

# DEVELOPMENT SUMMARY

APPROVED CURRENT ZONING: PUD  
 LOCAL STREET - 20' FROM RIGHT-OF-WAY  
 FRONT YARD SETBACK: WINDSOR 7.5' (PRIMARY STRUCTURE) (MEASURED FROM R AND/OR LOT LINE)  
 SIDE YARD SETBACK: WINDSOR 5' (ACCESSORY STRUCTURE) (MEASURED FROM R AND/OR LOT LINE)  
 REAR YARD SETBACK: WINDSOR 20' (PRIMARY STRUCTURE) (MEASURED FROM R AND/OR LOT LINE)  
 WINDSOR 5' (ACCESSORY STRUCTURE) (MEASURED FROM R AND/OR LOT LINE)  
 TOTAL NUMBER OF LOTS: WINDSOR 66 LOTS (LOTS 66-131)  
 TOTAL DEVELOPMENT AREA: 27.718 AC. (INCLUDING RIGHT-OF-WAY)  
 TOTAL DEDICATED R/W: 4.822 AC.

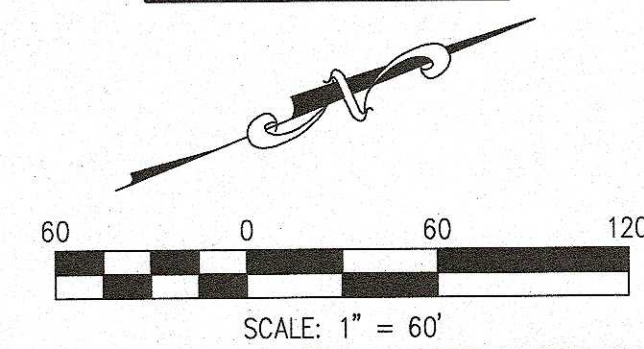
## SURVEYOR

CROSSROAD ENGINEERS, PC  
 3417 SHERMAN DRIVE  
 BEECH GROVE, IN 46107  
 PHONE: (317)780-1555  
 FAX: (317)780-6525  
 CONTRACT: GEORGE W. CHARLES II  
 EMAIL: gwcharles@crossroadengineers.com

## OWNER

HILLVIEW PROPERTIES, LLC  
 7502 S. SUSAN LANE  
 TRAFALGAR, IN 46181

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.



## FLOODPLAIN INFORMATION

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18081C0232D, DATED AUGUST 2, 2007 & PANEL NO. 18081C0231E, DATED JANUARY 29, 2021. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

## BENCHMARK INFORMATION

BENCHMARK - JON 6 - ELEVATION 721.534 FEET (DESIGN ELEVATION=720.604 FEET)  
 IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, AT FRANKLIN; 0.2 NORTH ALONG FORSYTHE STREET FROM ITS INTERSECTION WITH STATE ROAD 44 TO AN ELECTRIC TOWER; SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKE OFF TOWER, 110 FEET EAST OF THE CENTERLINE OF FORSYTHE STREET, 50 FEET SOUTH OF HURRICANE CREEK, 1.0 FOOT ABOVE THE GROUND; AN INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRASS CONTROL STATION TABLET, STAMPED "JON 6"

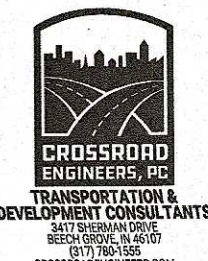
## LEGEND

	PROPERTY LINE		INTERIOR MARKER
	SECTION LINE		MIN. 5/8" BY 24" LONG REBAR SET FLUSH
	ADJOINER LINE		EXTERIOR MONUMENTS
	RIGHT-OF-WAY		4"x4"x6" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
	LOT LINE		CENTERLINE MONUMENT
	EASEMENT LINE		MIN. 5/8" BY 24" LONG STEEL ROD EPOXY GROUTED, SET 1/4" BELOW FINISHED PAVEMENT GRADE, (TO BE INSTALLED BY CONTRACTOR)
	BENCHMARK		CENTERLINE INTERSECTION MONUMENT
	FRONT YARD SETBACK		10" EXTENDIBLE MARKER EPOXY GROUTED INTO 6" DEEP PAVEMENT CORE, SET 1/4" BELOW FINISHED PAVEMENT GRADE, (TO BE INSTALLED BY CONTRACTOR)
	SIDE YARD SETBACK		ELEVATION CONTROL
	REAR YARD SETBACK		4"x4"x6" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
	DRAINAGE & UTILITY EASEMENT		
	ACCESS, DRAINAGE & UTILITY EASEMENT		
	BUILDING SETBACK LINE		
	NON-ACCESS EASEMENT		
	STREET ADDRESS NUMBER		

2021-034338  
 RECORDED ON  
 11/19/2021 11:07:18 AM  
 TERESA K. PETRO  
 JOHNSON COUNTY RECORDER  
 REC FEE: 25.00  
 PAGES: 4  
 RECORDED AS PRESENTED

# HOMESTEADS AT HILLVIEW - SECTION 3 MAJOR SUBDIVISION SECONDARY PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA	JOB No.	DRAWN	LMC/DEP	CHECKED	TEN
DATE SEPTEMBER 14, 2021	DESIGNED	DJM	APPR.	CWC	SHEET 1 of 4



DIRECTORY PATH : R:\Active\John Girmmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\SECONDARY PLAT  
 FILENAME : SECONDARY PLAT SHEET 1.dwg  
 DATE/USER : 9/13/2021 3:41 PM / Djmymr

DIRECTORY PATH : R:\Active\bin\Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\SECONDARY PLAT  
 FILENAME : SECONDARY PLAT SHEET 1.dwg  
 DATE/USER : 8/13/2021 3:41 PM / Dmyers



### LEGEND

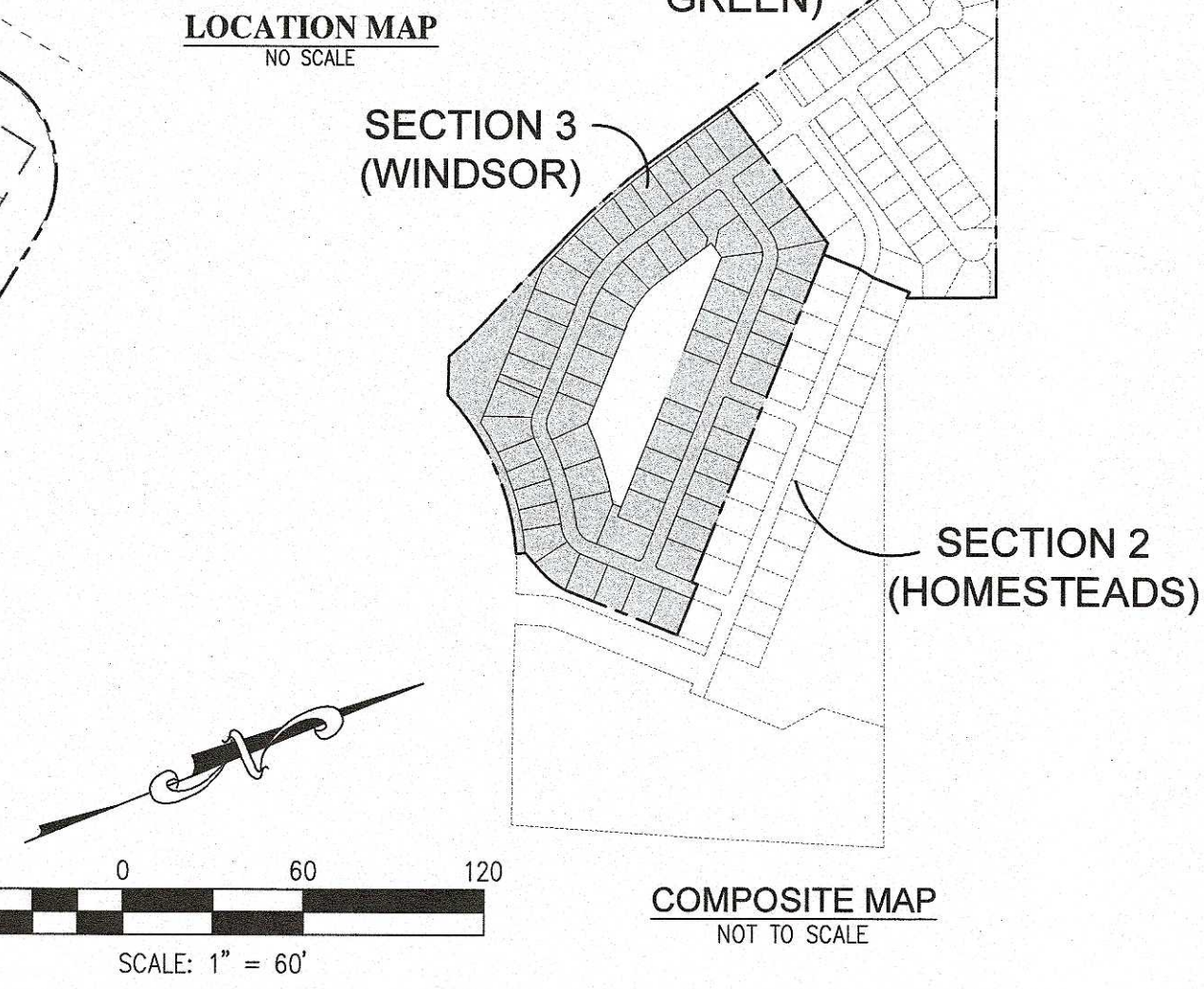
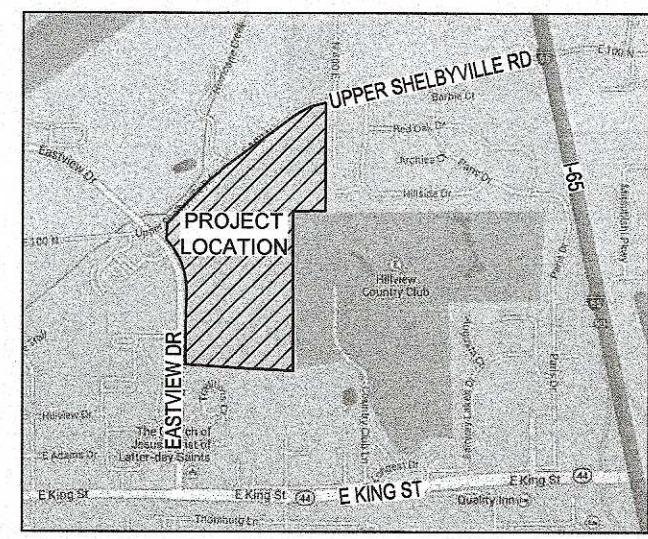
	PROPERTY LINE		INTERIOR MARKER
	SECTION LINE		MIN. 5/8" BY 24" LONG REBAR SET FLUSH
	ADJACENT LINE		EXTERIOR MONUMENTS
	RIGHT-OF-WAY		MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
	LOT LINE		CENTERLINE MONUMENT
	EASEMENT LINE		MIN. 5/8" BY 24" LONG STEEL ROD EPOXY GROUTED, SET 1/4" BELOW FINISHED PAVEMENT GRADE, (TO BE INSTALLED BY CONTRACTOR)
	BENCHMARK		CENTERLINE INTERSECTION MONUMENT
	FRONT YARD SETBACK		10' EXTENDED MARKER EPOXY GROUTED INTO 6" BY 12" DEEP PAVEMENT CORE, SET 1/4" BELOW FINISHED PAVEMENT GRADE, (TO BE INSTALLED BY CONTRACTOR)
	SIDE YARD SETBACK		ELEVATION CONTROL
	REAR YARD SETBACK		MIN. 4" X 36" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
	ACCESS, DRAINAGE & UTILITY EASEMENT		
	UTILITY EASEMENT		
	BUILDING SETBACK LINE		
	NON-ACCESS EASEMENT		
	STREET ADDRESS NUMBER		

### LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 107.81 FEET TO AN IRON ROD FOUND AND TO A SOUTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW-SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT, WHICH IS RECORDED IN PLAT CABINET E SLIDE 170 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; THENCE ALONG SAID PLAT THE FOLLOWING TWO COURSES: 1) SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 295.42 FEET; 2) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 195.52 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW-SECTION 2 MAJOR SUBDIVISION SECONDARY PLAT RECORDED IN PLAT CABINET E SLIDE 239 IN SAID RECORDER'S OFFICE; THENCE ALONG BOTH PLATS THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 295.85 FEET; 2) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 130.00 FEET; 3) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 82.38 FEET; 4) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 50.00 FEET; 5) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 37.00 FEET TO A NON-TANGENT CURVE; 6) NORTHWESTERLY 20.42 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 23 DEGREES 13 MINUTES 35 SECONDS WEST 117.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION 2 PLAT THE FOLLOWING EIGHT COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 609.82 FEET; 2) SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 19.81 FEET; 3) SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 180.00 FEET; 4) NORTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 400.00 FEET; 5) NORTH 60 DEGREES 12 MINUTES 54 SECONDS WEST 18.34 FEET TO A TANGENT CURVE; 6) NORTHWESTERLY 83.23 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 51 MINUTES 52 SECONDS WEST AND A LENGTH OF 82.86 FEET; 7) NORTH 41 DEGREES 30 MINUTES 50 SECONDS WEST 80.30 FEET; 8) SOUTH 85 DEGREES 53 MINUTES 31 SECONDS WEST 15.00 FEET TO NON-TANGENT CURVE ON THE EAST LINE OF EASTVIEW DRIVE PER INSTRUMENT NUMBER 2015-019086 RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID INSTRUMENT NUMBER THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY 462.02 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 24 MINUTES 35 SECONDS WEST AND A LENGTH OF 456.55 FEET; 2) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 560.02 FEET; 3) NORTH 46 DEGREES 21 MINUTES 43 SECONDS WEST 40.00 FEET TO THE CENTER LINE OF UPPER SHELBYVILLE ROAD; THENCE ALONG SAID CENTER LINE THE FOLLOWING THREE COURSES: 1) NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST 139.03 FEET TO A TANGENT CURVE; 2) NORTHEASTERLY 370.48 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2136.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST AND A LENGTH OF 370.02 FEET; 3) NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST 314.94 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1 PLAT; THENCE ALONG SAID SECTION 1 PLAT THE FOLLOWING FIVE COURSES: 1) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 195.00 FEET; 2) SOUTH 38 DEGREES 20 MINUTES 35 SECONDS EAST 50.03 FEET; 3) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 359.88 FEET; 4) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 543.64 FEET; 5) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.718 ACRES, MORE OR LESS



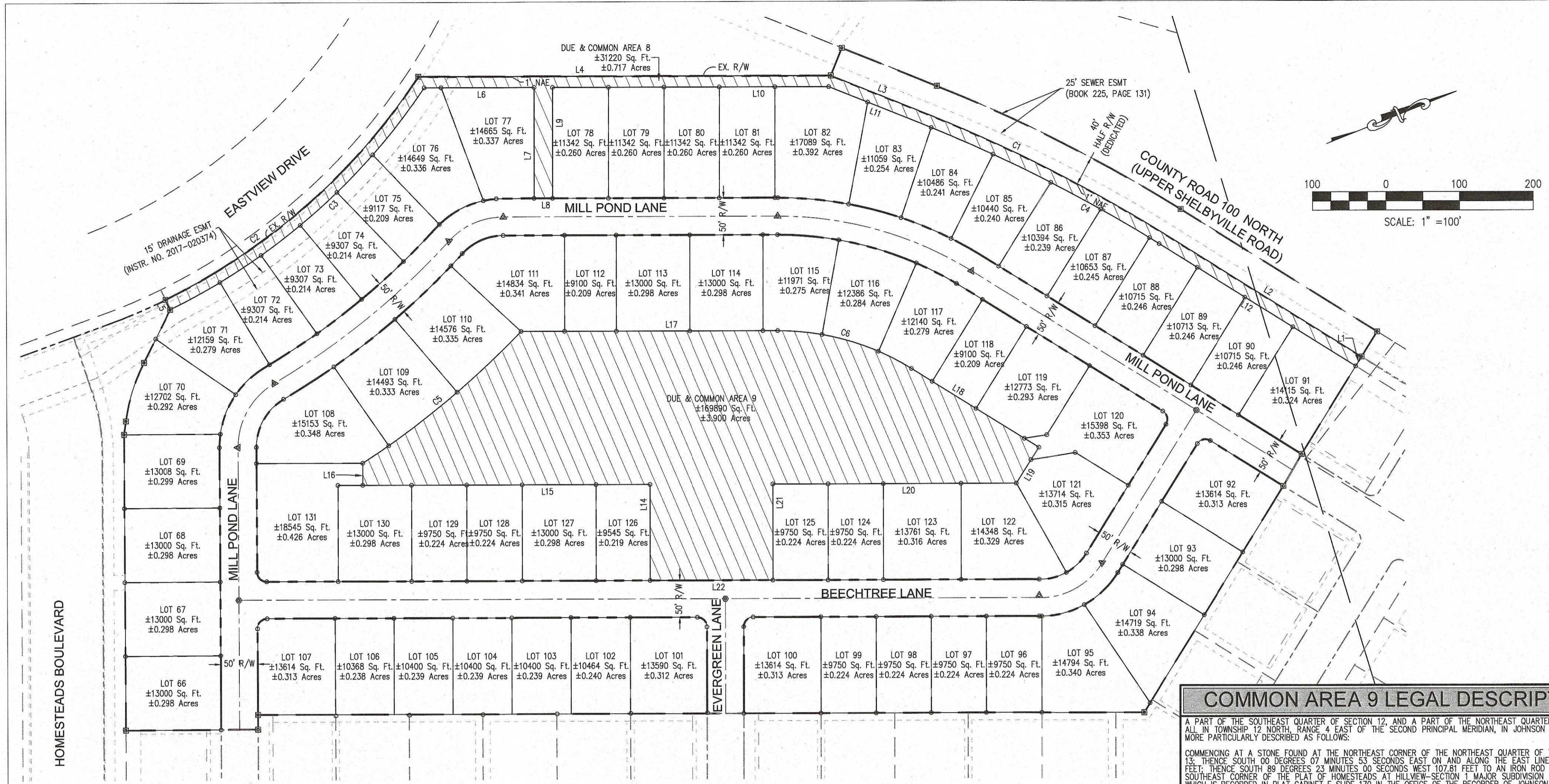
## HOMESTEADS AT HILLVIEW - SECTION 3 MAJOR SUBDIVISION SECONDARY PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

JOB No.	DRAWN LMC/DEP	CHECKED TEN
DATE SEPTEMBER 14, 2021	DESIGNED DJM	APPR. GWC
		SHEET 2 of 4

CROSSROAD ENGINEERS, PC  
TRANSPORTATION & DEVELOPMENT CONSULTANTS  
8111 BREMAN DRIVE  
INDIANAPOLIS, IN 46256  
(317) 780-1553  
CROSSROADENGINEERS.COM

DIRECTORY PATH : R:\Active\John Gorman\Hillview CC - Property\Old Town PUD - Modifications\Design\CAD\DWG\PLANS\SECONDARY PLAT  
 FILENAME : SECONDARY PLAT - SHEET 2.dwg  
 DATE/USER : 7/8/2021 9:44 AM / Djimvers



Line #	Direction	Length
L1	N36°25'33"W	15.00'
L2	S53°34'27"W	314.94'
L3	S43°38'17"W	139.03'
L4	S21°46'25"W	560.02'
L5	N85°53'31"E	15.00'
L6	N21°46'25"E	148.56'
L7	S68°13'35"E	150.00'
L8	N21°46'25"E	25.00'
L9	N68°13'35"W	150.00'
L10	N21°46'25"E	375.55'
L11	N43°38'17"E	136.13'
L12	N53°34'27"E	314.94'

Curve #	Length	Radius	Chord Direction	Chord Length
C1	363.55'	2096.39'	S48°36'22"W	363.09'
C2	462.02'	865.00'	S19°24'35"E	456.55'
C3	461.95'	880.00'	N19°08'48"W	456.67'
C4	360.95'	2081.37'	N48°36'22"E	360.49'

**COMMON AREA 8 LEGAL DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 107.81 FEET TO AN IRON ROD FOUND AND TO A SOUTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW-SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT, WHICH IS RECORDED IN PLAT CABINET E SLIDE 170 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; THENCE ALONG SAID PLAT THE FOLLOWING SEVEN COURSES: 1) SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 295.42 FEET; 2) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 195.52 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW-SECTION 2 MAJOR SUBDIVISION SECONDARY PLAT RECORDED IN PLAT CABINET E SLIDE 239 IN SAID RECORDER'S OFFICE; THENCE ALONG BOTH PLATS THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 295.85 FEET; 2) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 130.00 FEET; 3) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 82.38 FEET; 4) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 50.00 FEET; 5) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 37.00 FEET TO A NON-TANGENT CURVE; 6) THENCE NORTHWESTERLY 20.42 FEET ALONG THE ARC TO THE LEFT HAVING A RADIUS OF 13.00 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 23 DEGREES 13 MINUTES 35 SECONDS WEST 18.38 FEET; 7) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 117.00 FEET; THENCE ALONG HILLVIEW-SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT THE FOLLOWING FOUR COURSES: 1) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 583.84 FEET; 2) NORTH 36 DEGREES 25 MINUTES 33 SECONDS WEST 359.88 FEET; 3) NORTH 38 DEGREES 20 MINUTES 35 SECONDS WEST 50.03 FEET; 4) NORTH 36 DEGREES 25 MINUTES 33 SECONDS WEST 140.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 25 MINUTES 33 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 27 SECONDS WEST A DISTANCE OF 314.94 FEET TO A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 363.55 FEET ALONG THE ARC TO THE LEFT HAVING A RADIUS OF 2096.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 19 DEGREES 36 MINUTES 22 SECONDS WEST A DISTANCE OF 363.09 FEET; THENCE SOUTH 43 DEGREES 38 MINUTES 17 SECONDS WEST 139.03 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST A DISTANCE OF 560.02 FEET TO A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 462.02 FEET ALONG THE ARC TO THE RIGHT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 19 DEGREES 24 MINUTES 35 SECONDS EAST A DISTANCE OF 456.55 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 31 SECONDS EAST A DISTANCE OF 15.00 FEET TO A NON-TANGENT CURVE; THENCE NORTHWESTERLY 461.95 FEET ALONG THE ARC TO THE LEFT HAVING A RADIUS OF 880.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 08 MINUTES 48 SECONDS WEST A DISTANCE OF 456.67 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST A DISTANCE OF 136.13 FEET TO A NON-TANGENT CURVE; THENCE NORTHEASTERLY 360.95 FEET ALONG THE ARC TO THE RIGHT HAVING A RADIUS OF 2081.37 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST A DISTANCE OF 360.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.471 ACRES, MORE OR LESS

**COMMON AREA 9 LEGAL DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 3.900 ACRES, MORE OR LESS

Line #	Direction	Length
L14	N68°13'35"W	130.00'
L15	S21°46'25"W	389.72'
L16	N68°13'35"W	30.00'
L17	N21°46'25"E	348.94'
L18	N53°34'27"E	203.20'
L19	S36°25'33"E	57.34'
L20	S21°46'25"W	331.10'
L21	S68°13'35"E	130.00'
L22	S21°46'25"W	167.57'

Curve #	Length	Radius	Chord Direction	Chord Length
C5	279.84'	1190.00'	N17°45'49"W	278.99'
C6	191.48'	345.00'	N37°40'26"E	189.03'

**HOMESTEADS AT HILLVIEW - SECTION 3  
 MAJOR SUBDIVISION  
 SECONDARY PLAT**

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

JOB No.	DRAWN	LMC/DEP	CHECKED	TEN
DATE SEPTEMBER 14, 2021	DESIGNED	DJM	APPR.	GWC

CROSSROAD ENGINEERS, P.C.  
 TRANSPORTATION & DEVELOPMENT CONSULTANTS  
 4015 UNIVERSITY BLVD  
 SUITE 100  
 BIRMINGHAM, AL 35202  
 (205) 998-5555  
 CROSSROADENGINEERS.COM

SHEET 3 of 4

**DEDICATION CERTIFICATE**

WE THE UNDERSIGNED, HILLVIEW PROPERTIES, LLC, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HOMESTEADS AT HILLVIEW - SECTION 3, AN ADDITION TO THE CITY OF FRANKLIN. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY 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.

THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND SIGNS SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

ALL LANDS IN THE SUBDIVISION AND THE USE OF LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS, AND THE RESTRICTIONS OF THE HOMESTEADS AT HILLVIEW - SECTION 3 OWNERSHIP ("DECLARATION") AS RECORDED IN INSTRUMENT NUMBER 2021-034338 ON THE 19<sup>th</sup> DAY OF November, 2021 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. IN ADDITION.

NO IMPROVEMENTS, ALTERATIONS, REPAIRS, EXCAVATION, CHANGES IN GRADE OR OTHER WORK WHICH IN ANY WAY ALTERS THE EXTERIOR OF ANY LOT OR THE IMPROVEMENTS LOCATED THEREON FROM ITS NATURAL OR IMPROVED STATE EXISTING ON THE DATE SUCH LOT WAS FIRST CONVEYED IN FEE BY THE UNDERSIGNED TO AN OWNER SHALL BE MADE OR DONE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW BOARD, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE ACCOMPANYING DECLARATION RECORDED IN CONJUNCTION WITH THIS PLAT, ON FILE AT THE JOHNSON COUNTY OFFICES.

THE FOREGOING COVENANTS, OR RESTRICTION, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2046, (A 25-YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS, OR RESTRICTIONS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDINGS COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS, BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION BY THE LOT OWNERS ASSOCIATION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SWALES, MANHOLES AND DETENTION PONDS. THE COST AND EXPENSE OF SUCH MAINTENANCE SHALL BE ASSESSED AS PART OF THE GENERAL ASSESSMENT AGAINST THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT REMAINING PORTIONS NOT SO AFFECTED.

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 OR MAINTAINED IN VIOLATION HEREOF, 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.

WITNESS OUR HANDS AND SEALS THIS 19<sup>th</sup> DAY OF Nov, 2021.

Peter L. Grimmer

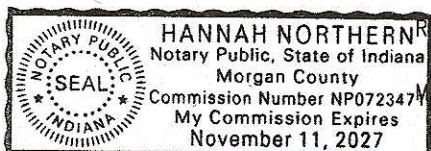
[Signature]

STATE OF INDIANA )  
 ) SS:  
COUNTY OF JOHNSON )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED Peter L. Grimmer FOR 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 OUR HANDS AND SEALS THIS 11<sup>th</sup> DAY OF November, 2021.

NOTARY PUBLIC Hannah Northern



RESIDENT OF Morgan COUNTY, INDIANA  
COMMISSION EXPIRES: 11/11/2027

**CERTIFICATE OF APPROVAL**

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, UNDER AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE FRANKLIN PLAN COMMISSION AT A MEETING HELD ON THE 20th DAY OF APRIL, 2021.

CITY OF FRANKLIN PLAN COMMISSION BY:

Jim Martin  
JIM MARTIN, PRESIDENT

Suzanne Findley  
SUZANNE FINDLEY, SECRETARY

THIS PLAT IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FRANKLIN BY:

Joanna Tennell  
JOANNA TENNELL, SENIOR PLANNER

Mark Richards  
MARK RICHARDS, CITY ENGINEER

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 15<sup>th</sup> DAY OF November, 2021.

Steve Barnett  
STEVE BARNETT, MAYOR

Melissa L. Jones  
MELISSA L. JONES, MEMBER

Bob Swinehamer  
BOB SWINEHAMER, MEMBER

ATTEST:

Jayne Rhoades  
JAYNE RHOADES, CLERK-TREASURER

ENTERED FOR TAXATION THIS 19<sup>th</sup> DAY OF NOVEMBER, 2021.

Pamela J. Burton

PAMELA J. BURTON, AUDITOR

RECEIVED BY THE JOHNSON COUNTY ASSESSOR THIS 19<sup>th</sup> DAY OF November, 2021.

Mark Alexander  
MARK ALEXANDER, ASSESSOR

NO. 2021-034338

RECEIVED FOR RECORD THIS 19<sup>th</sup> DAY OF November, 2021.

AT 11:07:18am AND RECORDED IN PLAT BOOK E PAGE 539 a,b,c,d  
FEE 40

Teresa K. Petro  
TERESA K. PETRO, RECORDER

**SURVEYOR'S CERTIFICATE**

I, GEORGE W. CHARLES, II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED BY CKW LAND SURVEYING, INC DATED JUNE 7, 2013 AND THAT THIS SURVEY IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, AND RULE 12 OF INDIANA ADMINISTRATIVE CODE.



G. W. Charles II  
GEORGE W. CHARLES, II  
INDIANA LAND SURVEYOR  
No. LS 20800117  
DATED: MARCH 09, 2021

**Boundary Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C1	83.24'	251.85'	N50°51'52"W	82.86'
C2	462.02'	865.00'	N19°24'35"W	456.55'
C3	370.48'	2136.39'	N48°36'22"E	370.02'

**Curve Table: Alignments**

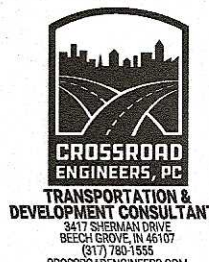
Curve #	Radius	Length	Chord Direction	Chord Length
C4	100.00'	104.25'	N38°34'40"W	99.59'
C5	1035.00'	306.33'	N17°11'30"W	305.21'
C6	100.00'	82.81'	N01°56'54"W	80.46'
C7	500.00'	277.51'	N37°40'26"E	273.96'
C8	100.00'	101.58'	N07°19'34"W	97.27'

**Curve Table: Lot**

Curve #	Length	Radius	Chord Direction	Chord Length
C9	83.23'	255.00'	N50°51'52"W	82.86'
C10	461.95'	880.00'	S19°08'48"E	456.67'
C11	14.17'	2081.37'	N43°49'59"E	14.17'
C12	91.59'	2081.37'	N45°17'20"E	91.59'
C13	86.44'	2081.37'	N47°44'21"E	86.43'
C14	76.69'	2081.37'	N49°59'04"E	76.69'
C15	76.57'	2081.37'	N52°05'38"E	76.56'
C16	15.49'	2081.37'	N53°21'40"E	15.49'
C17	20.42'	13.00'	N08°34'27"E	18.38'
C18	20.42'	13.00'	N23°13'35"W	18.38'
C19	20.42'	13.00'	N66°46'25"E	18.38'
C20	20.47'	13.00'	N23°20'05"W	18.42'
C21	279.64'	1190.00'	N17°45'49"W	278.99'
C22	191.48'	345.00'	N37°40'26"E	189.03'
C23	20.42'	13.00'	S81°25'33"E	18.38'
C24	20.37'	13.00'	N66°39'55"E	18.35'

THIS SUBDIVISION IS SUBJECT TO ALL DRAINAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS OF THE FRANKLIN SUBDIVISION CONTROL ORDINANCE, ALL OTHER APPLICABLE ADOPTED STANDARDS OF THE CITY OF FRANKLIN, AND THE REQUIREMENTS OF THE CITY ENGINEER THAT PROVIDE FOR THE REPAIR AND MAINTENANCE OF THE SYSTEM. PROPER FUNCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM MAY BE ENFORCED BY THE BOARD OF PUBLIC WORKS AND THE CITY ENGINEER. DRAINAGE EASEMENTS SHALL PROVIDE THE CITY OF FRANKLIN THE RIGHT OF ACCESS.

**HOMESTEADS AT HILLVIEW - SECTION 3  
MAJOR SUBDIVISION  
SECONDARY PLAT**



A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA.

JOB No.	DRAWN	LMC/DEP	CHECKED	TEN
DATE: SEPTEMBER 14, 2021	DESIGNED	DJM	APPR.	GWC

SHEET **4 of 4**