

BY THE JOHNSON COUNTY HEALTH DEPARTMENT THIS

February 2000

COUNTY ASSESSOR:
Z. Hosh

THIS 15th DAY OF February, 2000.

Z. Shuman
 DITOR
 NA

THIS 15th DAY OF February 2000.

M. AND RECORDED IN PLAT BOOK D, PAGE 273.

Harmon
 R.
 NA

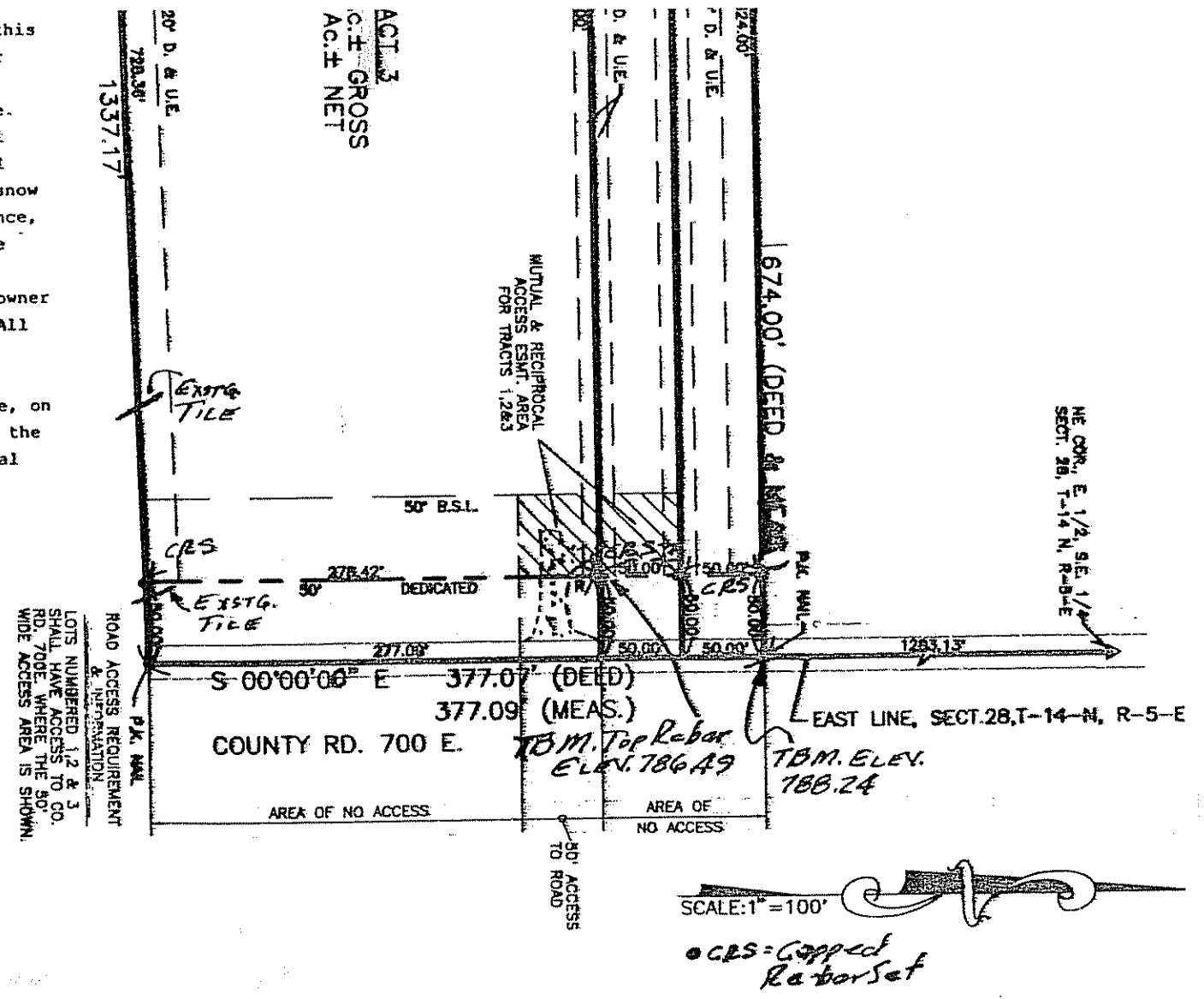
SS

INTERESTED PARTIES:

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

DOES NOT GUARANTEE THE AVAILABILITY OF A SEPTIC SYSTEM. SPECIFIC BUILDING SITES WILL BE EVALUATED ON AN TO PERMIT ISSUANCE.

owner/developer. Upon the recordation of this plat, the owner/developer terminates their responsibility of any and all present or future costs to this driveway and entrance. The maintenance of this common drive shall include, but not be limited to, additional stone required periodically, grading and snow removal. All costs incurred for maintenance, re-construction or hard surfacing shall be divided equally between the 3 owners (not including the owner/developer) with each owner paying his 33.33% of the total expense. All expenses of individual driveways (construction, re-construction and maintenance) from the garage and residence, on each lot, to the common driveway shall be the responsibility of the respective individual lot owner.



MAJOR ENGINEERING & LAND SURVEYING, INC.
 ENGINEERING • SURVEYING • LAND PLANNING

435 East Main Street, Suite G, Greenwood, Indiana 46143
 PH. 317.886.4496 FAX 317.887.4447

FINAL PLAT

EASTBURN
MINOR PLAT SUBDIVISION
 PART OF THE E. 1/2, OF THE S.E. 1/4
 OF SEC. 28, T14N, R5E
 CLARK TWP., JOHNSON CO., IN.

REVISIONS	SEAL	SCALE
		1"=10'
		DRAWN
		TLI
		DESIGNER
		CHECKED
		AK

JOBERT 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 IT WAS DIVIDED AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

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

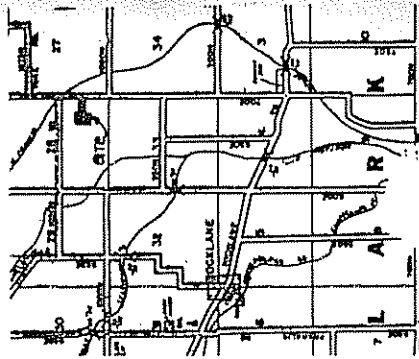
Robert E. Etter

JOBERT E. ETTER SURVEYOR NO. 50219

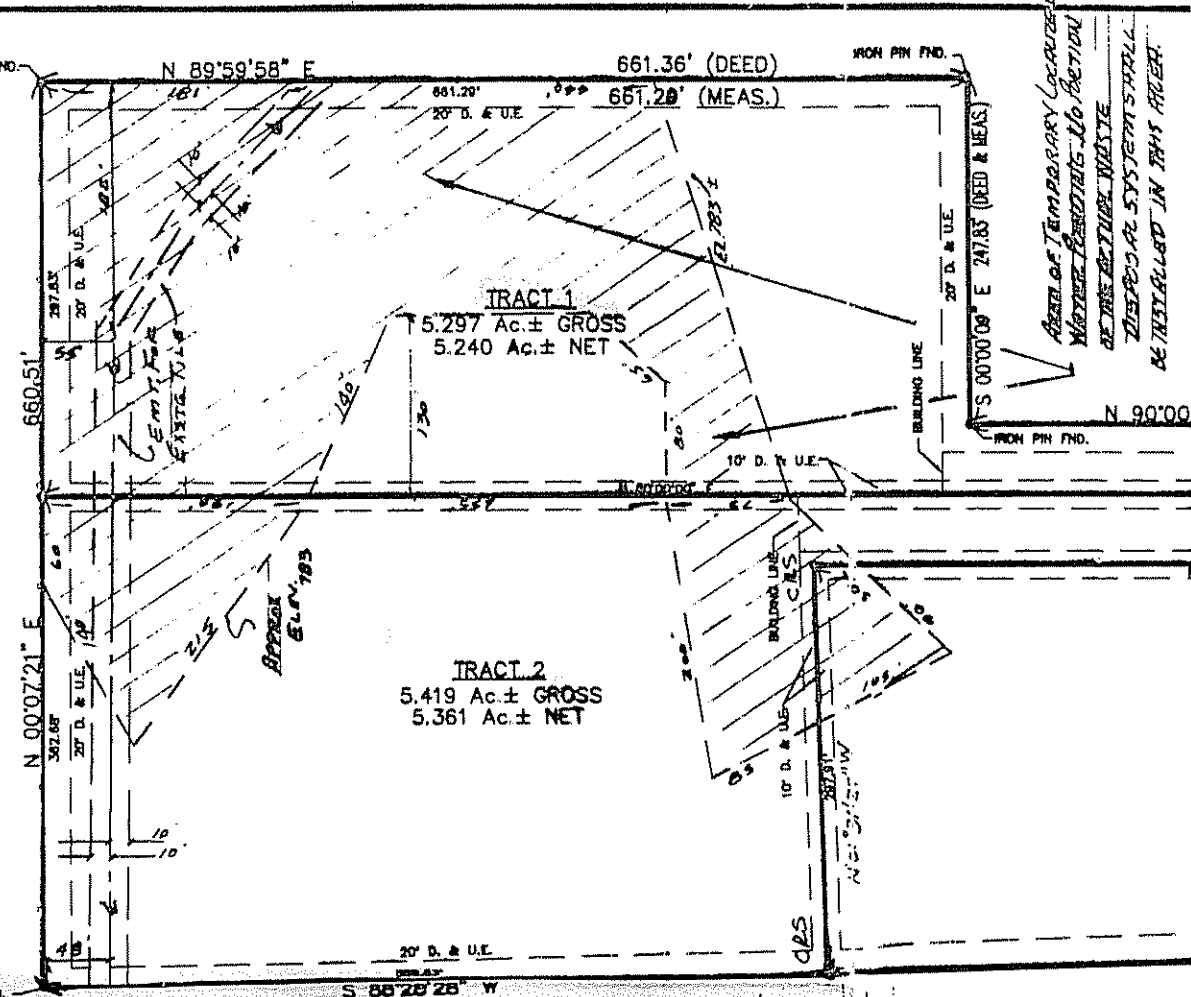


DESCRIPTION

A part of the East Half of the Southeast Quarter of Section 28, Township 14 North, Range 3 East of the Second Principal Meridian, Clark Township, Johnson County, Indiana described as follows:
 COMMENCING at the Northeast corner of said East Half Quarter Section as marked by a railroad spike found in place; thence South 00 degrees 00 minutes 00 seconds East (deed bearing) on and along the East line of said Half Quarter Section 1283.13 feet to the Northeast corner of a 46.97 acre tract (Allman to Eastburn) (Record Book 201, Page 58) and being the POINT OF BEGINNING of this described tract;
 1) thence continuing South 00 degrees 00 minutes 00 seconds East on and along said East line 377.07 feet;
 2) thence South 88 degrees 28 minutes 28 seconds West 1337.17 feet to a point on the West line of said Half Quarter Section;
 3) thence North 00 degrees 07 minutes 21 seconds East on and along said West line 660.51 feet to the Northwest corner of said tract;
 4) thence following these (3) courses and distances follow the Northerly line of said tract); 90 degrees 00 minutes 00 seconds East 661.20 feet (measured) 661.26 feet (deed);
 5) thence South 90 degrees 00 minutes 00 seconds East 247.83 feet;
 6) thence North 90 degrees 00 minutes 00 seconds East 674.00 feet to the POINT OF BEGINNING, containing 15.9768 acres, more or less, subject to all legal rights-of-way, easements and restrictions.



SITE MAP

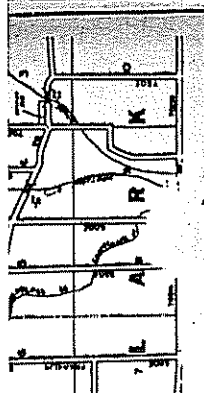


AREA OF TEMPORARY LOCATED WATER RIGHTS NO ACTION BE TAKEN HEREIN. WATER RIGHTS SHALL BE RECALLED IN THIS AREA.

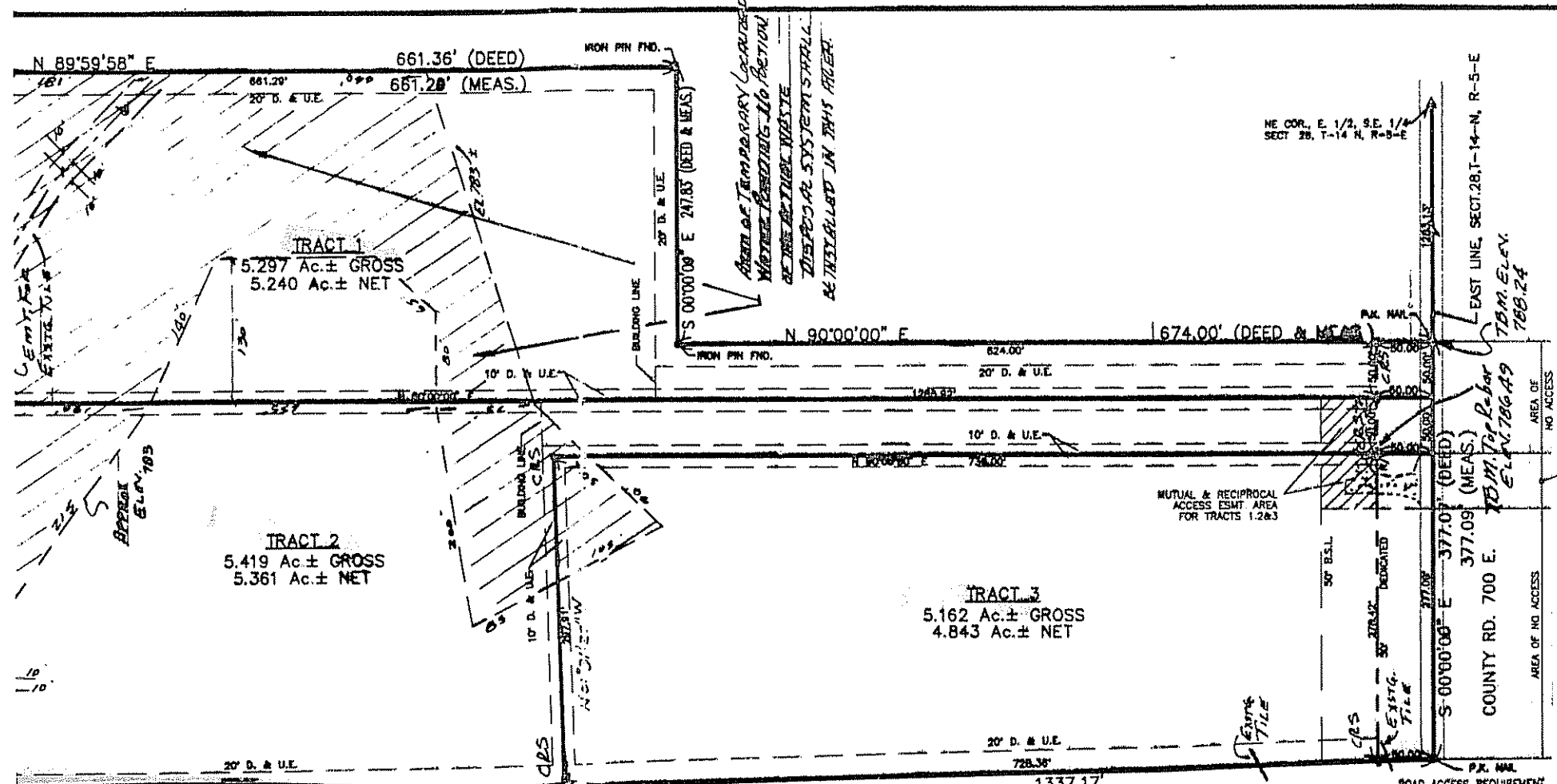
THE LOWEST FLOOR ELEV OR THE LOWEST ELEV CHART WIRE SHALL BE 785.0. STRUCTURE SHALL BE 10' LOWER THAN 785.0.

THIS AGREEMENT FOR OWNERS OF LOTS 1, 2 & 3 IN THIS SUBDIVISION

lots of Lots Number 1, 2 and 3 in this subdivision shall share a common drive and entrance to County Road 700 E. This entrance begins at the westerly edge of Road 700 E and extends westerly 40 feet crossing the 30 foot County Road easement line and abutting Westport. Info:



SITE MAP



**THE LOWER FLOOR
ELEV OR THE LAWBOT
ELEV THAT WATER
ELEV ENTERS MAY
BE ENTERED SHALL BE
NO LOWER THAN
ELEV 786.0**

... of Lots Number 1, 2 and 3 in this ... shall, share a common drive and ... to County Road 700 E. This ... entrance begins at the westerly edge ... Road 700 E and extends westerly 40' ... crossing the 50 foot County Road ... way line and extends westerly into ... al and Reciprocal Access Easement; 25' ... re or less, then turning and running ... y line of Lot Number 1 and the ... y line of Lot Number 2. This common ... d entrance has been constructed with a ... se and stone surface by the ... veloper. Upon the recordation of this ... e owner/developer terminates their ... bility of any and all present or ... osts for this driveway and entrance. ... tenance of this common drive shall ... but not be limited to, additional ... quized periodically, grading and snow ... All costs incurred for maintenance ... ction or hard surfacing shall be ... equally between the 3 owners (not ... g the owner/developer) with each owner ... is 33.33% of the total expense. All ... of individual driveways ... ction, re-construction and ... nces from the garage and residence, on ... to the common driveway shall be the ... bility of the respective individual ...

D-273
SCALE: 1"=100'
CPS-Copied
R-For Set

SCALE		DRAWN		DESIGNED BY		CHECKED	
1"=100'		TLD		AKV		AKV	
SEAL		REVISONS		REVISONS		REVISONS	
FINAL PLAT		EASTBURN MINOR PLAT SUBDIVISION		PART OF THE E. 1/2. OF THE S.E. 1/4 OF SEC. 28, T14N, R5E CLARK TWP., JOHNSON CO., IN.			

ROAD RIGHT-OF-WAY DEDICATION

WE, THE UNDERSIGNED, EASTBURN BROTHERS, INC. BY STEPHEN E. EASTBURN, OFFICER, OF THE CORPORATION & OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY DEDICATE TO THE PUBLIC ALL THAT PORTION OF A RIGHT-OF-WAY NOT HERETOFORE DEDICATED LYING 50 FEET ON THE WEST SIDE OF THE EAST PROPERTY LINE SHOWN IN COUNTY ROAD 700 EAST AS INDICATED ON THIS PLAT.

WE, THE UNDERSIGNED 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 "EASTBURN MAJOR 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.

EASTBURN BROTHERS, INC.
Stephen M. Eastburn, Vice President
5450 WATSON ROAD
GREENWOOD, INDIANA 46143

STATE OF INDIANA)
COUNTY OF JOHNSON)

I, JOAN SUDDUTH A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT STEPHEN M. EASTBURN, VICE PRESIDENT, OFFICER OF EASTBURN BROTHERS INC. 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 8th DAY OF FEBRUARY, 2000 A.D.

MY COMMISSION EXPIRES: JAN. 14, 2001

Notary Public
PRINTED NAME Joan Sudduth
RESIDENT OF THE COUNTY OF MARION



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

David A. Fawcett
DAVID A. FAWCETT
PLANNING DIRECTOR
April 29, 1999

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

Rick Chase
RICK CHASE

Doug Lechner
DOUG LECHNER

THIS SUBDIVISION LIES WITHIN _____ WATERSHED.

THIS PLAT WAS REVIEWED BY THE JOHNSON COUNTY HEALTH DEPARTMENT THIS 15th DAY OF February 2000

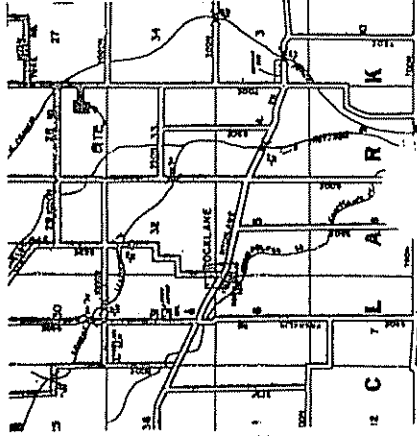
John Bonsett
JOHN BONSETT

COPY RECEIVED BY THE COUNTY ASSESSOR:

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. 50219



SITE MAP

TRACT 2
5.410 Ac ± GROSS
5.361 Ac ± NET

TRACT 1
5.162 Ac ± GROSS
4.843 Ac ± NET

THE LOWEST FLOOR
ELEV OR THE LOWEST
ELEV THAT WATER
HAS ENTERED ANY
STRUCTURE SHALL BE
NO LOWER THAN
ELEV. 785.0.

MUTUAL EASEMENT FOR OWNERS OF
LOTS 1, 2 & 3 IN THIS SUBDIVISION

The owners of Lots Number 1, 2 and 3 in this subdivision shall share a common drive and common entrance to County Road 700 E. This drive and entrance begins at the westerly edge of County Road 700 E and extends westerly 40+ feet and crossing the 50 foot County Road right-of-way line and extends westerly into the Mutual and Reciprocal Access Easement. 25 feet, more or less; then turning and running northerly approximately 65 feet to the southerly line of Lot Number 1 and the northerly line of Lot Number 2. This common drive and entrance has been constructed with a stone base and stone surface by the owner/developer. Upon the recordation of this plat, the owner/developer terminates their responsibility of any and all present or future costs to this driveway and entrance. The maintenance of this common drive shall include, but not be limited to, additional stone required periodically, grading and snow removal. All costs incurred for maintenance,

THE COUNTY CLERK OF MARION COUNTY, INDIANA, HEREBY CERTIFIES THAT 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 5th DAY OF FEBRUARY, 2000 A.D.

MY COMMISSION EXPIRES: JAN. 19, 2001

Gale Swadlow
Notary Public
PRINTED NAME GALE SWADLOW
RESIDENT OF THE COUNTY OF MARION



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

David H. Harschle
DAVID H. HARSCHLE
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD ON April 6, 1999

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.
Rick Chase
RICK CHASE

THIS SUBDIVISION LIES WITHIN _____ WATERSHED.

THIS PLAT WAS REVIEWED BY THE JOHNSON COUNTY HEALTH DEPARTMENT THIS 15th DAY OF February 2000

John Junsent
JOHN JUNSENT

COPY RECEIVED BY THE COUNTY ASSESSOR:
Merla A. Hark
MERLA A. HARK
COUNTY ASSESSOR

ENTERED FOR TAXATION THIS 15th DAY OF February, 2000.

Deborah A. Shultz
DEBORAH A. SHULTZ, AUDITOR
JOHNSON COUNTY, INDIANA
NO. 2000-003367

RECEIVED FOR RECORD THIS 15th DAY OF February 2000.

Jean Harmon
JEAN HARMON, RECORDER
JOHNSON COUNTY, INDIANA

STATE OF INDIANA)
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.

SHT: 1 OF 1
DATE: 09-03-98
DWG. NO: 9800147



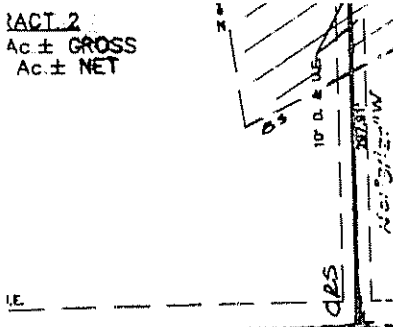
MAJOR ENGINEERING & LAND SURVEYING, INC.

ENGINEERING • SURVEYING • LAND PLANNING

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FINAL PLAT
**EASTBURN
MINOR PLAT SUBDIVISION**
PART OF THE E- 1/2, OF THE S.E. 1/4
OF SEC. 28, T14N, R5E
CLARK TWP., JOHNSON CO., IN.

TRACT 2
Ac.± GROSS
Ac.± NET



TRACT 3
5.162 Ac.± GROSS
4.843 Ac.± NET

78.34
1337.17

50' E.S.L.

ROAD ACCESS REQUIREMENT
OR INFORMATION
LOTS NUMBERED 12 & 13
SHALL HAVE ACCESS TO J
RD. 700' WHERE THE 50' CO.
WIDE ACCESS AREA IS SHOWN.

S-000006-E-377-0
377.01
COUNTY RD. 700 E.
AREA OF NO ACCESS

0213