



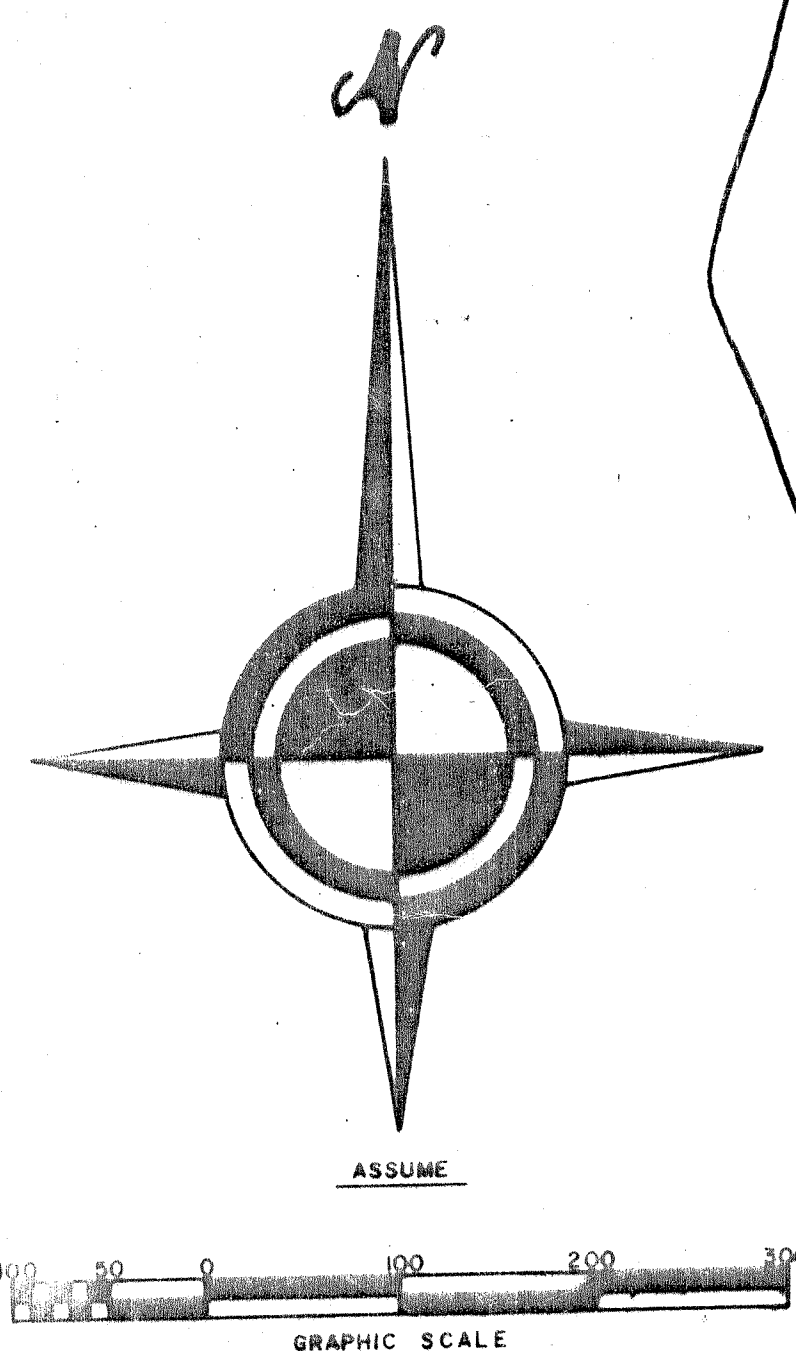
# STARDUST HILLS DEVELOPMENT



## PLAT NO. 2

### "OL'E Rocking Chair Country"

PUTNAM COUNTY, INDIANA

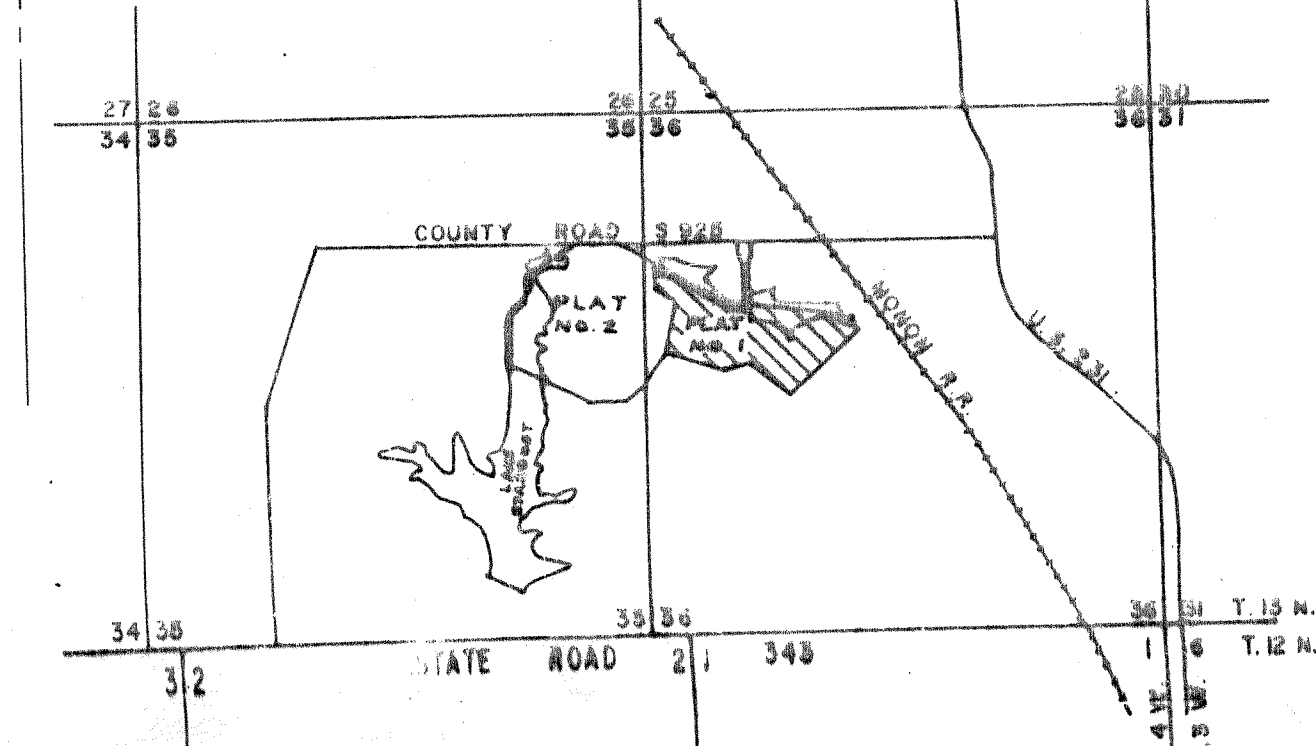


NOTE: Streets are not dedicated to public. Title to lots contiguous to lake shoreline shall extend only to the normal poolwater elevation as shown hereon and as the shoreline may hereafter be established by the water by erosion.

Bench mark reference: Putnam C-16 Bronze disk on northwest abutment of west bound lane of bridge on I-70 over Monon Railroad.

N LOTS 23.546 Acres  
STREETS 5.600 Acres 4,618.82 LIN. FT.  
TRACTS 12.335 Acres  
41.481 Acres

10 Lots For Sale = 65



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 1 feet.

LEGEND  
Iron Pin minimum 2 feet long  
Building Line

#### 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. Two, "OL'E Rocking Chair Country". Consisting of 107 lots numbered 216 thru 303, 318 thru 331, 783 thru 787 inclusively and 3 tracts numbered 7 thru 9 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 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 encompass by this plat and their respective successors and assigns to install place and maintain sewers, 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 or 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:

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:

July 5, 1972

Witness my hand and official seal

*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 27 day of June, 1972.

*Fred B. B. B.* *Harold M. Curry* *Marian Pittcher*  
Board of County Commissioners, Putnam County, Indiana

STATE OF INDIANA }  
COUNTY OF PUTNAM } SS:

This plat was received for record on this \_\_\_\_\_ day of \_\_\_\_\_, 1972, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in plat book \_\_\_\_\_ page \_\_\_\_\_, in the office of the Putnam County Recorder.

Duly entered for taxation this 5 day of June, 1972.

ATTEST: *John Carson*  
Auditor for Putnam County, Indiana

Recorder 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 Northeast corner of Southeast quarter of Northeast quarter of said Section 35, S 00° 09' 20" W S 89° 51' 40" E 431.83 feet along the center line of county road 5925 to an iron pin, thence S 00° 09' 20" E 25.00 feet to an iron pin and the point of beginning of herein described tract: Thence S 64° 29' 10" E 515.00 feet, thence S 1° 30' E 338.00 feet to an iron pin, thence N 89° 30' E 32.00 feet to an iron pin, thence with the arc of a curve to the right with the following curve data: Delta angle 25° 45'; Radius distance 412.50 feet, tangent distance 94.28 feet, arc distance 185.39 feet, chord distance 183.83 feet, chord bearing S 78° 37' 30" E to an iron pin, thence S 65° 45' E 57.00 feet to an iron pin, thence S 24° 15' W 240.00 feet to an iron pin, thence N 65° 45' 30" W 7.04 feet to an iron pin, thence S 24° 15' W 170.00 feet to an iron pin, thence S 65° 45' 06" E 25.55 feet to an iron pin, thence S 24° 15' W 170.00 feet to an iron pin, thence N 65° 45' E 20.00 feet to an iron pin, thence S 24° 15' W 120.00 feet to an iron pin, thence S 69° 34' 36" E 44.76 feet to an iron pin, thence S 65° 03' 04" W 418.96 feet to an iron pin, thence due west 150.00 feet due west 127.00 feet to an iron pin, thence due south 8.00 feet to an iron pin, thence N 45° 00' W 93.28 feet, thence to an iron pin, thence due North 100.00 feet to an iron pin, thence N 00° 09' 13" W 465.00 feet, thence N 39° 12' 18" E 220.90 feet, thence N 74° 16' 20" W 685.69 feet, thence N 00° 09' 13" W 465.00 feet, thence N 39° 12' 18" E 220.90 feet, thence N 100° 33' 40" W 300.00 feet, thence N 52° 59' 52" E 443.19 feet to an iron pin, thence S 89° 51' 40" E 455.00 feet to the point of beginning containing 41.481 acres of land, more or less.

#### 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 23 day of MAY, 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  
#11162