



PART OF THE  
MARION TOWN

DEDICATION

The undersigned Charles A. Becker and Bethel E. Becker (hereafter Developer), being the owners of the within described real estate, do hereby subdivide and lay out the same in accordance with the within plat and dedication. This subdivision shall be known as "Crystal Lakes Estates", an addition in Hendricks County, Indiana. All streets and rights of way shown hereon and not heretofore dedicated, are hereby dedicated to the public for its use as such.

There are strips of land, the widths as shown on the plat, and labeled as Utility Easement and Drainage Easement, either separately or in combination, which are reserved for use by the Developer, Public Utility Companies (not including transportation companies) and Governmental Agencies for the installation, operation and maintenance of improvements and facilities as follows:

(1) Utility Easements (U.E.) are reserved for use by the Developer, public utility companies and governmental agencies for the installation, operation and maintenance of poles, lines, wires, ducts, transformers, riser pedestals, gas mains, water mains, and appurtenances.

(2) Drainage Easements (D.E.) are reserved for use by the Developer and governmental agencies for the installation, operation and maintenance of storm water drainage pipes and structures, subsurface drainage tiles, leech ponds, drainage retention and/or detention areas, and surface drainage courses.

(3) Regulated Drainage Easements - See Drainage Statement for details.

(4) Secondary Septic Field Easements are hereby expressly reserved for the placement of a seepage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system. No uses that result in soil compaction, such as but not limited to, permanent structures, livestock, driveways or tracks, paved or unpaved, shall be permitted. Temporary structures may be placed within the easement area only upon written permission of the Hendricks County Health Department and with the understanding that the temporary structure must be removed prior to the installation of a secondary septic system. The easement shall terminate only with the written approval of the Hendricks County Health Department.

There shall be no buildings or other improvements erected or allowed to remain within said easements except for private driveways, parking areas, fences, and facilities expressly permitted above. The owners of lots within the subdivision shall not alter, disturb, obstruct or impede the improvements in, or the use of said easements.

There are building setback lines as shown on the within plat and between these lines and the Lot, Block, or street right-of-way lines there shall not be erected, nor permitted to remain, any buildings or structures.

No fence, wall, sign, hedge, tree or shrub planting or other similar item which obstructs side lines at an elevation between two (2) and eight (8) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points twenty-five (25) feet from the intersection of street lines or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. In the case of a driveway within ten (10) feet of an intersection of a street right-of-way or an alley, the same sight line limitation shall apply.

The right to cause the removal, by due process of law, of anything in violation of these restrictions is reserved unto the Developer, Utility and Governmental Authorities and any owner of any lot within this subdivision. The undersigned owner of the real estate shown and described on this plat, hereby lays off, plats and subdivides this real estate in accordance with this plat subject to the following covenants, conditions, restrictions, and limitations which shall run with the land and be binding on and inured to the benefit of the grantor, its heirs, successors and assigns.

This subdivision appears to be classified as Zone "C" (area of minimal flooding) per the Flood Insurance Rate Map (FIRM) for Hendricks County, Indiana, community panel number 180418 0075 B, effective date March 16, 1987, Federal Emergency Management Agency, Federal Insurance Administration. Per said FIRM, these lots do not appear to lie in the boundary of the 100-year flood limits. The accuracy of any flood hazard statement is subject to map scale uncertainty.

Dated this 15 day of January, 2007.

By Charles A. Becker By Bethel E. Becker  
CHARLES A. BECKER, OWNER BETHEL E. BECKER, OWNER

State of Indiana )  
County of Hendricks ) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the above owner, who acknowledged the execution of the foregoing instrument to be voluntary act and deed, for the purposes therein expressed. Witness my hand and notarial seal this 15 day of January, 2007.

Shannon J. Lindley Notary Public  
Shannon J. Lindley  
Type or Print Name



HENDRICKS COUNTY DRAIN

A petition addressed to the H duplicate with the County Sur system and its easements be The storm drainage system a regulated drainage system as Easements (R.D.E.). These Indiana Drainage Code and is provided in said code (e.g. a drainage easement have not improvements performed not perpetual maintenance there of the owner or home-owner assumes no responsibility re This subdivision contains 0 & County's Regulated Drainage lineal feet of the drains and is system.

12" PIPE
18" PIPE
24" PIPE
30" PIPE

CERTIFICATE OF PLAN OK

Under authority provided by the undersigned hereby call County Plan Commission of was duly given as required I that said plat has been duly member of said Commission.

Dated May 12  
C. Richard  
C. Richard

NOTES:

- 1.) Cross reference is here: all Instrument No. 2004-32 County, Indiana
- 2.) Cross reference is here: No. 2005-13217 recorded i
- 3.) Any property owner(s) hereinares The County of H lot herein which may be on occasion, foreseeable or.

SURVEYOR'S CERTIFICATE:

I, Brian L. Haggard, being with the State of Indiana, a Licensed Surveyor, do hereby certify that this plat represents a survey parcel of land:

That portion of the East 1/2 Quarter of Section 1, Town Meridian, Marion Township:

Commencing at a brass pin Quarter, thence North 88° of the south line thereof 300.1 southwest corner of the lot in Instrument Number 89-5 being the POINT OF BEGINNING second West along said 4 degrees 20 minutes 28 sec thence North 88 degrees 5 cap found, thence North 04 inch rebar with Gascon Eri North 88 degrees 48 min inch rebar with Burning Eri South 88 degrees 34 minu set on the west line of the in said county recorder; the west line 1320.34 feet to a Southeast Quarter, thence line 105.90 feet to rebar at thence North 88 degrees 1 Southeast Quarter of said corner of the land of Wade county records; thence So



**PART OF THE SW 1/4 & SE 1/4, SEC. 1-T15N-R2W  
MARION TOWNSHIP, HENDRICKS COUNTY, INDIANA**

**HENDRICKS COUNTY DRAINAGE STATEMENT**

A petition addressed to the Hendricks County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are shown on the plat as Regulated Drainage Easements (R.D.E.). These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g. annual drainage assessment period). All other storm drainage easements have not been accepted into the County's System. All drainage improvements performed relative to the conveyance of stormwater runoff and the perpetual maintenance thereof, within the latter easements, shall be the responsibility of the owner or homeowner association. The Hendricks County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains 0 linear feet of open ditches that will be included in the County's Regulated Drainage System. See the Regulated Drain Table below for the linear feet of the ditches and their respective diameters that will be included within the system.

See Developer, subdivision and The subdivision shall comply, Indiana. All said, are hereby

as Utility Easement or are reserved for use (allotment easements) and nature of improvements

er, public utility and maintenance of is, water mains, and

slower and governmental/ it water drainage pipes retention and/or detention

or details.

erved for the placement of of with the proper tion, such as but not saved or unpaved, shall assessment area only upon and with the br to the installation of a th the written approval of

owed to remain within ion, and facilities tion shall not alter, and easements.

I between these lines and ted, nor permitted to

er when which obstructs is the street, shall be ular area formed by the (20) feet from the corner, from the is of a driveway within ten is same sight line

ing in violation of these vental Authorities and any r of the real estate shown I this real estate in addition, restrictions, and used to the benefit of the

minimal flooding) per the is, occurrence permit / Emergency Management as lots do not appear to be ny flood hazard statement

*MEL E. BECKER, OWNER*

ty and State, personally of the foregoing instrument id. Witness my hand and

2007 Feb 22 2007

*Hendricks*

of said land 831.10 feet to a rebar set; thence No West 168.57 feet to a rebar set at the northwest c South 00 degrees 30 minutes 00 seconds West 4 BEGINNING, containing 49,009 acres, more or le

The above described parcel consists of 21 Lots, 1 with easements as shown hereon, and shall be dimensions are shown in feet and decimal parts 1 974 day of 20

*Brian L. Haggard*  
Registered Land Surveyor #LS2980001 - Indian

OPEN DITCHES	0 LINEAL FEET
12" PIPE	1164 LINEAL FEET
18" PIPE	54 LINEAL FEET
24" PIPE	304 LINEAL FEET
30" PIPE	300 LINEAL FEET



**CERTIFICATE OF PLAN COMMISSION**

Under authority provided by section IC 36-7-4-700 et seq. and all amendments thereto, the undersigned hereby certifies that public notice of the hearing by the Hendricks County Plan Commission of the aforesaid owners' application for approval of this plat, was duly given as required by section IC 36-7-4-700 and all amendments thereto, and that said plat has been duly approved by said Commission with the majority of the members of said Commission concurring in such approval.

Dated May 12, 2004

*C. Richard Whicker*  
C. Richard Whicker  
*Don F. Reitz*  
Don F. Reitz, AICP

**NOTES:**

- 1.) Cross reference is hereby made to the boundary survey of Record recorded as instrument No. 2006-32322 recorded in the Office of the Recorder of Hendricks County, Indiana.
- 2.) Cross reference is hereby made to owner's record source of title in instrument No. 2006-13217 recorded in the Office of the Recorder of Hendricks County, Indiana.
- 3.) Any property owner(s) of a lot contained within this plat hereby releases and holds harmless The County of Hendricks, State of Indiana, for any potential erosion to any lot herein which may be caused by construction of a home thereon or for any other occasion, foreseeable or unforeseeable.

**SURVEYOR'S CERTIFICATE**

I, Brian L. Haggard, being duly licensed and authorized as a Registered Land Surveyor with the State of Indiana, do hereby state that the attached plat and survey of "Crystal Lakes Estates" is true and correct to the best of my knowledge and belief, and that this plat represents a survey completed under my supervision for the following described parcel of land:

That portion of the East Half of the Southwest Quarter and West Half of the Southeast Quarter of Section 1, Township 15 North, Range 2 West of the Second Principal Meridian, Marion Township, Hendricks County, Indiana, described as follows:

Commencing at a brass plug found marking the southeast corner of said Southwest Quarter; thence North 89 degrees 51 minutes 00 seconds West (adjusted bearing) along the south line thereof 306.77 feet to a Mag nail with LS2980001 tag set at the southwest corner of the land of Ronald L. Faulstich and Lucille E. Faulstich as described in instrument Number 89-5833 in the Office of the Recorder of said county, said point being the POINT OF BEGINNING; thence continue North 89 degrees 51 minutes 00 seconds West along said south line 376.03 feet to a PK nail found; thence North 00 degrees 20 minutes 28 seconds East 400.13 feet to a 5/8 inch rebar with cap found; thence North 89 degrees 51 minutes 28 seconds West 205.19 feet to a 5/8 inch rebar with cap found; thence North 00 degrees 19 minutes 16 seconds East 2240.22 feet to a 5/8 inch rebar with Gascon Eng LS320002 cap found in an existing east-west fence; thence North 89 degrees 48 minutes 45 seconds East along said fence line 773.85 feet to a 5/8 inch rebar with Bauring Eng Firm 80060 cap (herein referred to as rebar set); thence South 89 degrees 34 minutes 27 seconds East along said fence line 217.85 feet to a rebar set on the west line of the land of Jones as described in instrument Number 2003-14709 in said county records; thence South 00 degrees 19 minutes 40 seconds West along said west line 1502.34 feet to a rebar set on the north line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 50 minutes 16 seconds West along said north line 105.60 feet to rebar set at the northwest corner of said Southwest Quarter Quarter; thence North 89 degrees 54 minutes 05 seconds West along the north line of the Southwest Quarter of said Southwest Quarter 168.60 feet to a rebar set at the northwest corner of the land of Waters as described in instrument Number 2005-24048 in said county records; thence South 00 degrees 19 minutes 40 seconds West along the west line

**CURVE 1**

#	Radius	Delta
1	150.00'	14°37'51"
2	175.00'	14°37'51"
3	125.00'	14°37'51"
4	150.00'	15°09'58"
5	175.00'	15°09'58"
6	125.00'	15°09'58"
7	150.00'	14°59'02"
8	175.00'	14°59'02"
9	125.00'	14°59'02"
10	225.00'	25°40'48"
11	250.00'	25°40'48"
12	200.00'	25°40'48"
13	225.00'	25°38'42"
14	250.00'	25°38'42"
15	200.00'	25°38'42"
16	150.00'	00°00'00"
17	175.00'	28°52'54"
18	175.00'	38°34'58"
19	125.00'	30°00'00"
20	25.00'	58°14'36"
21	25.00'	58°14'36"
22	75.00'	285°20'11"

LOT ADDRESSES	
LOT NUMBER	STREET ADDRESS
1	301
2	302
3	303
4	304
5	305
6	306
7	307
8	308
9	309
10	310
11	311
12	312
13	313
14	314
15	315
16	316
17	317
18	318
19	319
20	320
21	321

\* FOR LOTS SHOWN WITH ADDRESSES WILL BE DE COUNTY UPON ISLAIANC FOR SAID LOT.

I affirm, under the penalty Social Security number.