

10273 March 6, 1967
For Comments see
This App. 51 Page 578

Stone
C. of NE1/4
of SE1/4, Sec. 13

Part of the NE1/4 of the SW1/4 of Sec. 13, T 15 N., R 1 E.,
Hendricks County, Indiana

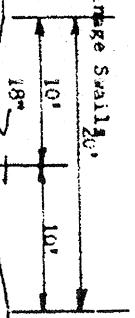
688.71' to
Stone @ center
Sec. 13



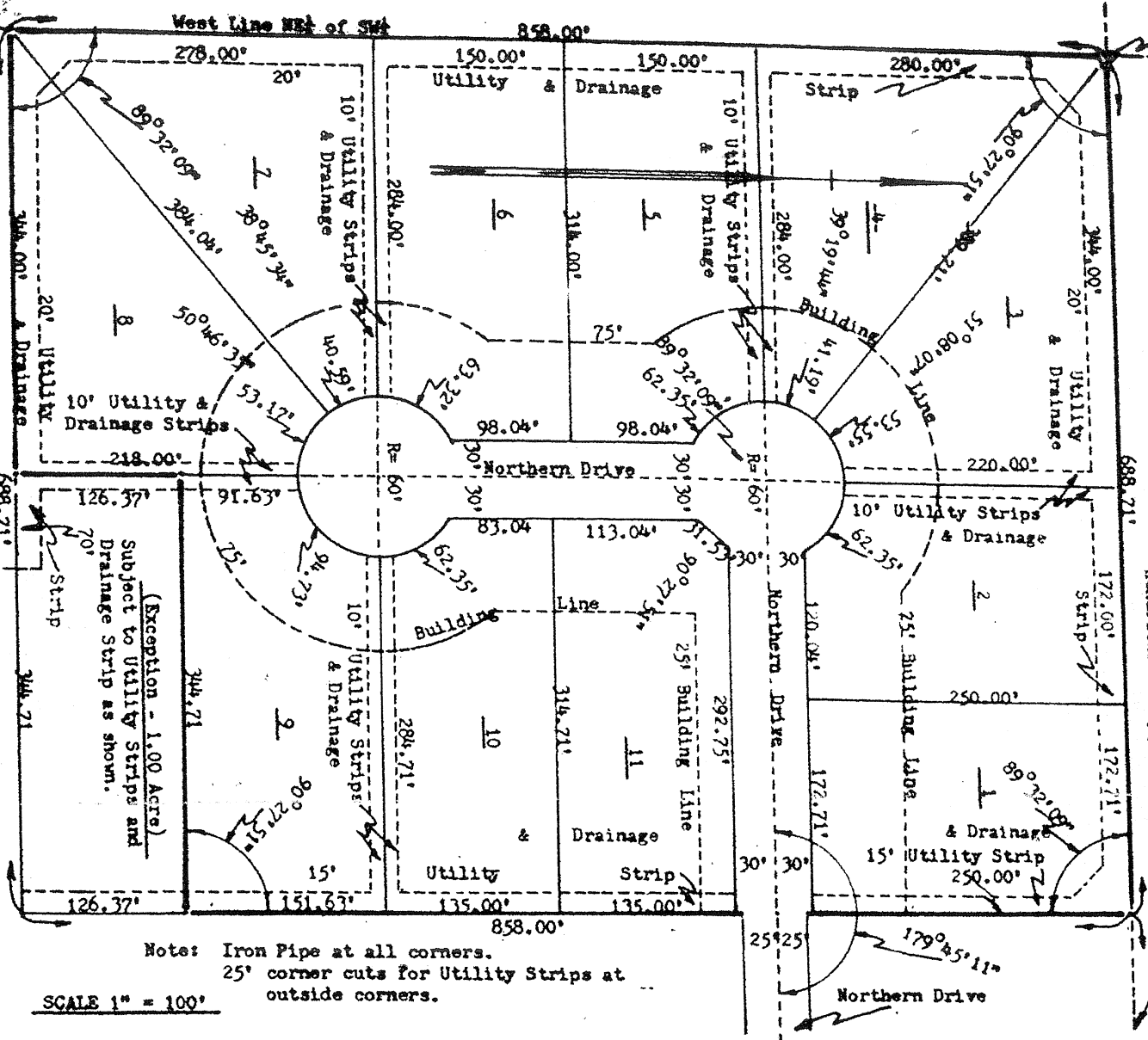
DELBERT A. HOBSON
PROFESSIONAL ENGINEER
No. 2702
MOORESVILLE, IND.

DRAINAGE SWALLS

FINAL PLAT
OF
"LYWOOD"
FOR NORMAN COOMES



Sheet 1 of 2



Note: Iron Pipe at all corners.
25' corner cuts for Utility Strips at
outside corners.

SCALE 1" = 100'

CERTIFICATE OF APPROVAL
Under Authority Provided by Chapter 174, Acts of 1947 Enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Board of County Commissioners of the County of Hendricks, Indiana, this plat was given approval by the County of Hendricks as follows:

Approved by County Plan Commission at meeting held December 12, 1966.

George Kelly
George Kelly, Chairman

W. S. Parsons
W. S. Parsons, Secretary

December 8, 1966

Delbert A. Hobson

Registered Professional Engineer # 2702
Registered Land Surveyor # 10029
State of Indiana

①

*Ivywood Subdivision
for
Norman Coomes

DELBERT A. HOBSON
REGISTERED PROFESSIONAL ENGINEER
No. 10022
INDIANA
MEMBER SOCIETY OF PROFESSIONAL ENGINEERS

ENTERED FOR RECORD

BOOK 10022 PAGE 6

ENGINEER'S CERTIFICATE
Mary Margaret Baker
RECORDS & REPORTS ENGINEER

I, Delbert A. Hobson, Registered Professional Engineer and Land Surveyor, being legally qualified to practice land surveying within Hendricks County, Indiana, do certify that I have surveyed the following described property in accordance with the official records and that this plat is true and correct and accurately represents a subdivision of part of the Northeast quarter of the Southwest quarter of Section thirteen (13), Township fifteen (15) North, Range one (1) East of the Second Principal Meridian, Hendricks County, Indiana, bounded and described as follows:

Beginning at a stone at the Northwest corner of the Northeast quarter of the Southwest quarter of Section thirteen (13), Township and range aforesaid, run thence southerly on the West line of said quarter-quarter a distance of eight hundred thirty eight (838.00) feet;

run thence easterly and parallel to the North line of said quarter-quarter a distance of three hundred forty four (344.00) feet;

run thence northerly and parallel to the West line of said quarter-quarter a distance of one hundred twenty six and thirty seven hundredths (126.37) feet;

run thence easterly and parallel to the North line of said quarter-quarter a distance of three hundred forty four and seventy one hundredths (344.71) feet;

run thence northerly and parallel to the West line of said quarter-quarter a distance of seven hundred thirty one and sixty three hundredths (731.63) feet to a point on the North line of said quarter-quarter that is six hundred eighty eight and seventy one hundredths (688.71) feet West of the Center of Section thirteen (13);

run thence westerly on said North line a distance of six hundred eighty eight and seventy one hundredths (688.71) feet (104.35 chains) as given in Deed Record 168, pages 360-61 of the Hendricks County Records, to the place of beginning, containing (1.56) acres, more or less.

This Subdivision, hereinafter to be known as "IVYWOOD", consists of eleven (11) lots numbered from one (1) to eleven (11) consecutively and inclusive. The dimensions of the lots and the width of the street is as shown on this plat in feet and decimal fractions thereof.

Witness my Hand and Seal at Mooresville, Indiana, this 8th day of December, 1966.

Only entered for taxation from March 1st
day of March 1967
Fee \$ 1.10
Ranger S. [unclear]
Address: [unclear]

Delbert A. Hobson
Delbert A. Hobson
Registered Professional Engineer # 2733
Registered Land Surveyor # 10022
State of Indiana



BENCHMARK SURVEYING, INC.

Donn M. Scotten, RLS / Owner
 20 E. Airport Rd., Suite 500 - Brownsburg, IN 46112

Phone (317) 858-1506 * Fax (317) 586-1507

B.C.I. # 03-03-063 JULY 24, 2003 SHEET 1 of 1

LEGAL DESCRIP

A part of the Northeast quarter of the Southwest quarter of Washington Township, Hendricks County, Indiana, being more All of Lots Numbered 9, 10 & 11 in Ivywood Subdivision, a subdiv Indiana, per the plat thereof which was recorded March 6, the Recorder of Hendricks County, Indiana.

This record plat consists of Two (2) lots Numbered 9 and 10 shown hereon. The size of lots, width of streets and easement feet and decimal parts thereof.

The within described real estate represents the real estate as prepared by Benchmark Surveying, Inc. and was certified as recorded as Instrument Number 200300031419 in Book Recorder, Hendricks County, Indiana.

Certified this 30th day of October, 2003.

Donn M. Scotten

Donn M. Scotten
 Registered Land Surveyor
 Indiana No. S-0510

A petition addressed to the Hendricks County Drainage Board requesting that this Subdivision's storm drainage system and County's legal drainage system so that a maintenance fund authority of the Indiana Drainage Code, and so that said Board provided for in said code.

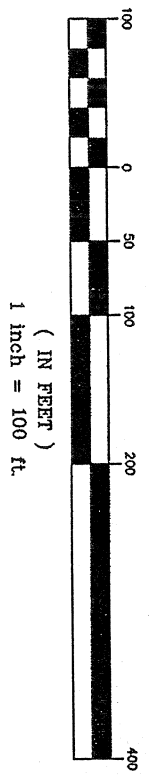
"This Subdivision contains 0 lineal feet of open ditches a lots in the subdivision are or may be subject to a drainage Drainage Code."

20' DRAINAGE EASEMENT DEFINITION			
COURSE	LENGTH	BEARING	
L1	26.69'	S 20°25'07" E	
L2	29.04'	S 70°56'41" E	
L3	4.08'	S 10°15'58" E	
L4	49.75'	S 41°18'58" W	
L5	27.95'	S 04°45'32" W	
L6	24.82'	S 43°57'39" E	
L7	101.05'	S 29°13'48" W	

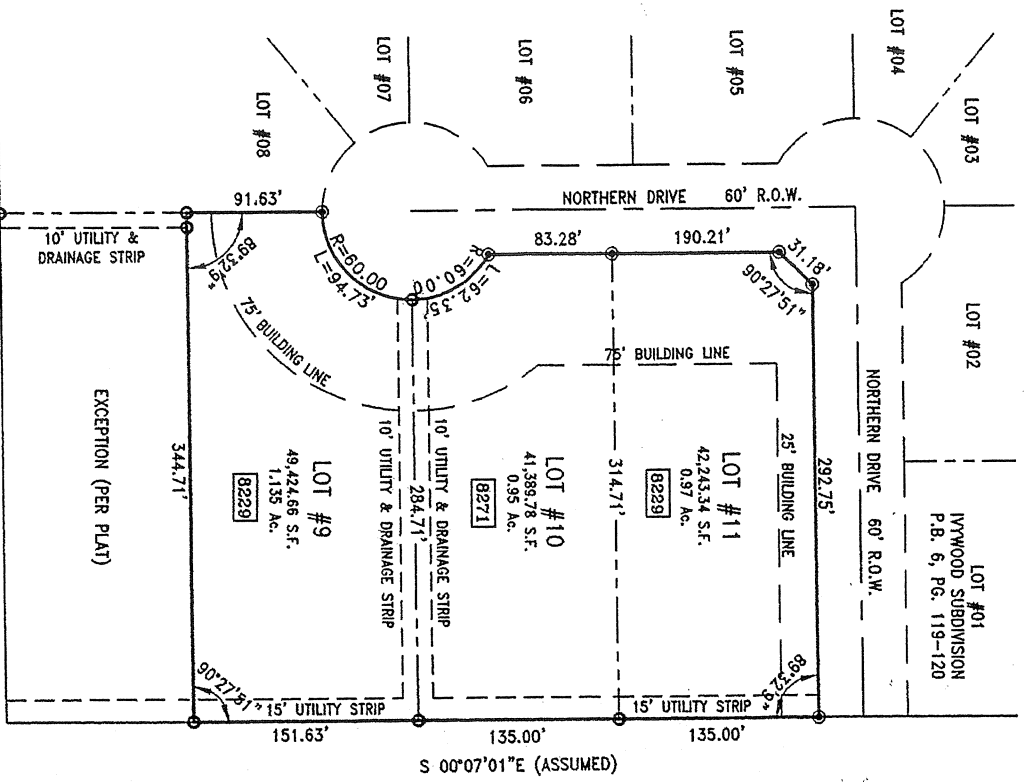


LEGEND

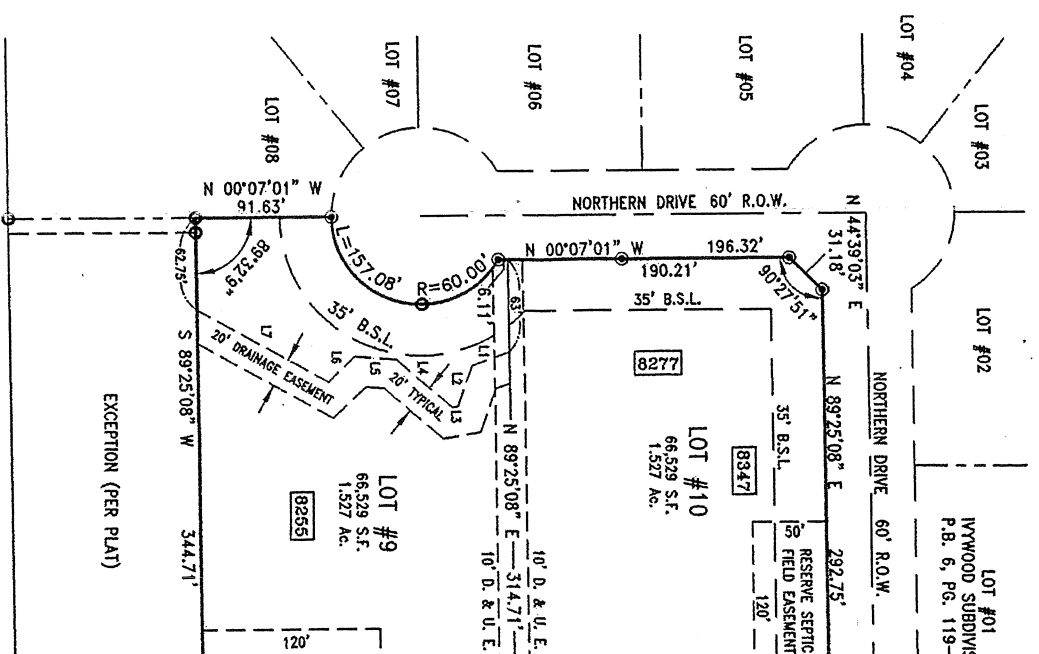
D. & U. E. = DRAINAGE AND UTILITY EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 ○ = OPEN PIPE FOUND
 ⊙ = 5/8" REBAR WITH CAP SET (SCRIBED "BENCHMARK SURVEYING")
 [000] = STREET ADDRESS
 = ALL ADDRESSES ARE WITHIN THE JURISDICTION OF THE POSTMASTER OF THE TOWN OF AVON 46123



GRAPHIC SCALE



ORIGINAL PLAT
IVYWOOD SUBDIVISION
LOTS 9, 10 & 11



REPLAT
IVYWOOD SUBDIVISI
LOTS 9, 10 & 11

③

LEGAL DESCRIPTION

A part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 15 North, Range 1 East in Washington Township, Hendricks County, Indiana, being more particularly described as follows:
 All of Lots Numbered 9, 10 & 11 in Ivywood Subdivision, a subdivision in Washington Township, Hendricks County, Indiana, per the plat thereof which was recorded March 6, 1967 in Plat Book 6, Page 119 in the Office of the Recorder of Hendricks County, Indiana.

This record plat consists of Two (2) lots Numbered 9 and 10, both inclusive, with streets and easements as shown hereon. The size of lots, width of streets and easements are shown on this plat by figures denoting feet and decimal parts thereof.

The within described real estate represents the real estate as determined by an ALTA/ACSM Land Title Survey prepared by Benchmark Surveying, Inc. and was certified by Brian C. Rismiller on April 7, 2003 and is recorded as Instrument Number 200300031419 in Book 445, Pages 212 - 220 in the Office of the Recorder, Hendricks County, Indiana.

Certified this 30th day of October, 2003.

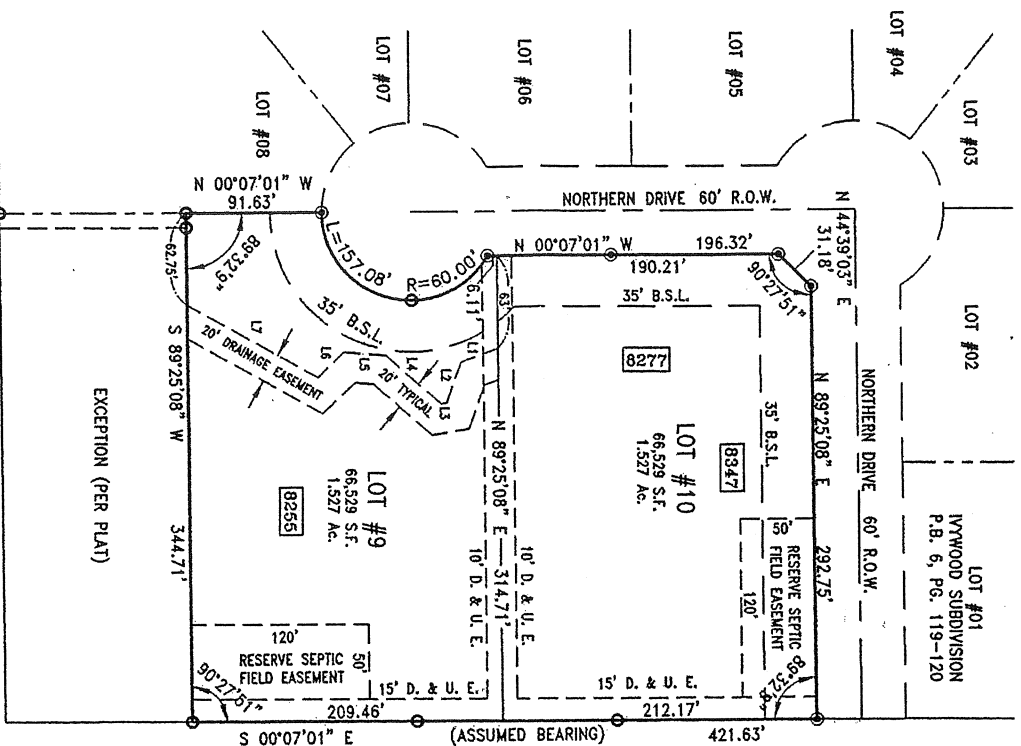
Donna M. Scotten
 Donna M. Scotten
 Registered Land Surveyor
 Indiana No. S-0510



A petition addressed to the Hendricks County Drainage Board has been filed with the County Surveyor requesting that this Subdivision's storm drainage system and the easements thereto be accepted into the County's legal drainage system so that a maintenance fund may be established by assessment under the authority of the Indiana Drainage Code, and so that said Board may exercise other powers and duties as provided for in said code.

"This Subdivision contains 0 lineal feet of open ditches and 0 lineal feet of underground drains. The lots in the subdivision are or may be subject to a drainage assessment under the authority of the Indiana Drainage Code."

20' DRAINAGE EASEMENT DEFINITION		
COURSE	LENGTH	BEARING
L1	26.63'	S 29°25'07" E
L2	29.04'	S 70°56'41" E
L3	4.08'	S 101°15'58" E
L4	49.75'	S 41°18'58" W
L5	27.95'	S 04°45'32" W
L6	24.82'	S 43°57'39" E
L7	101.05'	S 29°13'48" W



REPLAT
 IVYWOOD SUBDIVISION
 LOTS 9, 10 & 11

④

THIS PLAT HAS BEEN REVIEWED
 IS HEREBY RELEASED FOR
 DATE: 12-09-03

[Signature]
 HENDRICKS COUNTY

DULY ENTERED
 FOR TAXATION
 DEC 19 2003

Monica A. Truitt
 AUDITOR HENDRICKS COUNTY

The undersigned owners of the real estate shown and described here, do hereby certify that they have laid off, platted, subdivided, and do hereby layoff, plat and subdivide said real estate in accordance with the hereof plat. The subdivision shall be known and designated as Ivywood Subdivision. They further certify that all rights-of-way dedicated on this plat, exclusive of those already dedicated are hereby dedicated to the public. Front building lines are hereby established as shown on said plat, between which lines and property lines of the streets, no building or other structure (excepting drives and mailboxes) shall be erected or maintained. Side and rear building lines are established by the Hendricks County Zoning Ordinance or have been or may be granted by the Hendricks County Area Plan Commission or Board of Zoning Appeals.

There are strips of ground of the width called for on the plat, which are reserved and dedicated as easements for the following described purposes:

Those dedicated as Utility Easements are hereby dedicated to the public and semipublic utility companies, excluding transportation companies, for the installation, operation and maintenance of poles, lines, ducts, gas and water lines, laterals and sewers.

Those dedicated as Drainage Easements and/or Regulated Drain Easements are hereby dedicated to the public and are storm water easements and drainage rights-of-way for the control of surface water drainage, for the maintenance of swales and for the installation, operation and maintenance of storm sewers, tile drains, subsurface drains and detention ponds as defined by the Hendricks County Subdivision Control Ordinance.

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 obstruct or change the direction of the flow of water through drainage areas and swales situated in the easements, but such lot owners shall take their title subject to the right of the easement holders and to the rights of the owners of the other lots in this subdivision. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

This plat constitutes a supplementary declaration pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions of Ivywood Subdivision as recorded with the Recorder of Hendricks County, Indiana, in Miscellaneous Book 51, Page 578 (hereafter "Covenants"). All lots, streets and real estate within this plat are subject to the Covenants and each owner of a lot depicted on this plat shall take title subject to the terms and conditions of the Covenants.

We the undersigned as owners of the real estate hereon do hereby declare the real estate as described to be platted into this subdivision to be known as: REPLAT of LOTS 9, 10 & 11 IVYWOOD SUBDIVISION

Jon L Bignotti
Jon L Bignotti - Owner
Lot 9, Ivywood Subdivision

John C. Boals
John C. Boals - Owner
Lot 10, Ivywood Subdivision

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 uses and purposes therein expressed.

Witness my signature and Notarial Seal this *20th* day of *September*, 2003.

12-14-2008
My Commission Expires:

Hendricks
County of Residence:



200300054114
Filed for Record in
HENDRICKS COUNTY IN
THE REGISTRY OF
12-14-2008
Signature Notary Public:
Kimberly Frost
Printed Name:

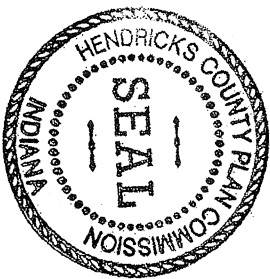
CERTIFICATE OF PLAN COMMISSION

Under the authority provided by Section IC 36-7-4-700 ET SEQ. and all amendments thereto, the undersigned hereby certify that public notice of the hearing by the Hendricks County Plan Commission of the aforesaid Owner's Application for approval of this plat was duly given as required by Section IC 36-7-4-706 and all amendments thereto, and that said plat has been duly approved by said commission with a majority of the members of said Commission concurring in such approval.

Dated this *16th* day of *July*, 2003.

C. Richard Whicker
C. Richard Whicker
President

RECORDED AND
RECORDING



Larry J. Jones
Larry J. Jones
Secretary

[Signature]
ENGINEER

REPLAT
OF

LOTS 9, 10 & 11

IVYWOOD SUBDIVISION

REPLAT OF LOTS 5 AND 6 IN IVYWOOD SUBDIVISION

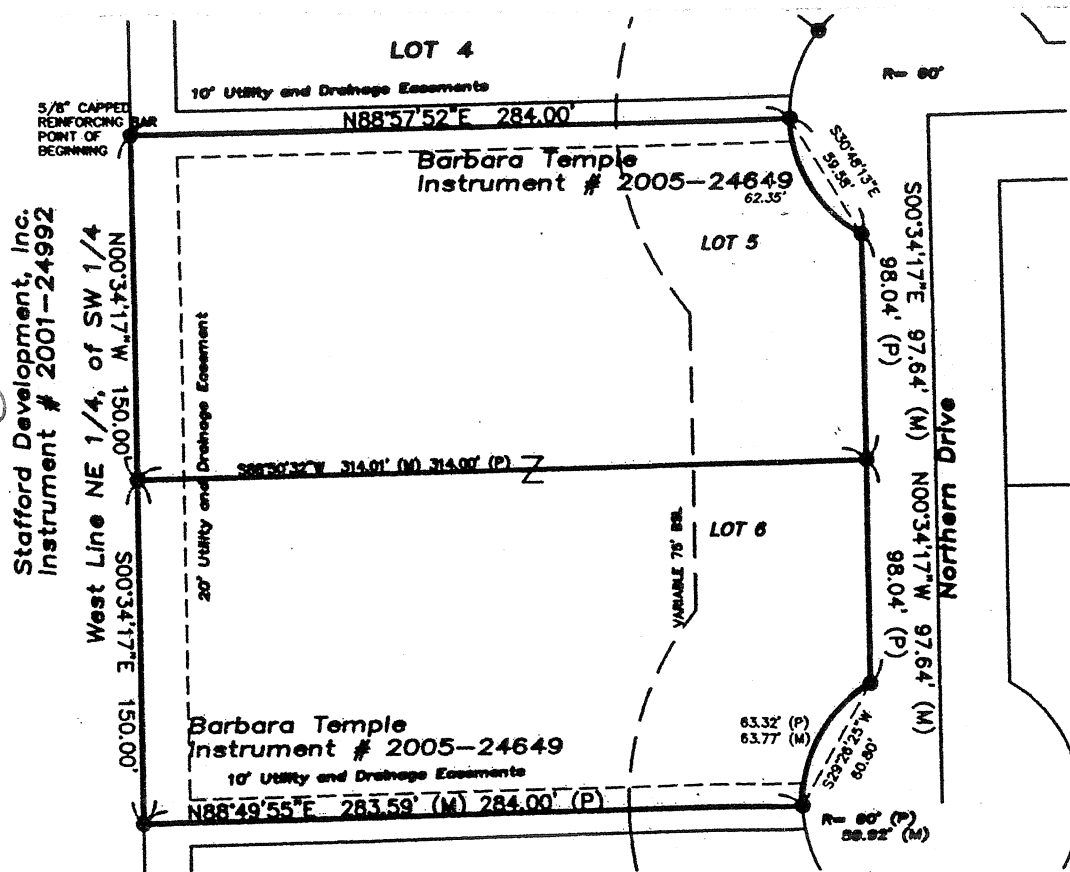
THIS PLAT HAS BEEN REVIEWED AND
IS HEREBY RELEASED FOR RECORDING
DATE: 05-17-06

[Signature]
HENDRICKS COUNTY ENGINEER

200600013745
Filed for Record in
HENDRICKS COUNTY IN
THERESA D LYNCH
05-18-2006 At 10:35 am.
PLAT 20.00

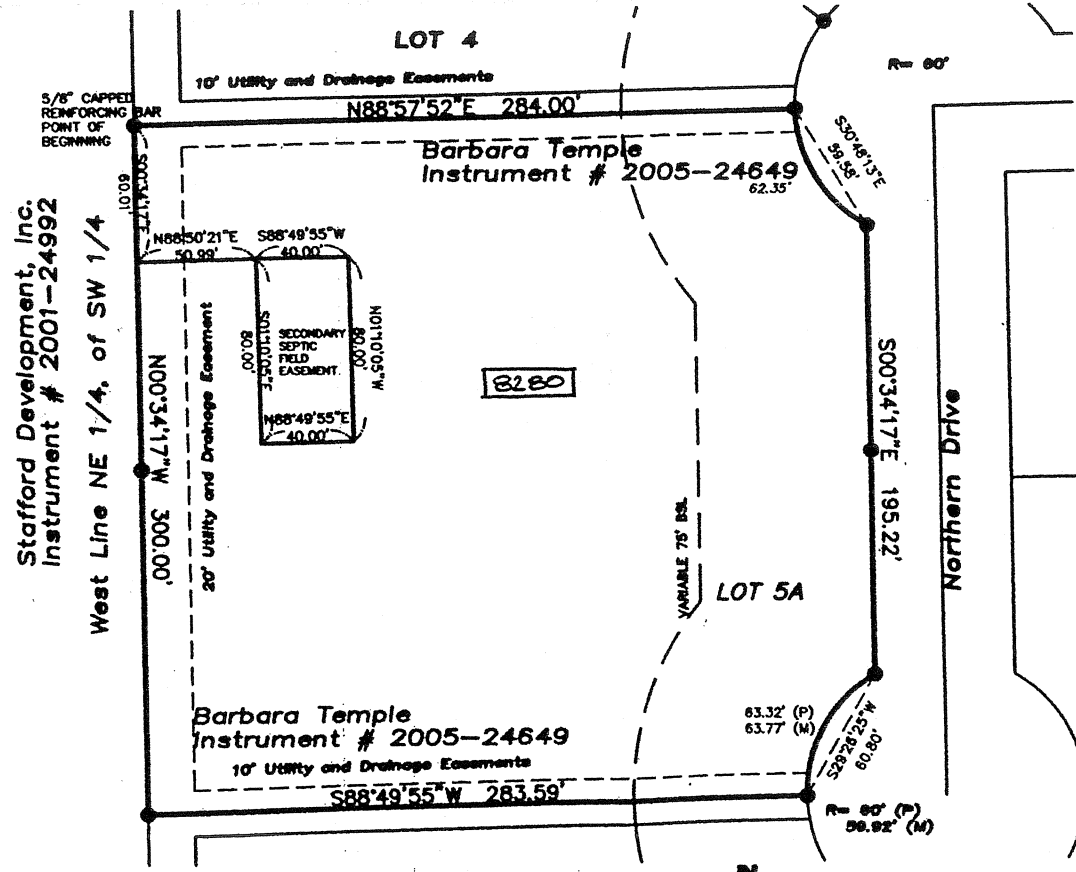
PC6/131/1

A part of Lots Numbered Five (5) and Six (6) in
Ivywood Subdivision, a subdivision in Washington
Township, Hendricks County, Indiana



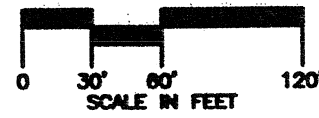
1 ORIGINAL SUBDIVISION PLAT
REPLAT

SCALE: 1"=80'



2 SUBDIVISION REPLAT
REPLAT

SCALE: 1"=80'



DULY ENTERED
FOR TAXATION

MAY 18 2006

[Handwritten signature]

CERTIFICATION

The hearing by the Hendricks County Administrative Plat Committee of the aforesaid owner(s) application for approval of this plat was duly given as required by the authority provided by sections IC-36-7-5-700 Et. Seq. and all amendments thereto, and that said plat has been duly approved by said Committee, with a majority of the members of said Committee concurring in such approval.

Dated April 12, 2006.

Jo Ann Groves,
Vice-Pres.

Don F. Reitz, AICP, Sec.



Sidewalk Note:
The developer or owner of each lot within this plat is responsible for constructing sidewalks across their entire length of the property along the exterior road frontage. The owner or developer must install their own sidewalk when the sidewalks of any adjoining property are brought to the property line.

Secondary Septic Field Note:
Those designated as sanitary sewage field easements (SSE) are secondary septic field easements that are hereby granted to the property owner 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 Hendricks County Health Officer.

Original Plat Recorded as Pages 15 and 16, Plat Book 6 in the Office of the Hendricks County Recorder.

DEDICATION

The undersigned, owner(s) of the real estate shown and described on the plat hereon, do hereby layoff, plat and subdivide said real estate in accordance with the hereon plat. There are strips of ground, with the width called for on the attached plat, which was reserved for public utility companies (not including transportation companies) for the installation of poles, lines, ducts, gas and water lines, laterals, and sewers, these are strips of ground reserved for surface water drainage purposes, no permanent of other structures are to be erected upon said strip, but such owners shall take their title subject to the rights of public utilities, all such utility installation shall be made so that no property line or property corner be obstructed, the right-of-way of the streets, as shown on this plat, if not heretofore dedicated to the public, is hereby dedicated to the public for the use as a public right-of-way, with the exception that there shall be no entry driveway cuts by adjoining property owners into that portion of the area designated on the plat as limited Access right-of-way.

Barbara Temple
BARBARA TEMPLE

State of Indiana)
County of Hendricks) **SSE:**

Before me, the undersigned Notary Public, in and for the aforesaid County and State, personally appeared Barbara Temple who acknowledged the execution of the foregoing Plat for the purpose therein expressed.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF April 2006.

Rebecca L. Bade
Notary Public

Printed Name Rebecca L. Bade
Residing in Johnson County
My Commission Expires: 1-26-08



CERTIFICATION

I, the undersigned, being duly licensed as a registered land surveyor within the State of Indiana, do hereby certify that the attached plat and survey of "Replat of Lots 5 and 6 of Ivywood Subdivision", situated in Washington Township, Hendricks County, Indiana, is a true representation of the following:

PROPOSED DESCRIPTION

Lots Numbered Five (5) and Six (6) in Ivywood Subdivision, a subdivision in Washington Township, Hendricks County, Indiana, as per plat thereof recorded March 6, 1967 in Plat Book 6, Pages 119-120 in the Office of the Recorder of Hendricks County, Indiana, more particularly described as follows:

Beginning at a capped 5/8-inch rebar at the northwest corner of said Lot 5, thence North 88 degrees 57 minutes 52 East a distance of 284.00 feet along the north line of said Lot 5, to a capped 5/8-inch rebar at the northeast corner thereof; thence 62.35 feet along a curve to the left having a radius of 60.00 feet, being subtended by a long chord bearing South 30 degrees 48 minutes 13 seconds East, a distance of 59.58 feet; thence South 00 degrees 34 minutes 17 seconds East a distance of 195.22 feet along the east line of said Lot 5, and Lot 6; thence 62.77 feet along a curve to the left having a radius of 60.00 feet, being subtended by a long chord bearing South 29 degrees 26 minutes 25 seconds West, a distance of 60.80 feet, to the southeast corner of said Lot 6; thence South 88 degrees 49 minutes 55 seconds East a distance of 285.59 feet along the south line of Lot 6; thence North 00 degrees 34 minutes 17 seconds West a distance of 300.00 feet, to the Point of Beginning.

The above described tract of land contains 2.109 acres, more or less, subject to all Easements and Rights-of-Way of record.

This subdivision contains 0 lined feet of open ditches and 0 feet of tile drains.

Said Plat consists of one (1) lot, the location and dimensions of the lots, streets and easements are shown on the plat, all dimensions are shown in feet and decimal parts thereof.

I do hereby certify that all the above is true and correct and in witness thereof, do hereby set my hand and seal this 4/17/06

Mark McMahon

Mark McMahon
Registered Land Surveyor
LS# 29900022
State of Indiana



**CIVIL ENGINEERING
SURVEYING
PLANNING**
HDS
MEASURING THE WORLD,
DESIGNING THE FUTURE.

**LEWIS
ENGINEERING**
3700 East Main Street, Suite D
Fishers, IN 46119
317.639.2412 FAX 317.688.2407

- LEGEND**
- Rebar Found
 - Capped 5/8" Rebar Set
 - (P) Platted Distance
 - (M) Measured Distance