

beaver ridge

This subdivision shall be known and designated as Beaver Ridge as

All streets shown and not heretofore dedicated are hereby dedicated to the public for its use.

Building setback lines (Building Line / B.L.) are hereby established as shown on this plat, between which lines and the property lines of the streets there shall be created or maintained no building or enclosures, hereinafter (B.L.), are hereby established as shown on this plat. All "setback" buildings or structures shall be created between the building line and the rear yard line.

There are strips of ground as shown on the within plat named "Common Drive easement" (C.D.E.), "Drainage easements" (D.E.), "Sewer easements" (S.E.) and "Utility easements" (U.E.) which are respectively or in any combination of the four, which are reserved for the use of public utility companies and governmental agencies as follows:

"COMMON DRIVE EASEMENTS" are created to provide a shared access onto adjoining lots, drainage easements are created for drainage of surface water, utility easements are created to provide public utility easements, to serve the needs of this and adjoining property.

No structures, including fences, shall be built upon said easements, which will obstruct flow from the area being served.

"SEWER EASEMENTS" are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city or county for the purpose of installation and maintenance of system that are part of said system.

"UTILITY EASEMENTS" are created for the use of all public utility companies, not including electric companies, for the installation and maintenance of poles, wires, pipes, lines and other utility facilities.

The owners of all lots in this subdivision (hereinafter "lot owners") shall be bound to the rights of public utility companies, governmental agencies and the rights of the public in their subdivision/strip of ground for purposes herein stated. No structures, including fences, shall be created or maintained upon said easements.

The undersigned Merion B. Armstrong being the Owner(s) of record of the subject real estate, do hereby lay out, plat and subdivide the same into lots and streets in accordance with the within plat.

Witness our signatures this 22nd day of September, 1982.

Merion B. Armstrong
Merion B. Armstrong

State of Indiana) ss
County of Madison) ss
Before me, the undersigned a Notary Public in and for said County and State personally appeared Merion B. Armstrong who acknowledges the execution of the foregoing instrument as his act and deed for the uses and purposes therein expressed.

Witness my hand and notary seal this 22nd day of September 1982.

Charles D. Tol
Notary Public in and for
By Commission Expires November 29, 1984

COUNTY COMMISSIONER'S CERTIFICATION
Under authority provided by Chapter 37, Article 15 of the General Assembly of the State of Indiana, this plat was given approval by the Board of County Commissioners of Madison County, Indiana at a meeting held on _____, 1982.

Charles D. Tol
County Commissioner

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE
I, Steve Hancock, Director of Planning and Zoning for the City of Noblesville, hereby certify that application for approval of this plat meets all minimum requirements set forth in the Master Plan of Noblesville, Indiana and such other applicable requirements contained in the code of ordinances of the City of Noblesville, December 11, 1981 as amended.

Steve Hancock
Director of Planning and Zoning
Date: 8-23-82

RECEIVED FOR RECORD
MADISON COUNTY CLERK
OCT 22 1982
1982
Merion B. Armstrong

FILED
MADISON COUNTY CLERK
OCT 22 1982
Merion B. Armstrong

This document prepared by:
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