Petition for Annexation of Crane Pond Sub. Sec 5 (19.18 Acres ; 10 Lots) see Instrument # 2007040609

CRANE POND (V)
RESIDENTIAL PLANNED UNIT DEVELOPMENT

Doc ID: 001140130001 Type: MIS
Recorded: 04/12/2007 at 10:20:19 AM
Fee Amt: $20.00 Page 1 of 1
Grant County Recorder
Dixi Fischer Conner County Recorder
File 2007-003320

Yvonne C. Hiles
DRM 1999-07824

DESCRIPTION OF REAL ESTATE:

THAT PORTION OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSIP 25 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN IN GRANT COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AS BEARING SOUTH 00 °17'29" EAST WITH ALL OTHER BEARINGS HEREIN CONTAINED RELATIVE THERETO; BEGINNING AT THE NORTHWEST CORNER OF LOT 13 IN GREENFIELD ESTATES SECTION I; THENCE ON A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 05 °15'35" WEST AND A DISTANCE OF 127.09 FEET AND HAS A RADIUS OF 751.30 FEET; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 127.24 FEET TO THE CENTERLINE OF AN OPEN DITCH; THENCE ON THE CENTERLINE OF SAID DITCH THE FOLLOWING NINETEEN (19) CALLS: (1) NORTH 75°41'15" EAST 69.07 FEET; (2) NORTH 58°42'30" EAST 55.44 FEET; (3) NORTH 33°03'33" EAST 159.36 FEET; (4) NORTH 32°32'39" EAST 119.54 FEET; (5) NORTH 32°55'06" EAST 41.57 FEET; (6) NORTH 47°19'49" EAST 27.31 FEET; (7) NORTH 57°31'02" EAST 84.44 FEET; (8) NORTH 66°16'56" EAST 101.66 FEET; (9) NORTH 62°49'47" EAST 140.61 FEET (10) NORTH 46° 32'19" EAST 36.71 FEET; (11) NORTH 30°33'33" EAST 95.24 FEET; (12) NORTH 16°47'00" EAST 38.47 FEET; (13) NORTH 34°09'04" EAST 24.28 FEET; (14) NORTH 68°35'33" EAST 168.56 FEET; (15) NORTH 75° 09'09" EAST 232.14 FEET; (16) NORTH 87°43'42" EAST 38.63 FEET; (17) SOUTH 02°35'31" WEST 157.37 FEET; (18) SOUTH 02°01'35" EAST 109.29 FEET; (19) SOUTH 17°33'59" EAST 55.70 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 °17'29" EAST 356.31 FEET TO THE CENTERLINE OF AN OPEN DITCH; THENCE ON SAID CENTERLINE THE FOLLOWING EIGHT (8) CALLS: (1) SOUTH 18°41'48" WEST 34.65 FEET; (2) SOUTH 04°22'40" WEST 63.21 FEET; (3) SOUTH 14°59'12" WEST 78.14 FEET; (4) SOUTH 24°55'21" WEST 174.32 FEET; (5) SOUTH 34° 03'25" WEST 147.86 FEET; (6) SOUTH 39°51'57" WEST 127.89 FEET; (7) SOUTH 41°56'18" WEST 143.57 FEET; (8) SOUTH 44°40'06" WEST 197.62 FEET TO THE EAST LINE OF GREENFIELD ESTATES SECTION I; THENCE ON THE EAST LINE OF GREENFIELD ESTATES NORTH 00°54'15" EAST 171.88 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT #200611387; THENCE ON THE SOUTH LINE OF SAID INSTRUMENT SOUTH 89°05'45" EAST 35.00 FEET TO THE SOUTHEAST CORNER OF SAID INSTRUMENT; THENCE ON THE EAST LINE OF SAID INSTRUMENT NORTH 00°54'15" EAST 150.00 FEET TO THE NORTHEAST CORNER OF SAID INSTRUMENT; THENCE NORTH 89 °05'45" WEST 35.00 FEET TO THE NORTHEAST CORNER OF LOT 9 IN GREENFIELD ESTATES SECTION I; THENCE ON THE EAST LINE OF GREENFIELD ESTATES NORTH 00°54'15" EAST 50.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 17 OF GREENFIELD ESTATES SECTION I; THENCE ON SAID SOUTH LINE SOUTH 89 ° 05'45" EAST 78.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE ON THE EAST LINE OF SAID LOT 17 NORTH 00 °54'15" EAST 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE ON THE NORTH LINE OF GREENFIELD ESTATES NORTH 89 °05'45" WEST 405.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 NORTH 81°05'45" WEST 95.00 FEET TO THE NORTHEAST CORNER OF LOT 13 OF GREENFIELD ESTATES; THENCE ON THE NORTHEAST LINE OF SAID LOT 13 NORTH 36 °33'45" WEST 79.92 FEET TO THE NORTH CORNER OF SAID LOT 13; THENCE ON THE NORTHWEST LINE OF SAID LOT 13 SOUTH 78 °54'15" WEST 154.51 FEET TO THE PLACE OF BEGINNING, CONTAINING 18.5 ACRES AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY.

DEED OF DEDICATION:

WE, THE UNDERSIGNED, GARY ORADAT BUILDERS, INC., BEING THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN CERTIFY THAT THE WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS PLANNED UNIT DEVELOPMENT SHALL BE KNOWN AND DESIGNATED AS CRANE POND V, IN MARION, GRANT COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. ALL FRONT, REAR, AND SIDE YARD BUILDING 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. THERE ARE STRIPS OF GROUND OF VARYING WIDTHS AS SHOWN ON THIS PLAT AND MARKED "PUE", WHICH ARE RESERVED FOR THE USE OF UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, SURFACE DRAINAGE, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON OR UNDER SAID STRIPS OR LAND, BUT OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO RIGHT OF THE UTILITIES. THE ATTACHED COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2026, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER COVENANTS OR RESTRICTIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, MAINTAINED IN VIOLATION THEREOF IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS. THE UNDERSIGNED ACKNOWLEDGES THAT WE ARE THE OWNERS AND LEGALLY AUTHORIZED REPRESENTATIVES AND THAT WE UNDERSTAND THE REQUIREMENTS FOR RECORDING A PLAT IN GRANT COUNTY AND THAT THE INFORMATION I HAVE PROVIDED IS TRUE AND ACCURATE TO THE BEST OF MY BELIEF AND KNOWLEDGE.

SIGNED BY ITS DULY AUTHORIZED OFFICERS ON THIS 11 DAY OF APRIL, 2007

GARY ORADAT BUILDERS, INC. BY:

GARY ORADAT LINDA ORADAT

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED GARY & LINDA ORADAT AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

STATE OF INDIANA)
COUNTY OF GRANT) SS:

WITNESS MY HAND AND SEAL THIS 11 DAY OF APRIL, 2007

SIGNATURE OF NOTARY

MY COMMISSION EXPIRES: 12-2014
DATE

ADVISORY PLAN COMMISSION OF THE CITY OF MARION, GRANT COUNTY, INDIANA CERTIFICATION:

THE UNDERSIGNED, AS DULY APPOINTED, QUALIFIED, AND ACTING ADVISORY PLAN COMMISSION OF THE CITY OF MARION GRANT COUNTY, INDIANA AND BY ITS DULY ELECTED, QUALIFIED AND ACTING EXECUTIVE DIRECTOR, DOES HEREBY CERTIFY THAT IT, AS ADVISORY PLAN COMMISSION HEARING OFFICER, HAS APPROVED THE PLAT AND THE DEED OF PLAT OF CRANE POND V; A PLANNED UNIT DEVELOPMENT OF THE CITY OF MARION ,GRANT COUNTY, INDIANA, IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 309 OF THE INDIANA ACTS OF 1981 (FORMERLY CHAPTER 138 OF THE INDIANA ACTS OF 1957), AS AMENDED, THE CITY OF MARION ZONING ORDINANCE AND THE SAID COMMISSION DOES HEREBY CERTIFY THAT APPROVAL OF SAID PLAT AND DEED OF PLAT IN ACCORDANCE WITH THE PROVISIONS OF SAID ACTS AND ORDINANCES AND AMENDATORY THERETO. THE CITY OF MARION ADVISORY PLAN COMMISSION, IN WITNESS WHEREOF, THE PRESIDENT AND EXECUTIVE DIRECTOR OF THE ADVISORY PLAN COMMISSION OF THE CITY OF MARION, INDIANA IN THEIR OFFICIAL CAPACITIES, AND ACTING FOR SAID COMMISSION, HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 4 DAY OF APRIL, 2007

PRESIDENT, ADVISORY PLAN COMMISSION

ALETHA DUNSTON, EXECUTIVE DIRECTOR/SECRETARY

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATION:

UNDER AUTHORITY PROVIDED BY CHAPTER 309 ACTS OF 1969 ,ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MARION, INDIANA, AT A MEETING HELD ON APRIL 2, 2007

BOARD OF PUBLIC WORKS AND SAFETY:

RAY HARRIS JAMES K. DUNCAN TOM RETO JAMES SWAN STEPHANIE VAN BIBBER

ATTEST:

MARION UTILITY SERVICE BOARD APPROVAL:

PRESENTED TO AND APPROVED AS A PLANNED UNIT DEVELOPMENT IN THE CITY OF MARION, INDIANA. THE DEDICATIONS, IMPROVEMENTS, CONSTRUCTION PLANS, ETC., CONTAINED IN THE ATTACHMENTS AND PLAT ACCOMPANYING THE SAME ARE HEREBY ACCEPTED AND APPROVED.

PAT PINKERTON, PE — DATE 4/12/07

CITY OF MARION ENGINEER'S APPROVAL:

PRESENTED TO AND APPROVED AS A SUBDIVISION IN THE CITY OF MARION, INDIANA. THE DRAINAGE CONTAINED IN THE FOREGOING DEED OF PLAT ACCOMPANYING THE SAME ARE HEREBY ACCEPTED AND APPROVED.

MICHAEL GRANT, DIRECTOR OF ENGINEERING — DATE 4/4/07

DULY ENTERED FOR TAXATION
APR 12 2007
AUDITOR, GRANT COUNTY

ASSUMED

Michael L. & Tammi D. Graft Inst. #200216431

Michael L. & Tammi D. Graft Inst. #200216431

NOTE:
1) ALL FRONT BUILDING LINES TO ALSO BE DESIGNATED AS PUBLIC UTILTY EASEMENT LINES (PUE).

2) ALL FRONT BUILDING LINES ARE 20-FEET, UNLESS NOTED OTHERWISE. ALL REAR BUILDING LINES ARE 20-FEET, UNLESS NOTED OTHERWISE. ALL SIDE BUILDING LINES ARE AS NOTED.

3) STEEL REBARS SET ALL ALL LOT CORNERS AND AS SHOWN ON PLAT. MAG NAILS SET AT ALL INTERSECTIONS OF STREETS, THE BEGINNING AND END OF ALL CURVES, AND AS SHOWN ON THE PLAT.

4) ALL HOMES TO BE CONSTRUCTED A MINIMUM DISTANCE OF 12" ABOVE THE BACK OF CURB ELEVATION. NO MODIFICATIONS OR ALTERATIONS OF ANY KIND MAY BE MADE TO THESE ELEVATIONS WITHOUT THE APPROVAL OF THE DEVELOPER OR ITS SUCCESSOR, AND THE CITY OF MARION PLANNING COMMISSION.

5) THERE SHALL BE NO DISTURBANCE, ALTERATION OR OBSTRUCTION, INCLUDING STRUCTURES OR WOODY VEGETATION, OF ANY DRAINAGE EASEMENT OR FACILITY UNLESS APPROVED BY THE DEVELOPER OR ITS SUCCESSOR, AND THE CITY OF MARION PLANNING COMMISSION (OR OTHER JURISDICTIONAL AGENCY). SIDE LOT LINES SHALL BE UNDISTURBED AND/OR CONFIGURED SO AS TO BE MAINTAINED AS A DRAINAGE SWALE/RUNOFF AREA.

6) FOUR (4) FEET WIDE SIDEWALKS TO BE INSTALLED CORRESPONDING WITH THE CITY OF MARION'S REQUIREMENTS, FOR EACH LOT AS A PART OF THE HOME CONSTRUCTION WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNER.

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	275.00'	23°58'45"	58.40'	115.09'	114.25'	C20	200.00'	20°03'15"	35.36'	70.00'	69.65'
C2	275.00'	18°51'16"	45.66'	90.50'	90.09'	C21	225.00'	20°24'48"	40.51'	80.16'	79.74'
C3	275.00'	5°45'44"	13.84'	27.66'	27.65'	C22	25.00'	48°11'23"	11.18'	21.03'	20.41'
C4	300.00'	48°35'46"	135.44'	254.45'	246.89'	C23	50.00'	115°58'52"	79.99'	101.21'	84.80'
C5	325.00'	18°53'36"	54.08'	107.17'	106.68'	C24	50.00'	74°57'13"	38.33'	70.41'	64.74'
C6	325.00'	14°06'21"	40.21'	80.01'	79.81'	C25	50.00'	85°26'41"	46.17'	69.56'	64.09'
C7	325.00'	15°35'50"	44.51'	88.47'	88.20'	C26	25.00'	48°11'23"	11.18'	21.03'	20.41'
C8	200.00'	24°15'40"	42.99'	84.69'	84.06'	C27	25.00'	83°10'49"	22.19'	36.29'	33.19'
C9	200.00'	8°37'07"	15.07'	30.08'	30.06'	C28	175.00'	37°36'28"	59.59'	114.87'	112.82'
C10	175.00'	32°52'47"	51.64'	100.43'	99.05'	C29	175.00'	44°47'13"	72.11'	136.79'	133.34'
C11	150.00'	6°45'11"	8.85'	17.68'	17.67'	C30	150.00'	89°34'26"	148.89'	234.50'	211.34'
C12	150.00'	26°07'36"	34.80'	68.40'	67.81'	C31	125.00'	44°47'13"	51.50'	97.71'	95.24'
C13	175.00'	16°55'33"	26.04'	51.70'	51.51'	C32	125.00'	44°47'13"	51.50'	97.71'	95.24'
C14	175.00'	33°35'57"	52.83'	102.62'	101.16'	C33	525.00'	7°58'11"	36.57'	73.03'	72.97'
C15	150.00'	53°09'10"	75.04'	139.15'	134.22'	C34	500.00'	7°58'11"	34.83'	69.55'	69.49'
C16	125.00'	26°34'35"	29.52'	57.98'	57.46'	C35	475.00'	7°58'11"	33.09'	66.07'	66.02'
C17	125.00'	26°34'35"	29.52'	57.98'	57.46'	C36	25.00'	67°20'04"	16.65'	29.38'	27.72'
C18	25.00'	87°17'31"	23.85'	38.09'	34.51'	C37	50.00'	72°57'35"	36.97'	63.67'	59.45'
C19	175.00'	20°08'04"	31.07'	61.50'	61.18'	C38	75.00'	26°28'56"	17.65'	34.67'	34.36'
						C39	75.00'	46°28'39"	32.21'	60.84'	59.18'

FLOOD HAZARD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE ABOVE REAL ESTATE IS SITUATE IN ZONE "X" AS SAID LAND PLOTS BY SCALE ON COMMUNITY PANEL #18053C 0133 D OF THE FLOOD INSURANCE RATE MAPS FOR CITY OF MARION DATED MAY 15, 2002.

CERTIFICATION:
I, JASON MILLER, HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME AND UNDER MY DIRECT SUPERVISION ON MARCH 19, 2007. THE SURVEY WAS COMPLETED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE RULES AND REGULATIONS GOVERNING LAND SURVEYORS, SPECIFICALLY THOSE LISTED UNDER TITLE 865 I.A.C. 1-1-12 ET SEQ. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2006. THE ATTACHED PLAT OF SURVEY SHOWS THE ABOVE GROUND IMPROVEMENTS. THE ATTACHED PLAT OF SURVEY IS ACCORDING TO THE RECORDED PLAT IN THE OFFICE OF THE GRANT COUNTY RECORDER.

LEGEND:

SRS	– STEEL REBAR SET/CAP	D–D	– WOOD FENCE LINE (AS NOTED)	PC	– POINT OF CURVATURE
PKS	– PK NAIL SET/WASHER	X–X	– BARBED WIRE FENCE LINE (AS NOTED)	PRC	– PNT OF REVERSE CURVATURE
MNS	– MAG NAIL SET/WASHER	O–O	– CHAIN LINK FENCE LINE (AS NOTED)	PT	– POINT OF TANGENCY
RRSS	– RAILROAD SPIKE SET	R/W	– RIGHT OF WAY	PI	– POINT OF INTERSECTION
IPF	– IRON PIPE FOUND	POB	– POINT OF BEGINNING	DR	– DEED RECORD
SRF	– STEEL REBAR FOUND	M'D	– MEASURED	℄	– CENTERLINE
SCM	– SECTION CORNER MONUMENT	REC	– RECORD	▯	– PROPERTY LINE
RRSF	– RAILROAD SPIKE FOUND			▲	– SECTION CORNER
PKF	– PK NAIL FOUND			X	– INDICATES NO MONUMENT FND (UPON SEARCH)
MNF	– MAG NAIL FOUND				

DRAWING FILE EXTENSION: Z:/ADDITIONS/C/CRANEPOND/CRANEPOND5/DWG/PLAT.DWG

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CRANE POND (V)
RESIDENTIAL PUD

FINAL PLAT

DESIGNED BY: J. MILLER, RLS, PE
CHECKED BY: R.D. MILLER, RLS
DRAWN BY: J. MILLER, RLS, PE
CHECKED BY: R.D. MILLER, RLS
DATE: MARCH 19, 2007

JASON M MILLER
REGISTERED No. LS-20500005
STATE OF INDIANA
LAND SURVEYOR

HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE: NONE
SHEET No. 1 OF 1