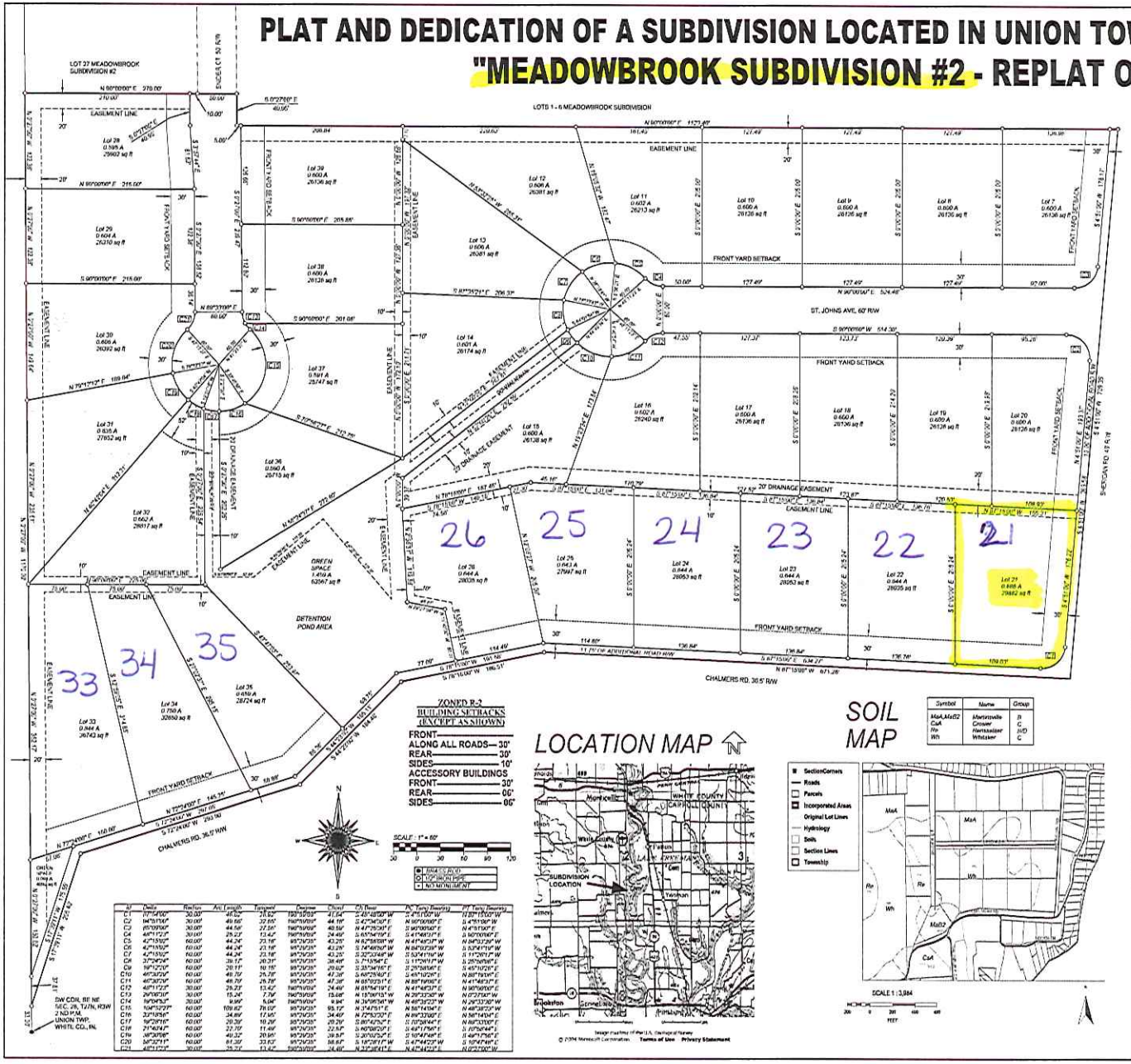
PLAT AND DEDICATION OF A SUBDIVISION LOCATED IN UNION TOWNSHIP, WHITE COUNTY, INDIANA.

"MEADOWBROOK SUBDIVISION #2 - REPLAT OF LOTS 7 - 26"



LOCATION MAP

SOIL MAP

Symbol	Name	Group
MaA,MaB2	Martinsville	B
CaA	Crosier	C
Re	Rensselaer	B/D
Wh	Whitaker	C

ALL CONTRACTORS SHALL USE APPROVED METHODS TO PREVENT SOIL EROSION DURING CONSTRUCTION. RULE 5 EROSION CONTROL PLAN WILL NEED TO BE PROVIDED TO IDEM IF MORE THAN ONE ACRE OF GROUND IS TO BE DISTURBED.

LEGAL DESCRIPTION

That part of the East Half of the East Half of Section 28, Township 27 North, Range 3 West, 2nd Principal Meridian, Union Township, White County, Indiana described by:

Commencing at a brass rod at the Southwest Corner of the Southeast Quarter of the Northeast Quarter said Section 28; thence North 0 Degrees 27 Minutes 00 Seconds West (N 0° 27' 00" W) 33.00 feet to the POINT OF BEGINNING;
thence North 0 Degrees 27 Minutes 00 Seconds West (N 0° 27' 00" W) 1170.00 feet;
thence North 90 Degrees 00 Minutes 00 Seconds East (N 90° 00' 00" E) 270.00 feet;
thence South 0 Degrees 27 Minutes 00 Seconds East (S 0° 27' 00" E) 40.95 feet;
thence North 90 Degrees 00 Minutes 00 Seconds East (N 90° 00' 00" E) 1120.40 feet;
thence South 4 Degrees 51 Minutes 00 Seconds West (S 4° 51' 00" W) 700.35 feet;
thence North 87 Degrees 15 Minutes 00 Seconds West (N 87° 15' 00" W) 671.28 feet;
thence South 78 Degrees 15 Minutes 00 Seconds West (S 78° 15' 00" W) 156.51 feet;
thence South 44 Degrees 23 Minutes 00 Seconds West (S 44° 23' 00" W) 184.40 feet;
thence South 72 Degrees 24 Minutes 00 Seconds West (S 72° 24' 00" W) 293.90 feet;
thence South 17 Degrees 39 Minutes 11 Seconds West (S 17° 39' 11" W) 205.40 feet to the POINT OF BEGINNING; said described tract containing 23.891 Acres, more or less.

Utility Easement and Drainage Easement: Strips of ground are reserved for the use of public for the installation of water, sewer, gas, tile, and or electric lines, pipes, etc., over, on, and/or under said easements for local public use and subject at all times to proper authorities and to the easement hereon reserved. These easements are not for the use of and shall not be used for high voltage electric transmission lines or high pressure liquid or gas transmission pipe lines, except by written permission of the owners of the land at the time said transmission line is to be constructed. "Drainage Easements" reserved as drainage swales, and said swales are to be maintained by any owner such that water from any adjacent lot shall have adequate drainage along each swale. All easements shown as "Easements" are also to be considered drainage easements and are subject to all restrictions of drainage easements and subject at all times to proper authorities and to the easement hereon reserved. No permanent structures are to be erected or maintained upon any easements except fences for which the owner of said fence must provide adequate access to said easement at all times to the proper authorities. If needed said fence may be removed by the proper authorities at the owner's expense. No permanent structures are to be erected or maintained upon any easements on which drainage swales exist, but may be erected along the easement lines. A fence may be erected in an easement on which drainage swales exist as long as they are constructed and maintained in a way that does not restrict the flow of water. The owners of the lots shall take their titles subject to the rights of the above described easements.

I, Cathy Russell, the owner of real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with this plat.

This Subdivision shall be known and designated as "MEADOWBROOK SUBDIVISION #2 - Replat of Lots 7 - 26" in Union Township, White County, Indiana containing lots numbered 7 through 26 and 28 through 30, inclusive.

All roads shown hereon and not heretofore dedicated to the public are hereby dedicated to the public.

Building setback lines shall be permanently fixed as designated on this plat for all structures unless a property owner is granted a variance by the Area Board of Zoning Appeals.

Witness my hand and seal this ____ day of _____, 20___.

_____
Cathy Russell

Under Authority provided by IC 36 7 4 enacted by the General Assembly of the State of Indiana, and all Acts Amendatory thereto, and an ordinance adopted by the Commissioners of White County, Indiana, this plat was given approval by White County.

Approval by White County Area Plan Commission on _____ 20___.

_____
Area Plan President

_____
Area Plan Secretary

STATE OF INDIANA)

COUNTY OF WHITE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Cathy Russell, who duly acknowledged the execution of the foregoing instrument as her voluntary act and deed for the purpose herein expressed.

Witness my hand and seal this ____ day of _____, 20___.

Resident of _____ County

My Commission Expires _____

_____
Notary Public

Design Approval by Monticello/Union Township Fire Department

on _____ 20___.

_____
Fire Department Representative

Design Approval by Twin Lake's School Corporation

on _____ 20___.

_____
School Corporation Representative

PRIMARY PLAT

NOT FOR RECORD

I Robert L. Haworth, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed by me on that all monuments shown thereon will be installed in accordance with the provisions of the Subdivision Control Ordinance of White County, and their locations, size, type and material are accurately shown. In addition, this plat is in compliance with all of the plans and specifications of White County.

SIGNATURE:

SEAL

This Instrument Prepared Under the Direct Supervision of Robert L. Haworth, Registered Land Surveyor #LS20900149
204 N North Main Street, Monticello, Indiana 47960
(574) 583-3092

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Robert L. Haworth)."

MILLIGAN SURVEYING

OWNER: JAMES MILLIGAN | DATE REVISED:

MEADOWBROOK SUBDIVISION #2 - REPLAT

Page 1 of 1 (Not a valid survey without all pages) | Date: January 3, 2011 | 10-863