

SHEL-LYN ESTATES

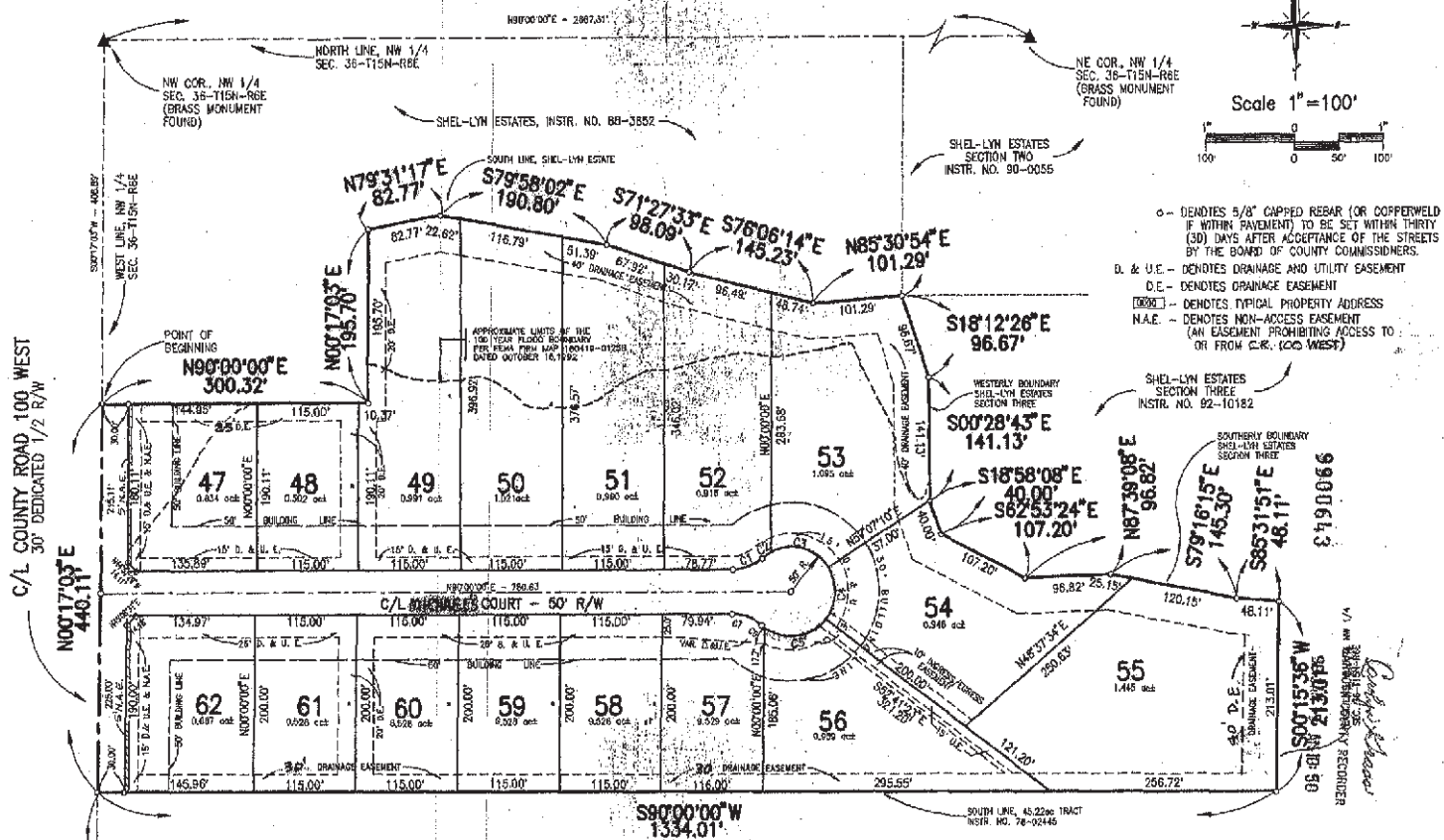
SECTION FOUR

SECONDARY PLAT

CORREY SLIDE
B 378
 INSTRUMENT NO.
99-643
 PLAT AMENDMENT 06-7623



Scale 1" = 100'



- - DENOTES 5/8" CAPPED REBAR (OR COPPERWELD IF WITHIN PAVEMENT) TO BE SET WITHIN THIRTY (30) DAYS AFTER ACCEPTANCE OF THE STREETS BY THE BOARD OF COUNTY COMMISSIONERS.
- D. & U.E. - DENOTES DRAINAGE AND UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- [] - DENOTES TYPICAL PROPERTY ADDRESS
- N.A.E. - DENOTES NON-ACCESS EASEMENT (AN EASEMENT PROHIBITING ACCESS TO OR FROM E.R. 100 WEST)

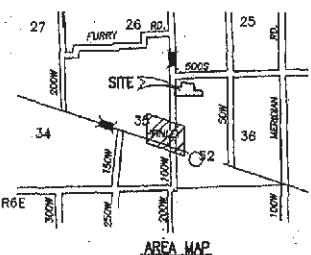
CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD
C1	36.14'	41°24'35"	50.00'	18.90'	35.36'
C2	12.84'	14°28'47"	50.00'	6.35'	12.60'
C3	73.35'	84°02'58"	50.00'	45.06'	66.95'
C4	61.25'	70°11'27"	50.00'	35.13'	57.49'
C5	78.26'	89°41'02"	50.00'	49.72'	70.52'
C6	3.85'	04°24'56"	50.00'	1.83'	3.85'
C7	36.14'	41°24'35"	50.00'	18.90'	35.36'

The drainage easements shown are created and established by this plat as regulated drain easements and are under the control of the Hancock County Drainage Board. Any approved drainage (i.e., storm sewer or accessory thereto) located within said easement is under the control of the Hancock County Drainage Board.

Be it resolved by the Board of County Commissioners, Hancock County, Indiana, that the dedications and reservations shown hereby on this plat are hereby approved and accepted this 18 day of January, 1999.

By Roger L. Wilson Arrian B. Apple Timothy W. Ponce
 ROGER L. WILSON ARRIAN B. APPLE TIMOTHY W. PONCE
 BOARD OF COUNTY COMMISSIONERS

Approved by the Hancock County Area Plan Commission in accordance with the Subdivision Control Ordinance this 24 day of January, 1999.
John R. Kennedy Shawn R. Higgins
 PRESIDENT SECRETARY



DULY ENTERED
 FOR TAXATION
 JAN 19 1999
Joseph D. Seltzer
 TAX COLLECTOR
 AS OF 1-19-99
 002-1601904
Devin M. Bond

SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION

THIS INSTRUMENT PREPARED BY ACCURA LAND SURVEYING, PHILIP GOING, PRESIDENT

SHEET 1 of 3
 JOB NUMBER: 85-97-102

ACCURA LAND SURVEYING, L.P.

SHEL-LYN ESTATES

SECTION FOUR

LEGAL DESCRIPTION

CASE/REEL B	SLIDE 378
INSTRUMENT NO. 99-643	

The drainage easements shown are created and established by this plat as regulated drainageways and are under the control of the Hancock County Drainage Board. Any approved drainages, ditches, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows:

A part of the Northwest 1/4 of Section 36, Township 15 North, Range 8 East in Brandywine Township, Hancock County, Indiana; said part being more particularly described as follows:

Commencing at a brass monument marking the Northwest corner of said Northwest 1/4; thence South 00 degrees 17 minutes 03 seconds West (assumed bearing) along the west line of said Northwest 1/4 a distance of 408.89 feet to a brass spike marking the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 00 seconds East, parallel with the north line of said Northwest 1/4 a distance of 300.32 feet to a 3/8 inch copper rebar; thence North 00 degrees 17 minutes 03 seconds East, parallel with the west line of said Northwest 1/4 a distance of 195.70 feet to the south line of SHEL-LYN ESTATES - Section One; thence North 00 degrees 00 minutes 00 seconds East along the southerly boundary of said Section One; North 79 degrees 31 minutes 17 seconds East a distance of 327.77 feet; South 79 degrees 58 minutes 02 seconds East a distance of 190.86 feet; South 71 degrees 27 minutes 33 seconds East a distance of 98.09 feet; South 78 degrees 06 minutes 14 seconds East a distance of 145.23 feet; North 25 degrees 30 minutes 54 seconds East a distance of 101.20 feet to the westerly line of SHEL-LYN ESTATES - Section Three, as per plat thereof recorded as instrument No. 92-10182 in the Office of said Recorder; (the next seven (7) calls are along the westerly and the southerly boundaries of said Section Three); South 18 degrees 12 minutes 26 seconds East a distance of 96.67 feet; South 00 degrees 28 minutes 43 seconds East a distance of 141.13 feet; South 18 degrees 58 minutes 08 seconds East a distance of 40.00 feet; South 62 degrees 55 minutes 24 seconds East a distance of 107.20 feet; North 87 degrees 30 minutes 00 seconds East a distance of 96.62 feet; South 79 degrees 16 minutes 15 seconds East a distance of 145.30 feet; South 85 degrees 31 minutes 51 seconds East a distance of 49.11 feet to the east line of the West 1/2 of said Northwest 1/4; thence South 00 degrees 15 minutes 36 seconds West along said east line a distance of 213.01 feet to the south line of a 45.22 acre tract of land conveyed to Michael M. & Carol N. Larrabee per instrument No. 79-02445 in the Office of said Recorder; thence South 90 degrees 00 minutes 00 seconds West along said South line a distance of 1334.01 feet to the west line of said Northwest 1/4; thence North 00 degrees 17 minutes 03 seconds East along said west line a distance of 440.11 feet to the POINT OF BEGINNING. Containing 45.973 acres more or less. Subject to all legal highways, easements, rights-of-way and restrictions or record.

This subdivision consists of 16 lots numbered 47 thru 62 inclusive. The dimensions are shown in feet and decimal parts thereof.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as instrument No. _____ in the Office of the Recorder of Hancock County, Indiana, except as listed as follows:

CERTIFIED: MAY 21, 1997
 REVISED: JUNE 12, 1997
 REVISED: JAN. 4, 1999



Philip Goig
 PHILIP GOIG, Registered
 Land Surveyor, LS2940003

DULY ENTERED
 FOR TAXATION
 JAN 19 1999

Joseph D. Swisher
 Auditor of Hancock County

TAXES CURRENT AS OF 1-19-99 002-100,19.00 <i>Ann M. Daniel</i>

9900643

99 JAN 19 AM 10:50
 HANCOCK COUNTY RECORDER
Joseph D. Swisher

SHEL-LYN ESTATES

SECTION FOUR

COVENANTS

CABINET B	SLIDE 379
INSTRUMENT NO. 99-643	

We, Michael M. and Carol N. Larrabee, owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as SHEL-LYN, SECTION FOUR. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which line and property lines of the street there shall be erected or maintained no buildings or structures. The strips of ground shown on this plat and marked Drainage and Utility Easement (D.U.E.) are reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, line and wires, and drainage facilities. The strips of ground are subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained on said strips of land, but owners of lots in this subdivision shall take their sites subject to the rights of the public utilities, and to the rights of the owners of the other lots in this subdivision.

This subdivision shall be subject to the following restrictions which shall operate as perpetual covenants.

1. Open channel and tile drains within all drain easements shall be regulated drains subject to Indiana Code 36-1-27 and its amendments.
2. It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Hancock County Drainage Board through its agents, the Hancock County Surveyor and the Hancock County Engineer, and the requirements of all drainage permits for this plat by said Hancock County Drainage Board.
3. The property shall be graded pursuant to the final construction plan and may not thereafter be changed without the written approval of the Hancock County Surveyor, whose decision may be appealed to the Hancock County Drainage Board.
4. No trees or shrubs shall be planted, nor any structure erected in any drainage easement, unless otherwise approved by the Hancock County Surveyor and the Hancock County Engineer.
5. Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, filled, or otherwise changed without the written permission of the Hancock County Drainage Board (Commissioners). Property owners must maintain these swales as sodded grassways, or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts are installed as set out in Section 7.1-47 (b) of the Hancock County Subdivision Control Article.
6. Any property owner altering, changing, or damaging these swales or ditches will be held responsible for such action and will be given ten (10) days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Drainage Board (Commissioners) will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.
7. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 2.5 and 5 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of said street lines (40 feet for minor streets and 75 feet for arterial streets) or in the case of a rounded property corner from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two street lines. (Street lines shall be defined as the curb line of the pavement).
8. No sump pump drains or other drains shall outlet onto the street. No drainage structures shall be located within driveway limits.
9. All numbered lots within this subdivision shall be designated as residential lots. Only one single family dwelling shall be permitted on each lot. Said single family dwelling shall have an attached two or three car garage.
10. No modular, concrete or manufactured homes will be permitted in this subdivision. No wood foundations shall be permitted.
11. No residence shall be erected, placed or permitted to remain on any lot unless said residence shall have a ground floor area of not less than 1500 square feet exclusive of porch and garage or 1000 square feet of ground floor area in the case of a two story residence.
12. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in the subdivision. No commercial dog kennel, hospital, or junk yard will be permitted in this subdivision. Keeping livestock, except domestic pets is prohibited.
13. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the plat. No allowable accessory building shall be located closer to any front or side lot line than the required minimum front and side yard distances for the primary dwelling. No allowable accessory building shall be located closer to any rear lot line than 15 feet, but in no case shall it encroach upon any easement.

14. All water systems and methods of sewage disposal in this subdivision are to be in compliance with the regulations or procedures by the State Board of Health or other civil authority having jurisdiction.
15. All fuel storage tanks in this subdivision shall be buried below ground.
16. No noxious or offensive trade shall be carried on or upon any lot in this subdivision nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. All lots must be kept mowed.
17. All residential construction must be completed within one (1) year after the starting date, including the final grading.
18. No boat, camper, bus or trailer shall be parked closer to the street than the building setback line. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof.
19. No fence or wall shall be erected or placed on any lot nearer to any street than the minimum front building setback line as shown on the plat.
20. All out-buildings shall be constructed of new materials and be similar in appearance with the residence on the lot on which the building is being built.
21. Each structure shall have an exterior construction of no less than sixty (60) percent brick or stone or masonry.
22. No masonry mailbox structures shall be placed within the Hancock County right-of-way.
23. No trees shall be planted in the Hancock County Right-of-way.
24. All driveways and vehicle parking areas shall be hard surfaced with either concrete, asphalt or brick. No gravel or stone driveways will be permitted.
25. The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2017, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed by vote of a majority of the then owners of the building sites covered by these covenants or restrictions, in whole or in part. Invalidation of any one of these covenants or restrictions, by judgement or court order, shall in no way affect any other covenants or restrictions, which shall remain in full force and effect.

9900643

59 JAN 19 AM 10:50

HANCOCK COUNTY RECORDER
Carol N. Larrabee

We, Michael M. and Carol N. Larrabee, do hereby certify that we are the owners of the real estate described in the above caption and that as such owners, we have caused the said above described real estate to be surveyed and subdivided as shown on the herein drawn plat on my our free and voluntary act and deed.

Michael M. Larrabee *Carol N. Larrabee*
MICHAEL M. LARRABEE CAROL N. LARRABEE

State of Indiana)
County of Hancock)

I, *Rachel E. Going*, a Notary Public in and for said County and State, do hereby certify that Michael M. Larrabee and Carol N. Larrabee, personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate on their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19th day of January, 1999.

My Commission expires: 9-29-2006

County of residence: Hancock
Journal E. Going *Rachel E. Going*
Signature Printed Name

Approved by the HANCOCK COUNTY AREA PLAN COMMISSION PLAT COMMITTEE this _____ day of _____, 2007.

Plat-Committee-Chairperson _____ Plan-Commission-Director _____

DULY ENTERED FOR TAXATION
JAN 19 1999

Joseph E. Seitzer
Notary of Hancock County

TAXES CURRENT
AS OF 1-19-99
083.10019.00
Ann McDaniel