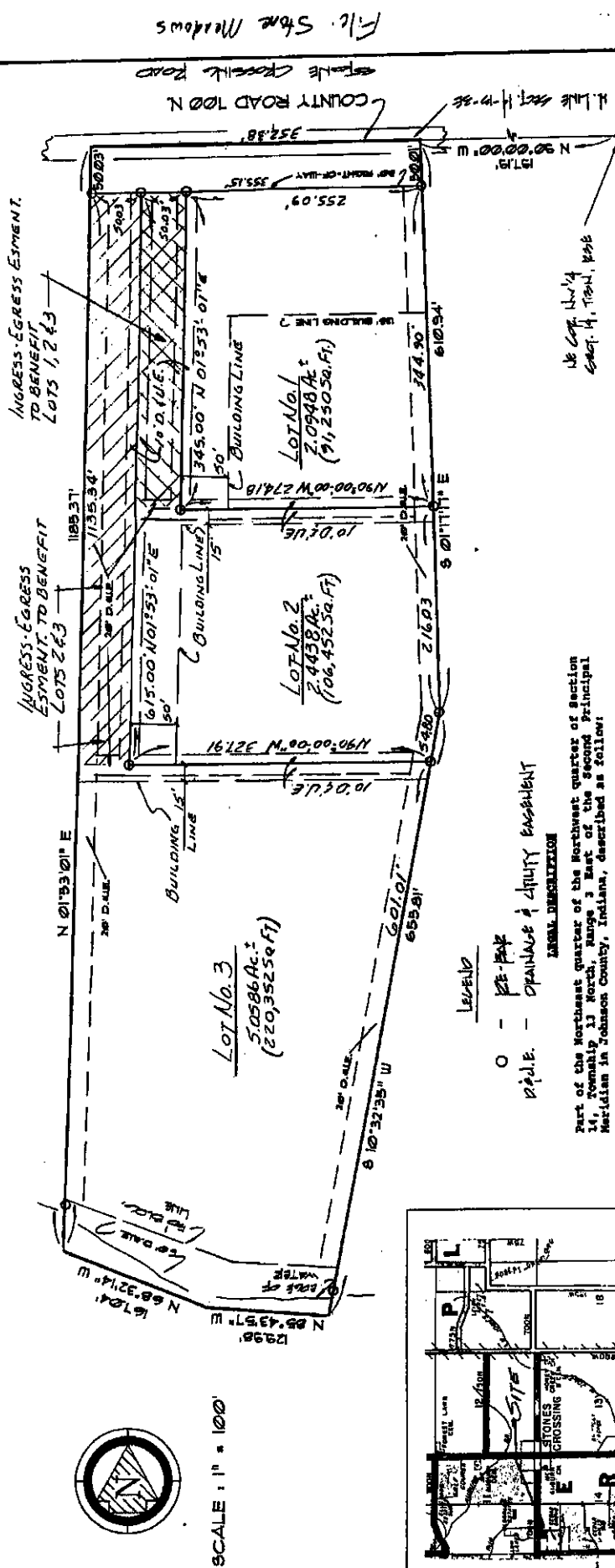


SICONE MEADOWS MINOR PLAI SUBDIVISION

PT. NE 1/4 SECTION 14-T13N-R3E WHITE RIVER TOWNSHIP

JOHNSON COUNTY INDIANA

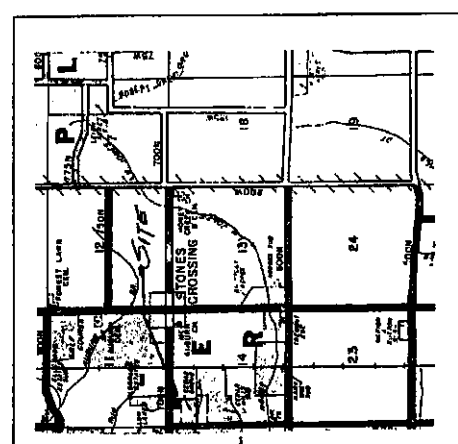


THIS PLAN IS RECOMMENDED FOR APPROVAL BY THE JOHNSON COUNTY PLANNING BOARD.

Jeffrey A. Colby
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD ON 11/11/11

APPROVED BY THE JOHNSON COUNTY PLANNING BOARD ON 11/11/11



SCALE: 1" = 100'

COUNTRY ROAD 100 N
E. of Stone Meadows

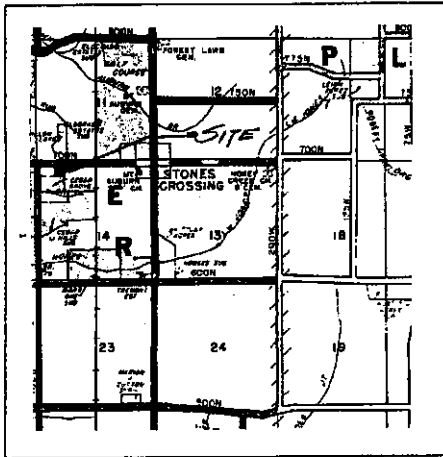
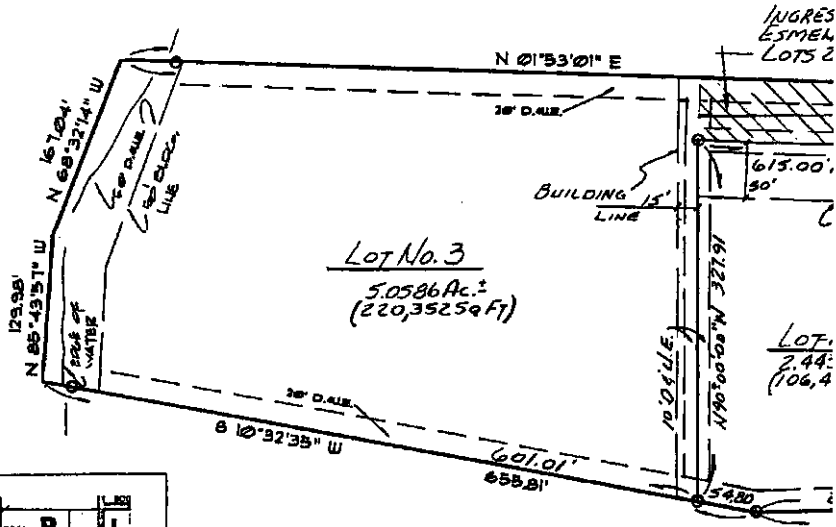
DE CAP. NOV 14
EAST. H. TRON, 1856

STONE MEADOWS MINOR PLAT

PT. NE 1/4 NW 1/4 SECTION 14-T13N-R3E WH
JOHNSON COUNTY INDI



SCALE: 1" = 100'



SITE LOCATION MAP

LEGEND

- O - EASEMENT
- D.P.E. - DRAINAGE & UTILITY EASEMENT

LEGAL DESCRIPTION

Part of the Northeast quarter of the Northwest quarter of Section 14, Township 13 North, Range 3 East of the Second Principal Meridian in Johnson County, Indiana, described as follows:

COMMENCING at the Northeast corner of said Northwest quarter section; thence on an assumed bearing North 90 degrees 00 minutes 00 seconds West 157.19 feet along the North line thereof to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West 352.38 feet along said North line to a point that is 758.45 feet Easterly from the Northwest corner of said quarter, quarter section; thence South 01 degree 53 minutes 01 seconds West 1185.37 feet along the east line of real estate deeded to West 1185.37 feet North of the Southeast corner of said real estate; (the following 2 calls being, more or less, in the center of a pond); thence South 68 degrees 32 minutes 14 seconds East 187.04 feet; thence South 85 degrees 43 minutes 57 seconds East 129.98 feet; thence North 10 degrees 32 minutes 35 seconds East 655.81 feet; thence North 01 degree 17 minutes 17 seconds West 410.94 feet to the point of beginning, containing 10.003 acres, more or less.

Subject to all rights-of-way, easements and restrictions.

ROAD RIGHT-OF-WAY DEDICATION

I, THE UNDERSIGNED, HAI T. DUONG, OWNER OF THE PROPERTY HEREIN DESCRIBED, HEREBY DEDICATE TO THE PUBLIC ALL THAT PORTION OF A RIGHT-OF-WAY NOT HERETOFORE DEDICATED LYING 50 FEET ON THE NORTH SIDE OF THE NORTH PROPERTY LINE AS SHOWN HEREOF IN COUNTY ROAD 700 NORTH INDICATED ON THIS PLAT.

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE ON THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "STONE MEADOWS MINOR PLAT SUBDIVISION".

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

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 EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOTS, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY IS RESPONSIBLE.

ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

DRAINAGE DITCHES ALONG ALL ROADS AND STREETS SHALL BE PRESERVED AND KEPT UNOBSTRUCTED SO LONG AS ROADWAY IS NOT CURBED; EACH DRIVEWAY OVER A DRAINAGE DITCH SHALL BE PROVIDED WITH A DRAINAGE STRUCTURE WITH SIZE, MATERIALS, LENGTH, LOCATION AND GRADE APPROVED BY THE

LEGEND

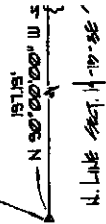
PZE-1504
DRAINAGE & UTILITY EASEMENT
LEGAL DESCRIPTION

the east quarter of the Northwest quarter of Section 1 North, Range 3 East of the Second Principal meridian, Indiana, described as follows:

the Northeast corner of said Northwest quarter on an assumed bearing North 90 degrees 00 minutes 19".18 feet along the North line thereof to the (ng); thence continue North 90 degrees 00 minutes 00 1.38 feet along said North line to a point that is early from the Northwest corner of said quarter, thence South 81 degrees 53 minutes 00 seconds set along the east line of real estate deeded to Rita Mylon per Deed recorded in Book 196, page 557 8 feet North of the Southeast corner of said real allowing 2 calls being, more or less, in the center thence South 88 degrees 32 minutes 14 seconds East thence South 85 degrees 43 minutes 57 seconds East thence North 10 degrees 12 minutes 35 seconds East thence North 01 degree 17 minutes 17 seconds West the point of beginning, containing 10.003 acres,

rights-of-way, easements and restrictions.

NE COR. NW 1/4
COC. 14, T28N, R35E



THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.

Ally A. Colby
JEFFREY A. COLBY
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD ON
August 11 1995

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE
SUBDIVISION CONTROL ORDINANCE.

Donald Eastburn Rich Crane
DONALD EASTBURN, CHAIRMAN RICH CRANE, SECRETARY

BE IT ENJOINED BY THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, INDIANA,
THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS
28th DAY OF August, 1995.

Alfred Chappel
ALFRED CHAPPEL, N.D., CLERK

Joseph Denhart Marian McPart
JOSEPH DENHART, MEMBER MARIAN MCPART, MEMBER

THIS SUBDIVISION LIES WITHIN _____ WATERSHED.

THIS PLAT WAS REVIEWED BY THE JOHNSON COUNTY HEALTH DEPARTMENT THIS

28 DAY OF August, 1995.

John Bonsett
JOHN BONSETT

COPY RECEIVED BY THE COUNTY ASSESSOR:

Maria A. Hask
MARIA A. HASK
COUNTY ASSESSOR

ENTERED FOR TAXATION THIS 29th DAY OF August, 1995.

Betty E. Stringer
BETTY STRINGER, AUDITOR
JOHNSON COUNTY, INDIANA

NO. 95015406

RECEIVED FOR RECORD THIS 29th DAY OF August

1995, AT 11:34 AM, AND RECORDED IN PLAT BOOK C, PAGE 923

John Harmon
JOHN HARMON, RECORDER
JOHNSON COUNTY, INDIANA

STATE OF INDIANA)
COUNTY OF JOHNSON)

I, ROBERT E. ETTER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND DO HEREBY FURTHER CERTIFY THAT THE PROPERTY ABOVE DESCRIBED WAS SURVEYED UNDER MY DIRECTION AND THAT IT WAS DIVIDED AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

ALL CORNERS ARE AS SHOWN THEREON. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Robert E. Etter
ROBERT E. ETTER
REGISTERED LAND SURVEYOR
NO. 30219



NOTE TO ALL INTERESTED PARTIES:

IF THIS PLAT DOES NOT IN ANY WAY RELIEVE THE OWNER OR IN TITLE OF ANY PREVIOUS EXISTING LEGAL EASEMENTS, OR RIGHTS-OF-WAY OR OTHER OUTSTANDING INTEREST AFFECTING SITY, NOR DOES ITS APPROVAL GUARANTEE THE OWNER OR IN TITLE ANY CONSTRUCTION PERMITS.

IF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF A PERMITS INSTALLATION PERMIT. SPECIFIC BUILDING SIZES WILL BE ON AN INDIVIDUAL BASIS PRIOR TO PERMIT ISSUANCE.



MAJOR Land Surveying, Inc.
ENGINEERING • LAND SURVEYING • LAND PLANNING
P.O. BOX 7008, 435 EAST MAIN STREET, SUITE G
GREENWOOD, INDIANA 46142 (317)888 4488

See 24" 7442