm
drainage system. All drainage
stormwater runoff and the
runoff shall be the responsibility
of the County Drainage Board
or the maintenance thereof.
It will be included in the
ad Drain Table below for the
will be included within the

of said land 831.10 feet to a rebar set; thence North 98 degrees 40 minutes 51 seconds
West 198.57 feet to a rebar set at the northwest corner of said land or Faulkner; thence
South 00 degrees 30 minutes 50 seconds West 492.69 feet to the POINT OF
BEGINNING, containing 49,000 acres, more or less.

The above described parcel consists of 21 Lots, numbered 1 through 21, and a Parcel "A".
with easements as shown herein, and shall be known as "Crystal Lakes Estates." All
dimensions are shown in feet and decimal parts thereof. I hereby set my hand and seal this
day of December 2002.

Brian L. Haggard

Brian L. Haggard
Registered Land Surveyor #LS29800001 - Indiana



CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent
1	150.00'	14°57'51"	39.19'	39.05'	22.98'
2	175.00'	14°57'51"	46.71'	45.65'	22.98'
3	125.00'	14°57'51"	32.65'	32.55'	18.42'
4	150.00'	15°00'00"	39.70'	39.51'	19.37'
5	175.00'	14°59'59"	45.92'	44.18'	23.20'
6	125.00'	15°00'00"	33.09'	32.99'	16.64'
7	150.00'	14°59'59"	39.23'	38.12'	16.73'
8	175.00'	14°59'59"	45.77'	45.04'	23.01'
9	125.00'	14°59'59"	32.89'	32.80'	16.44'
10	125.00'	25°40'45"	100.84'	100.00'	51.28'
11	250.00'	25°40'45"	112.05'	111.11'	56.91'
12	200.00'	25°40'45"	89.54'	88.89'	45.98'
13	225.00'	20°36'45"	106.59'	106.02'	54.14'
14	200.00'	20°36'45"	111.76'	110.82'	56.53'
15	200.00'	25°36'42"	86.40'	85.55'	45.46'
16	150.00'	30°00'00"	235.62'	212.13'	150.00'
17	175.00'	28°02'04"	88.17'	87.24'	45.04'
18	175.00'	30°34'55"	111.73'	108.85'	57.85'
19	225.00'	30°00'00"	196.39'	176.78'	126.00'
20	200.00'	30°11'30"	26.41'	24.33'	13.03'
21	200.00'	30°11'30"	28.41'	24.33'	13.03'
22	70.00'	28°29'11"	362.23'	73.00'	

Date:	Dec 01
Surveyor:	Brian L. Haggard
Plat Number:	21
Project:	Curve Table
Comments:	

BANNING
Engineering
105 Columbia Road, Suite #101
Hendricks County, IN 46148
BUS. (707) 662-2041 / FAX (707) 658-8177
E-MAIL: bannings@banningeng.com

Don F. Reitz, ACP

Survey of Record recorded
of the Recorder of Hendricks

source of title in instrument
of Hendricks County, Indiana.
I, plat hereby released and holds
for any potential erosion to any
time thereon or for any other

I am a Registered Land Surveyor
of record plat and survey of "Crystal
Court" knowledge and belief, and that
revision for the following described

and West Hall of the Southeast
set of the Second Principal
a, described as follows:

south corner of said Southwest
said West (assumed bearing) along
329800001 say set at the
id Lucille E. Faulkner as described
corner of said county, said point
orth 88 degrees 57 minutes 00
1/4 sec found, thence North 00
1/4 sec found, thence South 00
1/4 sec found, thence East 2240.22 feet to a 5/8
an existing east/west fence; thence
said fence line 773.95 feet to a 5/8
referred to as rebar set; thence
said fence line 217.83 feet to a rebar
in instrument Number 2003-14709
minutes 40 seconds West along said
of the Southwest corner of the
the 19th sec. West along said north
of said Southwest Quarter Quarter;
st along the north line of the
feet to a rebar set at the northwest
ut Number 2005-24046 in said
140 seconds West along the west line

LOT NUMBER	STREET NUMBER	STREET NAME
1 "	35	BRIANNE LANE
1 "	35	BRIANNE LANE
2 "	3520	SECKER LANE
3 "	30	BRIANNE LANE
4 "	150	BRIANNE LANE
5 "	150	BRIANNE LANE
6 "	220	BRIANNE LANE
7 "	220	BRIANNE LANE
8 "	220	BRIANNE LANE
9 "	350	BRIANNE LANE
9 "	350	BRIONNE COURT
10 "	3500	BRIONNE COURT
11 "	3510	BRIONNE COURT
12 "	3510	BRIONNE COURT
13 "	3540	BRIONNE COURT
13 "	3540	BRIANNE LANE
14 "	350	BRIANNE LANE
15 "	353	BRIANNE LANE
16 "	353	BRIANNE LANE
17 "	353	BRIANNE LANE
18 "	303	BRIANNE LANE
19 "	203	BRIANNE LANE
20 "	203	BRIANNE LANE
21 "	173	BRIANNE LANE
21	123	BRIANNE LANE

*FOR LOTS SHOWN WITH TWO LOT ADDRESSES, THE
ADDRESSES WILL BE DETERMINED BY HENDRICKS
COUNTY UPON ISSUANCE OF A BUILDING PERMIT
FOR SAID LOT.

I affirm, under the penalties of perjury, that I have taken reasonable care to record each
Social Security number in this document, unless required by law. Brian L. Haggard

PART OF THE SW 1/4 & SE 1/4, SEC. 1-T15N-R2W
MARION TOWNSHIP, HENDRICKS COUNTY, INDIANA

HENDRICKS COUNTY DRAINAGE STATEMENT

A petition addressed to the Hendricks County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plan as *Regulated Drainage Easements (R.D.E.)*. These drainage easements are established under authority of the Indiana Drainage Code and the said code may establish plats or lots. All other storm drainage easements have not been accepted into the County's System. All drainage improvements performed relative to the conveyance of stormwater runoff and the perpetual maintenance thereof, shall be the responsibility of the owner or homeowner association. The Hendricks County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains 0 linear feet of open ditches that will be included in the County Regulated Drainage System. See the Regulated Ditch Table below for the linear feet of the drains and their respective dimensions that will be included within the system.

of said land 531.10 feet to a rebar set, thence No West 168.57 feet to a rebar set at the northwest corner South 00 degrees 30 minutes 50 seconds West 4 BEGINNING, containing 49.609 acres, more or less.

The above described parcel consists of 21 Lots, i with easements as shown hereon, and shall be in dimensions as shown in feet and decimal parts of a day of 2004.

Brian L. Heppard
Brian L. Heppard
Registered Land Surveyor #LS29800001 - Indiana

For Developer,
Subdivision and
1. This subdivision shall
pursue, Indiana. All
sites, are hereby

Filed as Utility Easement
off or reservation (or
easement of record) and
reference of Improvements

or, public utility
Site and maintenance of
sewer, water mains, and

Water and governmental/
or water drainage pipes
or retention and/or detention

or details.

served for the placement of
or with the proper-
tion, such as but not
caved or unpaved, shall
easement area only upon
and the
or to the installation of a
in the written approval of

Leased to remain within
sites, and facilities
Site shall not alter,
aid assessments.

between these lines and
sites, nor permitted to

any item which obstructs
or the street, shed be
water area formed by
1-(28) feet from the
corner, from the
or a distance within ten
feet seven eight nine

ing in violation of these
rental Authorities and any
or the real estate shown
that real estate is
conditions, restrictions, and
used to the benefit of the

minimal flooding) per the
the, commonly panel
Emergency Management as
lots do not appear to be
my flood hazard statement

EL E. BECKER
EL E. BECKER, OWNER

by and State, personally
of the foregoing instrument
id. Witness my hand and

Feb. 22, 2007

Hendricks

OPEN DITCHES	LINEAL FEET
12" PIPE	114 LINEAL FEET
15" PIPE	64 LINEAL FEET
18" PIPE	260 LINEAL FEET
21" PIPE	224 LINEAL FEET
24" PIPE	380 LINEAL FEET
30" PIPE	231 LINEAL FEET



CERTIFICATE OF PLAN COMMISSION

Under authority provided by section IC 36-7-4-709(b), seq. and all amendments thereto, the undersigned hereby certifies that public notice of the hearing by the Hendricks County Plan Commission of the aforesaid owners application for approval of this plat, was duly given as required by section IC 36-7-4-709 and all amendments thereto, and that said plat has been duly approved by said Commission with the majority of the members of said Commission concurring in such approval.

Dated May 12, 2004

C. Richard Whicker
C. Richard Whicker

Don F. Reitz, AICP

NOTES:

1. Cross reference is hereby made to the boundary survey of Record recorded as instrument No. 2006-1322 recorded in the Office of the Recorder of Hendricks County, Indiana.
2. Cross reference is hereby made to owner's recordable survey of file in instrument No. 2006-1321 recorded in the Office of the Recorder of Hendricks County, Indiana.
3. A. An easement or right-of-way is contained within this plat hereby released and holds harmless The County of Hendricks, State of Indiana, for any potential erosion to any of herein which may be caused by construction of a home thereon or for any other causation, foreseeable or unforeseeable.

SURVEYOR'S CERTIFICATE

I, Brian L. Heppard, being duly licensed and authorized as a Registered Land Surveyor with the State of Indiana, do hereby state that the attached plat and survey of "Crystal Lakes Estates" is true and correct to the best of my knowledge and belief, and that this plat represents a survey completed under my supervision for the following described parcel of land:

That portion of the East Half of the Southwest Quarter and West Half of the Southeast Quarter of Section 1, Township 15 North, Range 2 West of the Second Principal Meridian, Marion Township, Hendricks County, Indiana, described as follows:

Commencing at a brass plug found marking the southeast corner of said Southwest Quarter; thence North 86 degrees 51 minutes 00 seconds West (assumed bearing) along the south line thereof 306.77 feet to a Mag net with L3229000001 tag set at the southwest corner of the land of Ronald L. Faulkner and Lucille E. Faulkner as described in Instrument Number 99-5433 in the Office of the Recorder of said county, said point being the POINT OF BEGINNING; thence continue North 86 degrees 51 minutes 00 seconds West along said south line 376.03 feet to a PK nail found; thence North 00 degrees 20 minutes 23 seconds East 400.13 feet to a PK nail found; thence North 86 degrees 51 minutes 00 seconds West 400.13 feet to a PK nail found; thence North 86 degrees 48 minutes 45 seconds East along said fence line 773.85 feet to a 5/8 inch rebar with Bunting Eng Firm #00069 cap (herein referred to as rebar set); thence North 86 degrees 54 minutes 27 seconds East along said fence line 217.83 feet to a rebar set on the west line of the land of Jones as described in Instrument Number 2003-14709; to said county records; thence South 00 degrees 19 minutes 40 seconds West along said west line 1320.34 feet to a rebar set on the north line of the Southwest Quarter of said Southwest Quarter; thence North 86 degrees 50 minutes 18 seconds West along said north line 105.60 feet to rebar set on the north line of the Southwest Quarter; thence North 86 degrees 51 minutes 05 seconds West along the north line of the Southwest Quarter of said Southwest Quarter 105.60 feet to a rebar set at the northeast corner of the land of Weiers as described in Instrument Number 2005-24048 in said county records; thence South 00 degrees 19 minutes 40 seconds West along the west line

CURVE 7.		
1	Radius	Delta
1	160.00'	14° 57' 51"
2	176.00'	14° 57' 51"
3	125.00'	14° 57' 51"
4	162.00'	15° 00' 00"
5	126.00'	15° 00' 00"
6	150.00'	14° 59' 02"
7	178.00'	14° 59' 02"
8	125.00'	14° 59' 02"
9	226.00'	25° 40' 46"
10	250.00'	25° 40' 46"
11	200.00'	25° 40' 46"
12	223.00'	25° 36' 52"
13	200.00'	25° 36' 52"
14	200.00'	25° 36' 52"
15	200.00'	25° 36' 52"
16	160.00'	90° 00' 00"
17	178.00'	28° 52' 04"
18	178.00'	36° 34' 53"
19	125.00'	90° 00' 00"
20	28.00'	88° 14' 58"
21	26.00'	88° 14' 58"
22	70.00'	286 28' 11"

LOT ADDRESS	
LOT NUMBER	STREET NAME
1 *	83
2 *	3200
3 *	80
4 *	301
5 *	315
6 *	325
7 *	327
8 *	305
9 *	306
10 *	308
11 *	307
12 *	310
13 *	312
14 *	314
15 *	315
16 *	317
17 *	303
18 *	281
19 *	282
20 *	111
21 *	123

* FOR LOTS SHOWN WITH ADDRESSES WILL BE DE
COUNTY UPON ISSUANCE
FOR SAID LOT.

[Signature, under the panel
Social Security number]