

THIS INSTRUMENT PREPARED BY:
STEPHEN M. COOPER
COOR CONSULTING & LAND SERVICES, CORP.
303 W. MAIN STREET
KNIGHTSTOWN, IN 46148-0012
PHONE: (765) 345-5943

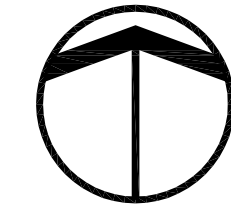
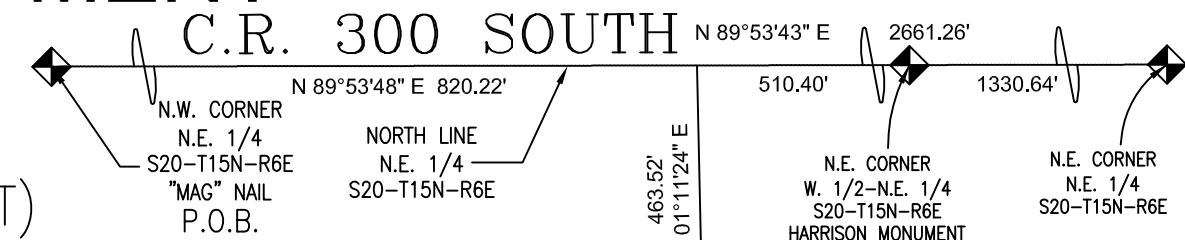
DEVELOPED BY:
STEVEN R. REILLY
HANCOCK LAND CO., LLC
1111 W. MAIN ST., SUITE K
GREENFIELD, IN 46140
PHONE: (317) 462-7797

THE OVERLOOK SECTION THREE PLANNED RESIDENTIAL DEVELOPMENT SECONDARY PLAT

SUGAR CREEK TOWNSHIP, HANCOCK COUNTY
(SECTION 20, TOWNSHIP 15 NORTH, RANGE 6 EAST)

CABINET NO. SLIDE NO.

INSTRUMENT NO.



Assumed North

0 25 50 100
Scale: 1" = 50'

SIDE AND REAR YARD RESTRICTIONS

REAR YARD SETBACK 15' MIN.
SIDE YARD SETBACK 7' MIN. WITH 19' TOTAL AGG.
MIN. DISTANCE BETWEEN STRUCTURES 19'

STREET INFORMATION

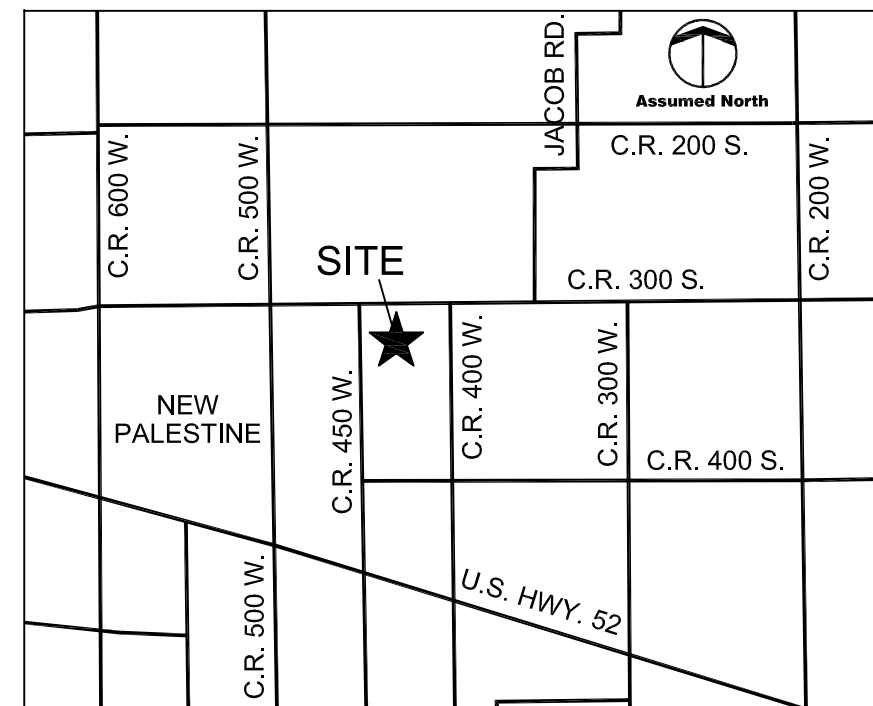
ALL STREETS WITHIN BLOCK "K" ARE PRIVATE. THE OVERLOOK HOMEOWNERS ASSOCIATION WILL MAINTAIN STREETS. APPARENT ACREAGE WITHIN BLOCK "K" IS 1.224 ACRES (54,138 SQ. FT.). THE AFOREMENTIONED BLOCKS CONTAIN 12' WIDE LANDSCAPE AREAS (12' L.A.) AS SHOWN HEREON.

COVENANT NOTE:

THE WITHIN PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE OVERLOOK" AS RECORDED IN INSTRUMENT NUMBER 030020064 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

Now or Formerly
Warranty Deed
"Hancock Land Co., LLC"
Instr. #030002243

PROPOSED 15' WIDE
OFFSITE D.&U.E.
±0.179 ACRES
±7,800 S.F.



Vicinity Map

Not to Scale

SUBDIVISION MONUMENTS

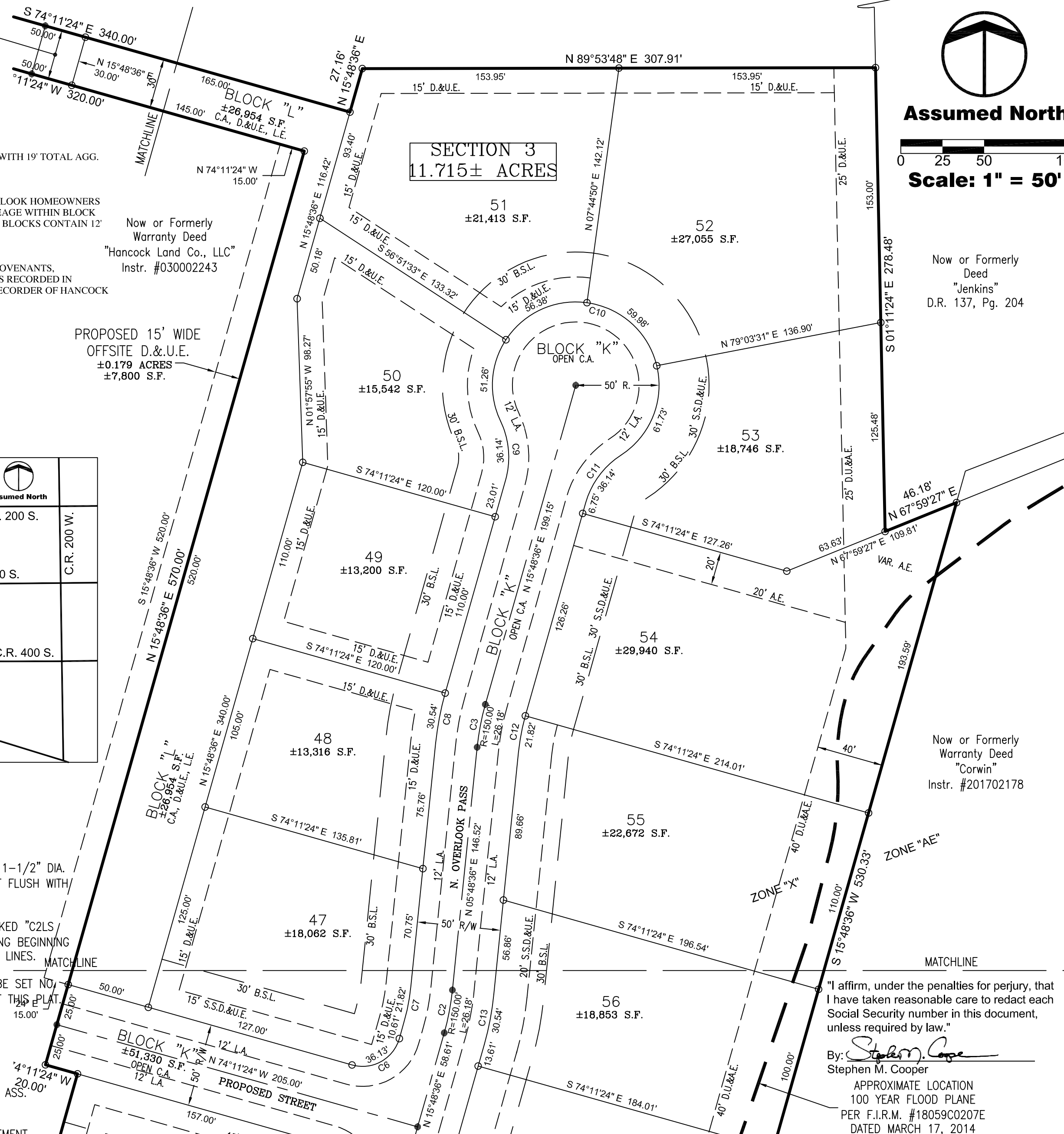
- -DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- -DENOTES A 5/8" REBAR 24" LONG WITH CAP MARKED "C2LS/FIRM #0035" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

LEGEND

25	LOT NUMBER
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
L.A.	LANDSCAPE AREA IN FAVOR OF HOMEOWNERS ASS.
L.E.	LANDSCAPE EASEMENT
C.A.	COMMON AREA
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

SEE SHEET 3 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION



Now or Formerly
Warranty Deed
"Corwin"
Instr. #201702178

"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."

By: *Stephen M. Cooper*
Stephen M. Cooper

APPROXIMATE LOCATION
100 YEAR FLOOD PLANE
PER F.I.R.M. #18059C0207E
DATED MARCH 17, 2014

SEE SHEET 2 FOR CONTINUATION

SHEET 1 OF 4

FILE: 2017-124-BASE.DWG 9/24/18

DEVELOPED BY:
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SUGAR CREEK TOWNSHIP, HANCOCK COUNTY
(SECTION 20, TOWNSHIP 15 NORTH, RANGE 6 EAST)

INSTRUMENT NO.



SEE SHEET 1 FOR CONTINUATION

SHEET 3 OF 4

FILE: 2017-124.BASE.DWG 9/24/18

THIS INSTRUMENT PREPARED BY:
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LAND DESCRIPTION
THE OVERLOOK SECTION THREE

A part of the West Half of the Northeast Quarter of Section 20, Township 15 North, Range 6 East, in Sugar Creek Township, Hancock County, Indiana, being more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast Quarter Section; thence North 89 degrees 53 minutes 48 seconds East along the North line thereof a distance of 486.03 feet; thence South 00 degrees 06 minutes 12 seconds East a distance of 66.50 feet; thence South 55 degrees 52 minutes 37 seconds West a distance of 211.56 feet; thence South 42 degrees 10 minutes 11 seconds West a distance of 142.29 feet; thence South 15 degrees 48 minutes 36 seconds West a distance of 110.41 feet; thence South 74 degrees 11 minutes 24 seconds East a distance of 340.00 feet; thence North 15 degrees 48 minutes 36 seconds East a distance of 27.16 feet; thence North 89 degrees 53 minutes 48 seconds East a distance of 307.91 feet to the West line of a tract of land described in Deed Record 137, Page 204 in the Office of the Recorder of Hancock County, Indiana; thence South 01 degrees 11 minutes 24 seconds East along the West line thereof a distance of 278.48 feet to the Southwest corner of said tract; thence North 67 degrees 59 minutes 27 seconds East along the South line thereof a distance of 46.18 feet to the West line of a tract of land described in Instrument Number 201702178 in said Recorder's Office; thence South 15 degrees 48 minutes 36 seconds West along the West line thereof a distance of 530.33 feet; thence South 05 degrees 41 minutes 24 seconds East along the West line thereof a distance of 83.76 feet to the Northeast corner of The Overlook Section One, as recorded in Plat Cabinet "C", Slide 133, Instrument Number 030020065 and the Certificate of Correction as recorded in Plat Cabinet "C", Slide 152, Instrument Number 040001558 in said Recorder's Office; thence South 88 degrees 19 minutes 07 seconds West along the North line thereof a distance of 15.04 feet to the Southeast corner of a tract of land described in Instrument Number 110007759 in said Recorder's Office; thence North 05 degrees 41 minutes 24 seconds West along the East line thereof a distance of 30.07 feet to the Northeast corner of said tract; thence South 88 degrees 19 minutes 07 seconds West along the North line thereof a distance of 192.39 feet to the Northwest corner of said tract, said point being on a curve having a radius of 263.00 feet, the radius point of which bears South 86 degrees 17 minutes 50 seconds East; thence Southerly along said curve to the left an arc distance of 30.04 feet to a point which bears South 87 degrees 09 minutes 36 seconds West from said radius point, said point being on the North line of said plat of The Overlook Section One; thence South 45 degrees 47 minutes 15 seconds West along the North line thereof a distance of 62.93 feet; thence North 74 degrees 50 minutes 24 seconds West continuing along the North line thereof a distance of 193.41 feet; thence North 01 degrees 03 minutes 40 seconds West a distance of 65.35 feet;thence North 15 degrees 48 minutes 36 seconds East a distance of 192.15 feet; thence North 74 degrees 11 minutes 24 seconds West a distance of 20.00 feet; thence North 15 degrees 48 minutes 36 seconds East a distance of 570.00 feet; thence North 74 degrees 11 minutes 24 seconds West a distance of 320.00 feet; thence South 15 degrees 48 minutes 36 seconds West a distance of 30.87 feet; thence South 88 degrees 56 minutes 20 seconds West a distance of 155.60 feet to the West line of said Northeast Quarter; thence North 01 degrees 03 minutes 40 seconds West along the West line thereof a distance of 480.00 feet to the POINT OF BEGINNING. Containing 11.715 acres, more or less.

This subdivision consists of 14 lots numbered 45 through 58 (all inclusive) and four blocks labeled BLOCK "K", BLOCK "L", BLOCK "M" and BLOCK "N". The size of the lots and width of streets are shown in feet and decimal parts thereof.

Cross reference is hereby made to a survey plat recorded as Instrument Number 0208316 in the Office of the Recorder for Hancock County, Indiana.

PROFESSIONAL SURVEYOR'S CERTIFICATE:

I, the undersigned, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey reveled by the cross--reference survey on any lines that are common with the new subdivision.

That all the monuments shown thereon actually exist or will be set and that the location, size, type and material are accurately shown.

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.

Witness my signature this _____ day of _____, 20____.

Stephen M. Cooper
Professional Surveyor
No. S0557

RIGHT TO FARM DEED RESTRICTION

The owner of the herein described real estate, for himself, and for all future owners and occupants of said real estate, or any parcel or division thereof, for and in consideration of the right to develop the real estate for other than agricultural uses, hereby:

- (1) Acknowledges and agrees that the real estate is adjacent to an area zoned or used for agricultural purposes, which uses include but are not limited to:
- (a) Production of crops;
 - (b) Animal husbandry;
 - (c) Land application of animal waste;
 - (d) Raising, breeding and sale of livestock and poultry, including confinement feeding operations;
 - (e) Use of farm machinery; and/or
 - (f) The sale of farm products.
- (2) Waives any and all objections to any agricultural uses within two miles of any boundary of the real estate.
- (3) Agrees that agricultural uses do not constitute a nuisance so long as they are not negligently maintained, do not cause bodily injury to third parties, or directly endanger human health.
- (4) Agrees that this covenant is for the benefit of Hancock County, Indiana, and for all persons engaged in agricultural uses within two miles of any boundary of the real estate and is enforceable by any of the foregoing.

SEE SHEET 3 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

THE OVERLOOK SECTION THREE PLANNED RESIDENTIAL DEVELOPMENT SECONDARY PLAT

SUGAR CREEK TOWNSHIP, HANCOCK COUNTY
(SECTION 20, TOWNSHIP 15 NORTH, RANGE 6 EAST)

DEED OF DEDICATION

This subdivision shall be known and designated as The Overlook, Planned Residential Development Final Detailed Plat, Section Three. Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the private streets there shall be erected or maintained no buildings or structures. The strips of ground shown on this plat and marked drainage and utility easement (D.&U.E.) and sanitary sewer, drainage and utility easement (S.S.D.&U.E.) are reserved for the use of the public utilities and The Overlook Homeowners Association for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities. The strips of ground are subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained on said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and The Overlook Homeowners Association, and to the rights of the owners of the other lots in this subdivision.

This subdivision shall be subject to the following restrictions, which shall operate as perpetual covenants. Further this subdivision and all lot and property owners shall be subject to the "Declaration of Covenants, Conditions and Restrictions for The Overlook" as recorded as Instrument Number 030020064 in the Office of the Recorder of Hancock County, Indiana.

1. Drainage Swales (Ditches): Ditches within the right-of-way, or on dedicated drainage easements are not to be altered, dug out, filled in, tiled, or otherwise changed without the written permission of the The Overlook Homeowners Association. Property owners must maintain these swales as sodded grass ways or other non-eroding surfaces. Water from roof or parking areas must be contained on the property long enough so that said such water will not damage drainage swales or ditches.

2. Corner Lots: No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 2.5 and 8 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the private street right-of-way lines and a line connecting points 40 feet from the intersection of said private street lines or in the case of a rounded property corner from the intersection of the private street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet of the intersection of a private street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two private street centerlines.

3. Drainage:
3a.: It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Hancock County Drainage Board through its agents, the Hancock County Surveyor and the Hancock County Engineer, and the requirements of all drainage permits for this plat by said Hancock County Drainage Board.
3b.: The property shall be graded pursuant to the final construction plan and may not thereafter be changed without the written approval of the Hancock County Surveyor, whose decision may be appealed to the Hancock County Drainage Board.
3c.: No trees or shrubs shall be planted, nor any structure erected in any drainage easement, unless otherwise approved by The Overlook Homeowners Association.

4. Right-of-Way: No trees or landscaping shall be planted in Hancock County Right-of-Way or drainage easements except for those labeled as landscape easements and as permitted by the aforementioned Declaration of Covenants, Conditions, and Restrictions for the Overlook.

5. Right-of-Way: No trees or landscaping shall be planted in Hancock County Right-of-Way or drainage easements except for those labeled as landscape easements and as permitted by the aforementioned Declaration of Covenants, Conditions, and Restrictions for the Overlook.

6. Enforcement of Covenants: The right to enforce these covenants by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby reserved to any owner of any of the real estate in this subdivision, including the developer. However, such time as the developer no longer owns any property contained in this subdivision Section, the developer no longer has any right, obligation or standing to enforce any covenant. The cost of enforcement of any violation of the Covenants contained herein, including any expenses and attorneys fees shall be charged to the property owner in violation, and such costs, expenses and fees shall be collectible in the same manner as assessments as provided herein. In no event shall the Developer be responsible for any damages, fees, or expenses resulting from the enforcement or failure to enforce any covenant.

7. Duration of Covenants: These Covenants are to run with the land, and shall be binding on all parties and all persons claiming under them.

8. Severability: Every one of the Restrictions is hereby declared to be independent of, and severable from the rest of the Restrictions and of and from every other one of the Restrictions, and of and from every combination of the Restrictions. Therefore, if any of the Restrictions shall be held to be invalid or to be unenforceable, or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability or "running" quality of any other one of the Restrictions.

I, Steven R. Reilly, do hereby certify that I am the President of Hancock Land Co., LLC, owner and Developer of the property described in the above caption and that as such owner have caused the said above property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed this _____ day of _____, ____.

Steven R. Reilly, President
Hancock Land Co., LLC

State of Indiana)
) SS:
County of Hancock)

I, _____, a Notary Public in and for said County and State, do hereby certify that Steven R. Reilly personally known to me to be the same person whose name is subscribed to the above certificate appeared before me this day in person and acknowledged that he signed the above certificate as his own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notary seal this _____ day of _____, ____.

Notary Public

Printed Name

COMMISSION'S CERTIFICATE:

Approved by the Hancock County Area Plan Commission in accordance with the Subdivision Control Ordinance, this _____ day of _____, ____.

BY: _____
President

Secretary

VOID UNLESS RECORDED BEFORE: _____

ACCEPTANCE OF DEDICATIONS

Be it resolved by the Board of County Commissioners, Hancock County, Indiana, that the dedications shown on this plat are hereby approved and accepted this _____ day of _____, 20____.

BOARD OF COMMISSIONERS