

99-00-0000

RECEIVED FOR RECORD
APR 21 P 18
SHELBY COUNTY

FOLLETT ESTATES

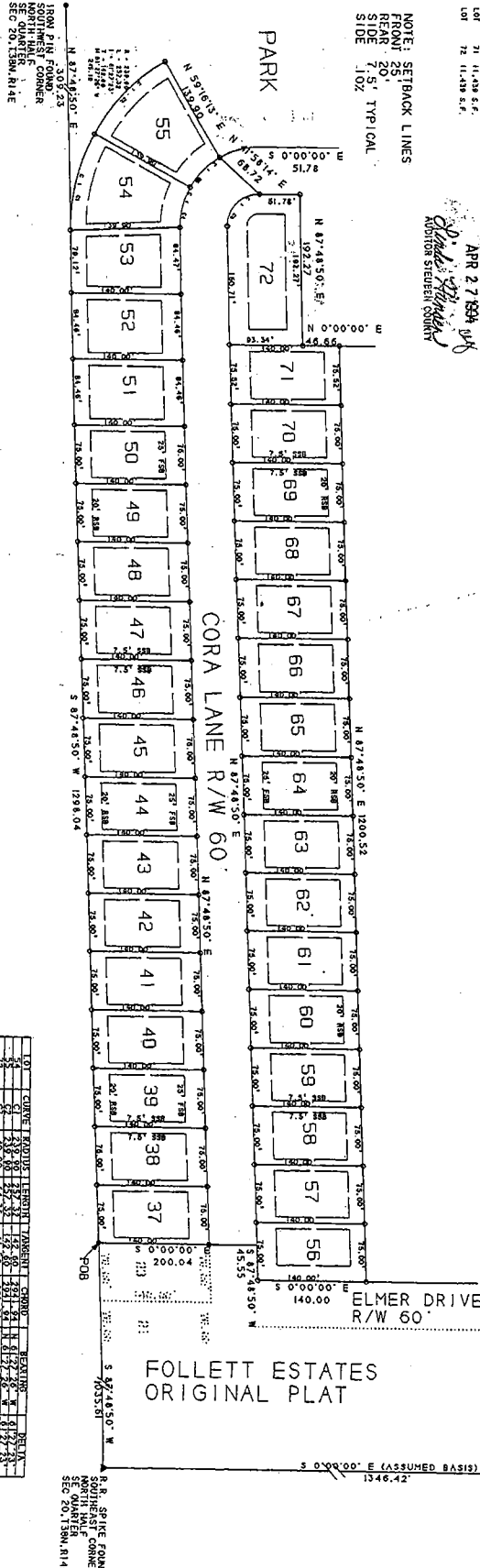
PHASE II

APR 27 1994
SHELBY COUNTY
AUDITOR STEVEN CHERRY

Clare M. Follett
AUDITOR STEVEN CHERRY

NOTE: SETBACK LINES
FRONT 25'
REAR 20'
SIDE 10'
7.5' TYPICAL

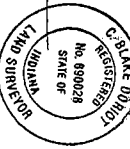
LOT AREA:
L01 3150 10,400 S.F.
L02 3152 11,400 S.F.
L03 3154 11,400 S.F.
L04 3156 11,400 S.F.
L05 3158 11,400 S.F.
L06 3160 11,400 S.F.
L07 3162 11,400 S.F.
L08 3164 11,400 S.F.
L09 3166 11,400 S.F.
L10 3168 11,400 S.F.



LOT	CURVE RADIUS	INTERIOR ANGLE	CHORD	BEARING
55	100.00	120.00	173.21	N 60°00'00" E
56	100.00	120.00	173.21	N 60°00'00" E
57	100.00	120.00	173.21	N 60°00'00" E
58	100.00	120.00	173.21	N 60°00'00" E
59	100.00	120.00	173.21	N 60°00'00" E
60	100.00	120.00	173.21	N 60°00'00" E
61	100.00	120.00	173.21	N 60°00'00" E
62	100.00	120.00	173.21	N 60°00'00" E
63	100.00	120.00	173.21	N 60°00'00" E
64	100.00	120.00	173.21	N 60°00'00" E
65	100.00	120.00	173.21	N 60°00'00" E
66	100.00	120.00	173.21	N 60°00'00" E
67	100.00	120.00	173.21	N 60°00'00" E
68	100.00	120.00	173.21	N 60°00'00" E
69	100.00	120.00	173.21	N 60°00'00" E
70	100.00	120.00	173.21	N 60°00'00" E
71	100.00	120.00	173.21	N 60°00'00" E
72	100.00	120.00	173.21	N 60°00'00" E

DESCRIPTION

A part of the Southeast Quarter of Section 20, Township 30 North, Range 14 East, Shelby County, Indiana, more particularly described as follows: ...



DEVELOPER:
FOLLETT ESTATES JV
1274 CR 12
CORUNNA, IN. 46730

SURVEYOR:
C. BLAKE DORR10T

FOLLETT ESTATES PH. I PLAT
SCALE: 1" = 100'
DRAWN BY: RCW
DATE: 12-05-1993
APPROVED BY: [Signature]

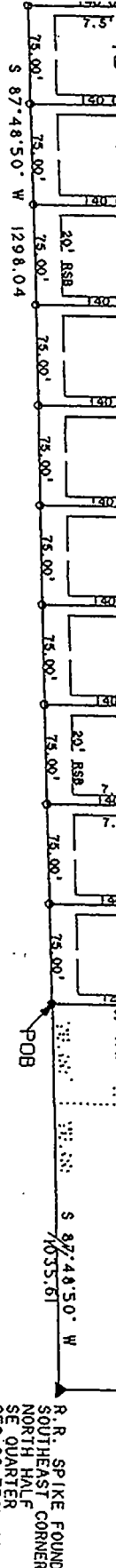
LEGEND	
1. P.A. MAIL FOUND	2. CAR VALVE
3. P.A. MAIL SET	4. GAS METER
5. P.A. WFLC FOUND	6. ELECTRIC BOX
7. P.A. WFLC SET	8. POWER POLE
9. CONCRETE B/W BARRIER	10. LIGHT POLE
11. IRON PIP FOUND	12. CATCH BASIN
13. 2" DIA. PIPE FOUND	14. DRAINAGE MANHOLE
15. 4" DIA. PIPE FOUND	16. SEWER MANHOLE
17. 6" DIA. PIPE FOUND	18. WATER VALVE
19. 8" DIA. PIPE FOUND	19. TELEPHONE BOX

NOTE: ALL DIMENSIONS SET THIS SURVEY AND NOTED I.P.S. ARE 5/8" INCH REBAR WITH PLASTIC CAP MARKED

LAND SURVEYING AND CONSULTING, INCORPORATED
9011 FRONT ST., FORT WAYNE, IN. 46818-2162
(219)-489-1528

Utility Location by 44-06-0307

94-04-0652 15



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
54	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
55	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
56	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
57	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
58	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
59	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
60	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
61	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
62	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"
63	C1	239.90	257.32	142.00	294.34	N 61°27'26\"	61°27'23\"

R. R. SPIKE FOUND
SOUTHEAST CORNER
NORTH HALF
SEC QUARTER
SEC 20, T158N, R14E

Certification of Dedication Homesstead Acres, Inc.
The undersigned, Homesstead Acres, Inc., owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Follett Estates PH. 2 in addition to ECMWAY, SADDLER.

All rights-of-way and easements shown are not heretofore dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

RESTRICTIVE COVENANTS

- All single family dwellings shall have of least a single car attached garage, also dwellings shall conform to current zoning regulations at time of construction.
- No houses or offensive activities shall be carried out on any lot, nor shall anything be done thereon which is or may become an annoyance or nuisance to the neighborhood.
- No structure of a temporary character, trailer, basement, tent, shack, garage or other out-building shall be used or maintained at any time as residence, either temporarily or permanently nor shall any building be moved onto any lot for such purpose.
- No lot shall be used or maintained as dumping ground for rubbish, trash, garbage, or other refuse or debris and the same shall not be kept except in sanitary containers awaiting removal from the premises.
- All driveways shall be dust proof.
- Before any lot may be used or occupied, such user or occupant shall first obtain from the applicable government of authority such improvement location permits and/or occupancy permits as may be required by applicable zoning or other ordinances.
- Invalidation of any of these provisions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

9. The foregoing restrictive covenant are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2015, at which time said restrictive covenant shall be automatically extended for successive periods of ten (10) years unless changed by a majority vote of the then owners of the lot in the Addition in whole or in part.

10. The right to enforce these provisions by injunction, together with the right to cause removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof is hereby dedicated and reserved to the lot owners in the Addition, to their heirs and assigns and to the Town Council of Fremont, Indiana.

Certification of Acknowledgement
State of Indiana
County of Steuben

By: Charles P. Martz
Charles P. Martz
Resident

Before me, the undersigned Notary Public, and I, the County and State of Indiana, and I, the Resident of Homesstead Acres, Inc., each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notarial Seal this 27th day of April, 1994

Charles P. Martz
Notary Public, Indiana
Resident of Wabash County, Indiana

DEVELOPER:
FOLLETT ESTATES JV
1274 CR 12
CORUNNA, IN. 46730

SURVEYOR:
C. BLAKE DORRLOT



FOLLETT ESTATES PH. 1
PLAT

SCALE: 1" = 100'

DRAWN BY: RCW

DATE: 12-05-1993

APPROVED BY:

DRAWING NUMBER: PH-2

LEGEND

<input checked="" type="checkbox"/> IRON PIN FOUND	<input checked="" type="checkbox"/> P.K. NAIL FOUND	<input checked="" type="checkbox"/> GAS VALVE	<input checked="" type="checkbox"/> CURB
<input checked="" type="checkbox"/> IRON PIN SET	<input checked="" type="checkbox"/> P.K. NAIL SET	<input checked="" type="checkbox"/> GAS METER	<input checked="" type="checkbox"/> CATC
<input checked="" type="checkbox"/> IRON PIPE FOUND	<input checked="" type="checkbox"/> R.R. SPIKE FOUND	<input checked="" type="checkbox"/> ELECTRIC BOX	<input checked="" type="checkbox"/> DRAIN
<input checked="" type="checkbox"/> DRILL HOLE	<input checked="" type="checkbox"/> R.R. SPIKE SET	<input checked="" type="checkbox"/> POWER POLE	<input checked="" type="checkbox"/> SEVE
<input checked="" type="checkbox"/> HARRISON MARKER	<input checked="" type="checkbox"/> HYDRANT	<input checked="" type="checkbox"/> LIGHT POLE	<input checked="" type="checkbox"/> WATE
<input checked="" type="checkbox"/> CONCRETE N/V MARKER			<input checked="" type="checkbox"/> TELE