

2019R008514
06/25/2019 02:15:51 PM
FEE: 25.00 PGS: 1
LINDA SMITH
MADISON COUNTY RECORDER, IN
RECORDED AS PRESENTED
3/4" Ø IRON PIPE FOUND
(0.3' BELOW GRADE)
NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SEC. 28, T. 19 N., R. 6 E.

GPS MONUMENT FOUND
(0.3' BELOW GRADE)
SOUTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SEC. 28, T. 19 N., R. 6 E.

LAND DESCRIPTION

A parcel of ground being a part of the Southwest Quarter of Section 28, Township 19 North, Range 6 East of the Second Principal Meridian, Town of Lapel, Stony Creek Township, Madison County, Indiana, being more particularly described as follows:

BEGINNING at the Southeast corner of said Southwest Quarter; thence South 89 degrees 17 minutes 38 seconds West along the South line of said Southwest Quarter, a distance of 884.01 feet; thence North 00 degrees 16 minutes 52 seconds West, a distance of 1217.64 feet; thence North 62 degrees 33 minutes 50 seconds West, a distance of 403.29 feet; thence North 24 degrees 18 minutes 17 seconds West, a distance of 95.55 feet; thence North 39 degrees 06 minutes 55 seconds West, a distance of 224.96 feet; thence North 76 degrees 59 minutes 39 seconds West, a distance of 371.81 feet; thence North 66 degrees 26 minutes 09 seconds West, a distance of 120.90 feet; thence North 31 degrees 56 minutes 28 seconds West, a distance of 234.51 feet; thence North 75 degrees 45 minutes 38 seconds East, a distance of 309.73 feet; thence North 89 degrees 52 minutes 04 seconds East, a distance of 1397.67 feet; thence North 88 degrees 51 minutes 03 seconds East, a distance of 20.25 feet; thence South 00 degrees 13 minutes 57 seconds East, a distance of 246.38 feet; thence North 89 degrees 46 minutes 03 seconds East, a distance of 300.04 feet to a point on the East line of said Southwest Quarter; thence South 00 degrees 13 minutes 52 seconds East along said East line of said Southwest Quarter, a distance of 1154.05 feet; thence North 89 degrees 23 minutes 52 seconds West, a distance of 215.02 feet; thence South 00 degrees 13 minutes 52 seconds East, a distance of 165.36 feet; thence South 48 degrees 51 minutes 39 seconds East, a distance of 53.30 feet; thence South 89 degrees 23 minutes 52 seconds East, a distance of 175.00 feet to a point on said East line of said Southwest Quarter; thence South 00 degrees 13 minutes 52 seconds East along said East line of said Southwest Quarter, a distance of 468.61 feet to the **POINT OF BEGINNING**. Contains 51.852 Acres, more or less.

EXCEPTING THEREFROM:

A parcel of ground being a part of the Southwest Quarter of Section 28, Township 19 North, Range 6 East of the Second Principal Meridian, Town of Lapel, Stony Creek Township, Madison County, Indiana, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter; thence North 00 degrees 13 minutes 52 seconds West along the East line of said Southwest Quarter, a distance of 668.61 feet to the **POINT OF BEGINNING**; thence North 89 degrees 23 minutes 52 seconds West, a distance of 100.96 feet; thence North 00 degrees 36 minutes 08 seconds East, a distance of 19.44 feet; thence North 38 degrees 02 minutes 40 seconds West, a distance of 154.52 feet; thence South 88 degrees 23 minutes 48 seconds West, a distance of 152.59 feet; thence North 47 degrees 29 minutes 55 seconds West, a distance of 252.81 feet; thence North 20 degrees 43 minutes 08 seconds West, a distance of 93.03 feet; thence North 60 degrees 37 minutes 58 seconds West, a distance of 258.54 feet; thence North 77 degrees 29 minutes 50 seconds West, a distance of 96.63 feet; thence North 00 degrees 16 minutes 52 seconds West, a distance of 103.30 feet; thence North 89 degrees 46 minutes 08 seconds East, a distance of 885.14 feet to a point on the East line of said Southwest Quarter; thence South 00 degrees 13 minutes 52 seconds East along said East line of said Southwest Quarter, a distance of 645.00 feet to the **POINT OF BEGINNING**. Contains 7.738 Acres, more or less.

PRIVATE ROADWAY "A" MAINTENANCE AGREEMENT

A parcel of ground being a part of the Southwest Quarter of Section 28, Township 19 North, Range 6 East of the Second Principal Meridian, Town of Lapel, Stony Creek Township, Madison County, Indiana, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter; thence North 00 degrees 13 minutes 52 seconds West along the East line of said Southwest Quarter, a distance of 1822.66 feet; thence South 89 degrees 46 minutes 03 seconds West, a distance of 30.00 feet to the **POINT OF BEGINNING**; thence South 00 degrees 13 minutes 52 seconds East, a distance of 50.00 feet; thence South 89 degrees 46 minutes 03 seconds West, a distance of 320.04 feet; thence North 00 degrees 13 minutes 57 seconds West, a distance of 143.29 feet; thence South 89 degrees 52 minutes 04 seconds West, a distance of 535.62 feet; thence South 00 degrees 16 minutes 52 seconds East, a distance of 249.87 feet; thence South 89 degrees 43 minutes 08 seconds West, a distance of 50.00 feet; thence North 00 degrees 16 minutes 52 seconds West, a distance of 300.00 feet; thence North 89 degrees 52 minutes 04 seconds East, a distance of 635.66 feet; thence South 00 degrees 13 minutes 57 seconds East, a distance of 143.21 feet; thence North 89 degrees 46 minutes 03 seconds East, a distance of 270.04 feet to the **POINT OF BEGINNING**.

The Private Roadway as being a part Lots 1 and 2 in this Minor Plat, shall be a perpetual burden of said Lots 1 and 2 and for the perpetual equal use and benefit of said Lots 1 and 2, and the owners and successors - in - interest of said Lots 1 and 2 shall perpetually construct, maintain and pay all costs of labor and materials incidence to the construction and maintenance of said designated Private Roadway proportionately, based on usage. Maintenance shall include proper snow removal.

Said designated Private Roadway shall be constructed of cement, asphalt, other hard surface material, or dust free stone or gravel. Said Private Roadway shall be of quality sufficient to support regular vehicular traffic as well as any vehicles used by any agency providing utilities, fire fighting, emergency service or other services to said Lots 1 and 2.

Said designated Private Roadway shall at all times and forever remain open and accessible to the owners and successors - in - interest of each Parcel and to any public utility with jurisdiction for its purpose and for purposes of said reasonable and necessary construction, repair, maintenance and snow removal. No permanent structures, fences or any other obstructions shall be placed in the said Private Roadway. No vehicles shall be parked upon said Private Roadway so as to block or hinder any vehicular traffic.

PRIVATE ROADWAY "B" MAINTENANCE AGREEMENT

A parcel of ground being a part of the Southwest Quarter of Section 28, Township 19 North, Range 6 East of the Second Principal Meridian, Town of Lapel, Stony Creek Township, Madison County, Indiana, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter; thence North 00 degrees 13 minutes 52 seconds West along the East line of said Southwest Quarter, a distance of 468.61 feet; thence North 89 degrees 23 minutes 52 seconds West, a distance of 30.00 feet to the **POINT OF BEGINNING**; thence South 00 degrees 13 minutes 52 seconds East, a distance of 50.00 feet; thence South 89 degrees 46 minutes 03 seconds West, a distance of 164.18 feet; thence North 48 degrees 51 minutes 39 seconds West, a distance of 53.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 210.86 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 50.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 229.63 feet; thence South 48 degrees 51 minutes 39 seconds East, a distance of 53.30 feet; thence South 89 degrees 23 minutes 52 seconds East, a distance of 145.00 feet to the **POINT OF BEGINNING**.

The Private Roadway as being a part Lot 4 in this Minor Plat, shall be a perpetual burden of said Lot 4 and for the perpetual equal use and benefit of Lots 3 and 4, and the owners and successors - in - interest of said Lots 3 and 4 shall perpetually construct, maintain and pay all costs of labor and materials incidence to the construction and maintenance of said designated Private Roadway proportionately, based on usage. Maintenance shall include proper snow removal.

Said designated Private Roadway shall be constructed of cement, asphalt, other hard surface material, or dust free stone or gravel. Said Private Roadway shall be of quality sufficient to support regular vehicular traffic as well as any vehicles used by any agency providing utilities, fire fighting, emergency service or other services to said Lots 3 and 4.

Said designated Private Roadway shall at all times and forever remain open and accessible to the owners and successors - in - interest of each Parcel and to any public utility with jurisdiction for its purpose and for purposes of said reasonable and necessary construction, repair, maintenance and snow removal. No permanent structures, fences or any other obstructions shall be placed in the said Private Roadway. No vehicles shall be parked upon said Private Roadway so as to block or hinder any vehicular traffic.

LAND SURVEYOR CERTIFICATE

I, Keith Van Wienen hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge and belief, the plat within represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was complete on May 15, 2019.



For Surveyor's Report, see boundary survey recorded in Instrument Number 2018P006221, in the Office of the Recorder of Madison County, Indiana.

FINAL PLAT BROOKSIDE ACRES MINOR SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 6 EAST,
TOWN OF LAPEL, STONY CREEK TOWNSHIP, MADISON COUNTY, INDIANA.

PK NAIL FOUND
(0.3' BELOW GRADE)
NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SEC. 28, T. 19 N., R. 6 E.

PROTECTIVE COVENANTS

We, George Robert Likens and G. Robert Likens, Jr., representatives of Lapel One, LLC, the owners of the real estate and described herein, do hereby certify that We have laid off, platted and subdivided, said real estate in accordance with the within plat.

This subdivision shall be known as **Brookside Acres Minor Subdivision**, a subdivision in the Town of Lapel, Stony Creek Township, Madison County, Indiana. All streets shown and not heretofore dedicated, are hereby dedicated to public use.

Front, side, and rear yard building lines are hereby established as shown on this plat, between which lines and the right - of - way lines, there shall be no buildings or structures erected.

In the event storm water drainage from any lot or street right - of - way flows across another lot, provisions shall be made or maintained on said lot by the developer or lot owner to permit such drainage to continue, without restriction, obstruction or reduction, across the downstream lot and into the natural drainage swell, channel or course, even though no specific drainage easement for such flow of water is proved for on said lot.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three (3) and twelve (12) feet above the roadways 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 them at points twenty (20) feet from the intersection of the street right - of - way lines, 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 on any lot within ten (10) feet from the intersection of a street right - of - way line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line. No screen planting over thirty - six (36) inches high and no fence shall be permitted between the street and the building setback line of a lot.

The foregoing covenant (or restrictions) are to run with the land and shall be binding on all parties and all person's claim under them until February 26, 2038, at which time said covenants (or 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. Invalidity of any one of the foregoing covenants (or restrictions) by judgement or court order shall in no way affect any of the other covenants (or restrictions) which shall remain in full force and effect.

The right to enforce these provisions in junction together with the right to cause the removal, by due process of law, of any structures or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in the subdivision and to their heir and assigns.

APPROVAL AND ACCEPTANCE OF DEDICATION BY THE LAPEL TOWN COUNCIL

Deb Wainwright
President

Dennis Molina
Clerk / Treasurer

DATE APPROVED AND ACCEPTED: June 20, 2019.

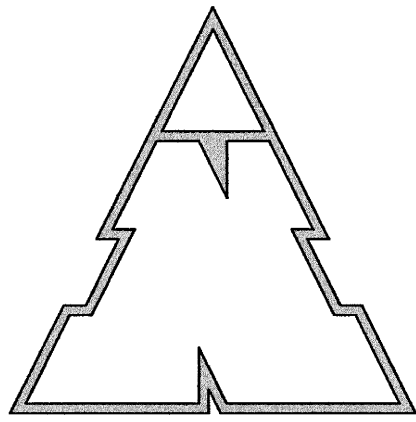
DULY ENTERED FOR TAXATION THE 25th DAY OF June, 2019.

Rick Gardner
Madison County Auditor

RECORDER

Recorded this 25th day of June, 2019 at 2:15 P.M.

Linda Smith
Madison County Recorder



SCALE: 1" = 100'

- - 5/8" Ø X 24" Rebar Set with "VanWienen PLS # 20500018" I.D. Cap
- - Mag Nail Set
- - 5/8" Ø Rebar Found with "VanWienen" I.D. Cap
- ◆ - Mag Nail Set
- ⊕ - Section corner (see plat)
- (M) - Measured Dimension
- (C) - Calculated Dimension
- (D) - Deeded Dimension

THIS DOCUMENT WAS PREPARED BY PRECISE LAND SURVEY, UNDER THE SUPERVISION OF KEITH VAN WIENEN.

Keith Van Wienen

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.

Keith Van Wienen

CERTIFICATE OF OWNERSHIP

We, George Robert Likens and G. Robert Likens, Jr., representatives of Lapel One, LLC, do hereby certify that We are the owners of the property described in the above captioned and that as such owners We have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed.

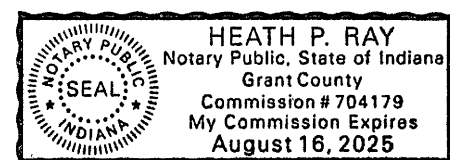
This the 21st day of June, 2019.

Lapel One, LLC

George Robert Likens

G. Robert Likens, Jr.

STATE OF INDIANA)
COUNTY OF Grant) SS:



I,
Heath P. Ray, a Notary Public in and for said County and State, do hereby certify that George Robert Likens and G. Robert Likens, Jr., personally known to me to be the same persons names who are subscribed to the above certification, appeared before me this day in person and acknowledge, they have signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

This the 21st day of June, 2019.

Heath P. Ray
NOTARY PUBLIC

MY COMMISSIONS EXPIRES: August 16, 2025.

		PRECISE LAND SURVEYING 920 MAIN STREET ANDERSON, INDIANA 46016			
LAND DESCRIPTION EXHIBITS SURVEYOR LOCATION REPORTS SUBDIVISION & LAND PLANNING ALTA / NSPS LAND TITLE SURVEYS RETRACED & ORIGINAL SURVEYS PHONE: (765) 641-1997 WWW.PRECISELANDSURVEYING.NET		MEMBER		JOB NUMBER: 2019 - 177	
FINAL PLAT OF BROOKSIDE ACRES MINOR SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 6 EAST, TOWN OF LAPEL, STONY CREEK TOWNSHIP, MADISON COUNTY, INDIANA		SCALE: 1" = 100'		DRAWN BY: KBV	
NO. REVISION DATE AUTH.		DATE: 5/15/2019		SHEET NUMBER 1	
CHECK BY: KBV		DATE: 5/15/2019		OF 1	