

STARDUST HILLS DEVELOPMENT

PLAT NO. 1

"Bubble-Loo Country"

PUTNAM COUNTY, INDIANA

DEDICATIONS AND RESTRICTIONS

WE, THE UNDERSIGNED, BENJAMINE H. FRANKLIN AND VICTORIA O. FRANKLIN, HUSBAND AND WIFE, OWNERS OF THE REAL ESTATE SHOWN 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 AND DESIGNATED AS "STARDUST HILLS DEVELOPMENT, PLAT NO. 1, 'BUBBLE-LOO COUNTRY', CONSISTING OF 100 LOTS NUMBERED 1 THRU 100 INCLUSIVE, AND 6 TRACTS NUMBERED 1 THRU 6 INCLUSIVE AND SAID PLAT SHALL BE SUBJECT TO ALL RESERVATIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DEED BOOK 37, PAGE 61, IN THE OFFICE OF THE PUTNAM COUNTY, INDIANA RECORDER.

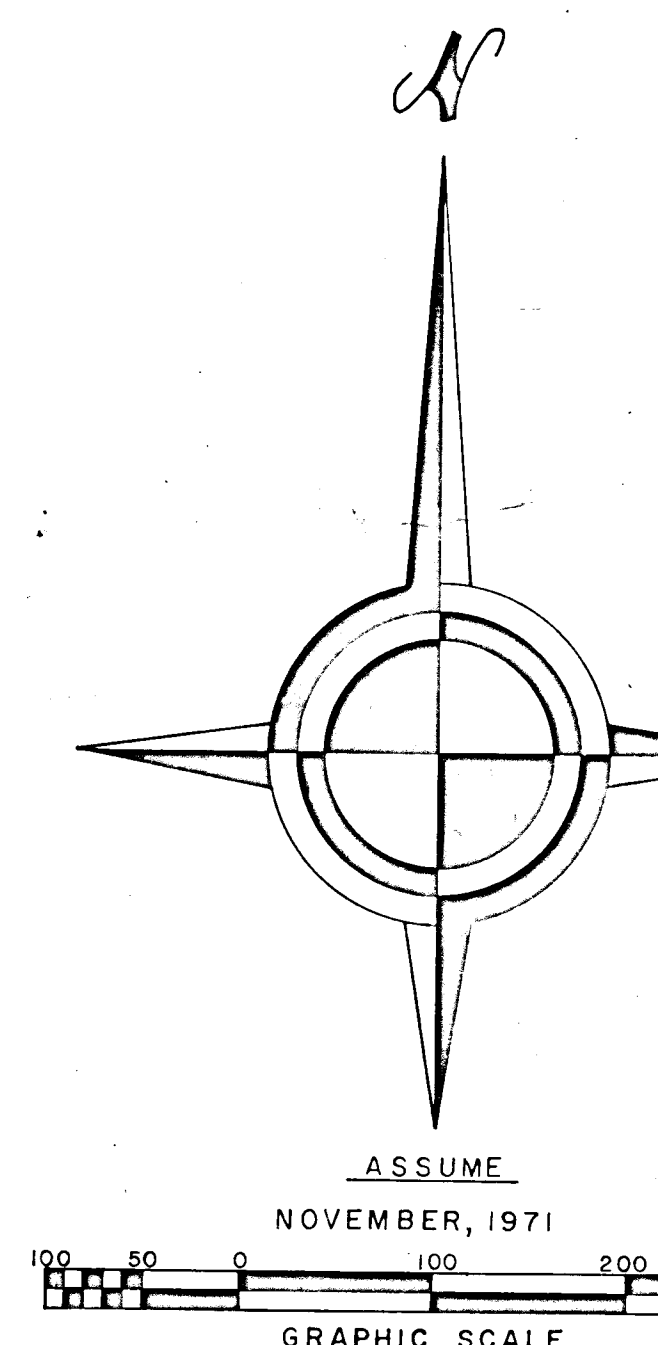
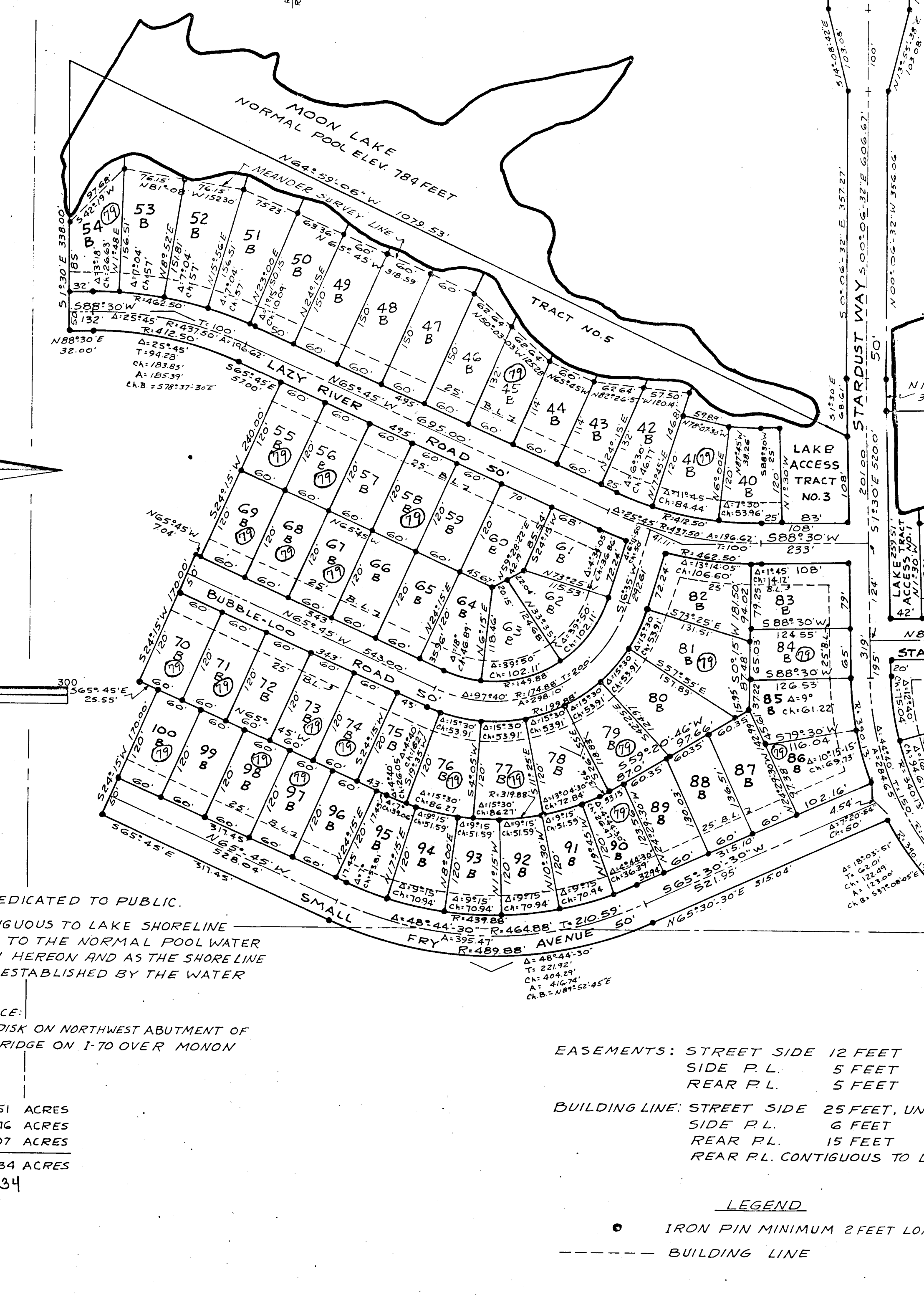
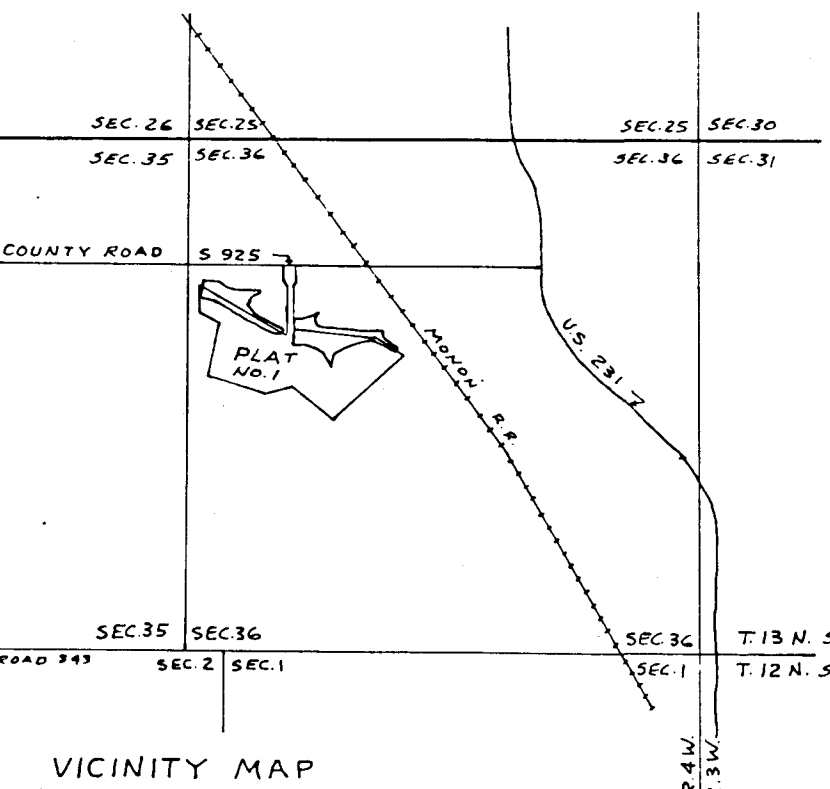
ALL STREETS, ROADS, LAKES, PARKS, LAKE ACCESS OR OTHER RECREATION AREAS AND DRAINAGE EASEMENTS ARE PRIVATE STREETS, ROADS, LAKES, PARKS, LAKE ACCESS OR OTHER RECREATION AREAS AND DRAINAGE EASEMENTS AND THE TITLE THERE TO SHALL REMAIN IN THE NAME OF BENJAMINE H. FRANKLIN AND VICTORIA O. FRANKLIN FOR THEIR OR ITS SUCCESSORS OR ASSIGNS FOR THEIR OR ITS BENEFIT AND FOR THE BENEFIT OF INDIVIDUAL PURCHASERS OF EACH AND EVERY LOT AND SUBLOT WITHIN THE SUBDIVISION AND FOR THE GUEST, VISITORS, HEIRS AND ASSIGNS OF EACH OF THE FOREGOING PERSONS AS SET OUT IN THE RECORDED RESERVATIONS, COVENANTS AND RESTRICTIONS AS ARE ABOVE MENTIONED. FRONT, SIDE AND REAR YARD BUILDING SETBACK LINE ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT OR STATED IN THE RESTRICTIVE COVENANTS, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDINGS OR STRUCTURE.

UTILITY EASEMENTS

AN EASEMENT IS HEREBY GRANTED TO ALL PUBLIC UTILITY COMPANIES WHO ARE LEGALLY SERVING THIS AREA ENCOMPASS BY THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES, UNDERGROUND WIRE ETC., WITH ALL NECESSARY APPLIANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT OR STATED IN THE RECORDED RESERVATIONS, COVENANTS AND RESTRICTIONS FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH THE ABOVE STATED UTILITY SERVICES, INCLUDING THE RIGHT TO USE THE STREETS OR ROADS, PARKS AND LAKE ACCESS AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENT FOR PUBLIC UTILITY AT ALL TIMES FOR ANY AND ALL OF THE PURPOSE AFORESAID AND THE RIGHT TO CUT, TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPPLINGS THAT INTERFERE WITH ANY SUCH UTILITY OR UTILITY EQUIPMENT, TOGETHER WITH THE RIGHT TO REMOVE DEFECTIVE TREES ON PRIVATE PROPERTY WHICH ENDANGER SERVICE. NO PERMANENT OR TEMPORARY BUILDINGS OR STRUCTURE SHALL BE PLACED ON SAID EASEMENT, WITH THE RIGHT RESERVED TO SUCH UTILITIES TO REMOVE PERMANENT OR TEMPORARY BUILDINGS OR STRUCTURES, ETC., FROM SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

DESCRIPTION OF PROPERTY SURVEYED

A PARCEL OF REAL ESTATE TO WIT: SITUATED IN THE STATE OF INDIANA, COUNTY OF PUTNAM, TOWNSHIP 13 NORTH, RANGE 4 WEST OF SECOND PRINCIPAL MERIDIAN BEING A PART OF SECTION 36, BEING FURTHER BOUNDED AND DESCRIBED AS: PROCEEDING FROM THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 36, N89°53'28"E 985.57 FEET TO A POINT, THENCE S0°06'32"E 250.00 FEET TO A IRON PIN AND THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE S0°06'32"E 1500.00 FEET TO A IRON PIN, THENCE S14°08'42"E 103.08 FEET TO A IRON PIN, THENCE S0°06'32"E 357.27 FEET TO A IRON PIN, THENCE S1°30'E 680.1 FEET TO A IRON PIN, THENCE N64°59'06"W 1079.53 FEET TO A POINT, THENCE S1°30'E 338.00 FEET TO A IRON PIN, THENCE N88°30'E 32.00 FEET TO A IRON PIN, THENCE WITH THE ARC OF A CURVE TO THE RIGHT WITH THE FOLLOWING CURVE DATA: DELTA ANGLE 25°45'; TANGENT DISTANCE 94.28 FEET, CHORD DISTANCE 183.83 FEET, ARC DISTANCE 185.37 FEET, RADIUS DISTANCE 912.58 FEET AND CHORD BEARING 57°57'30"E TO A IRON PIN, THENCE S65°45'E 570.00 FEET TO A IRON PIN, THENCE S20°15'W 240.00 FEET TO A IRON PIN, THENCE N65°45'W 104.00 FEET TO A IRON PIN, THENCE S24°15'W 170.00 FEET TO A IRON PIN, THENCE S45°45'E 255.55 FEET TO A IRON PIN, THENCE S24°15'W 170.00 FEET TO A IRON PIN, THENCE S65°45'E 312.45 FEET TO A IRON PIN, THENCE WITH THE ARC OF A CURVE TO THE LEFT WITH THE FOLLOWING CURVE DATA: DELTA ANGLE 48°44'30"; TANGENT DISTANCE 221.92 FEET, CHORD DISTANCE 404.29 FEET, ARC DISTANCE 416.742 FEET, RADIUS DISTANCE 489.65 FEET, CHORD BEARING N87°52'45"E TO A IRON PIN, THENCE N65°30'30"E 315.04 FEET TO A IRON PIN, THENCE WITH THE ARC OF A CURVE TO THE LEFT WITH THE FOLLOWING CURVE DATA: DELTA ANGLE 18°03'51"; TANGENT DISTANCE 62.01 FEET, CHORD DISTANCE 122.49 FEET, ARC DISTANCE 123.00 FEET, RADIUS DISTANCE 390.15 FEET AND CHORD BEARING S37°08'05"E TO A IRON PIN, THENCE S46°10'E 500.00 FEET TO A IRON PIN, THENCE N43°50'E 225.65 FEET TO A IRON PIN, THENCE WITH THE ARC OF A CURVE TO THE LEFT WITH THE FOLLOWING CURVE DATA: DELTA ANGLE 17°35'; TANGENT DISTANCE 53.81 FEET, CHORD DISTANCE 106.31 FEET, ARC DISTANCE 106.88 FEET, RADIUS DISTANCE 348.29 FEET AND CHORD BEARING N35°02'30"E TO A IRON PIN, THENCE N24°15'E 514.52 FEET TO A IRON PIN, THENCE N65°45'W 280.00 FEET TO A POINT, THENCE N88°30'W 495.10 FEET TO A IRON PIN, THENCE N30°W 39.68 FEET TO A IRON PIN, THENCE N0°06'32"W 356.06 FEET TO A IRON PIN, THENCE N155°32'E 103.08 FEET TO A IRON PIN, THENCE N0°06'32"W 150.00 FEET TO A IRON PIN, THENCE S88°53'28"W 100.00 FEET TO THE PLACE OF BEGINNING CONTAINING 31634 ACRES OF LAND, MORE OR LESS.



NOTE: STREETS ARE NOT DEDICATED TO PUBLIC.

TITLE TO LOTS CONTIGUOUS TO LAKE SHORELINE SHALL EXTEND ONLY TO THE NORMAL POOL WATER ELEVATION AS SHOWN HEREON AND AS THE SHORELINE MAY HEREAFTER BE ESTABLISHED BY THE WATER BY EROSION.

BENCH MARK REFERENCE:
PUTNAM C-16 BRONZE DISK ON NORTHWEST ABUTMENT OF WEST BOUND LANE OF BRIDGE ON I-70 OVER MONON RAILROAD.

AREA IN LOTS	=	19.151 ACRES
AREA IN STREETS	=	7.376 ACRES
AREA IN TRACTS	=	5.107 ACRES
TOTAL	=	31.634 ACRES

Number of Lots For Sale = 34
(Identified by (19))

EASEMENTS: STREET SIDE 12 FEET
SIDE P.L. 5 FEET
REAR P.L. 5 FEET

BUILDING LINE: STREET SIDE 25 FEET, UNLESS SHOWN OTHERWISE
SIDE P.L. 6 FEET
REAR P.L. 15 FEET
REAR P.L. CONTIGUOUS TO LAKE SHORELINE 5 FEET

LEGEND

● IRON PIN MINIMUM 2 FEET LONG

--- BUILDING LINE

Witnesses: Benjamin H. Franklin and Victoria O. Franklin

STATE OF INDIANA } 55
COUNTY OF PUTNAM }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS 19th DAY OF December, 1971, PERSONALLY APPEARED BENJAMINE H. FRANKLIN AND VICTORIA O. FRANKLIN, HUSBAND AND WIFE AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR FREE VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: July 5, 1972

Witness my hand and official seal
Janece T. Roberts
NOTARY PUBLIC

COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF PUTNAM COUNTY, INDIANA AT A MEETING HELD THIS 20 DAY OF Dec, 1971.

Harold Sum
BOARD OF COUNTY COMMISSIONERS, PUTNAM COUNTY INDIANA

STATE OF INDIANA } 55
COUNTY OF PUTNAM }

THIS PLAT WAS RECEIVED FOR RECORD ON THIS 20 DAY OF Dec, 1971, AT 4:00 O'CLOCK P.M. AND RECORDED IN PLAT BOOK 5 PAGE 271, IN THE OFFICE OF THE PUTNAM COUNTY RECORDER.

Glen O. Duke
RECORDER FOR PUTNAM COUNTY, INDIANA

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____, 1971

ATTEST: _____
AUDITOR FOR PUTNAM COUNTY, INDIANA

SURVEYORS CERTIFICATE

I, GLEN O. DUKE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND COMPLETED ON THIS 17th DAY OF December, 1971, THAT ALL THE IRON PINS SHOWN HEREON WILL BE SET AND THAT THE LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Glen O. Duke
GLEN O. DUKE, INDIANA REG. LAND SURVEYOR NO. 1162

(SEAL)