

STARDUST HILLS DEVELOPMENT



PLAT NO. 3

"Lazy River Country"

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" inclusively and 11 tracts numbered 10 thru 20 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 and 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, hires and assigns of each of the foregoing persons as set out in the recorded reservations, covenants and restrictions as are 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 encompass by this plat and their respective successors and assigns to install and maintain sewers, water mains, gas mains, conduits, cables, poles, anchors, underground wire, etc., with all necessary appurtenances 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 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

STARDUST HILLS, INC.

James E. Mask
James E. Mask, President

STATE OF INDIANA }
COUNTY OF PUTNAM } SS:

(Corporate Seal)

Before me, a notary public in and for said state, on this 5th day of June, 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:

Witness my hand and official seal

July 5, 1972

Janice V. 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 5th day of June, 1972.

Fred C. Cox
Board of County Commissioners, Putnam County, Indiana

Harold Gray
Board of County Commissioners, Putnam County, Indiana

Maria Hutchens
Board of County Commissioners, Putnam County, Indiana

STATE OF INDIANA }
COUNTY OF PUTNAM } SS:

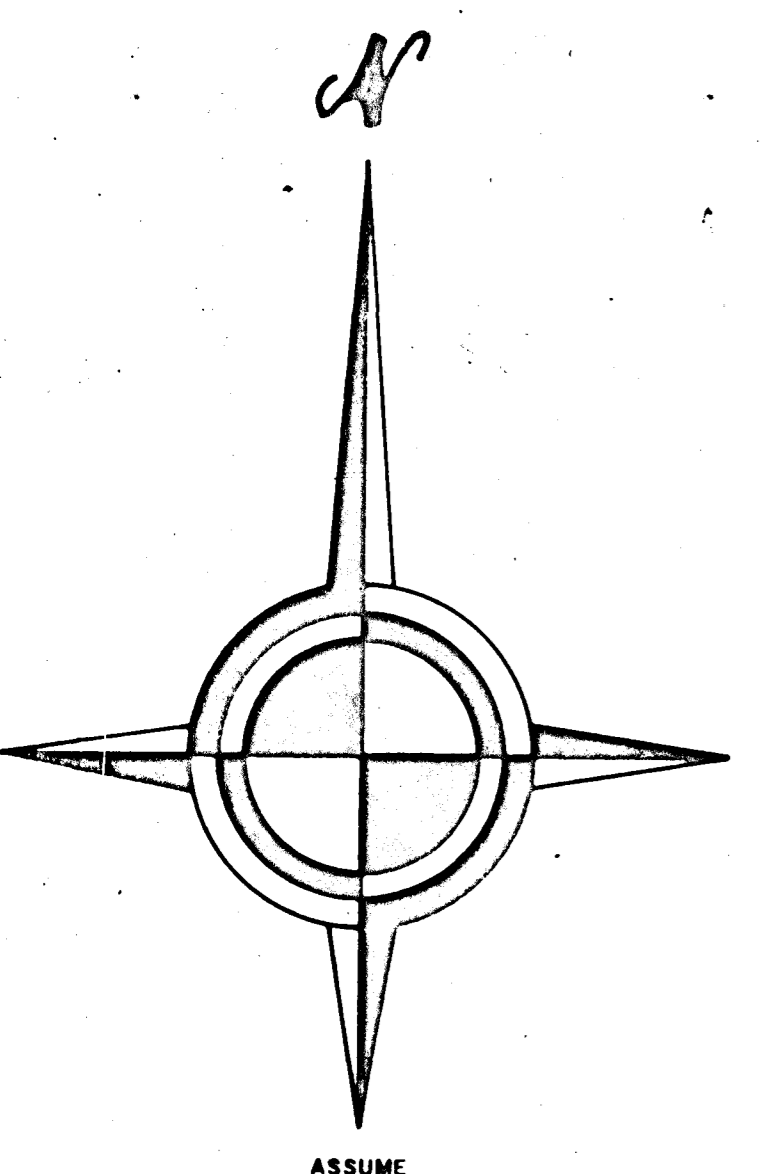
This plat was received for record on this 5th day of June, 1972, at 10 o'clock A. and recorded in plat book 39 page 622, in the office of the Putnam County Recorder.

Duly entered for taxation this 19th day of June, 1972.

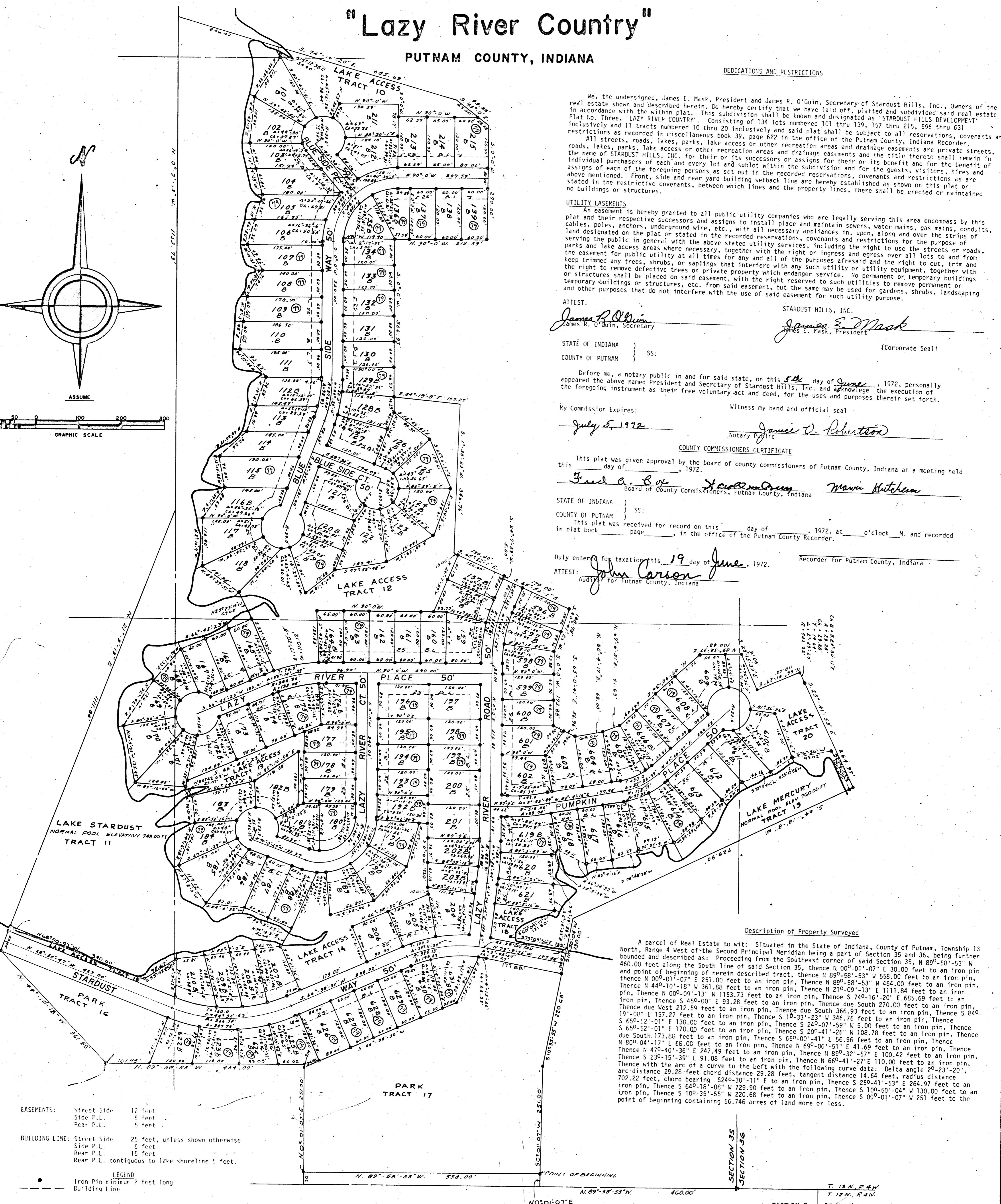
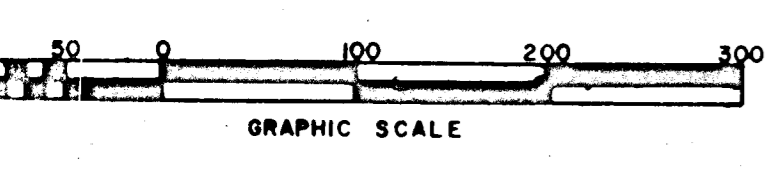
Recorder for Putnam County, Indiana

ATTEST:

John Carson
Auditor for Putnam County, Indiana



ASSUME



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 the Second Principal Meridian being a part of Section 35 and 36, being further bounded and described as: Proceeding from the Southeast corner of said Section 35, N 89°-58'-53" W 460.00 feet along the South line of said Section 35, thence N 00°-01'-07" E 30.00 feet to an iron pin, thence N 00°-01'-07" E 251.00 feet to an iron pin, thence N 89°-58'-53" W 558.00 feet to an iron pin, thence N 44°-10'-18" W 361.88 feet to an iron pin, thence N 21°-09'-13" E 1111.84 feet to an iron pin, thence N 00°-09'-13" W 1153.73 feet to an iron pin, thence S 74°-16'-20" E 685.69 feet to an iron pin, thence S 45°-00' E 93.28 feet to an iron pin, thence due South 270.00 feet to an iron pin, thence due West 212.59 feet to an iron pin, thence due South 366.93 feet to an iron pin, thence S 84°-19'-08" E 157.27 feet to an iron pin, thence S 10°-33'-23" W 346.76 feet to an iron pin, thence S 69°-52'-01" E 170.00 feet to an iron pin, thence S 24°-07'-59" W 5.00 feet to an iron pin, thence S 69°-52'-01" E 170.00 feet to an iron pin, thence S 20°-41'-26" W 108.78 feet to an iron pin, thence due South 173.88 feet to an iron pin, thence S 69°-00'-41" E 41.69 feet to an iron pin, thence N 80°-04'-17" E 66.00 feet to an iron pin, thence N 69°-06'-51" E 56.96 feet to an iron pin, thence N 47°-40'-36" E 247.49 feet to an iron pin, thence N 80°-32'-27" E 100.42 feet to an iron pin, thence S 23°-15'-39" E 91.08 feet to an iron pin, thence N 66°-41'-27" E 110.00 feet to an iron pin, thence with the arc of a curve to the left with the following curve data: Delta angle 2°-23'-20", arc distance 29.26 feet chord distance 29.28 feet, tangent distance 14.64 feet, radius distance 702.22 feet, chord bearing S240°-30'-11" E to an iron pin, thence S 25°-41'-53" E 264.97 feet to an iron pin, thence S 64°-18'-08" W 729.90 feet to an iron pin, thence S 10°-50'-04" W 130.00 feet to an iron pin, thence S 10°-35'-55" W 220.66 feet to an iron pin, thence S 00°-01'-07" W 251 feet to the point of beginning containing 56.746 acres of land more or less.

- 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

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 or I-70 over Monon Railroad.

AREA IN LOTS	Acres
AREA IN STREETS	Acres
AREA IN TRACTS	Acres
TOTAL	Acres

TOTAL No. of Lots For Sale = 60
Identified By (79)

SURVEYORS CERTIFICATE

I, Glen O. Duke, hereby certify that I am a Registered 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 5th day of JUNE, 1972. 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. Surveyor
#1162

