

# REPLAT OF ALL SEASON'S SUPERIOR INSULATION

PART OF THE SE 1/4, SEC. 25-T15N-R1E PLAINFIELD, HENDRICKS COUNTY, INDIANA

### **DEDICATION STATEMENT**

We, The Vanslyke #103 Family Limited Partnership, do certify that We are the Owner(s) of the those portions of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to the deed recorded in Instrument Number 200200043574, respectively, of the official records of the Recorder of Hendricks County, Indiana, and further described as follows:

A part of the Southeast Quarter of Section 25, Township 15 North, Range 1 East, Guilford Township, Hendricks County, Indiana, described as follows:

Commencing at a brass plug at the Southwest corner of said Southeast Quarter; thence North 00 degrees 57 minutes 34 seconds West (basis of bearings - state plane coordinate system) along the West line of said Southeast Quarter a distance of 637.00 feet; thence North 88 degrees 24 minutes 57 seconds East parallel with the South line of said Southeast Quarter a distance of 25.00 feet to the Northwest corner of Minor Plat #324 as recorded in Plat Cabinet 1, Slide 17, page 2 in the Office of the Recorder, Hendricks County, Indiana; thence North 00 degrees 57 minutes 34 seconds West parallel with the West line of said Southeast Quarter a distance of 147.21feet to the Southwest corner of Pools of Fun (minor plat) recorded in Deed Record 143, page 462; in said Recorder's Office; thence North 88 degrees 24 minutes 57 seconds East along the South line of said Pools of Fun a distance of 410.94 feet to the Southeast comer thereof; thence North 00 degrees 57 minutes 34 seconds West parallel with the West line of said Southeast Quarter and along the East line of said Pools of Fun and the northerly extension thereof a distance of 440.23 feet to the South right of way line of Gladden Road; (the following 5 courses are along said South right of way line) thence North 85 degrees 09 minutes 32 seconds East a distance or 265.91 feet; thence North 86 degrees 31 minutes 31 seconds East a distance or 53.29 feet; thence North 88 degrees 23 minutes 12 seconds East a distance or 111.46 feet to the Point of Beginning; thence continuing North 88 degrees 23 minutes 12 seconds East a distance of 169.19 feet; thence North 87 degrees 40 minutes 25 seconds East a distance of 50.85 feet; thence South 00 degrees 57 minutes 34 seconds East parallel with the West line of said Southeast Quarter a distance of 595.82 feet; thence South 89 degrees 02 minutes 26 seconds West perpendicular to said West Section line a distance of 220.00 feet; thence North 00 degrees 57 minutes 34 seconds West parallel with said West line a distance of 592.68 feet to the Point of Beginning, containing 3.00 acres, more or less.

Now therefore know all persons by their presence that We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.

This Subdivision shall be known as "Replat of All Season's Superior Insulation", an addition to the Town of Plainfield, Hendricks County, Indiana.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Plainfield for public use and maintenance.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All drainage and utility easements shown on this Plat are hereby dedicated to the Town of Plainfield. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each Lot shall be continuously maintained as a yard area by the Owner of the lot, except for those improvements which are the responsibility of a public authority or utility company to maintain

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Plainfield utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

Invalidation of any one of the foregoing plat covenants by judgment or court order shall in no way affect any of the other plat covenants, which shall remain in full force and effect.

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 dedicated to the public, and reserved to the several Owners of the several Lots in the Subdivision and to their heirs and assigns.

In witness whereof, Owner has executed this instrum	ent this day of,
The Vanslyke #103 Family Limited Partnership	
Signature	Signature
Printed	Printed
Title	Title
State of ) County of )	
County of)	
	State, personally appeared The Vanslyke #103 Family Limited o acknowledged the execution of the foregoing instrument in such at any representations therein contained are true.
Witness my hand and notarial seal this _	day of
Signature	
Printed	
County of Residence	

Witness my signature this \_\_\_\_\_ day of \_\_\_

Jonathan D. Polson - Professional Surveyor - Indiana - # LS 21500011

My Commission Expires

#### **SURVEYOR CERTIFICATION**

I, Jonathan D. Polson, hereby certify that:

The Real Estate described within the Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

this Subdivision consists of 2 Lots, numbered 1 and 2, together with Easements as shown on the within Plat;

the size of the Lots and widths of Easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;

The plat of All Season's Superior Insulation is in conformity with 865 IAC 1-12; said plat being recorded as Instrument Number 9700015683 in the Office of the Recorder of Hendricks County, Indiana, and,

The Subdivision described within the Plat complies with the provisions of the Plainfield Subdivision Control Ordinance.

There have been no changes from the matters of survey revealed by the cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision.

day of

#### PLAN COMMISSION APPROVAL

The Director of the Department of Planning and Zoning had reviewed this Plat for technical conformity with the standards fixed in the Plainfield Zoning Ordinance and the Plainfield Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Plainfield, Hendricks County, Indiana.

Kevin Whaley
Director of Planning and Zoning
Date:

Prepared by: Jonathan D. Polson, PS LS21500011 - State of Indiana

Witness by signature this

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Plainfield Plan Commission at a meeting held on the \_\_\_\_\_\_, day of \_\_\_\_\_\_,

Witness by signature this	day of	
witness by signature this	day of	

## TOWN OF PLAINFIELD PLAN COMMISSION

Signature		Signature	
	Scott Slavens ,President		Andrew J. Klinger ,Secreta

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. Jonathan D. Polson

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