

NORTH

SCALE: 1" = 100'

PLAN COMMISSION'S CERTIFICATE

PURSUANT TO RC 36-1-0101 ET SEQ. AND ALL AMENDMENTS THEREOF, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE PUBLIC NOTICE OF THE HEARING BY THE HENDRICKS COUNTY PLAN COMMISSION ON THE FORESHOWN OWNERS APPLICATION FOR APPROVAL OF THIS PLAT DUELY COMPLIED WITH RC 36-1-0101 AND ALL AMENDMENTS THEREOF, AND THAT SAID PLAT WAS APPROVED AT SAID HEARING WITH THE MAJORITY OF THE MEMBERS OF SAID PLAN COMMISSION CONCURREING IN SUCH APPROVAL.

GIVEN UNDER OUR HANDS AND SEAL THIS 12th DAY OF Oct. 2011

C. Richard Whicker
C. RICHARD WHICKER, PRESIDENT

Don F. Nertz
DON F. NERTZ, SECRETARY



I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS RECALLED BY LAW.

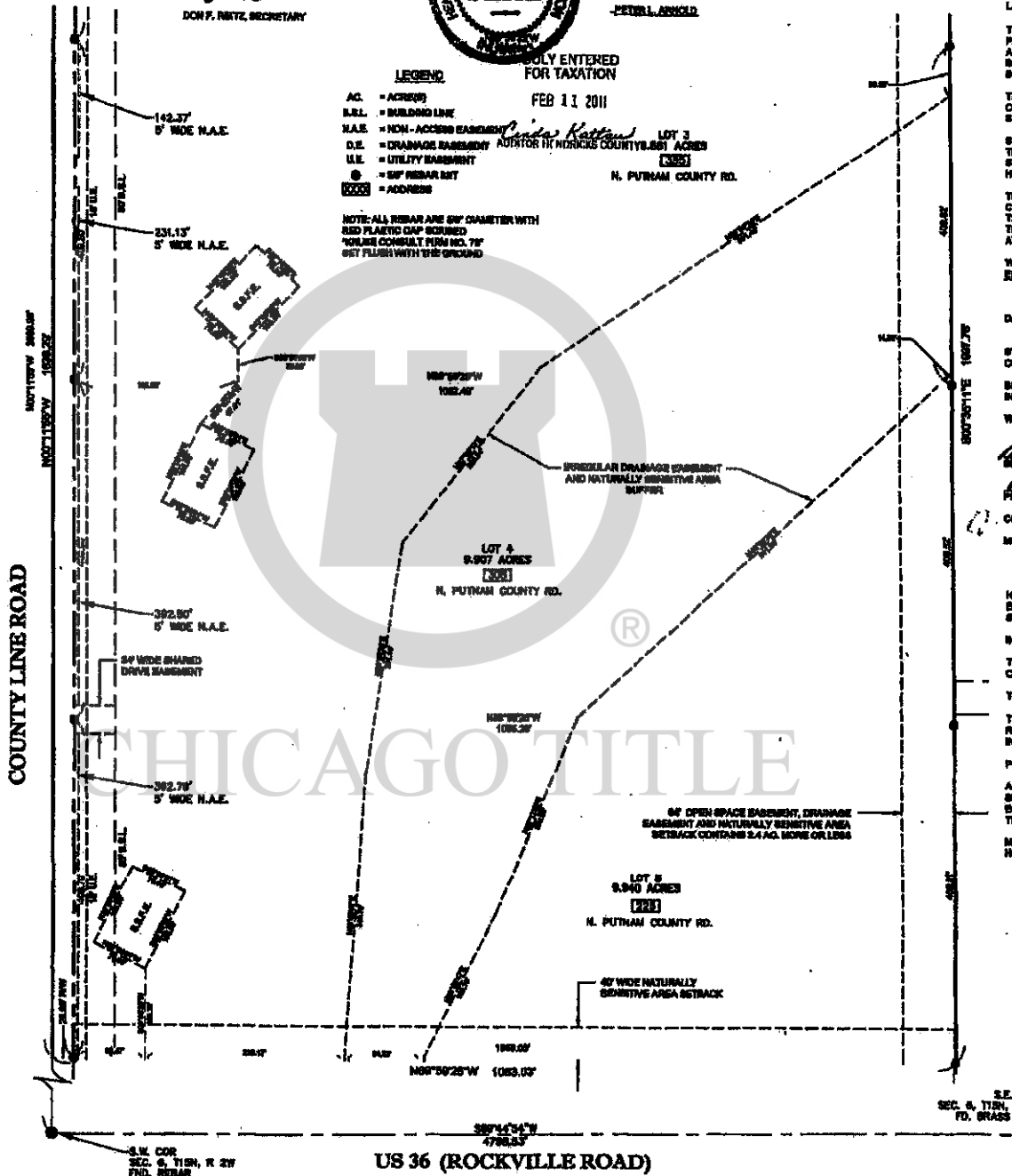
PETER L. ARNOLD

RECORDS FILED
FEB 13 2011

LEGEND

- AC. = ACRES
- B.L. = BUILDING LINE
- N.A.E. = NON-ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.L. = UTILITY EASEMENT
- SP = SP REBAR SET
- = ADDRESS

NOTE: ALL REBAR ARE 60" DIAMETER WITH 800 PLASTIC CAP SCURED. PLEASE CONSULT PUM NO. 79 SET FLUSH WITH THE GROUND.



OF ALA TH PA AL IN DU TH CC IN ST TH BY HE TH CC TH AT WE ED DA ST CC CC BE NE W ME A CC W H B B N T CC T W T W N P A B SE T B K

US 36 (ROCKVILLE ROAD)

S.E. SEC. 8, T12N, R. 2W FID. 1688

WEST ESTATES

THE SUBDIVISION OF
IN CIVIL TOWNSHIP,
HENRICKS COUNTY, INDIANA

SECONDARY APPROVAL CERTIFICATE

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL APPROVED BY THE PLANNING AND BUILDING DEPARTMENT, Oct. 12, 2010

[Signature]
DON F. METZ, PLANNING DIRECTOR

VOID UNLESS RECORDED BY _____, 20__

CERTIFICATE OF OWNERSHIP

ALL PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED FOR THE PURPOSES DESIGNATED HEREOF.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED UTILITY EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PERMANENT RIGHT OF THE UTILITY OR COUNTY TO INSTALL, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION. DRAINAGE USE OF EASEMENTS IS HEREBY AUTHORIZED UNLESS OTHERWISE STATED. THOSE EASEMENTS NOTED AS DRAINAGE EASEMENTS SHALL NOT BE DISTURBED IN SUCH A MANNER AS TO INTERFERE WITH THE FLOW OF STORMWATER. NO PLANTINGS, STRUCTURES, OR FILL SHALL BE PLACED IN SUCH EASEMENTS NOR SHALL THEY BE REBARRIED IN SUCH A MANNER AS TO IMPED THE FLOW OF STORMWATER.

THE COUNTY SHALL NOT MAINTAIN IMPROVEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT UNTIL THE BOARD OF COUNTY COMMISSIONERS HAS ACCEPTED COMPLETED IMPROVEMENTS FOR MAINTENANCE. THE RELEASE BY THE COMMISSIONERS OF A FINANCIAL GUARANTEE OF PERFORMANCE AND/OR MAINTENANCE SHALL CONSTITUTE ACCEPTANCE FOR MAINTENANCE BY THE COUNTY.

STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "SECONDARY SEPTIC FIELD EASEMENT" ARE HEREBY EXPRESSLY RESERVED BY THE PROPERTY OWNERS FOR THE PURPOSE OF THE PLACEMENT OF A SEWAGE DISPOSAL FIELD. USES SHALL BE LIMITED TO THOSE CONSISTENT WITH THE PROPER OPERATION OF A SEPTIC SYSTEM AND THAT WILL NOT RESULT IN SOIL COMPACTION. THE EASEMENT SHALL TERMINATE ONLY WITH THE WRITTEN APPROVAL OF THE HENRICKS COUNTY HEALTH OFFICER.

THE HENRICKS COUNTY PLAN COMMISSION, ITS SUCCESSORS AND AGENTS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE HENRICKS COUNTY PLAN COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE HENRICKS COUNTY PLAN COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE HENRICKS COUNTY PLAN COMMISSION.

WE, THE UNDERSIGNED, AS OWNERS OF THE REAL ESTATE HEREIN DO HEREBY DECLARE THE REAL ESTATE AS DESCRIBED, SHALL BE KNOWN AS WEST ESTATES.

[Signature]
DALE K. STEELE, OWNER

[Signature]
JEFF E. STEELE, OWNER

STATE OF INDIANA)
COUNTY OF HENRICKS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES AND USE THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 9 DAY OF February, 2011.

[Signature]
MARSHALL FONTZ
MARSHALL FONTZ
NOTARY PUBLIC



COUNTY OF HENRICKS
MY COMMISSION EXPIRES 12-31-2016

HENRICKS ESTATES HAS BEEN DESIGNATED AN "ESTATE SUBDIVISION" BY THE HENRICKS COUNTY AREA PLAN COMMISSION. ALL LOTS MUST FOLLOW THE ESTATE SUBDIVISION ARCHITECTURAL STANDARDS IN ADDITION TO ANY APPLICABLE REQUIREMENTS IN THE HENRICKS COUNTY ZONING ORDINANCE AND THE SUBDIVISION CONTROL ORDINANCE.

BUSINESS AND EXPRESS IS NOT PERMITTED ACROSS THE HOMEACCESS EASEMENT LINES SHOWN ON THIS PLAT.

THE LOT OWNERS SHALL INSTALL A MINIMUM OF ONE - 2 1/2" CALIPER SHADE TREE, ONE - 1 1/2" ORNAMENTAL TREE AND FIVE - 2" BUNDS PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

THE OWNER OR DEVELOPER MUST INSTALL THEIR OWN SIDEWALK WHEN SIDEWALKS OF THE ADJOINING PROPERTY IS BROUGHT TO THE PROPERTY LINE.

THE DEVELOPER MUST PAY AN AGREEMENT KNOWN AS AN "ECONOMIC DEVELOPMENT CHARGE" LIEVED IN THE AMOUNT OF FIFTY DOLLARS (\$50.00) ON EACH RESIDENTIAL LOT TO BE RECORDED, TO BE MADE PAYABLE TO THE "ECONOMIC DEVELOPMENT FUND" IN THE OFFICE OF THE AUDITOR OF HENRICKS COUNTY, INDIANA.

FUTNAM COUNTY ROAD IS CLASSIFIED AS A RURAL LOCAL ROAD ON THE THROUGHFARE PLAN CONTAINED IN THE HENRICKS COUNTY COMPREHENSIVE PLAN.

A PETITION ADDRESS TO THE HENRICKS 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 WITH DRAINAGE EASEMENTS ESTABLISHED UNDER AUTHORITY OF THE INDIANA DRAINAGE CODE AND SO SAID BOARD MAY EXERCISE OTHER POWERS AND DUTIES AS PROVIDED IN SAID CODE. THIS SUBDIVISION CONTAINS 1/2 LINEAL FEET OF OPEN DITCHES AND 1/2 LINEAL FEET OF TILE DRAINS.

MAINTENANCE OF SUBSURFACE DRAIN TILES THAT ARE LESS THAN 12 INCHES IN DIAMETER SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS THROUGH THE HOMEOWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN DESCRIBED REAL ESTATE REPRESENTS THE REAL ESTATE AS DESCRIBED BY A RECONSTRUCTION SURVEY PREPARED BY KRUSE CONSULTING, INC. CERTIFIED BY PETER L. ARNOLD ON DECEMBER 21, 2010 AND RECORDED AS INSTRUMENT NUMBER 2010-2883. THIS SUBDIVISION CONSISTS OF FIVE (5) LOTS NUMBERED ONE THROUGH FIVE AS SHOWN HEREON. THE SIZES OF LOTS AND WIDTHS OF STREETS ARE SHOWN ON THIS PLAT IN FEET AND DENOTING FEET AND DECIMAL PARTS THEREOF.

THIS SUBDIVISION CONTAINS 1/2 LINEAL FEET OF OPEN DITCHES AND 1/2 LINEAL FEET OF TILE DRAINS.
HEREBY CERTIFIED ON THIS 28TH DAY OF JANUARY, 2011.

[Signature]
PETER L. ARNOLD
REGISTERED LAND SURVEYOR
INDIANA NO. 50564



REGULATED DRAIN LENGTHS	
OPEN DRAIN	0
TILE DRAIN	0
TOTAL	0

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED FOR RECORDING
DATE: 1/10/11

[Signature]
HENRICKS COUNTY ENGINEER
KRUSE CONSULTING
Civil Engineers & Land Surveyors
7384 Business Center Drive
Avon, Indiana 46123
(317) 272-8508 • Fax: (317) 272-2410



HAWKSNEST AN ESTATE SUBDI MARION CIVIL TC HENDRICKS COUNT

LAND DESCRIPTION

PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, OF THE SECOND PRINCIPAL MERIDIAN, MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER (NO CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 00°12'46" WEST, 300.00 FEET; THENCE SOUTH 89°00'11" EAST, 100.00 FEET; THENCE SOUTH 89°00'11" EAST, 100.00 FEET; THENCE NORTH 89°00'11" WEST, 100.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID WEST LINE, NORTH 00°12'46" WEST, 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 40.00 ACRES, MORE OR LESS.

DULY ENTERED
FOR TAXATION

FEB 11 2011

Conrad Kattman
AUDITOR OF HENDRICKS COUNTY

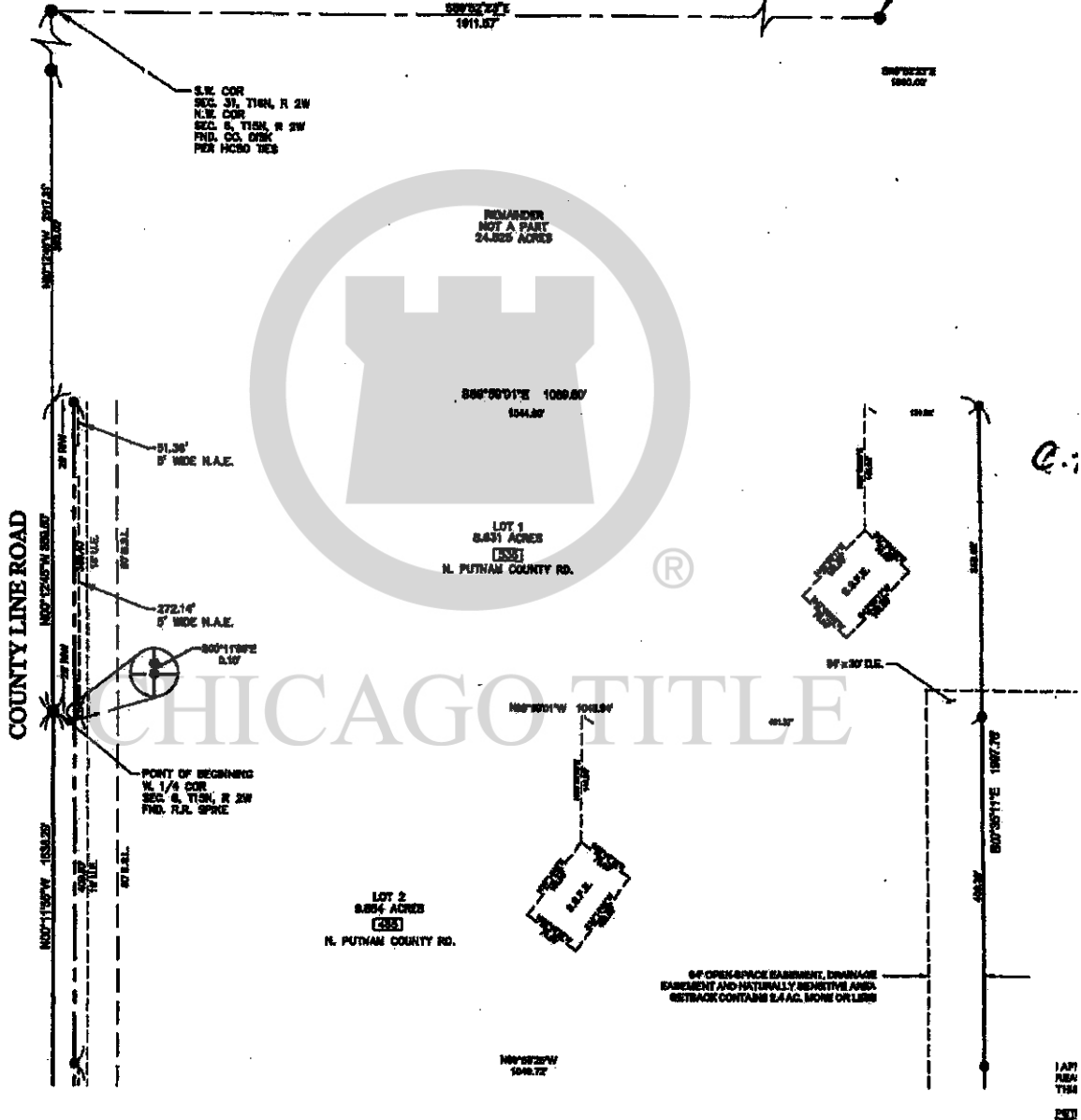


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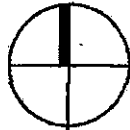
PHIL T. HARRIS
HENDRICKS COUNTY RECORDER
02/11/2011 12:17:48PM
P67123144B

CR. W. 100 NORTH

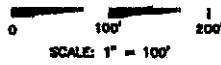
S 1/4 COR
SEC. 8, T18N, R 2W
IND. CO. 02K
PER HCSO TICS



ST ESTATES
UBDIVISION OF
IL TOWNSHIP,
UNTY, INDIANA



NORTH



- LEGEND**
- AC. = ACRES
 - B.S.L. = BUILDING SETBACK LINE
 - N.A.S. = NON-ACCESS BASEMENT
 - D.E. = DRAINAGE BASEMENT
 - U.E. = UTILITY BASEMENT
 - S.R.F.E. = SECONDARY SEPTIC FIELD BASEMENT
 - ⊙ = 8\"/>
 - ⊙ = ADDRESS

NOTE: ALL REBAR ARE 8\"/>

PARCEL	AREA	CURRENT ZONING
LOT 1	9.831 AC	AGR
LOT 2	9.884 AC	AGR
LOT 3	9.881 AC	AGR
LOT 4	9.807 AC	AGR
LOT 5	9.940 AC	AGR
S.O.M.	1.147 AC	AGR
TOTAL	49.389 AL.	

SECONDARY APPROVAL CERTIFICATE

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAN IS GRANTED SECONDARY APPROVAL APPROVED BY THE PLANNING AND BUILDING DEPARTMENT, Oct. 12, 2010

Don F. Metz, Planning Director

VOID UNLESS RECORDED BY _____

PLAN COMMISSION'S CERTIFICATE

PURSUANT TO IC 36-7-4-708 B(1), AND ALL AMENDMENTS THEREOF, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE PUBLIC NOTICE OF THE HEARING BY THE HENRIKSON COUNTY PLAN COMMISSION ON THE FORENAMED OFFERS APPLICATION FOR APPROVAL OF THIS PLAN DAILY COMPLIED WITH IC 36-7-4-708 AND ALL AMENDMENTS THEREOF, AND THAT SAID PLAN WAS APPROVED AT SAID HEARING WITH THE MAJORITY OF THE MEMBERS OF SAID PLAN COMMISSION CONCURRENCE IN SUCH APPROVAL.

GIVEN UNDER OUR HANDS AND SEAL THIS 12th DAY OF Oct., 2010

C. Richard Wicker

C. RICHARD WICKER, PRESIDENT

Don F. Metz, Secretary



BY D.E. PER
 REG. NO. 20118272

RECORDED BY
 2010

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN DESCRIBED REAL ESTATE REPRESENTS THE REAL ESTATE AS DETERMINED BY A RETRACEMENT SURVEY PREPARED BY KRUSE CONSULTING, INC. CERTIFIED BY PETER L. ARNOLD ON DECEMBER 21, 2010 AND RECEIVING AN INSTRUMENT NUMBER 3040-3088. THIS SUBDIVISION CONSISTS OF FIVE (5) LOTS NUMBERED ONE THROUGH FIVE AS SHOWN HEREON. THE SIZE OF LOTS AND WIDTHS OF STREETS ARE SHOWN ON THIS PLAN IN FIGURES SHOWING FEET AND DECIMAL PARTS THEREOF.

THIS SUBDIVISION CONTAINS $\frac{1}{2}$ LINEAL FEET OF OPEN DITCHES AND $\frac{1}{2}$ LINEAL FEET OF TILE DRAINS.

HEREBY CERTIFIED ON THIS 28TH DAY OF JANUARY, 2011.

Peter L. Arnold
 PETER L. ARNOLD
 REGISTERED LAND SURVEYOR
 INDIANA NO. 3088



I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO VERIFY EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

PETER L. ARNOLD

REGULATED DRAIN LENGTHS	
OPEN DRAIN	0
TILE DRAIN	0
TOTAL	0

PREPARED BY: PETER L. ARNOLD

KRUSE CONSULTING
 Civil Engineers & Land Surveyors
 7384 Business Center Drive
 Avon, Indiana 46123
 (317) 272-8508 • Fax: (317) 272-0440