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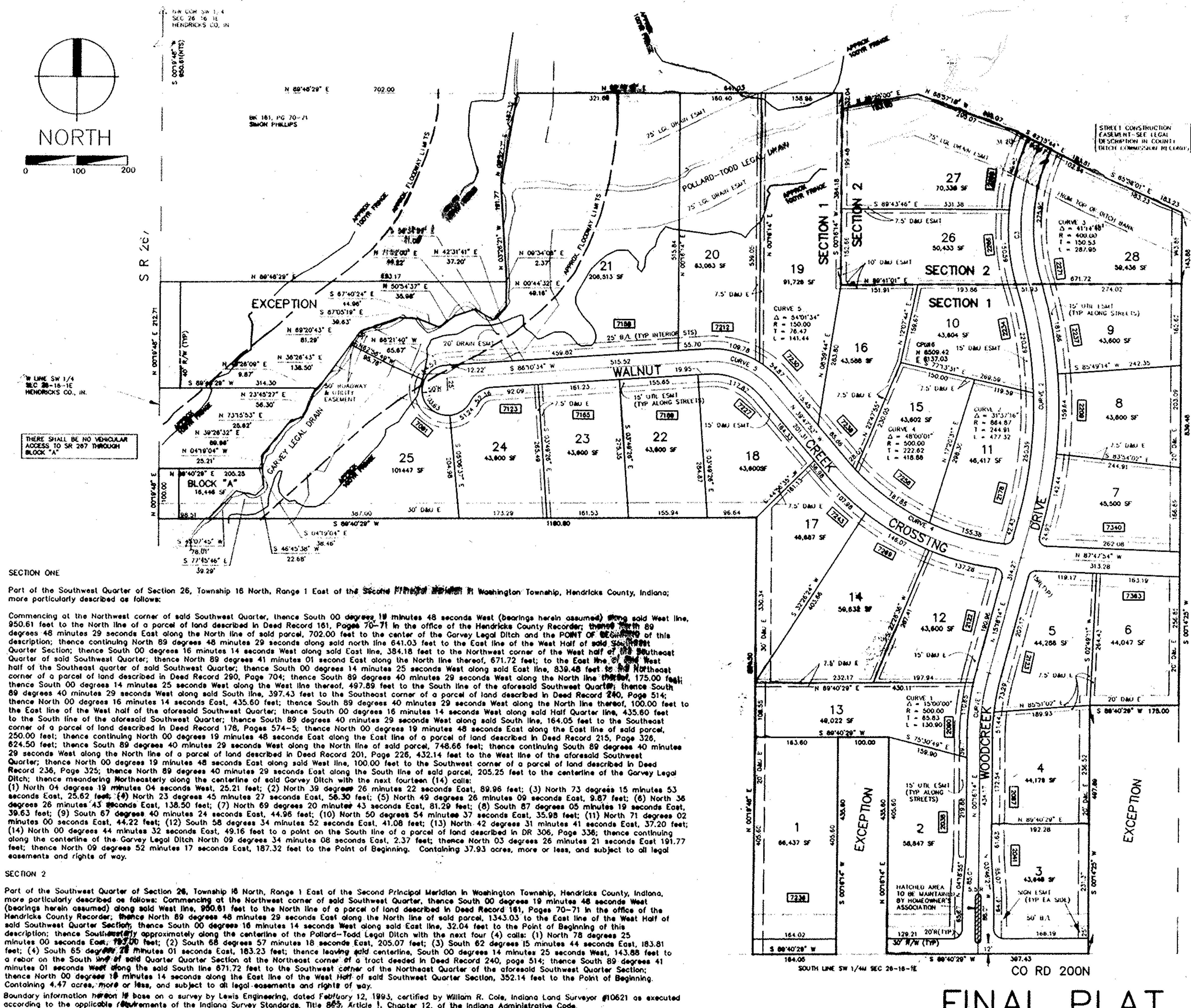
ENTERED FOR RECORD
JUL 9 1993 At 8:00
Pc 2 Jay Bradley Page 2 P61
HENDRICKS COUNTY RECORDER



DUTY ENTERED FOR TAXATION
JUL 08 1993
Mary Jane Russell
AUDITOR HENDRICKS COUNTY

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED FOR RECORDING
DATE 7/8/93 Walter A. Reddington
HENDRICKS COUNTY ENGINEER

DEDICATION

The undersigned, owner(s) of the within described real estate, do(es) hereby lay off, plat and subdivide the same into lots, public ways and easements in accordance with applicable laws, ordinances, covenants, restrictions, and the plat shown hereon. The within plat shall be known and designated as Woodcreek Farms, a subdivision of Washington Township, Hendricks County, Indiana, Section One Consisting of 25 lots, numbered 1 through 25, Inclusive, Section Two consisting of 3 lots, numbered 26 through 28, Inclusive, both with streets, easements and public ways as shown on the within plat. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 8 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines, and a line connecting points 25 feet from the intersection of said street lines, or in the case of rounded property corners, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot or area within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage is maintained at sufficient height to prevent obstruction of the sight line.

There are strips of ground as shown on the within plat marked D. & U.E. (Drainage and Utility Easement) which are reserved for the use of public utility companies, including cable television companies (but not including transportation companies) for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains. Subject at all times to the proper authorities, and to the easements herein reserved, no permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this addition shall take their title subject to the rights of the public utilities and other owners of said lots in this addition to said easement herein granted for ingress and egress in, along and through the strips so reserved.

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat at comply at all times with the provisions of the development plan (grading plan) as approved for this plat by the Plan Commission and Drainage Board of Hendricks County, Indiana and the requirements of all drainage permits issued for any lot or parcel of land within this plat.

The Hendricks County Plan Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of Hendricks County Plan Commission; provided further, that nothing herein shall be construed to prevent the Hendricks County Plan Commission from enforcing any provisions of the Subdivision Control Ordinance, as amended, or any conditions attached to approval of this plat by the Plan Commission.

For additional covenants and restrictions, see Instrument No. ______ recorded in the Office of the Hendricks County Recorder.

IN WITNESS WHEREOF, the undersigned have hereunto caused their names to be subscribed this 16th day of June, 1993.

HENDRICKS COUNTY DEVELOPMENT CORP. By: [signature]
Owner(s)

STATE OF INDIANA
COUNTY OF MARION) SS:

Before me, a Notary Public in and for the above County and State, personally appeared James B. Harmon, President of the Hendricks County Development Corporation owner(s) of the within described real estate and acknowledged the execution of the foregoing instrument as a voluntary act and deed and affixed their signatures thereto.
Witness my signature and notarial seal this 11th day of June, 1993.

Notary Public Julie Malone
Printed Name Julie Malone
My commission expires 5/31/96

Seal

"A petition addressed to the Hendricks County Drainage Board has been filed in duplicate with the County Surveyor requesting that this subdivision's storm drainage system and the easements therefore be accepted into the county's legal 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 ____ lineal feet of open ditches and 1800 lineal feet of tile drains.

Certification:
Under authority provided by Sections IC 36-7-4-700 et seq. and all amendments thereto, the undersigned hereby certify(ies) that public notice of the hearing by the Hendricks County Plan Commission of the aforesaid owner's application for approval of Section 1 of this plat was duly given as required by Section IC 36-7-4-706 and all amendments thereto, and that said plat of Section 1 has been duly approved by said Commission concurring in such approval dated June 14, 1994.

Attest: [signature] Chairman Attest: [signature] Secretary

Certification:
Under authority provided by Sections IC 36-7-4-700 et seq. and all amendments thereto, the undersigned hereby certify(ies) that public notice of the hearing by the Hendricks County Plan Commission of the aforesaid owner's application for approval of Section 2 of this plat was duly given as required by Section IC 36-7-4-706 and all amendments thereto, and that said plat of Section 2 has been duly approved by said Commission concurring in such approval dated June 14, 1993.

Attest: [signature] Chairman Attest: [signature] Secretary

SECTION ONE

Part of the Southwest Quarter of Section 26, Township 16 North, Range 1 East of the Second Principal Meridian in Washington Township, Hendricks County, Indiana; more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter, thence South 00 degrees 19 minutes 48 seconds West (bearings herein assumed) along said West line, 950.61 feet to the North line of a parcel of land described in Deed Record 161, Pages 70-71 in the office of the Hendricks County Recorder; thence North 89 degrees 48 minutes 29 seconds East along the North line of said parcel, 702.00 feet to the center of the Garvey Legal Ditch and the POINT OF BEGINNING of this description; thence continuing North 89 degrees 48 minutes 29 seconds along said north line 641.03 feet to the East line of the West Half of said Southwest Quarter Section; thence South 00 degrees 16 minutes 14 seconds West along said East line, 384.18 feet to the Northwest corner of the West half of the Southeast Quarter of said Southwest Quarter; thence North 89 degrees 41 minutes 01 second East along the North line thereof, 671.72 feet; to the East line of the West half of the Southeast quarter of said Southwest Quarter; thence South 00 degrees 14 minutes 25 seconds West along said East line, 839.48 feet to the Northeast corner of a parcel of land described in Deed Record 290, Page 704; thence South 89 degrees 40 minutes 29 seconds West along the North line thereof, 175.00 feet; thence South 00 degrees 14 minutes 25 seconds West along the West line thereof, 497.89 feet to the South line of the aforesaid Southwest Quarter; thence South 89 degrees 40 minutes 29 seconds West along said South line, 397.43 feet to the Southeast corner of a parcel of land described in Deed Record 240, Page 514; thence North 00 degrees 16 minutes 14 seconds East, 435.60 feet; thence South 89 degrees 40 minutes 29 seconds West along the North line thereof, 100.00 feet to the East line of the West half of the aforesaid Southwest Quarter; thence South 00 degrees 16 minutes 14 seconds West along said Half Quarter line, 435.60 feet to the South line of the aforesaid Southwest Quarter; thence South 89 degrees 40 minutes 29 seconds West along said South line, 164.05 feet to the Southeast corner of a parcel of land described in Deed Record 178, Pages 574-5; thence North 00 degrees 19 minutes 48 seconds East along the East line of said parcel, 250.00 feet; thence continuing North 00 degrees 19 minutes 48 seconds East along the East line of a parcel of land described in Deed Record 215, Page 326, 624.50 feet; thence South 89 degrees 40 minutes 29 seconds West along the North line of said parcel, 748.66 feet; thence continuing South 89 degrees 40 minutes 29 seconds West along the North line of a parcel of land described in Deed Record 201, Page 226, 432.14 feet to the West line of the aforesaid Southwest Quarter; thence North 00 degrees 19 minutes 48 seconds East along said West line, 100.00 feet to the Southwest corner of a parcel of land described in Deed Record 236, Page 325; thence North 89 degrees 40 minutes 29 seconds East along the South line of said parcel, 205.25 feet to the centerline of the Garvey Legal Ditch; thence meandering Northeasterly along the centerline of said Garvey Ditch with the next fourteen (14) calls:
(1) North 04 degrees 19 minutes 04 seconds West, 25.21 feet; (2) North 39 degrees 26 minutes 22 seconds East, 89.96 feet; (3) North 73 degrees 15 minutes 53 seconds East, 25.62 feet; (4) North 23 degrees 45 minutes 27 seconds East, 56.30 feet; (5) North 49 degrees 26 minutes 09 seconds East, 9.87 feet; (6) North 36 degrees 26 minutes 43 seconds East, 138.50 feet; (7) North 69 degrees 20 minutes 43 seconds East, 81.29 feet; (8) South 87 degrees 05 minutes 19 seconds East, 39.63 feet; (9) South 67 degrees 40 minutes 24 seconds East, 44.96 feet; (10) North 50 degrees 54 minutes 37 seconds East, 35.98 feet; (11) North 71 degrees 02 minutes 00 seconds East, 44.22 feet; (12) South 58 degrees 34 minutes 52 seconds East, 41.08 feet; (13) North 42 degrees 31 minutes 41 seconds East, 37.20 feet; (14) North 00 degrees 44 minutes 32 seconds East, 49.16 feet to a point on the South line of a parcel of land described in DR 306, Page 336; thence continuing along the centerline of the Garvey Legal Ditch North 09 degrees 34 minutes 08 seconds East, 2.37 feet; thence North 03 degrees 26 minutes 21 seconds East 191.77 feet; thence North 09 degrees 52 minutes 17 seconds East, 187.32 feet to the Point of Beginning. Containing 37.93 acres, more or less, and subject to all legal easements and rights of way.

SECTION 2

Part of the Southwest Quarter of Section 26, Township 16 North, Range 1 East of the Second Principal Meridian in Washington Township, Hendricks County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Southwest Quarter, thence South 00 degrees 19 minutes 48 seconds West (bearings herein assumed) along said West line, 950.61 feet to the North line of a parcel of land described in Deed Record 161, Pages 70-71 in the office of the Hendricks County Recorder; thence North 89 degrees 48 minutes 29 seconds East along the North line of said parcel, 1343.03 to the East line of the West Half of said Southwest Quarter Section; thence South 00 degrees 16 minutes 14 seconds West along said East line, 32.04 feet to the Point of Beginning of this description; thence Southeasterly approximately along the centerline of the Pollard-Todd Legal Ditch with the next four (4) calls: (1) North 78 degrees 25 minutes 00 seconds East, 193.00 feet; (2) South 68 degrees 57 minutes 18 seconds East, 205.07 feet; (3) South 62 degrees 15 minutes 44 seconds East, 183.81 feet; (4) South 65 degrees 28 minutes 01 seconds East, 183.23 feet; thence leaving said centerline, South 00 degrees 14 minutes 25 seconds West, 143.88 feet to a rebar on the South line of said Quarter Quarter Section at the Northeast corner of a tract deeded in Deed Record 240, page 514; thence South 89 degrees 41 minutes 01 seconds West along the said South line 671.72 feet to the Southwest corner of the Northeast Quarter of the aforesaid Southwest Quarter Section; thence North 00 degrees 16 minutes 14 seconds along the East line of the West Half of said Southwest Quarter Section, 352.14 feet to the Point of Beginning. Containing 4.47 acres, more or less, and subject to all legal easements and rights of way.

Boundary information hereon is base on a survey by Lewis Engineering, dated February 12, 1993, certified by William R. Cole, Indiana Land Surveyor #10621 as executed according to the applicable requirements of the Indiana Survey Standards, Title 865, Article 1, Chapter 12, of the Indiana Administrative Code.

The undersigned hereby certifies that to the best of his knowledge, belief and information, the within plat is a true and correct representation of Woodcreek Farms, a subdivision of Washington Township, Hendricks County, Indiana, consisting of Section One containing 25 lots, numbered 1 through 25, inclusive and Section Two, containing 3 lots, numbered 26 through 28, inclusive, both with streets, easements and public ways as shown hereon.

Witness my hand and seal this 15th day of June, 1992

[signature]
D. F. Butterworth Registered Land Surveyor, Indiana #10461

FINAL PLAT
WOODCREEK FARMS
WEST 21ST STREET AT AVON ROAD

No. 14052 [redacted] 8-22-95
For Restrictions
See Book 149 [redacted] 72-85
[signature]