FIDELITY NATIONAL FINANCIAL
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BOOK 347 PAGE 218

Henderson Ridge Estates

Section 2

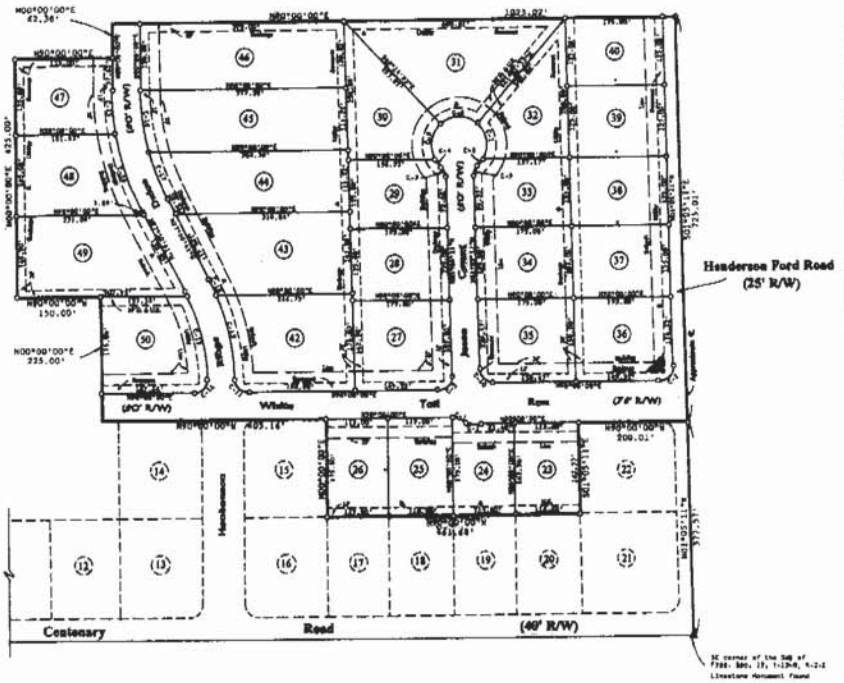
Part of the SW1/4 of
Section 19, Township 13 North, Range 2 East
Clay Township, Morgan County, Indiana

N

Scale: 1" = 100'

- Property Corner Found
- o Iron Pin "S 0034"

NOTE: In addition to the easements shown on the attached plat, each lot in Henderson Ridge Estates, Section 2, is subject to a 7.5' Drainage & Utility Easement along all side property lines unless otherwise noted. Those easements have not been shown on the attached plat in order to preserve the clarity of the side lot dimensions.



SE corner of the SW 1/4 of Sec. 19, T-13-N, R-2-E
Limestone Monument Found

CURVE DATA

CURVE NUMBER	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	60.00'	90°00'00"	84.85'	S44°00'00"E
C2	60.00'	90°00'00"	84.85'	S46°00'00"W
C3	60.00'	90°00'00"	84.85'	N44°00'00"W
C4	60.00'	90°00'00"	84.85'	N46°00'00"E
C5	60.00'	90°00'00"	84.85'	S44°00'00"E
C6	60.00'	90°00'00"	84.85'	S46°00'00"W
C7	60.00'	90°00'00"	84.85'	N44°00'00"W
C8	60.00'	90°00'00"	84.85'	N46°00'00"E
C9	60.00'	90°00'00"	84.85'	S44°00'00"E
C10	60.00'	90°00'00"	84.85'	S46°00'00"W
C11	60.00'	90°00'00"	84.85'	N44°00'00"W
C12	60.00'	90°00'00"	84.85'	N46°00'00"E
C13	60.00'	90°00'00"	84.85'	S44°00'00"E
C14	60.00'	90°00'00"	84.85'	S46°00'00"W
C15	60.00'	90°00'00"	84.85'	N44°00'00"W
C16	60.00'	90°00'00"	84.85'	N46°00'00"E
C17	60.00'	90°00'00"	84.85'	S44°00'00"E
C18	60.00'	90°00'00"	84.85'	S46°00'00"W
C19	60.00'	90°00'00"	84.85'	N44°00'00"W
C20	60.00'	90°00'00"	84.85'	N46°00'00"E
C21	60.00'	90°00'00"	84.85'	S44°00'00"E
C22	60.00'	90°00'00"	84.85'	S46°00'00"W
C23	60.00'	90°00'00"	84.85'	N44°00'00"W
C24	60.00'	90°00'00"	84.85'	N46°00'00"E
C25	60.00'	90°00'00"	84.85'	S44°00'00"E
C26	60.00'	90°00'00"	84.85'	S46°00'00"W
C27	60.00'	90°00'00"	84.85'	N44°00'00"W
C28	60.00'	90°00'00"	84.85'	N46°00'00"E
C29	60.00'	90°00'00"	84.85'	S44°00'00"E
C30	60.00'	90°00'00"	84.85'	S46°00'00"W
C31	60.00'	90°00'00"	84.85'	N44°00'00"W
C32	60.00'	90°00'00"	84.85'	N46°00'00"E
C33	60.00'	90°00'00"	84.85'	S44°00'00"E
C34	60.00'	90°00'00"	84.85'	S46°00'00"W
C35	60.00'	90°00'00"	84.85'	N44°00'00"W
C36	60.00'	90°00'00"	84.85'	N46°00'00"E
C37	60.00'	90°00'00"	84.85'	S44°00'00"E
C38	60.00'	90°00'00"	84.85'	S46°00'00"W
C39	60.00'	90°00'00"	84.85'	N44°00'00"W
C40	60.00'	90°00'00"	84.85'	N46°00'00"E
C41	60.00'	90°00'00"	84.85'	S44°00'00"E
C42	60.00'	90°00'00"	84.85'	S46°00'00"W
C43	60.00'	90°00'00"	84.85'	N44°00'00"W
C44	60.00'	90°00'00"	84.85'	N46°00'00"E
C45	60.00'	90°00'00"	84.85'	S44°00'00"E
C46	60.00'	90°00'00"	84.85'	S46°00'00"W
C47	60.00'	90°00'00"	84.85'	N44°00'00"W
C48	60.00'	90°00'00"	84.85'	N46°00'00"E
C49	60.00'	90°00'00"	84.85'	S44°00'00"E
C50	60.00'	90°00'00"	84.85'	S46°00'00"W
C51	60.00'	90°00'00"	84.85'	N44°00'00"W
C52	60.00'	90°00'00"	84.85'	N46°00'00"E
C53	60.00'	90°00'00"	84.85'	S44°00'00"E
C54	60.00'	90°00'00"	84.85'	S46°00'00"W
C55	60.00'	90°00'00"	84.85'	N44°00'00"W
C56	60.00'	90°00'00"	84.85'	N46°00'00"E
C57	60.00'	90°00'00"	84.85'	S44°00'00"E
C58	60.00'	90°00'00"	84.85'	S46°00'00"W
C59	60.00'	90°00'00"	84.85'	N44°00'00"W
C60	60.00'	90°00'00"	84.85'	N46°00'00"E
C61	60.00'	90°00'00"	84.85'	S44°00'00"E
C62	60.00'	90°00'00"	84.85'	S46°00'00"W
C63	60.00'	90°00'00"	84.85'	N44°00'00"W
C64	60.00'	90°00'00"	84.85'	N46°00'00"E
C65	60.00'	90°00'00"	84.85'	S44°00'00"E
C66	60.00'	90°00'00"	84.85'	S46°00'00"W
C67	60.00'	90°00'00"	84.85'	N44°00'00"W
C68	60.00'	90°00'00"	84.85'	N46°00'00"E
C69	60.00'	90°00'00"	84.85'	S44°00'00"E
C70	60.00'	90°00'00"	84.85'	S46°00'00"W
C71	60.00'	90°00'00"	84.85'	N44°00'00"W
C72	60.00'	90°00'00"	84.85'	N46°00'00"E
C73	60.00'	90°00'00"	84.85'	S44°00'00"E
C74	60.00'	90°00'00"	84.85'	S46°00'00"W
C75	60.00'	90°00'00"	84.85'	N44°00'00"W
C76	60.00'	90°00'00"	84.85'	N46°00'00"E
C77	60.00'	90°00'00"	84.85'	S44°00'00"E
C78	60.00'	90°00'00"	84.85'	S46°00'00"W
C79	60.00'	90°00'00"	84.85'	N44°00'00"W
C80	60.00'	90°00'00"	84.85'	N46°00'00"E
C81	60.00'	90°00'00"	84.85'	S44°00'00"E
C82	60.00'	90°00'00"	84.85'	S46°00'00"W
C83	60.00'	90°00'00"	84.85'	N44°00'00"W
C84	60.00'	90°00'00"	84.85'	N46°00'00"E
C85	60.00'	90°00'00"	84.85'	S44°00'00"E
C86	60.00'	90°00'00"	84.85'	S46°00'00"W
C87	60.00'	90°00'00"	84.85'	N44°00'00"W
C88	60.00'	90°00'00"	84.85'	N46°00'00"E
C89	60.00'	90°00'00"	84.85'	S44°00'00"E
C90	60.00'	90°00'00"	84.85'	S46°00'00"W
C91	60.00'	90°00'00"	84.85'	N44°00'00"W
C92	60.00'	90°00'00"	84.85'	N46°00'00"E
C93	60.00'	90°00'00"	84.85'	S44°00'00"E
C94	60.00'	90°00'00"	84.85'	S46°00'00"W
C95	60.00'	90°00'00"	84.85'	N44°00'00"W
C96	60.00'	90°00'00"	84.85'	N46°00'00"E
C97	60.00'	90°00'00"	84.85'	S44°00'00"E
C98	60.00'	90°00'00"	84.85'	S46°00'00"W
C99	60.00'	90°00'00"	84.85'	N44°00'00"W
C100	60.00'	90°00'00"	84.85'	N46°00'00"E

ENTRY SIGN EASEMENT DATA

EASEMENT NUMBER	BEARING	RADIUS	LENGTH	CHORD
E1	N00°00'00"E	5.00'	7.85'	7.07'

CERTIFICATION AND DESCRIPTION
OF
Henderson Ridge Estates, Section 2

I, the undersigned, being duly authorized and licensed as a Registered Land Surveyor within the State of Indiana, do hereby certify that the attached plat of Henderson Ridge Estates, Section 2, a subdivision in Clay Township, Morgan County, Indiana, is a true representation of a subdivision of part of the Southwest Quarter of Fractional Section 19, Township 13 North, Range 2 East of the Second Principal Meridian, Morgan County, Indiana, and being more particularly described as follows:

Commencing at the Limestone monument (found) marking the southwest corner of the Southwest Quarter of said Fractional Section 19; thence traversing along Henderson Ford Road, North 01 degree 05 minutes 11 seconds West, 377.57 feet to an iron pin (capped S 0034) marking the southeast corner of Henderson Ridge Estates, Section 1, as per plat thereof recorded in Deed Record 364, page 35, in the Office of the Recorder of Morgan County, Indiana, and the POINT OF BEGINNING for this description; thence traversing along the south line of said Henderson Ridge Subdivision, Section 1, North 90 degrees 00 minutes 00 seconds West, 209.01 feet to an iron pin (capped S 0034) marking the southeast corner of Lot Number 22 in said subdivision; thence traversing North 90 degrees 00 minutes 00 seconds West, 405.14 feet to an iron pin (capped S 0034) marking the southwest corner of Lot Number 20 in said subdivision; thence traverse North 90 degrees 00 minutes 00 seconds West, 1823.07 feet to an iron pin (capped S 0034) marking the southwest corner of Lot Number 14 in said subdivision; thence traverse North 00 degrees 00 minutes 00 seconds East, 175.00 feet to an iron pin (capped S 0034) marking the northeast corner of said Lot Number 13; thence traverse North 90 degrees 00 minutes 00 seconds West, 405.14 feet; thence traverse North 00 degrees 00 minutes 00 seconds East, 235.00 feet to an iron pin (capped S 0034); thence traverse North 90 degrees 00 minutes 00 seconds West, 150.00 feet to an iron pin (capped S 0034); thence traverse North 00 degrees 00 minutes 00 seconds East, 425.00 feet to an iron pin (capped S 0034); thence traverse North 90 degrees 00 minutes 00 seconds East, 175.00 feet to an iron pin (capped S 0034); thence traverse North 00 degrees 00 minutes 00 seconds East, 68.36 feet; thence traverse North 90 degrees 00 minutes 00 seconds East, 1823.07 feet to an iron pin (capped S 0034) in Henderson Ford Road; thence traverse along said road, South 01 degree 05 minutes 11 seconds East, 725.01 feet to the Point of Beginning. Containing 20.62 acres, more or less.

This subdivision consists of twenty-seven (27) lots, numbered Twenty-three (23) through Forty (40) and Forty-Two (42) through Fifty (50), inclusive. Lot Number Forty-one (41) has been intentionally omitted at this time. The size of the lots and the width of the streets are shown in figures denoting feet and decimal parts thereof.

JOHN E. DRAPALIK
REG. S 0034
STATE OF INDIANA
LAND SURVEYOR

Certified this 18th day of July, 1994.

John E. Drapalik
Registered Land Surveyor # S 0034

Received for Taxation this _____ day of _____, 1994.

_____
Auditor of Morgan County, Indiana

AUG 19 1994

Drapalik Surveying & Engineering
19 West Washington Street
Martinsville, Indiana 46151
Phone: (317)342-3806

August 22, 1994
Vickie Kinnett

DEDICATION
OF
Henderson Ridge Estates, Section 2

We the undersigned, Timothy N. Bennett and Joy L. Bennett, owners of said real estate shown and described on the attached plat, do hereby certify that We have laid-off, platted, and subdivided said real estate in accordance with the attached plat.

This subdivision shall be known as Henderson Ridge Estates, Section 2, a subdivision consisting of twenty-seven (27) lots, numbered Twenty-three (23) through Forty (40) and Forty-two (42) through Fifty (50), inclusive, and being located within Clay Township, Morgan County, Indiana. All streets and roads, rights-of-ways dedicated, are hereby dedicated to the public.

All purchasers of lots in Henderson Ridge Estates, Section 2, shall take title subject to the *Covenants and Restrictions* as shown on the plat of Henderson Ridge Estates, Section 1, as per plat thereof recorded in Deed Record 364, pages 35-36, in the Office of the Recorder of Morgan County, Indiana, and be bound thereby.

Additionally, all original purchasers of Lot Numbers Twenty-three (23) through Thirty-six (36), inclusive, and Lot Numbers Forty-two (42) through Fifty (50), inclusive, in Henderson Ridge Estates, Section 2, are required to install sidewalks, located in the street rights-of-way such that there is a one (1) foot strip between the back of the sidewalk and the front property line of each lot, to the following specifications: sidewalks are to be five (5) feet in width, to be constructed of Class-B concrete with a depth of four (4) inches with a slope of one and one-fourth (1¼) inches to five (5) feet to ensure adequate drainage, and five to be built six (6) inches higher than the back of the nearest curbing. Titled sidewalks are to be installed either before the occupancy of any dwelling on any of these lots or within two (2) years of the original purchase of any of these lots. The owner of Lot Number Thirty-six (36) is not required to construct a sidewalk along the Henderson Ford Road right-of-way.

In witness whereof, the undersigned have set their hands and seals this 8th day of August, 1994.

Timothy N. Bennett

Joy L. Bennett

NOTARY PUBLIC SEAL INDIANA

STATE OF INDIANA)
) SS
COUNTY OF MORGAN)

Before me, the undersigned, a Notary Public in and for the Said County and State, personally appeared Timothy N. Bennett and Joy L. Bennett and acknowledged the execution of the attached plat of Henderson Ridge Estates, Section 2.

Witness my Hand and Seal this 8th day of August, 1994.

Signature

J. Rose Drapalik
Printed

My commission expires October 24, 1996

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND THE RULES AND ORDINANCES AS ADOPTED BY THE MORGAN COUNTY PLAN COMMISSION AS FOLLOWS:

Approved by the Morgan County Plan Commission at a meeting held on the 8 day of August, 1994.

Susan M. Smith
Chairperson's Signature

Secretary's Signature

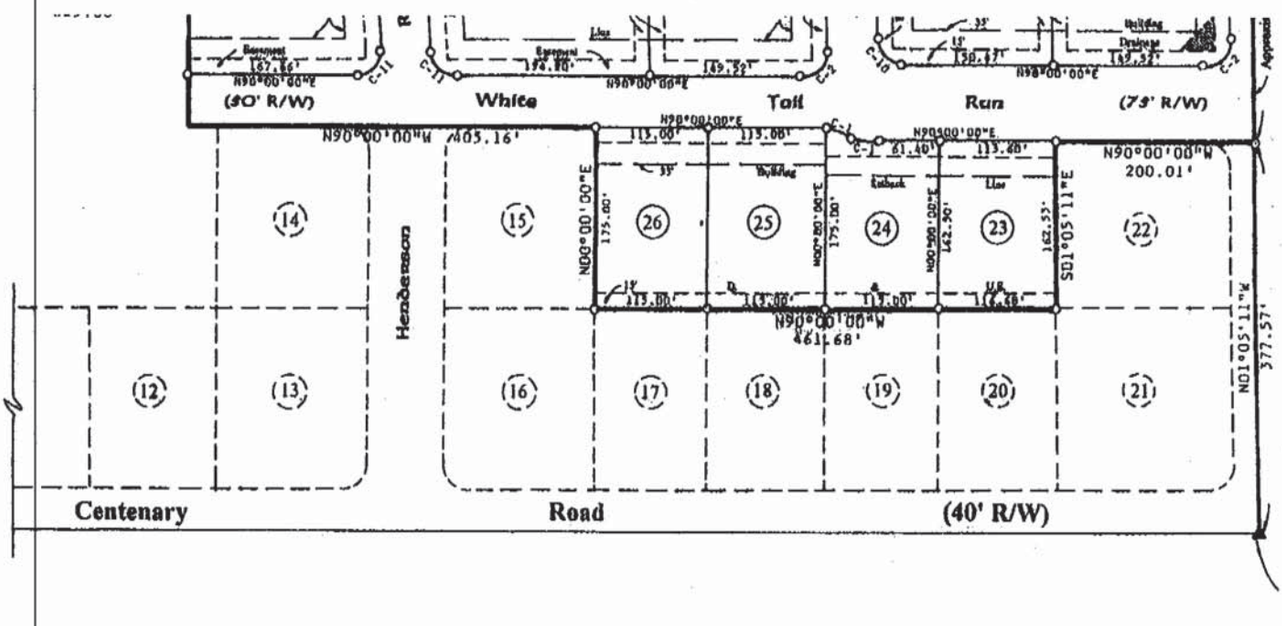
Susan M. Smith
Chairperson (Printed)

Secretary (Printed)

Slide 1016

Slide 12-19

11-27-96 See Misc. Page 146



ion 2

d Surveyor within the
dge Estates, Section 2,
ntation of a subdivision
orth, Range 2 East of
articularly described as

nt corner of the
Henderson Ford Road,
in (capped S 0034)
, as per plat thereof
f Morgan County,
traverse along the north
00 minutes 00 seconds
at corner of Lot
nutes 11 seconds East,
er of Lot Number 20 in
nds West, 461.68 feet
mber 15 in said
East, 175.00 feet to an
nber 15; thence traverse
verse North 00 degrees
); thence traverse
pin (capped S.0034);
feet to an iron pin
onds East, 175.00 feet
minutes 00 seconds East,
ast, 1025.02 feet to an
ng said road, South 01
ing. Containing 20.62

se (23) through Forty
-one (41) has been
streets are shown in

1994,

0034

1994.

Indiana

neering

August 16 '94
11:15 A.M.
Vickie Kivett

DEDICATION
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In witness whereof, the undersigned have set their hands and seals this 8th day of August, 1994.

Timothy N. Bennett

Joy L. Bennett

NOTARY PUBLIC SEAL INDIANA

STATE OF INDIANA)
) SS
COUNTY OF MORGAN)

Before me, the undersigned, a Notary Public in and for the Said County and State, personally appeared Timothy N. Bennett and Joy L. Bennett and acknowledged the execution of the attached plat of **Henderson Ridge Estates, Section 2.**

Witness my Hand and Seal this 8th day of August, 1994.

Signature

J. Ross Drapalik
Printed

My commission expires October 24, 1994

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND THE RULES AND ORDINANCES AS ADOPTED BY THE MORGAN COUNTY PLAN COMMISSION AS FOLLOWS.

Approved by the Morgan County Plan Commission at a meeting held on the 8 day of August, 1994.

Susan M. Smith
Chairperson's Signature

Sue Levell
Secretary's Signature

Susan M. Smith
Chairperson (Printed)

Sue Levell
Secretary (Printed)