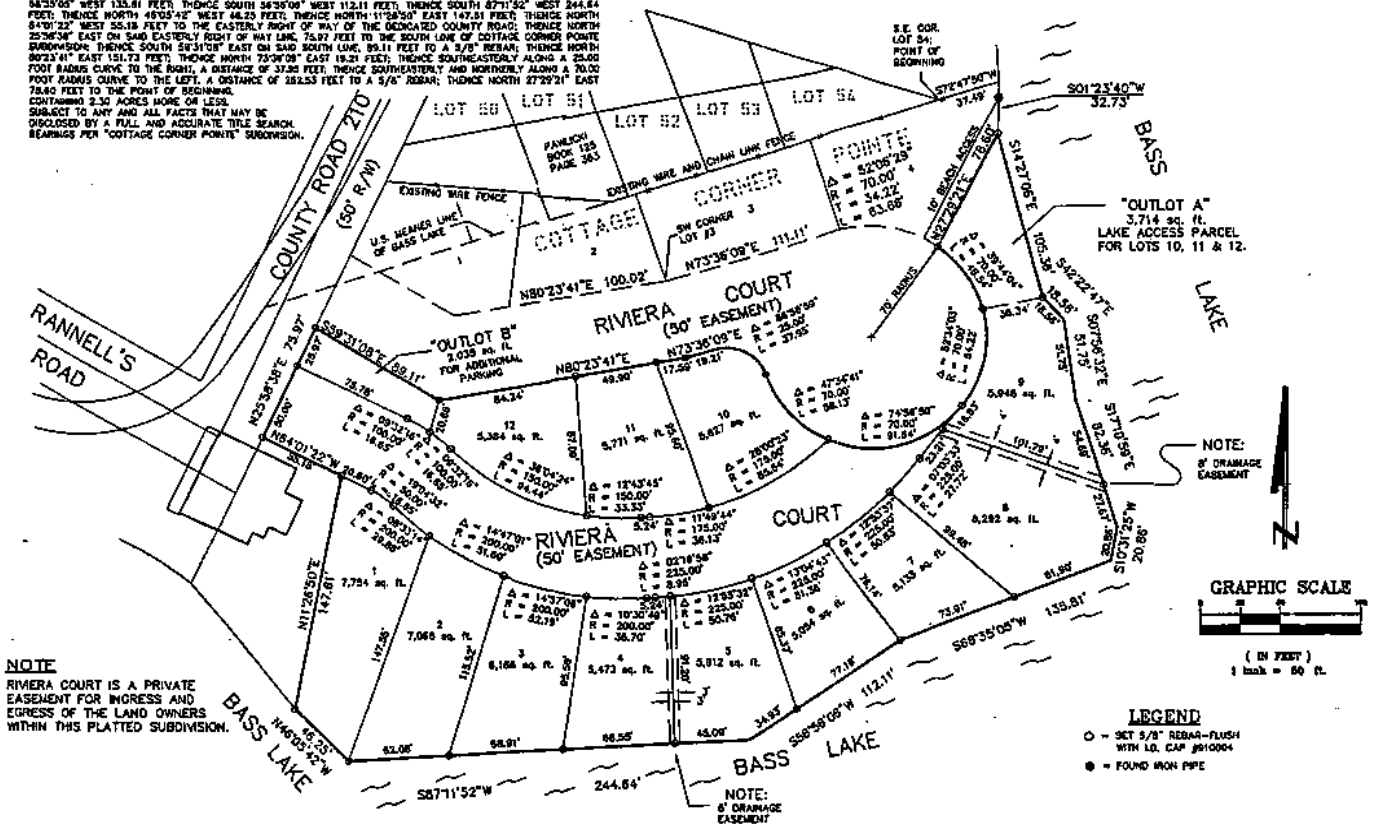
CEDAR POINTE PARK SUBDIVISION

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF LOT 54 IN LARIMER'S ADDITION TO CEDAR POINT, IN SECTION 13, TOWNSHIP 32 NORTH, RANGE 2 WEST, CALIFORNIA TOWNSHIP, STARKE COUNTY, INDIANA; THENCE NORTH 72°47'50" EAST ON THE U.S. MEANDER LINE OF BASS LAKE, SAID LINE BEING THE NORTH LINE OF PARK LOT, A DISTANCE OF 37.49 FEET; THENCE SOUTH 01°23'40" WEST 32.73 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING; THENCE SOUTH 14°27'05" EAST 105.38 FEET; THENCE SOUTH 42°22'47" EAST 18.58 FEET; THENCE SOUTH 07°56'32" EAST 51.75 FEET; THENCE SOUTH 17°10'56" EAST 82.36 FEET; THENCE SOUTH 10°31'25" WEST 20.86 FEET; THENCE SOUTH 84°39'05" WEST 135.81 FEET; THENCE SOUTH 56°35'05" WEST 112.11 FEET; THENCE SOUTH 87°11'52" WEST 244.64 FEET; THENCE NORTH 46°05'42" WEST 46.23 FEET; THENCE NORTH 11°26'50" EAST 147.61 FEET; THENCE NORTH 84°01'22" WEST 55.18 FEET TO THE EASTERLY RIGHT OF WAY OF THE DEDICATED COUNTY ROAD; THENCE NORTH 25°36'38" EAST ON SAID EASTERLY RIGHT OF WAY LINE, 75.97 FEET TO THE SOUTH LINE OF COTTAGE CORNER POINTE SUBDIVISION; THENCE SOUTH 58°31'08" EAST ON SAID SOUTH LINE, 89.11 FEET TO A 5/8" REBAR; THENCE NORTH 80°23'41" EAST 151.73 FEET; THENCE NORTH 73°36'09" EAST 19.21 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 37.35 FEET; THENCE SOUTHEASTERLY AND NORTHERLY ALONG A 70.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 252.53 FEET TO A 5/8" REBAR; THENCE NORTH 27°29'21" EAST 78.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.30 ACRES MORE OR LESS.
SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
BEARINGS PER "COTTAGE CORNER POINTE" SUBDIVISION.



OWNERS DEED OF DEDICATION

WE, STEVEN JOE WILLIAMS, JULIE ANN WILLIAMS, HUSBAND & WIFE, OWNERS

DO CERTIFY THAT I AM THE OWNER OF THE LAND HEREIN DESCRIBED AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AS CEDAR POINTE PARK SUBDIVISION. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

RESTRICTIVE COVENANTS

1. BUILDING SETBACKS TO CONFORM WITH NEIGHBORING HOME'S SETBACKS.
2. NO SINGLE -WIDE MANUFACTURED HOMES SHALL BE PLACED ON ANY LOT.
3. ALL HOMES SHALL BE SET UPON A CONCRETE FOUNDATION.
4. NO BARRELS FOR REFUSE IS TO BE KEPT IN FRONT OF THE HOUSE AT AT ANY PLACE.
5. GARBAGE, JUNK AND HOUSEHOLD TRASH TO BE KEPT IN A REGULAR GARBAGE CONTAINER AND IS TO BE REMOVED WEEKLY.
6. NO JUNK OR UNLICENSED VEHICLES TO BE ON PROPERTY.
7. EVERY LOT IS TO BE USED FOR (SINGLE FAMILY) RESIDENTIAL PURPOSES ONLY, EXCLUSIVELY.
8. NO BRUSH, TRASH, WEEDS, NEW OR USED BUILDING MATERIALS SHALL BE DEPOSITED, RETAINED, OR STORED UPON ANY LOT AND EACH LOT SHALL BE MAINTAINED AT ALL TIMES IN A NEAT, CLEAN AND ORDERLY CONDITION.
9. ALL LOTS SHALL REMAIN PLATTED AND SHALL NOT BE RE-SUBDIVIDED FOR ANY PURPOSE WHATSOEVER, AND EACH LOT SHALL INCLUDE NO MORE THAN ONE (1) SINGLE FAMILY DWELLING UNIT, EXCEPT FOR EXISTING DWELLINGS.
10. NO PREMISES WITHIN THIS SUBDIVISION SHALL BE USED FOR THE PURPOSE OF CONDUCTING THEREON ANY BUSINESS, TRADE, MANUFACTURING OF OTHER COMMERCIAL USES WHATSOEVER, AND NO LOT SHALL BE USED FOR THE OPEN STORAGE OF ANY MACHINERY, EQUIPMENT, TRUCKS OR OTHER VEHICLES OTHER THAN OPEN STORAGE FOR A TEMPORARY PERIOD, OF OPERABLE PRIVATE PASSENGER AUTOMOBILES FOR THE OCCUPANTS OR THE VISITORS.
11. EVERY HOME WILL HAVE A MODERN FLUSH TYPE TOILET STOOL, WHICH IS TO BE CONNECTED TO THE SANITARY SEWER LINE THAT IS MAINTAINED BY THE BASS LAKE CONSERVANCY, MEETING THE FULL REQUIREMENTS OF THE STARKE COUNTY HEALTH DEPARTMENT, AND SHALL BE AT ALL TIMES MAINTAINED IN A CLEAN AND SANITARY CONDITION, FREE FROM OBNOXIOUS ODORS.
12. TEMPORARY STORAGE OF NO MORE THAN ONE RECREATIONAL VEHICLE MAY BE STORED ON THE PREMISES, TO THE REAR OF THE DWELLING. NO SUCH RV, TENT, SHACK, GARAGE, OR OTHER STRUCTURE SHALL BE TEMPORARILY OR PERMANENTLY PLACED, ERECTED OR MAINTAINED ON ANY LOT FOR ANY RESIDENTIAL USES.
13. ALL SOIL EROSION CONTROL PROCEDURES SHALL BE THE RESPONSIBILITY OF THE HOME BUILDER.
14. ALL STRUCTURES SHALL BE COMPLETED WITHIN ONE (1) YEAR FROM START OF CONSTRUCTION, DURING WHICH TIME AND IMMEDIATELY AFTER, EVERY EFFORT SHALL BE MADE TO CONTROL EROSION, ALL TYPES OF DEBRIS AND UNSANDED MATERIALS, AND ALL AREAS OF DISTURBED SOILS SHALL BE SODDED OR MULCHED AND SEEDED. NO HEALTHY TREES SHALL BE REMOVED FROM ANY PREMISES EXCEPT FOR BUILDING SITES, DRIVEWAYS, REQUIRED DRAINAGE FACILITIES OR IN THE EVENT OF PERIL TO HUMAN LIFE OR PROPERTY.
15. ALL STARKE COUNTY ZONING REGULATIONS SHALL BE COMPLIED WITH AND NO CONSTRUCTION SHALL BE ENGAGED UNTIL A ZONING CLEARANCE PERMIT HAS BEEN APPLIED FOR AND ISSUED.

THESE RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM AND AFTER THE DATE OF THE RECORDING OF THIS PLAT, AFTER WHICH THE SAID RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF THE LOTS THAT HAVE BEEN RECORDED, AGREEING TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.

ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY RESTRICTIONS EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

THE EASEMENT FOR RIVIERA COURT, AS INCORPORATED WITHIN THIS PLAT AND ALSO WITHIN THE RECORDED PLAT OF COTTAGE CORNER POINTE, IS FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE OWNERS OF THE LOTS CONTAINED WITHIN THIS RECORDED SUBDIVISION.

WITNESSED THIS 10 DAY OF MARCH 1999

STEVEN JOE WILLIAMS

JULIE ANN WILLIAMS

STATE OF INDIANA) SS
COUNTY OF STARKE)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED MARCH 10-99-

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.

MY COMMISSION EXPIRES April 2, 2001

WITNESS MY HAND AND NOTARIAL SEAL THIS 10TH DAY OF March 1999

PATRICIA A. DIMICO
NOTARY PUBLIC
RESIDENT OF STARKE COUNTY, INDIANA

PLANNING COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY THE INDIANA CODE, 36-7-4-700, 1982, THIS SUBDIVISION PLAT WAS GRANTED PRIMARY APPROVAL BY THE STARKE COUNTY PLANNING COMMISSION IN A PUBLIC MEETING, HELD ON MARCH 17, 1999, WITH PROVISION THAT SUCH DECISION IN NO WAY CONSTITUTES APPROVAL OR GUARANTEE OF ANY IMPROVEMENTS INSTALLED WITHIN AREAS CLASSIFIED AS SEVERE LIMITATION SOILS BY THE U.S. SOIL CONSERVATION SERVICE, INDICATED HEREON BY APPROPRIATE DESIGNATION. ALTHOUGH SOME AREAS SO INDICATED MAY BE CONSIDERED BY THE STARKE COUNTY HEALTH DEPARTMENT AS MARGINALLY ACCEPTABLE FOR SEWAGE DISPOSAL INSTALLATIONS, SUCH DETERMINATION SHALL BE RESERVED PENDING THE RESULTS OF INDIVIDUAL ON-SITE INSPECTIONS AT TIME OF APPLICATION FOR IMPROVEMENT PERMITS.

STARKE COUNTY PLANNING COMMISSION:

BY: PRESIDENT Harold Hansen 3-17-99 DATE

ATTEST SECRETARY Evelyn P. Lind 3/17/99 DATE

SURVEYORS CERTIFICATE

I, BRADLEY S. CRAMER, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF INDIANA, AND THAT THIS PLAT REPRESENTS A SURVEY DONE BY MYSELF OR UNDER MY DIRECT SUPERVISION, COMPLETED ON APRIL 15, 1999

Bradley S. Cramer 4-19-99
BRADLEY S. CRAMER R.L.S. 910004 DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS IS TO CERTIFY THAT ALL REGULATIONS AS SET FORTH IN ARTICLE 5, SUBDIVISION, OF THE CODE OF THE COUNTY OF STARKE, INDIANA, HAVE BEEN MET AND COMPLETED, INCLUDING REQUIRED PROVISIONS AND SECURED AGREEMENTS FOR INSTALLATION AND MAINTENANCE OF ALL CAPITAL IMPROVEMENTS AS PLATTED HEREON AND DEDICATED TO THE PUBLIC. SUCH DEDICATIONS ARE HEREBY ACCEPTED FOR PUBLIC USE:

BOARD OF COMMISSIONERS, STARKE COUNTY, INDIANA; DATE 4-19-99

1. _____
2. _____
3. _____

ATTEST _____ (AUDITOR)

RECORDERS CERTIFICATE

434514

STATE OF INDIANA) SS
COUNTY OF STARKE)

FILED FOR RECORD AT 10:35 O'CLOCK AM THIS 20TH DAY OF APRIL 1999.

AND RECORDED IN PLAT BOOK 2 PAGE 38

STARKE COUNTY RECORDER Cynthia M. Lawler

AUDITORS CERTIFICATE

DULY ENTERED FOR TAXATION THIS 19 DAY OF April 1999.

STARKE COUNTY AUDITOR Marian Johnson

WIGHTMAN CRAMER INC.
113 E. WASHINGTON SUITE 101
PLYMOUTH, IN. 46563

CEDAR TOWNSHIP SECTION 13 T32N R2W STARKE COUNTY