

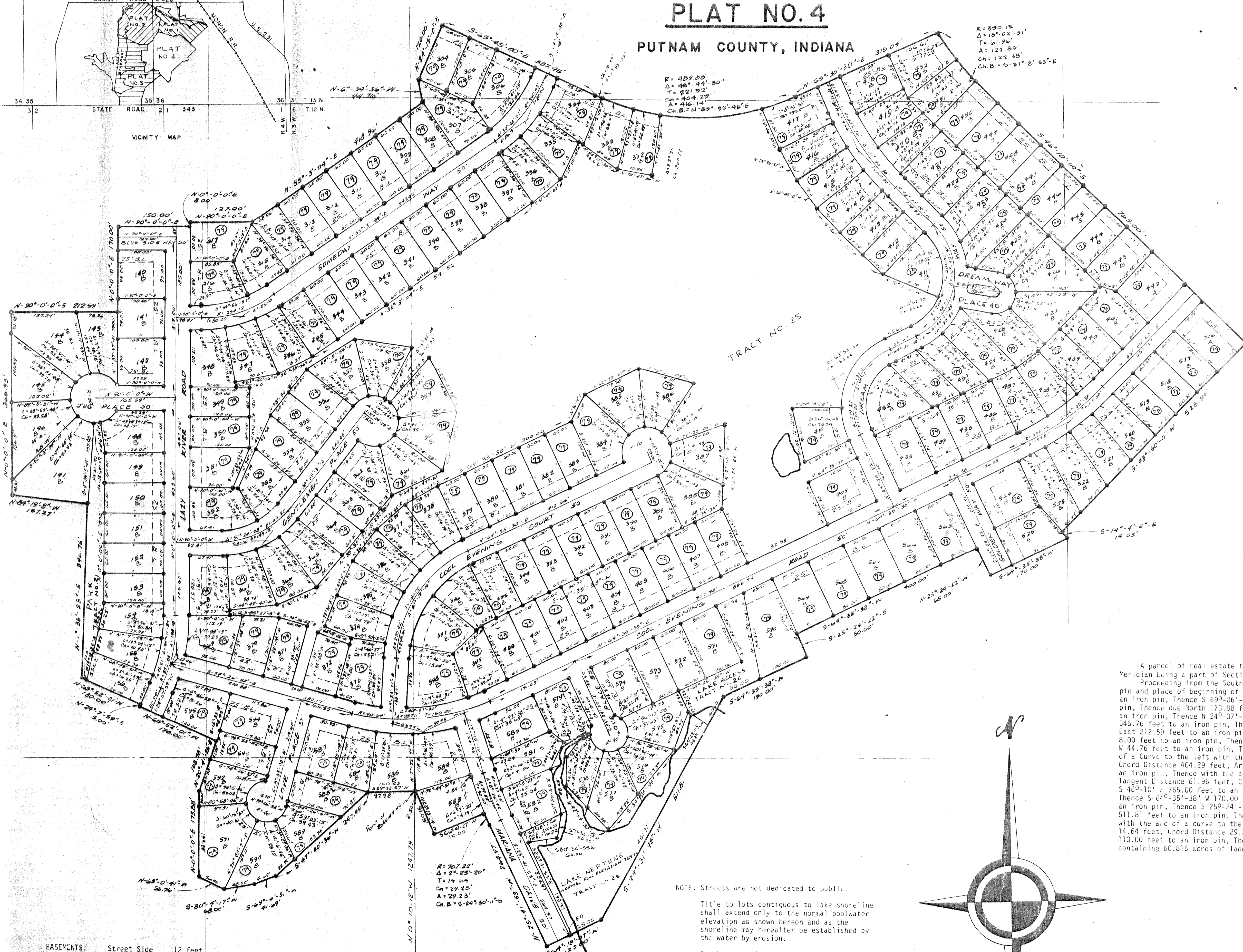
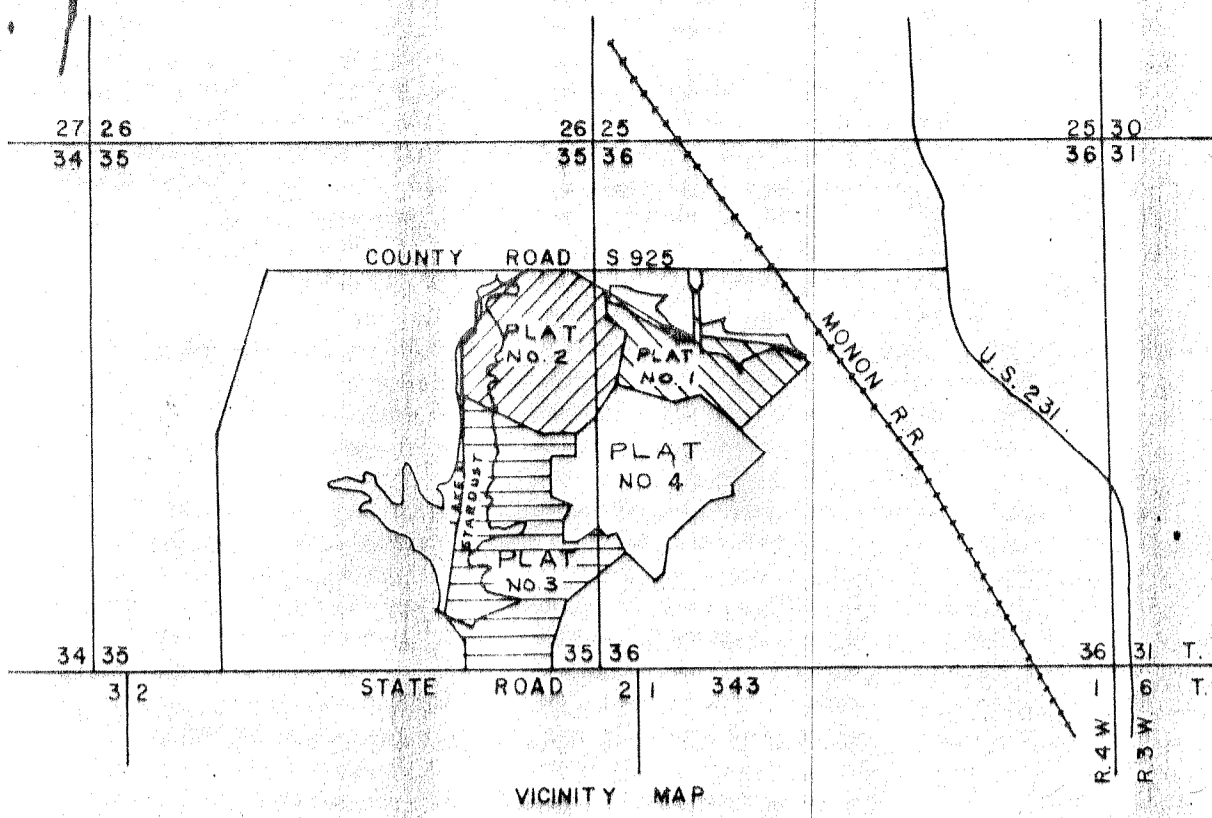
# STARDUST HILLS DEVELOPMENT

## "Heartland Country"

### PLAT NO. 4

PUTNAM COUNTY, INDIANA

DEDICATIONS AND RESTRICTIONS



We, the undersigned, James E. Mask, President and James R. O'Guin, Secretary of Stardust Hills, Inc., 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. Four, HEARTLAND COUNTRY. Consisting of 193 lots numbered 140 thru 156, 304 thru 317; 332 thru 345, 516 thru 525, 565 thru 595 inclusive and 5 tracts numbered 21 thru 25 inclusively and said plat shall be subject to all reservations, covenants and restrictions as recorded in miscellaneous book 39, page 622 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 are the title thereto shall remain in the name of STARDUST HILLS, INC. 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 subplot within the subdivision and for the guests, 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 erected or maintained no buildings or structures.

**UTILITY EASEMENTS**  
An easement is hereby granted to all public utility companies who are legally serving this area to encompass by this plat and their respective successors and assigns to install, place and maintain sewer, water mains, gas mains, conduits, cables, poles, anchors, 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 purposes aforesaid and the right to cut, trim and keep trimmed any trees, shrubs, or saplings 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 structures 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 utility purpose.

ATTEST:  
*James R. O'Guin*  
James R. O'Guin, Secretary  
*James E. Mask*  
James E. Mask, President  
(Corporate Seal)

STATE OF INDIANA }  
COUNTY OF PUTNAM } SS:

Before me, a notary public in and for said state, on this 13th day of September, 1972, personally appeared the above named President and Secretary of Stardust Hills, Inc. 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, 1976  
Witness my hand and official seal  
*Janice D. Robertson*  
Notary Public

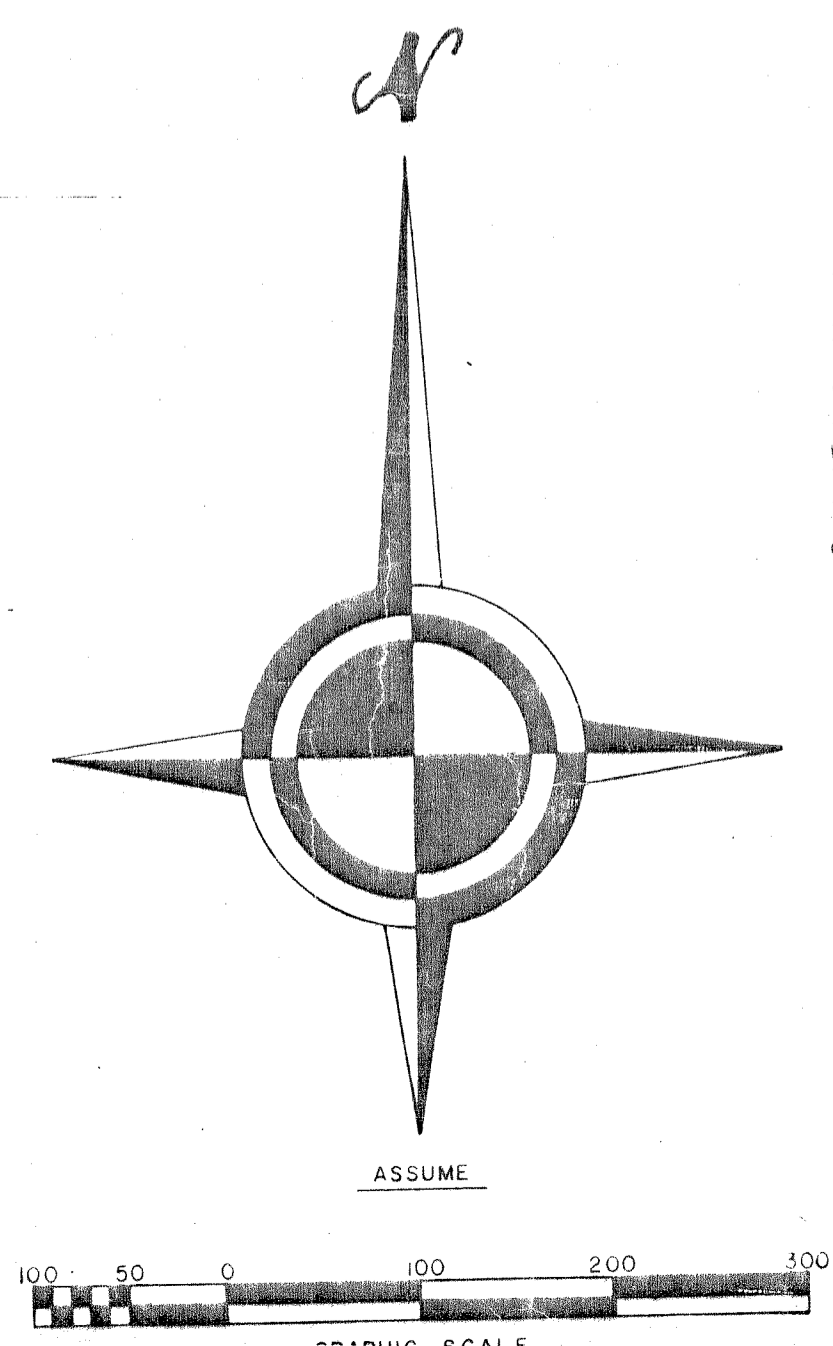
COUNTY COMMISSIONERS CERTIFICATE  
This plat was given approval by the board of county commissioners of Putnam County, Indiana at a meeting held this 12 day of September, 1972.  
*David M. Berry*  
Board of County Commissioners, Putnam County, Indiana

STATE OF INDIANA }  
COUNTY OF PUTNAM }  
This plat was received for record on this 13 day of September, 1972, at 10 o'clock A.M. and recorded in plat book 3 page 4, in the office of the Putnam County Recorder.

Duly entered for taxation this 18 day of September, 1972.  
Recorder for Putnam County, Indiana  
ATTEST: *John Carson*  
Auditor for Putnam County, Indiana

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 35 and 36 being further bounded and described as:  
Proceeding from the Southwest corner of said Section 36, N 00°10'12" W 1247.79 feet along the West line of said Section 36 to an iron pin and place of beginning of herein described tract, Thence S 89°32'57" W 97.92 feet to an iron pin, Thence S 47°40'36" W 247.49 feet to an iron pin, Thence S 69°06'51" W 41.69 feet to an iron pin, Thence S 80°04'17" W 68.00 feet to an iron pin, Thence N 65°00'41" W 56.96 feet to an iron pin, Thence due North 173.88 feet to an iron pin, Thence N 20°41'26" E 108.78 feet to an iron pin, Thence N 65°52'01" W 170.00 feet to an iron pin, Thence N 24°07'59" E 5.00 feet to an iron pin, Thence N 65°52'01" W 130.00 feet to an iron pin, Thence due East 212.59 feet to an iron pin, Thence N 84°19'08" W 157.27 feet to an iron pin, Thence due East 150.00 feet to an iron pin, Thence due North 8.00 feet to an iron pin, Thence due North 170.00 feet to an iron pin, Thence N 55°03'04" E 418.96 feet to an iron pin, Thence N 6°34'38" W 44.76 feet to an iron pin, Thence N 24°15' E 120.00 feet to an iron pin, Thence S 65°45' E 337.45 feet to an iron pin, Thence with the arc of a curve to the left with the following Curve Data: Delta Angle 48°44'30", Radius Distance 489.88 feet, Tangent Distance 221.92 feet, Chord Distance 404.29 feet, Arc Distance 416.74 feet, Chord Bearing N 89°52'45" E to an iron pin, Thence N 65°30'30" E 315.04 feet to an iron pin, Thence with the arc of a curve to the left with the following Curve Data: Delta Angle 18°02'51", Radius Distance 390.13 feet, Tangent Distance 122.38 feet, Chord Distance 122.38 feet, Arc Distance 122.38 feet, Thence S 37°08'35" E to an iron pin, Thence S 46°10' E 765.00 feet to an iron pin, Thence S 43°50' W 528.84 feet to an iron pin, Thence S 14°04'05" E 14.03 feet to an iron pin, Thence S 64°35'38" W 170.00 feet to an iron pin, Thence N 25°24'22" W 65.00 feet to an iron pin, Thence S 64°35'38" W 400.00 feet to an iron pin, Thence S 25°24'22" W 190.00 feet to an iron pin, Thence S 64°35'38" W 190.00 feet to an iron pin, Thence S 29°31'48" W 511.81 feet to an iron pin, Thence S 64°18'07" W 120.00 feet to an iron pin, Thence N 25°41'53" W 264.97 feet to an iron pin, Thence with the arc of a curve to the right with the following Curve Data: Delta Angle 2°23'20", Radius Distance 702.22 feet, Tangent Distance 14.64 feet, Chord Distance 29.28 feet, Arc Distance 29.28 feet, Chord Bearing S 24°30'11" E to an iron pin, Thence S 66°41'27" W 110.00 feet to an iron pin, Thence N 23°15'39" W 91.08 feet to an iron pin, Thence S 89°32'59" W 2.50 feet to the place of beginning containing 60.816 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 poolwater 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 37,249 Acres  
AREA IN STREETS 9,032 Acres 8,043<sup>1</sup>/<sub>2</sub> LIN. FT.  
AREA IN TRACTS 14,535 Acres  
TOTAL 60,816 Acres  
No. of Lots For Sale = 196

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

SECTION 35 SECTION 36  
SECTION 2 SECTION 1  
T. 13 N.  
T. 12 N.