

# ThornRidge, Section 1

### PROPRIETOR'S DEDICATION

The undersigned, ThornRidge, Inc. an Indiana corporation, as owner and proprietor of the above-described real estate, does hereby certify that it has laid out, platted, and subdivided, and does hereby lay out, plat, and subdivide said 16.906-acre parcel of land into lots, streets, and easements in accordance with the accompanying plat. This subdivision shall be known and designated as ThornRidge, Section 1, a Subdivision of a Part of Section 10, Township 16 North, Range 1 East, Hendricks County, Indiana. It further certifies that all undedicated street rights of way and public open spaces shown on said plat are hereby dedicated to the public and to Hendricks County, Indiana.

Front building setback lines are hereby established as shown on said plat, between which lines and the property lines of the streets no building or other structure shall be erected or maintained, excepting the features described in (3) ENTRANCE EASEMENTS below, drives, and mailboxes. Side and rear building lines are established by the Hendricks County Zoning Ordinance and variances therefrom as have been or may be granted by the Hendricks County Plan Commission or Board of Zoning Appeals.

EASEMENTS. Certain strips of ground having the locations and dimensions stated on said plat are hereby reserved and dedicated as easements for the following-described purposes:

(1) Those designated as UTILITY EASEMENTS are hereby dedicated to public and semipublic utility companies, excluding transportation companies, to the public, and to Hendricks County, Indiana, for the installation, operation, and maintenance of sanitary sewers, ducts, underground cables, conduits, and gas and water mains;

(2) Those named DRAINAGE EASEMENTS are storm water easements and drainage rights of way that are hereby dedicated to the public and to the Hendricks County, Indiana, Drainage Board for the control of surface water drainage, for the maintenance of swales, and for the installation, operation, and maintenance of storm sewers, tile drains, and subsurface drains as defined by the Hendricks County Subdivision Regulations; and

(3) Those called ENTRANCE EASEMENTS are reserved by ThornRidge, Inc. in favor of the committee defined in Section numbered 1 below, for landscaping, plantings, and other beautifications, and for the construction and maintenance of a facade, wall, other structure, sign, or other device designed to display the name of ThornRidge.

Lot owners shall take their titles subject to the rights of easement holders and to the rights of the owners of the other lots in this subdivision. Said easements are subject at all times to the proper authorities and to the easements herein reserved. Within easements no structure, planting, or other material shall be placed or be permitted to remain which may damage or interfere with the installation and maintenance of utilities, culverts and fills over them, or which may obstruct, retard, or change the direction of the flow of water through drainage channels situated 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. See Section numbered 22 below.

A petition addressed to the Hendricks County Drainage Board has been filed in duplicate with the Surveyor of Hendricks County requesting that this subdivision's storm drainage system and the easements therefor, identified as DRAINAGE EASEMENTS hereon, be accepted into the County's regulated 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 2,519 linear feet of storm drains, 6,198 linear feet of subsurface drains, and 3,306 linear feet of swales.

### RESTRICTIVE COVENANTS

ThornRidge, Inc. an Indiana corporation, does by this indenture, and by these restrictive covenants and requirements and by those restrictive covenants and requirements entered for record in Miscellaneous Record \_\_\_\_\_, page \_\_\_\_\_, in said Recorder's office, restrict and covenant the lots and

### SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that the following description and accompanying plat of ThornRidge, Section 1, comprise a Class D Survey that conforms with 826 IAC 1-12, as amended, and represent a subdivision of a part of the real estate described on a plat and report of a survey executed by the undersigned and entered for record in Miscellaneous Record 134, pages 360-362, in the office of the Recorder of Hendricks County, Indiana, which ThornRidge, Section 1, is a subdivision of a part of the East Half of the Northwest Quarter and a part of the East Half of the Southwest Quarter of Section 10, Township 16 North, Range 1 East, Hendricks County, Indiana, described as follows:

Commencing at a stone found at the center of said section; thence South 0 degrees 00 minutes 43 seconds West along the east line of the Southwest Quarter of said section 228.06 feet; thence South 89 degrees 24 minutes 06 seconds West 423.85 feet to the point of beginning of this description; FROM SAID BEGINNING POINT South 89 degrees 24 minutes 06 seconds West 492.64 feet; thence South 89 degrees 04 minutes 54 seconds West 462.84 feet to a point on the west line of the East Half of said Southwest Quarter that is North 0 degrees 04 minutes 41 seconds West from a pipe at the southwest corner of said half-quarter section; thence North 0 degrees 04 minutes 41 seconds West along the west line of the East Half of said Southwest Quarter that is North 0 degrees 04 minutes 41 seconds West from a pipe at the southwest corner of said half-quarter section; thence North 0 degrees 01 minute 46 seconds West along the west line of the East Half of the Northwest Quarter of said section 104.16 feet; thence North 89 degrees 06 minutes 54 seconds East 186.58 feet; thence North 32 degrees 37 minutes 29 seconds East 234.62 feet; thence Southwesterly 51.70 feet along an arc to the left having a radius of 100.00 feet and subtended by a long chord having a bearing and length of South 89 degrees 50 minutes 51 seconds East 51.13 feet; thence South 74 degrees 49 minutes 29 seconds East 16.19 feet; thence North 16 degrees 29 minutes 31 seconds East 140.00 feet; thence North 0 degrees 01 minute 15 seconds East 60.25 feet; thence North 89 degrees 30 minutes 21 seconds East 205.78 feet; thence North 0 degrees 01 minute 15 seconds East 9.31 feet; thence North 89 degrees 24 minutes 06 seconds East 330.02 feet; thence South 0 degrees 01 minute 15 seconds West 49.50 feet; thence North 89 degrees 24 minutes 06 seconds East 140.01 feet; thence South 0 degrees 01 minute 15 seconds West 450.00 feet; thence South 5 degrees 22 minutes 06 seconds West 162.88 feet; thence South 89 degrees 24 minutes 06 seconds West 80.48 feet; thence South 0 degrees 36 minutes 54 seconds East 140.00 feet to the point of beginning; containing 16.906 acres, more or less. Subject to zoning, restrictions, encumbrances, highways, rights of way, and easements. Bearings herein are oriented to the bearing system of the plat of Freshwick Estates, Section 1.

Said subdivision consists of 42 lots numbered consecutively from 1 to 41, both inclusive, from 41 to 60, both inclusive, from 66 to 74, both inclusive, from 77 to 81, both inclusive, and 85. The locations and dimensions of said lots and the locations and dimensions of easements and street rights of way are indicated on the accompanying plat in figures denoting U. S. Survey Feet and decimal fractions thereof. The theoretical uncertainty of this survey is 0.12 feet.

Given under my hand and seal this 8th day of March 1994:

PARSONS & SHARTLE ENGINEERS, INC.

*Stanley M. Shartle*  
Stanley M. Shartle, Registered Land Surveyor No. 3431, State of Indiana

DULY ENTERED \_\_\_\_\_

AUG 17 1994

*Van Der Laan*  
PLATTED IN HENDRICKS COUNTY



PURSUANT to IC 38-7-4-709 et seq. and all amendments thereof, the undersigned do hereby certify that the public notice of the hearing by the Hendricks County Plan Commission on the hereby-named owner's application for approval of this plat duly complied with IC 38-7-4-709 and all amendments thereof, and that said plat was approved at said hearing with a majority of the members of said Commission concurring in said approval.

Given under our hands and seal this 11 day of APRIL, 1994.

*C. Richard Whicker*  
C. Richard Whicker, President

*Robert E. Jazany*  
Robert E. Jazany, Secretary

PARSONS & SHARTLE ENGINEERS, INC.  
12831 ROCKVILLE ROAD IN AVON INDIANAPOLIS, IN 46234



SHEET 2