



Chicago Title Insurance Company
Indianapolis Metro Offices
Telephone (317) 684-3800



COVENANTS AND RESTRICTIONS

Hinkle Creek Estates-Plat Copy No Covenants on plat

(Hamilton County, IN)

The materials made available here are for general information only and should NOT be relied upon for making any major or final decisions with respect to any of the properties referenced.

The most current and up-to-date copies of Covenants, Restrictions or other Data relative to any property should be obtained from the current governing body of the Subdivision (generally the Home Owner's Association) if applicable. Chicago Title makes NO representations or warranties with respect to any of the materials contained herein.

DOS-9-15-09

LEGEND

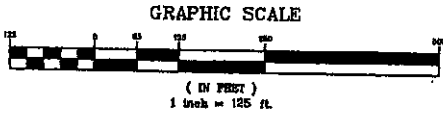
- 00 LOT NUMBER
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- D.U. & S.E. DRAINAGE UTILITY & SEWER EASEMENT
- B.L. BUILDING LINE
- N.R. NON RADIAL
- N.A.C. NON ACCESS EASEMENT
- C.M. CENTERLINE MONUMENTATION TO BE SET AFTER CONSTRUCTION

PC 3 Slide 282

HINKLE CREEK ESTATES SECTION 1

SECONDARY PLAT

PART OF THE N.W. 1/4,
SECTION 21-19-4,
NOBLESVILLE TWP.,
HAMILTON CO. INDIANA



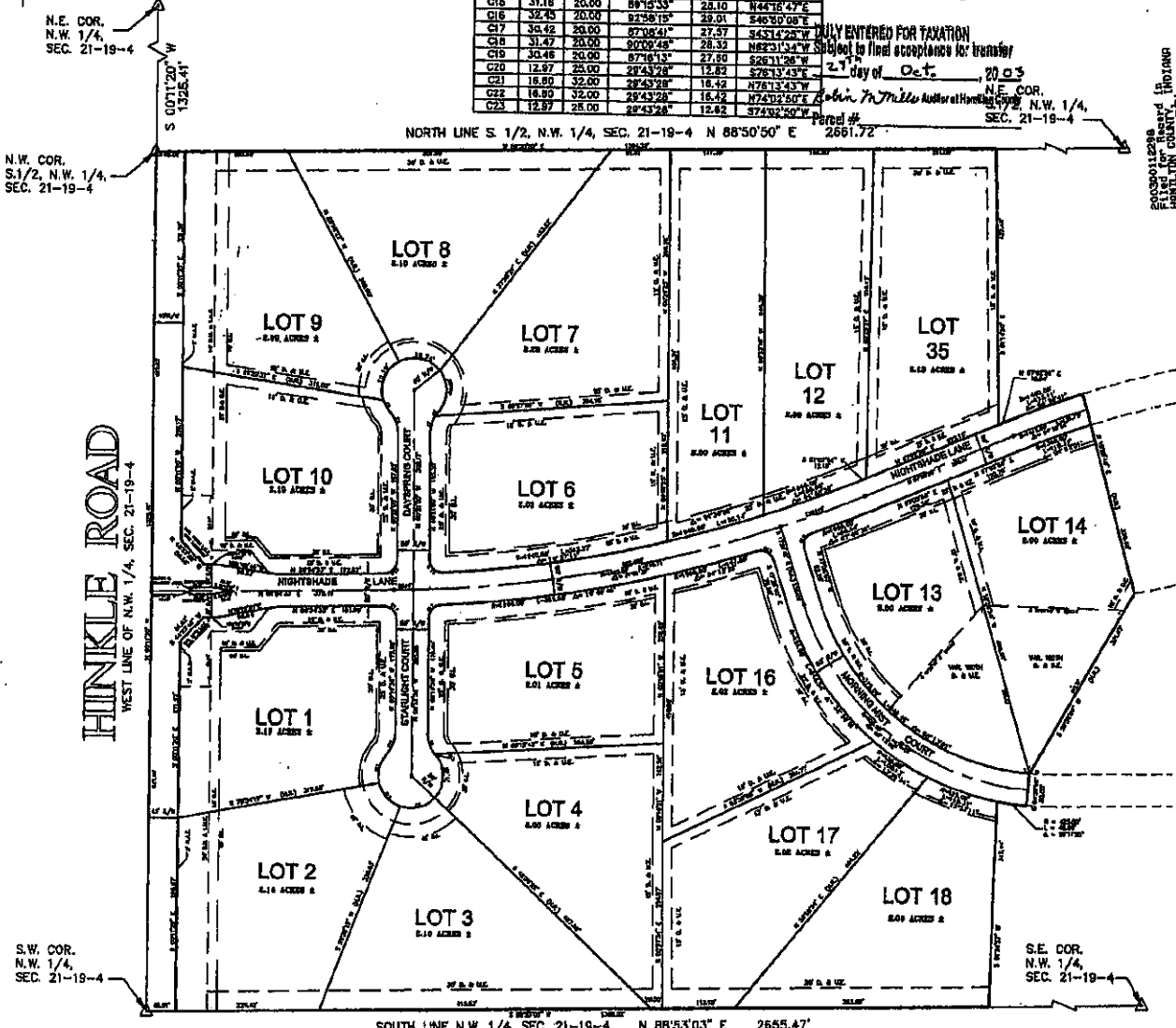
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C4	36.14	50.00	41°24'35"	35.58	N21°03'17"W
C5	19.85	50.00	22°41'58"	19.72	S32°23'10"E
C6	8.05	50.00	09°33'59"	8.05	S88°44'15"W
C7	28.08	50.00	32°10'36"	27.71	S18°44'15"W
C8	36.14	50.00	41°24'35"	35.58	N21°02'13"W
C9	50.29	50.00	84°27'32"	55.04	N78°27'41"E
C10	50.59	50.00	87°59'15"	48.48	S42°08'25"E
C11	47.24	50.00	82°14'57"	45.59	S13°57'11"W
C12	36.14	50.00	41°24'35"	35.58	N20°22'22"E
C13	1.83	30.00	01°33'27"	1.85	N76°17'43"W
C14	31.86	20.00	90°45'31"	28.47	S45°42'41"E
C15	31.16	20.00	89°15'33"	28.10	N44°16'47"E
C16	32.45	20.00	92°58'15"	29.01	S40°00'08"E
C17	30.42	20.00	87°08'41"	27.57	S42°14'25"W
C18	31.47	20.00	90°09'48"	28.32	N82°31'34"W
C19	30.48	20.00	87°16'13"	27.60	S28°11'58"W
C20	12.97	25.00	29°43'28"	12.82	S28°13'43"E
C21	16.80	32.00	28°43'28"	16.42	N74°09'50"E
C22	16.80	32.00	29°43'28"	16.42	N74°09'50"E
C23	12.97	25.00	28°43'24"	12.82	S74°02'50"W

SOURCE OF TITLE

INST# 9866030

FILED FOR TAXATION
Subject to final acceptance for recording
21 day of Oct. 2003

20030112288
FILED FOR COUNTY RECORDS
RECORDED
10-20-03 10:55 AM
PLAT



THIS INSTRUMENT PREPARED BY:
LELAND D. MILLER
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
Ph. 773-2544 Fx. 773-2594
DATE: OCTOBER 16, 2002
Job No. B27996

THIS SUBDIVISION CONSISTS OF 18 LOTS NUMBERED 1 THROUGH 14 AND LOTS 16 THROUGH 18 INCLUSIVE, AND LOT 15, TOGETHER WITH STREETS AND EASEMENTS SHOWN HEREON.
THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

SURVEYOR
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA
PH. 773-2544
EMAIL: MILLERAC@AOL.COM

DEVELOPER
OIT PARTNERSHIP
705 E. MAIN STREET
WESTFIELD IN. 46074
PH. 895-1000

OWNER
WALTER D. BARBOUR and MARILYN J. BARBOUR
LIVING TRUST
1931 W. 420 S
GRINCHURST, IN. 46913

LEGEND

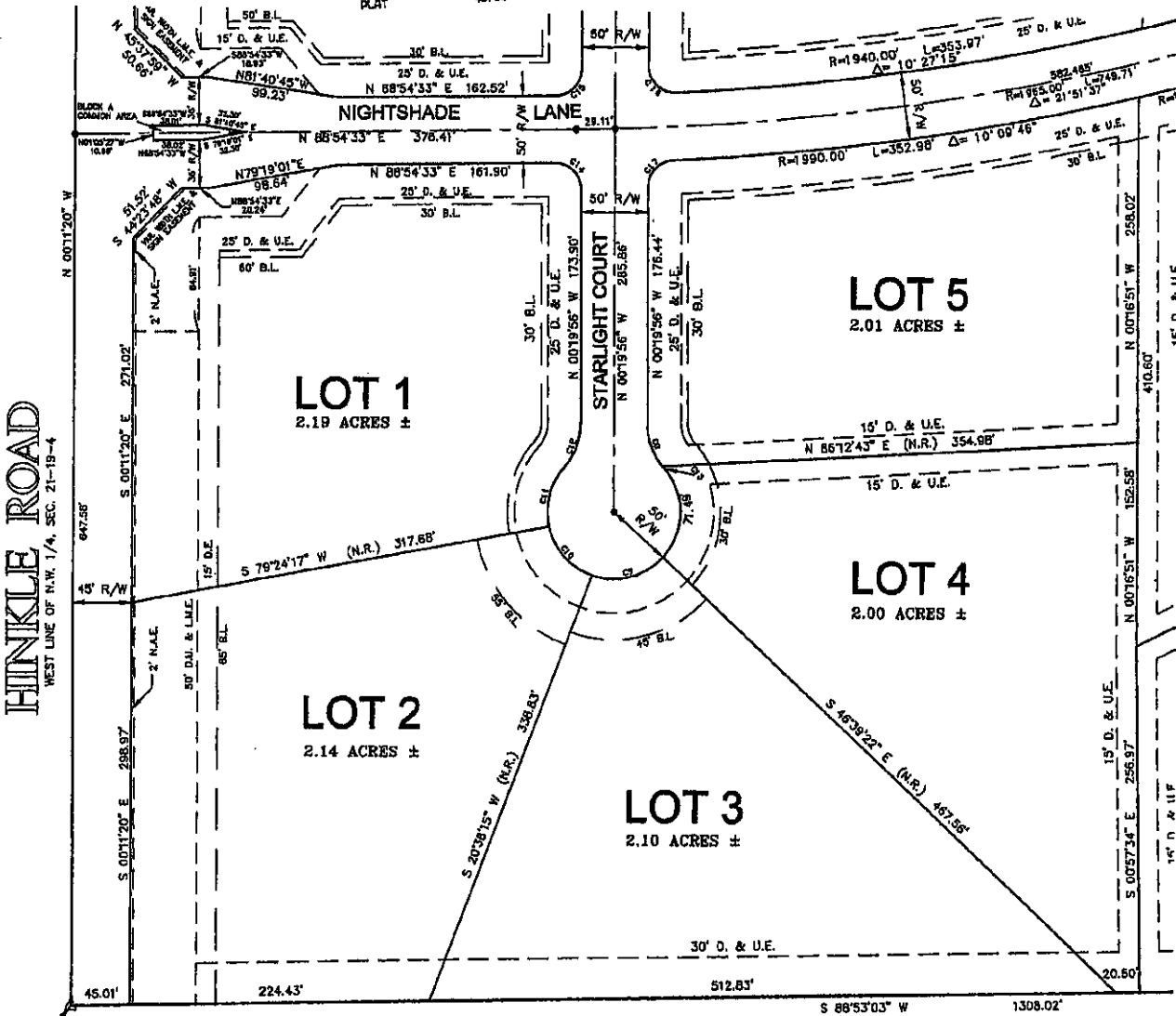
- 00 LOT NUMBER
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- D.U. & S.E. DRAINAGE UTILITY & SEWER EASEMENT
- B.L. BUILDING LINE
- N.R. NON RADIAL
- N.A.E. NON ACCESS EASEMENT
- Centerline Monumentation TO BE SET AFTER CONSTRUCTION

PC 3 Slide 282

HINKLE CREEK ESTATES SECTION 1

SECONDARY PLAT
PART OF THE N.W. 1/4, SECTION 21-19-4
NOBLESVILLE TWP., HAMILTON CO. INDIANA

200300118298
FILED 11/18/03
HAMILTON COUNTY, INDIANA
JENNIFER J. HAYDEN
10-21-2003 BY 0115A 88-42.60
PLAT



HINKLE ROAD
WEST LINE OF N.W. 1/4, SEC. 21-19-4

LOT 1
2.19 ACRES ±

LOT 5
2.01 ACRES ±

LOT 2
2.14 ACRES ±

LOT 4
2.00 ACRES ±

LOT 3
2.10 ACRES ±

GRAPHIC SCALE



SOURCE OF TITLE

INST# 9869030

THIS INSTRUMENT PREPARED BY:
LELAND D. MILLER
MILLER SURVEYING, INC.
848 CONNER STREET
NOBLESVILLE, IN. 46060
PH 773-2644 Fx 773-2694
DATE: OCTOBER 18, 2002
Job No. 927996

THIS SUBDIVISION CONSISTS OF 18 LOTS NUMBERED 1 THROUGH 14 AND LOTS 16 THROUGH 18 INCLUSIVE, AND LOT 35, TOGETHER WITH STREETS AND EASEMENTS SHOWN HEREON.

THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

SURVEYOR
MILLER SURVEYING, INC.
848 CONNER STREET
NOBLESVILLE, INDIANA
PH: 773-2644
EMAIL: MILLERAC@AOL.COM

DEVELOPER
CH PARTNERSHIP
705 E. MAIN STREET
WESTFIELD IN. 46074
PH. 896-1000

OWNER
WALTER D. BARBOUR and MARLYN J. BARBOUR
LIVING TRUST
3931 W. 400 S
BRINGHURST, IN. 46913

LEGEND

- 00 LOT NUMBER
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- D.U. & S.Z. DRAINAGE UTILITY & SEWER EASEMENT
- B.L. BUILDING LINE
- NON RADIAL NON ACCESS EASEMENT
- N.R. NON ACCESS EASEMENT
- N.A.E. CENTERLINE MONUMENTATION TO BE SET AFTER CONSTRUCTION

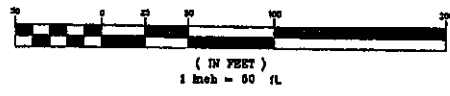
pc 3 slide 282

HINKLE CREEK ESTATES SECTION 1

SECONDARY PLAT
PART OF THE N.W. 1/4, SECTION 21-19-4
NOBLESVILLE TWP., HAMILTON CO. INDIANA

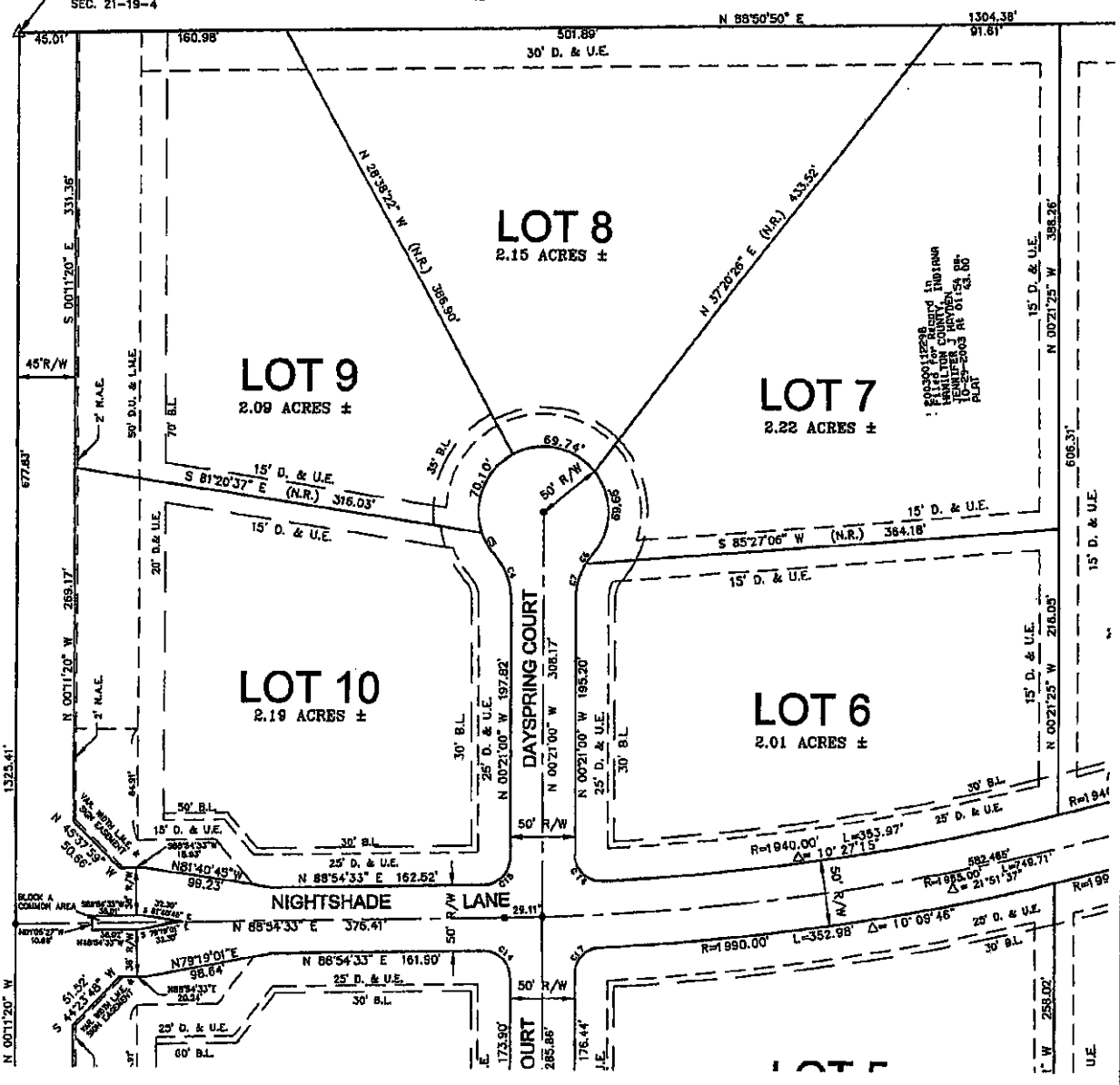
SOURCE OF TITLE
INST# 9869030

GRAPHIC SCALE



N.W. COR.
S. 1/2, N.W. 1/4,
SEC. 21-19-4

HINKLE ROAD
WEST LINE OF N.W. 1/4, SEC. 21-19-4



THIS INSTRUMENT PREPARED BY:
LELAND D. MILLER
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN. 46060
PH. 773-2644 FAX 773-2694
DATE: OCTOBER 18, 2002
Job No. 827996

THIS SUBDIVISION CONSISTS OF 18 LOTS NUMBERED 1 THROUGH 14
AND LOTS 16 THROUGH 18 INCLUSIVE, AND LOT 33, TOGETHER
WITH STREETS AND EASEMENTS SHOWN HEREON.

THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN
FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

SURVEYOR
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA
PH: 773-2644
EMAIL: MILLERAC@AOL.COM

DEVELOPER
CH PARTNERSHIP
705 E. MAIN STREET
WESTFIELD IN. 46074
PH. 896-1000

OWNER
MILLER D. BARBOUR and MARLIN J. BARBOUR
LIVING TRUST
3931 W. 400 S
BRINCHURST, IL 48913

LEGEND

- 00 LOT NUMBER
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- D.U. & S.E. DRAINAGE UTILITY & SEWER EASEMENT
- B.L. BUILDING LINE
- N.R. NON RADIAL
- N.A.E. NON ACCESS EASEMENT
- G.M. CENTERLINE MONUMENTATION TO BE SET AFTER CONSTRUCTION

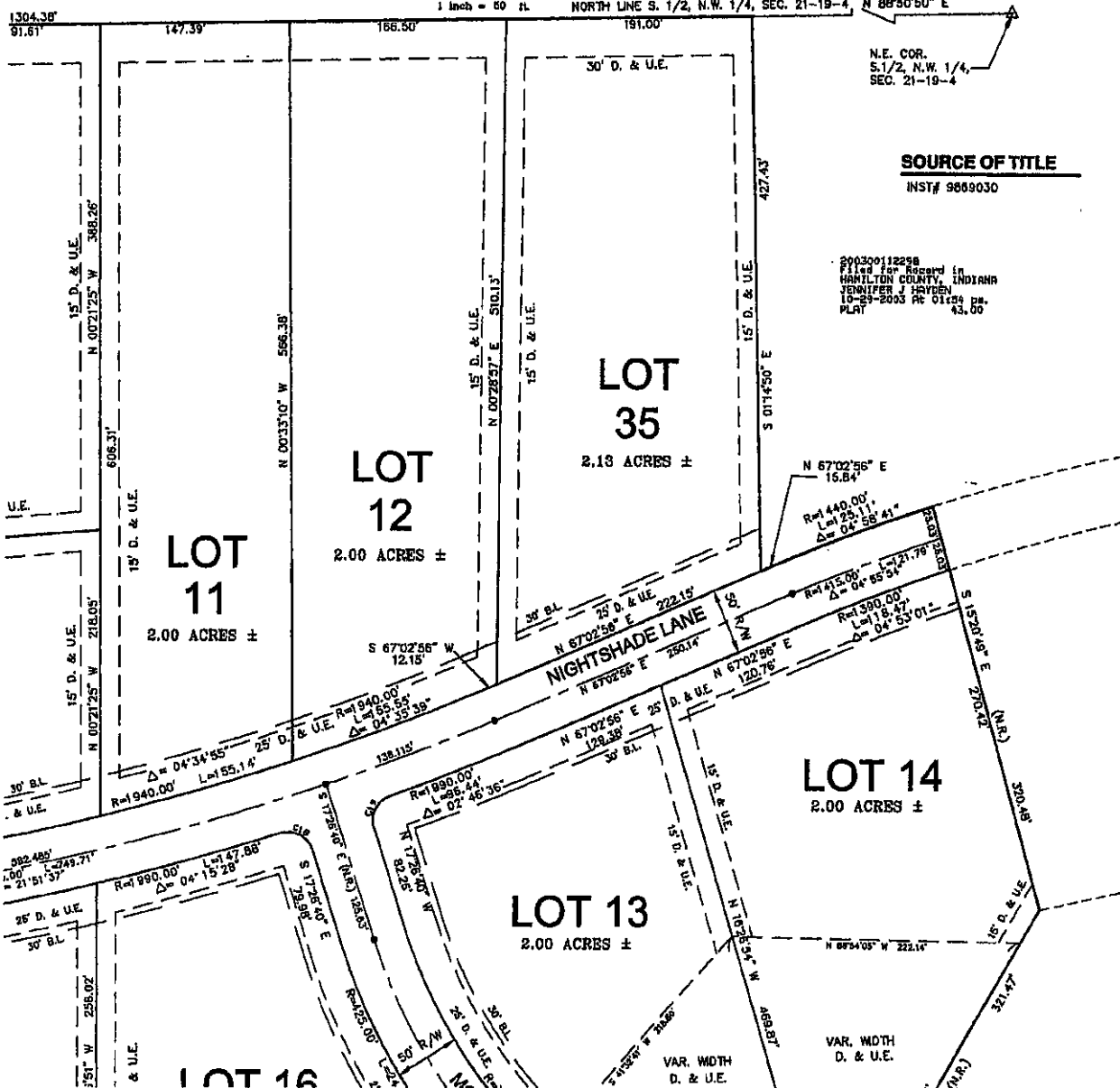
PC3 slide 282

HINKLE CREEK ESTATES SECTION 1

GRAPHIC SCALE



SECONDARY PLAT
 PART OF THE N.W. 1/4, SECTION 21-19-4
 NOBLESVILLE TWP., HAMILTON CO. INDIANA



N.E. COR.
 S. 1/2, N.W. 1/4,
 SEC. 21-19-4

SOURCE OF TITLE
 INST# 9889030

200300112298
 Filed for Record in
 HAMILTON COUNTY, INDIANA
 JENNIFER J. HARVEY
 10-23-2003 PG 01:28 PA-
 PLAT 43.00

THIS INSTRUMENT PREPARED BY:
 LELAND D. MILLER
 MILLER SURVEYING, INC.
 948 CONNER STREET
 NOBLESVILLE, IND. 48000
 PH: 773-2644 Fx 773-2694
 DATE: OCTOBER 18, 2002
 Job No. 827986

THIS SUBMISSION CONSISTS OF 15 LOTS NUMBERED 1 THROUGH 14 AND LOTS 16 THROUGH 18 INCLUSIVE, AND LOT 35, TOGETHER WITH STREETS AND EASEMENTS SHOWN HEREON.

THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

SURVEYOR
 MILLER SURVEYING, INC.
 948 CONNER STREET
 NOBLESVILLE, INDIANA
 PH: 773-2644
 EMAIL: MILLERAC@AOL.COM

DEVELOPER
 CH PARTNERSHIP
 705 E. MAIN STREET
 WESTFIELD IN. 46074
 PH. 896-1000

OWNER
 WALTER D. BARBOUR and MARLYN J. BARBOUR
 LIVING TRUST
 3931 W. 400 S
 BRINGHURST, IN. 46913

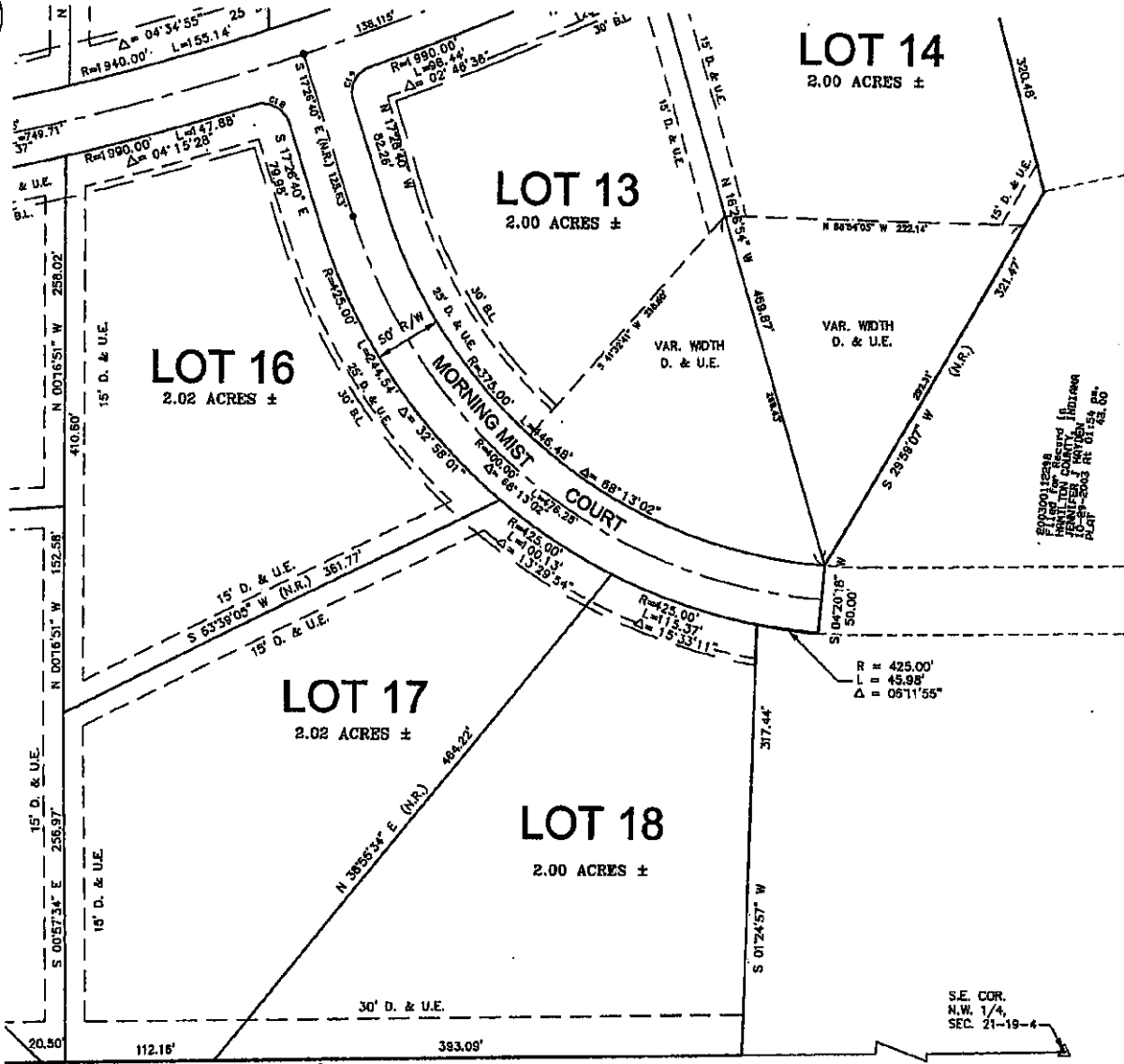
LEGEND

- 00 LOT NUMBER
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- D.U. & S.E. DRAINAGE UTILITY & SEWER EASEMENT
- B.L. BUILDING LINE
- N.R. NON RADIAL
- N.A.E. NON ACCESS EASEMENT
- CERTIFIED MONUMENTATION TO BE SET AFTER CONSTRUCTION

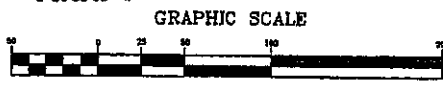
PC 3 slide 282

HINKLE CREEK ESTATES SECTION 1

SECONDARY PLAT
PART OF THE N.W. 1/4, SECTION 21-19-4
NOBLESVILLE TWP., HAMILTON CO. INDIANA



2003011288
FILED FOR RECORD
HAMILTON COUNTY
INDIANA
10-28-2003 AT 01:12 PM
JEL:CO



SOURCE OF TITLE
INST# 9089030

THIS INSTRUMENT PREPARED BY:
LELAND D. MILLER
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN. 46060
PH 773-2644 Fx 773-2694
DATE: OCTOBER 18, 2002
Job No. 827996

THIS SUBMISSION CONSISTS OF 18 LOTS NUMBERED 1 THROUGH 14 AND LOTS 16 THROUGH 18 INCLUSIVE, AND LOT 30, TOGETHER WITH STREETS AND EASEMENTS SHOWN HEREON.
THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

SURVEYOR
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA
PH: 773-2644
EMAIL: MILLERAC@AOL.COM

DEVELOPER
CH PARTNERSHIP
705 E. MAIN STREET
WESTFIELD IN. 46074
PH. 896-1000

OWNER
VALERIE D. BARBOUR and MARLYN J. BARBOUR
LIVING TRUST
3931 W. 400 S
BIRMGHAM, IN. 46913

LAND DESCRIPTION

PC 3 Sld. 272

HINKLE CREEK ESTATES SECTION 1

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 4 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

SOURCE OF TITLE

INST# 9889030

SECONDARY PLAT

**PART OF THE N.W. 1/4, SECTION 21-19-4
NOBLESVILLE TWP., HAMILTON CO. INDIANA**

OWNERS CERTIFICATE

THE UNDERSIGNED, THE WALTER D. BARBOUR AND MARILYN J. BARBOUR LIVING TRUST DATED NOVEMBER 17, 1998 AND ITS ASSIGNS, OWNER OF THE REAL ESTATE SHOWN HEREIN AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AS INSTRUMENT NO. 9889030 DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HINKLE CREEK ESTATES SECTION 1, A SUBDIVISION IN HAMILTON COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS 15th DAY OF September 2003.

OWNER
THE WALTER D. BARBOUR AND MARILYN BARBOUR LIVING TRUST DATED NOVEMBER 17, 1998 AND ITS ASSIGNS

Walter D. Barbour
WALTER D. BARBOUR TRUSTEE
Marilyn J. Barbour
MARILYN J. BARBOUR TRUSTEE

STATE OF INDIANA }
COUNTY OF Hamilton } SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Walter D. Barbour TRUSTEE OF THE WALTER D. BARBOUR AND MARILYN BARBOUR LIVING TRUST DATED NOVEMBER 17, 1998 AND ITS ASSIGNS AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIX HIS SIGNATURE THERETO.

WITNESS MY SIGNATURE AND SEAL THIS 15th day of September 2003.
[Signature]
NOTARY PUBLIC
Penney S. Smith
PRINTED NAME

COUNTY OF RESIDENCE: Hamilton
MY COMMISSION EXPIRES: 9/30/2006



COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY ACTS OF 1981 P.C. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF NOBLESVILLE AS FOLLOWS:

ADOPTED BY THE PLAN COMMISSION AT A MEETING HELD 17 August 2002.

NOBLESVILLE CITY PLAN COMMISSION
David W. Drago
DAVID W. DRAGO, PRESIDENT
Steven R. Huntley
STEVEN R. HUNTLEY, SECRETARY

I, STEVEN R. HUNTLEY, DIRECTOR OF PLANNING AND ZONING FOR THE CITY OF NOBLESVILLE, HEREBY CERTIFY THAT THE APPLICATION FOR APPROVAL OF THIS PLAT MEETS ALL OF THE MINIMUM REQUIREMENTS SET FORTH IN THE MASTER PLAN OF NOBLESVILLE, INDIANA AND SUCH OTHER APPLICABLE REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF THE CITY OF NOBLESVILLE, DECEMBER 11, 1981, AS AMENDED.
DATE: 10-28-03
Steven R. Huntley
STEVEN R. HUNTLEY,
DIRECTOR OF PLANNING AND DEVELOPMENT

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST (ASSUMED BEARING) 1325.41 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 50 MINUTES 50 SECONDS EAST 1304.38 FEET ON AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 14 MINUTES 50 SECONDS EAST 427.43 FEET; THENCE NORTH 67 DEGREES 02 MINUTES 56 SECONDS EAST 15.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID POINT OF CURVATURE BEING NORTH 22 DEGREES 57 MINUTES 04 SECONDS WEST 1440.00 FEET FROM THE RADIUS POINT OF SAID CURVE TO THE LEFT; THENCE NORTHEASTERLY AN ARC DISTANCE OF 125.11 FEET ON AND ALONG SAID CURVE; THENCE SOUTH 15 DEGREES 20 MINUTES 49 SECONDS EAST 320.48 FEET; THENCE SOUTH 29 DEGREES 59 SECONDS 07 SECONDS WEST 321.47 FEET; THENCE SOUTH 04 DEGREES 20 SECONDS 18 SECONDS WEST 50.00 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEING SOUTH 04 DEGREES 20 MINUTES 18 SECONDS WEST 425.00 FEET FROM THE RADIUS POINT OF SAID CURVE TO THE RIGHT; THENCE NORTHEASTERLY AN ARC DISTANCE OF 45.98 FEET ON AND ALONG SAID CURVE; THENCE SOUTH 01 DEGREE 24 MINUTES 57 SECONDS WEST 317.44 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 53 MINUTES 03 SECONDS WEST 1308.02 FEET TO THE POINT OF BEGINNING. CONTAINING 41.98 ACRES, MORE OR LESS.

200300112298
Filed For Record In
HAMILTON COUNTY, INDIANA
JENNIFER J. BOYD
10-29-2003 10:01:54 AM
PLAT 42.00

CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF 18 LOTS NUMBERS 1-14 INCLUSIVE AND LOTS 16-18, INCLUSIVE AND LOT 35.

THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO A SURVEY PLAT RECORDED AS INSTRUMENT# 200200057118 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

I, THE UNDERSIGNED CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE THIS 15th DAY OF September 2003.

Leland D. Miller Jr.
LELAND D. MILLER JR.
REGISTERED LAND SURVEYOR
NO. 50083



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY AT A MEETING HELD THIS 27 DAY OF October 2003.

Steven C. Dillinger
STEVEN C. DILLINGER

STEVEN A. HOLT
Christine Altman
CHRISTINE ALTMAN

Robin M. Walls
ROBIN WALLS, AUDITOR

THIS INSTRUMENT PREPARED BY:
LELAND D. MILLER
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
Ph 773-2644 Fx 773-2694
DATE: OCTOBER 18, 2002
Job No. B27896