

This document referred to in Document No. 9500357 Rec. 7-24-95

RECEIVED FOR RECORD 93 JAN 4 10:51

Instrument No. 9300019 P.C. No. Slide No. 289

EASEMENT FOR PANHANDLE EASTERN PIPELINE COMPANY Instrument No. 9300019 P.C. No. Slide No. 289

HAMILTON CO. IN 15' UTILITY EASEMENT

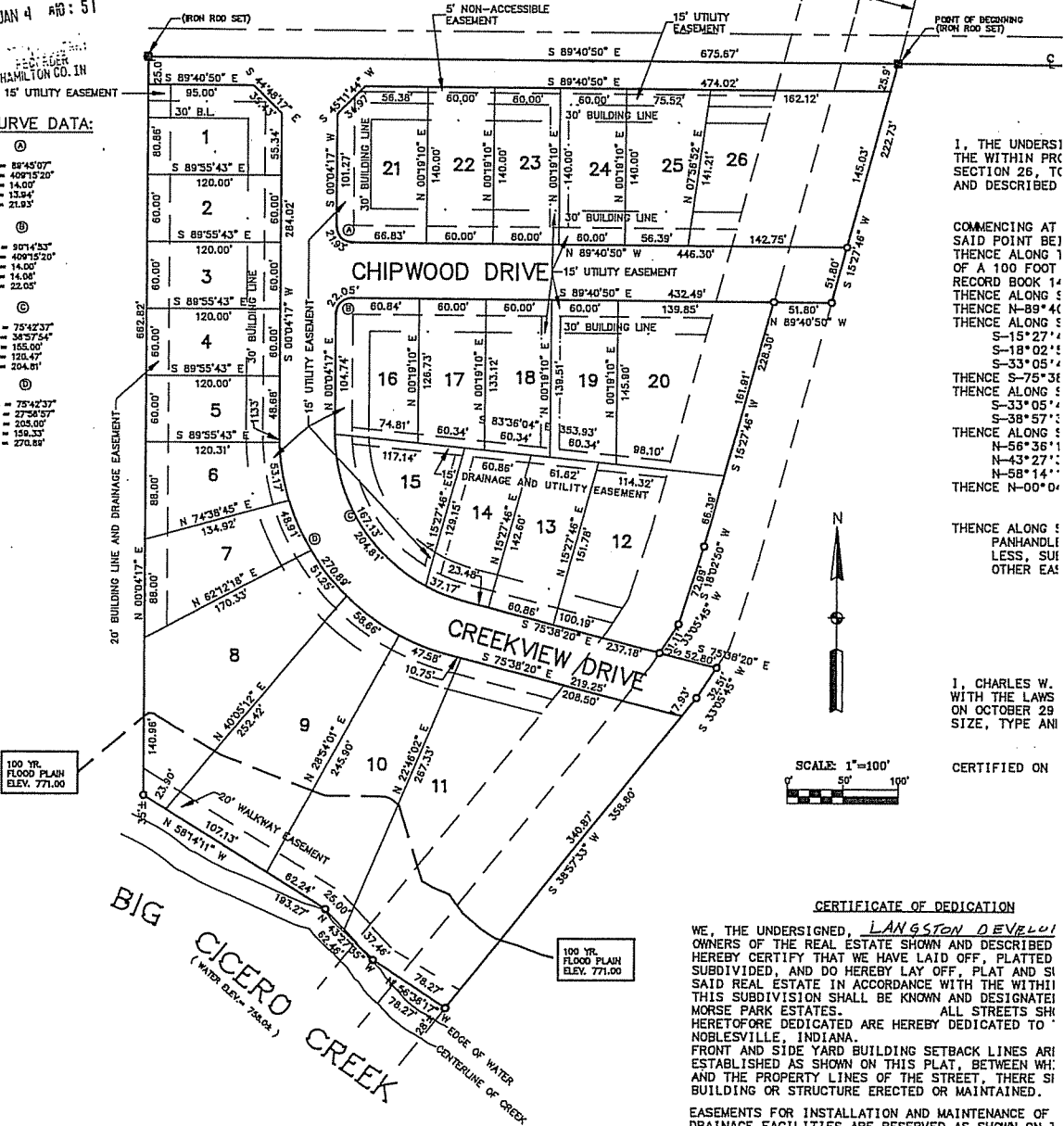
CURVE DATA:

- ① Δ = 89°45'07" D = 409'15"20" R = 14.00' T = 13.94' L = 21.93'
- ② Δ = 89°55'43" D = 120.00' R = 14.00' T = 14.00' L = 22.00'
- ③ Δ = 301°4'33" D = 409'15"20" R = 14.00' T = 14.00' L = 22.00'
- ④ Δ = 75°42'37" D = 365'75"4" R = 155.00' T = 126.47' L = 204.81'
- ⑤ Δ = 75°42'37" D = 275'58"57" R = 205.00' T = 159.33' L = 270.89'

100 YR. FLOOD PLAIN ELEV. 771.00

100 YR. FLOOD PLAIN ELEV. 771.00

BIG CINCERO CREEK (WATER ELEV. 750.92)



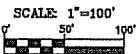
1, THE UNDERSIGNED THE WITHIN PRC SECTION 26, TC AND DESCRIBED

COMMENCING AT SAID POINT BEI THENCE ALONG 1 OF A 100 FOOT RECORD BOOK 14 THENCE ALONG S THENCE N-89°40' THENCE ALONG S-15°27' THENCE S-18°02' S-33°05' THENCE S-75°38' THENCE ALONG S-33°05' S-38°57' THENCE ALONG S-56°36' N-43°27' N-58°14' THENCE N-00°00'

THENCE ALONG S PANHANDLE LESS, SUI OTHER EA

1, CHARLES W. WITH THE LAWS ON OCTOBER 29 SIZE, TYPE ANI

CERTIFIED ON



CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, LANGSTON DEVELOPERS, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED MORSE PARK ESTATES. ALL STREETS SHOWN HERETOFORE DEDICATED ARE HEREBY DEDICATED TO NOBLESVILLE, INDIANA. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN THE BUILDING OR STRUCTURE LINES OF THE STREET, THERE IS BUILDING OR STRUCTURE ERECTED OR MAINTAINED. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON 1

# MORSE PARK ESTATES

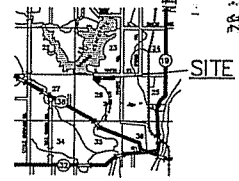
Instrumental No. 9300019  
 P.C. No. 1 Slide No. 289

## PHASE I SECONDARY PLAT

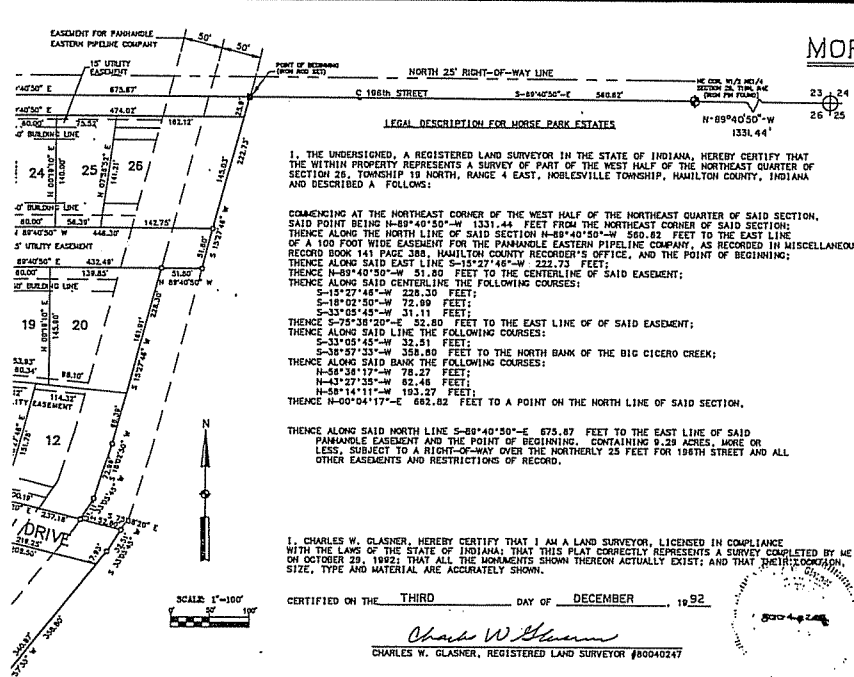
DECEMBER 3, 1992

OWNER AND DEVELOPER  
 LANGSTON DEVELOPMENT COMPANY, INC.  
 100 W. MAIN ST., S.W.  
 CANTON, MISSISSIPPI  
 (601) 844-7077

RECEIVED  
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LOCATION MAP  
 NOT TO SCALE



I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY CERTIFY THAT THE WITHIN PROPERTY REPRESENTS A SURVEY OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 4 EAST, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION, SAID POINT BEING N-89°40'50"-W 1331.44 FEET FROM THE NORTHEAST CORNER OF SAID SECTION;

THENCE ALONG THE NORTH LINE OF SAID SECTION N-89°40'50"-W 560.82 FEET TO THE EAST LINE OF A 100 FOOT WIDE EASEMENT FOR THE PANHANDLE EASTERN PIPELINE COMPANY, AS RECORDED IN MISCELLANEOUS RECORD BOOK 141 PAGE 308, HAMILTON COUNTY RECORDER'S OFFICE; AND THE POINT OF BEGINNING;

THENCE ALONG SAID EAST LINE S-15°27'45"-W 222.73 FEET;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES:

- S-13°27'48"-W 226.30 FEET;
- S-18°02'50"-W 72.89 FEET;
- S-33°05'45"-W 31.11 FEET;

THENCE ALONG SAID LINE THE FOLLOWING COURSES:

- S-75°38'30"-E 32.80 FEET TO THE EAST LINE OF SAID EASEMENT;
- S-33°05'45"-W 32.51 FEET;
- S-38°57'33"-W 358.80 FEET TO THE NORTH BANK OF THE BIG CIGERO CREEK;

THENCE ALONG SAID BANK THE FOLLOWING COURSES:

- N-58°38'17"-W 78.27 FEET;
- N-43°27'35"-W 62.48 FEET;
- N-58°14'11"-W 193.27 FEET;

THENCE N-00°04'17"-E 682.82 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION.

THENCE ALONG SAID NORTH LINE S-89°40'50"-E 675.87 FEET TO THE EAST LINE OF SAID PANHANDLE EASEMENT AND THE POINT OF BEGINNING, CONTAINING 9.29 ACRES, MORE OR LESS, SUBJECT TO A RIGHT-OF-WAY OVER THE NORTHERLY 25 FEET FOR 198TH STREET AND ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

I, CHARLES W. GLASNER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 29, 1992; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR POSITION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

CERTIFIED ON THE THIRD DAY OF DECEMBER, 1992

*Charles W. Glasner*  
 CHARLES W. GLASNER, REGISTERED LAND SURVEYOR #80040247

**CERTIFICATE OF DEDICATION**

WE, THE UNDERSIGNED, LANGSTON DEVELOPMENT COMPANY, INC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAYED OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MORSE PARK ESTATES. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE CITY OF NOBLESVILLE, INDIANA.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE NO BUILDING OR STRUCTURE ERRECTED OR MAINTAINED.

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 THE EASEMENTS. 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.

WITNESS OUR HANDS AND SEALS THIS 30 DAY OF DEC, 1992

LANGSTON DEVELOPMENT COMPANY, INC.  
 By RC/A  
ROBERT C. LANGSTON

STATE OF INDIANA }  
 COUNTY OF HAMILTON } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED ROBERT C. LANGSTON WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS 30 DAY OF December, 1992.

RESIDING IN HAMILTON COUNTY, Indiana

MY COMMISSION EXPIRES: 9-23-93  
 PRINTED: BARBARA L. HASKETT  
Barbara L. Haskett

**COMMISSION CERTIFICATE**

UNDER AUTHORITY PROVIDED BY I.C. 36-7-1, THIS PLAT WAS GIVEN APPROVAL BY THIS PLAN COMMISSION OF THE CITY OF NOBLESVILLE, INDIANA AT A MEETING HELD ON THE 30th DAY OF April, 1992

NOBLESVILLE CITY PLAN COMMISSION  
*Steven R. Hantley*  
 STEVEN R. HANTLEY  
*Ron Kincaid*  
 RON KINCAID

**BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE**

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309 SECTION 23, AS AMENDED BY ACTS OF 1982, P.L. 211 SECTION 4, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF NOBLESVILLE, INDIANA AT A MEETING HELD ON 26th DAY OF December, 1992.

*Lawrence J. Stork*  
 LAWRENCE J. STORK  
*Walter E. Robinson*  
 WALTER E. ROBINSON  
*Marilyn Conner*  
 MARILYN CONNER

**DIRECTOR OF PLANNING AND DEVELOPMENT**

I, STEVEN R. HANTLEY, 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:

*Steven R. Hantley*  
 STEVEN R. HANTLEY  
 12-30-92  
 DATE

**DEED REQUIRED FOR DEDICATION**  
 Subject to the requirements set forth in  
4 days January 30 1993  
9-23-93

