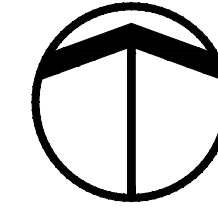


THIS INSTRUMENT PREPARED BY:  
STEPHEN M. COOPER  
COOR CONSULTING & LAND SERVICES, CORP.  
303 W. MAIN STREET  
KNIGHTSTOWN, IN 46148-0012  
PHONE: (765) 345-5943

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

# THE OVERLOOK SECTION FOUR PLANNED RESIDENTIAL DEVELOPMENT SECONDARY PLAT

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

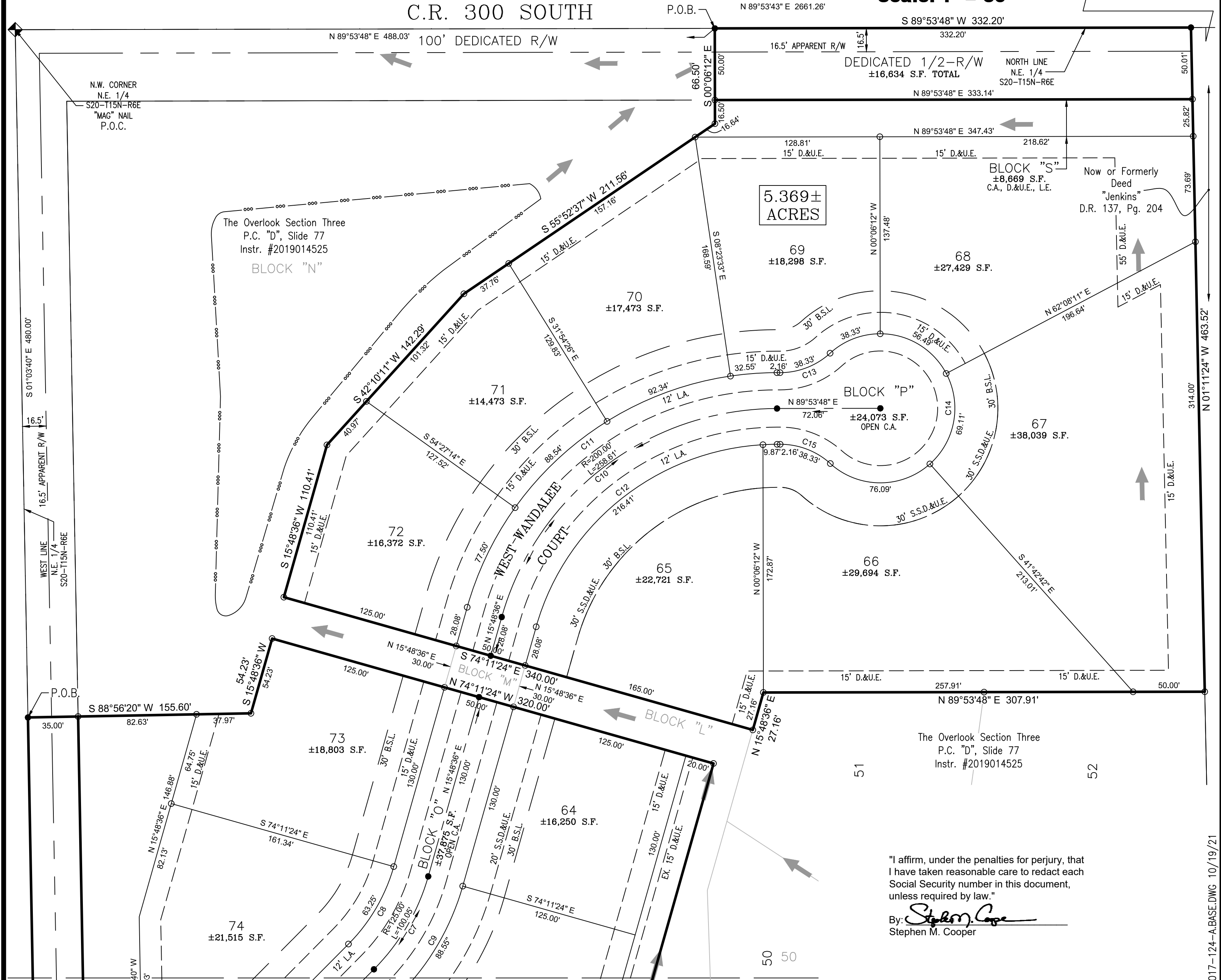


Assumed North

Scale: 1" = 50'

CABINET NO. SLIDE NO.

INSTRUMENT NO.



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

SEE SHEET 2 FOR CONTINUATION

SHEET 1 OF 3

"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

FILE: 2017-124-A-BASE.DWG 10/19/21

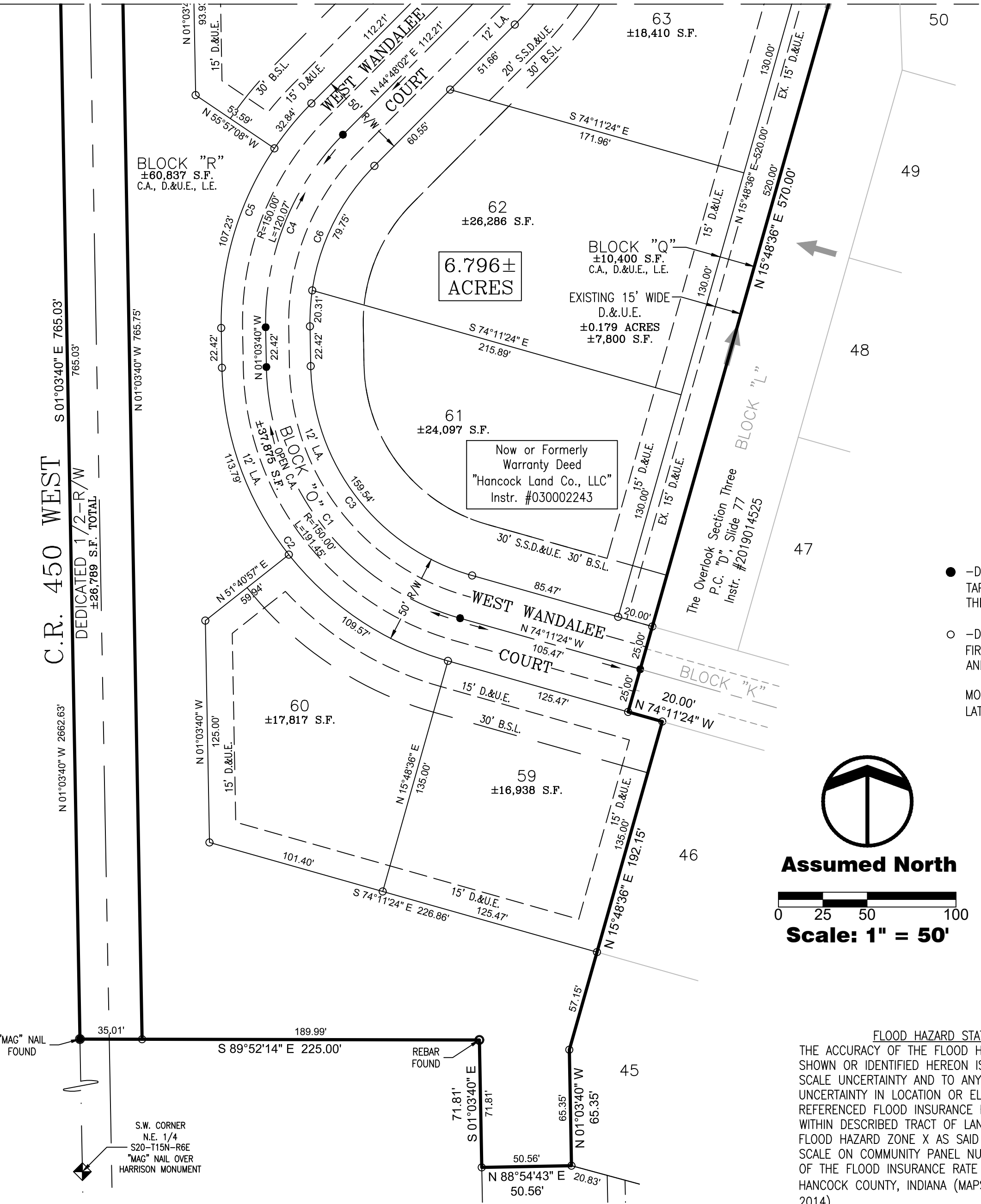
THIS INSTRUMENT PREPARED BY:  
STEPHEN M. COOPER  
COOR CONSULTING & LAND SERVICES, CORP.  
303 W. MAIN STREET  
KNIGHTSTOWN, IN 46148-0012  
PHONE: (765) 345-5943

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

# THE OVERLOOK SECTION FOUR PLANNED RESIDENTIAL DEVELOPMENT SECONDARY PLAT

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

SEE SHEET 1 FOR CONTINUATION



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

CABINET NO. SLIDE NO.

INSTRUMENT NO.

## SIDE AND REAR YARD RESTRICTIONS

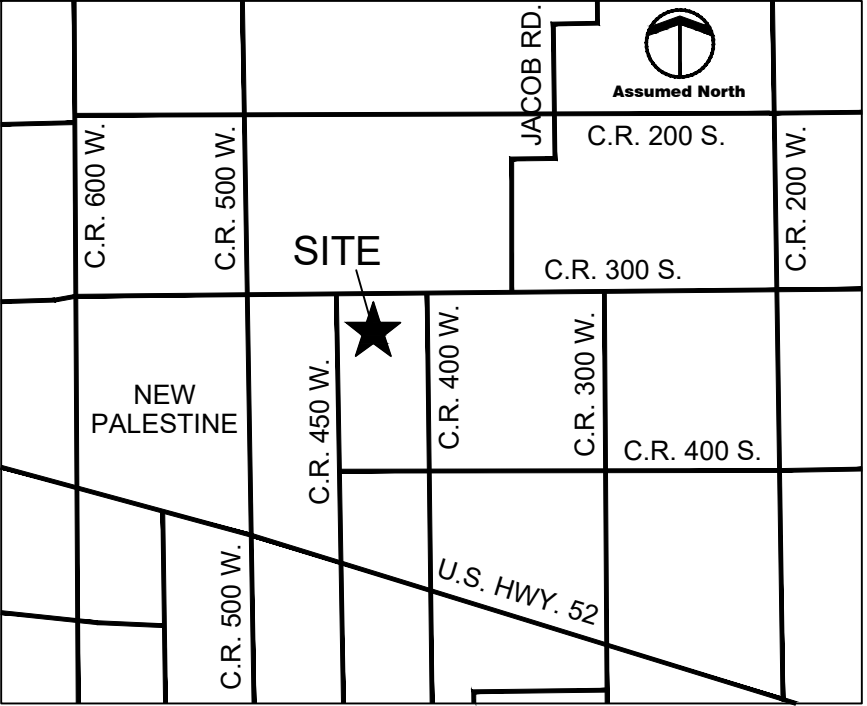
REAR YARD SETBACK 15' MIN.  
SIDE YARD SETBACK 7' MIN. WITH 19' TOTAL AGG.  
MIN. DISTANCE BETWEEN STRUCTURES 19'

## STREET INFORMATION

ALL STREETS WITHIN BLOCKS "O" AND "P" ARE PRIVATE. THE OVERLOOK HOMEOWNERS ASSOCIATION WILL MAINTAIN STREETS. APPARENT ACREAGE WITHIN BLOCK "O" IS 0.869 ACRES (37,875 SQ. FT.). APPARENT ACREAGE WITHIN BLOCK "P" IS 0.553 ACRES (24,073 SQ. FT.). THE AFOREMENTIONED BLOCKS CONTAIN 12' WIDE LANDSCAPE AREAS (12' L.A.) AS SHOWN HEREON. DEDICATED R/W ALONG C.R. 450 W. IS 0.615 ACRES (26,789 S.F.) AND ALONG C.R. 300 S. IS 0.382 ACRES (16,634 S.F.).

## 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.



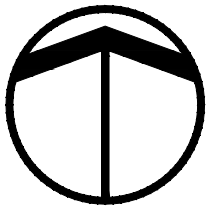
## Vicinity Map

Not to Scale

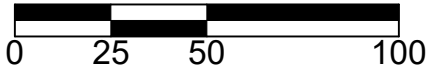
## SUBDIVISION MONUMENTS

- -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.



Assumed North



Scale: 1" = 50'

## LEGEND

- 25 LOT NUMBER
- D.&U.E. DRAINAGE & UTILITY 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
- STORM SEWER OVERFLOW PATH (REFERENCE CONSTRUCTION DOCUMENTS FOR FURTHER DETAILS)

**FLOOD HAZARD STATEMENT:**  
THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18059C0207E OF THE FLOOD INSURANCE RATE MAPS FOR HANCOCK COUNTY, INDIANA (MAPS DATED MARCH 17, 2014).

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

By:   
Stephen M. Cooper

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

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

LAND DESCRIPTION  
THE OVERLOOK SECTION FOUR

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:

COMMENCING 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 488.03 feet to the Northeast corner of the plat of The Overlook Section Three as recorded in Plat Cabinet "D", Slide 77, Instrument Number 2019014525 in the Office of the Recorder of Hancock County, Indiana, said point also being the POINT OF BEGINNING of this description; ( the next 7 courses being along the perimeter lines of said plat) 1) thence South 00 degrees 06 minutes 12 seconds East a distance of 66.50 feet; 2) thence South 55 degrees 52 minutes 37 seconds West a distance of 211.56 feet; 3) thence South 42 degrees 10 minutes 11 seconds West a distance of 142.29 feet; 4) thence South 15 degrees 48 minutes 36 seconds West a distance of 110.41 feet; 5) thence South 74 degrees 11 minutes 24 seconds East a distance of 340.00 feet; 6) thence North 15 degrees 48 minutes 36 seconds East a distance of 27.16 feet; 7) 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 North 01 degrees 11 minutes 24 seconds West along the West line thereof a distance of 463.52 feet to the Northwest corner of said tract, said point also being on the North line of said Northeast Quarter; thence South 89 degrees 53 minutes 48 seconds West along the North line thereof a distance of 332.20 feet to the POINT OF BEGINNING. Containing 5.369 acres, more or less.

ALSO:  
COMMENCING at the Northwest corner of said Northeast Quarter Section; thence South 01 degrees 03 minutes 40 seconds East along the West line thereof a distance of 480.00 feet to the POINT OF BEGINNING of this description; thence South 01 degrees 03 minutes 40 seconds East continuing along the West line thereof a distance of 765.03 feet to the Northwest corner of a tract of land described in Instrument Number 201714267 in said Recorder's Office; thence South 89 degrees 52 minutes 14 seconds East along the North line thereof a distance of 225.00 feet to the Northeast corner of said tract; thence South 01 degrees 03 minutes 40 seconds East along the East line thereof a distance of 71.81 feet to a Northwesterly corner of the plat of The Overlook Section One as recorded in Plat Cabinet "C", Slide 133, Instrument Number 030020065 in said Recorder's Office; thence North 88 degrees 54 minutes 43 seconds East along the North line thereof a distance of 50.56 feet to the Southwest corner of said plat of The Overlook Section Three; (the next 7 courses being along the perimeter lines thereof) 1) thence North 01 degrees 03 minutes 40 seconds West a distance of 65.35 feet; 2) thence North 15 degrees 48 minutes 36 seconds East a distance of 192.15 feet; 3) thence North 74 degrees 11 minutes 24 seconds West a distance of 20.00 feet; 4) thence North 15 degrees 48 minutes 36 seconds East a distance of 570.00 feet; 5) thence North 74 degrees 11 minutes 24 seconds West a distance of 320.00 feet; 6) thence South 15 degrees 48 minutes 36 seconds West a distance of 54.23 feet; 7) thence South 88 degrees 56 minutes 20 seconds West a distance of 155.60 feet the POINT OF BEGINNING. Containing 6.796 acres, more or less.

This subdivision consists of 16 lots numbered 59 through 74 (all inclusive) and five blocks labeled BLOCK "O", BLOCK "P", BLOCK "Q", BLOCK "R" and BLOCK "S". 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 revealed 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.

# THE OVERLOOK SECTION FOUR 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 Four. 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	191.45'	178.72'	N 37°37'32" W	73°07'44"
C2	175.00'	223.36'	208.50'	S 37°37'32" E	73°07'44"
C3	125.00'	159.54'	148.93'	S 37°37'32" E	73°07'44"
C4	150.00'	120.07'	116.89'	N 21°52'11" E	45°51'42"
C5	175.00'	140.08'	136.37'	S 21°52'11" W	45°51'42"
C6	125.00'	100.05'	97.40'	S 21°52'11" W	45°51'42"
C7	150.00'	75.90'	75.09'	N 30°18'19" E	28°59'26"
C8	125.00'	63.25'	62.57'	N 30°18'19" E	28°59'26"
C9	175.00'	88.55'	87.60'	N 30°18'19" E	28°59'26"
C10	200.00'	258.61'	240.97'	N 52°51'12" E	74°05'12"
C11	225.00'	290.94'	271.09'	S 52°51'12" W	74°05'12"
C12	175.00'	226.28'	210.85'	S 52°51'12" W	74°05'12"
C13	52.00'	38.33'	37.47'	N 68°46'44" E	42°14'09"
C14	52.00'	240.03'	77.00'	N 00°06'12" W	264°28'18"
C15	52.00'	38.33'	37.47'	N 68°59'08" W	42°14'09"

CABINET NO.

SLIDE NO.

INSTRUMENT NO.

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 )  
County of Hancock )

SS:

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

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

Curve Table

SHEET 3 OF 3

FILE: 2017-124-A-BASE.DWG 10/19/21