

REPLAT, BLOCK "B", GLEN OAKS VILLAGE, SECTION 2, TOWNSHIP 15 NORTH, RANGE 5 EAST, TOWN OF CUMBERLAND, HANCOCK COUNTY, INDIANA

DEED OF DEDICATION

We, the undersigned CAG Realty, LLC, owners of the real estate shown and described herein, do herein and hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as "REPLAT, BLOCK "B", GLEN OAKS VILLAGE, SECTION ONE. All streets and alleys and public spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property line of the streets there shall be erected or maintained no building or structure. The strips of ground shown on the plat and marked "Easement" are reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all time 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, and to the rights of the owners of other lots in this subdivision.

LAND DESCRIPTION

Block "B" in Glen Oaks Village, Section One, an addition to the Town of Cumberland, Indiana, as per plat thereof recorded, September 29, 1969 as Instrument Number 89-5933, in Cabinet B, Side 156, in the Office of the Recorder of Hancock County, Indiana.

CERTIFICATE OF OWNERSHIP

I, CAG Realty, LLC, do hereby certify that I am the owner of the property described in the above caption, and that as such owner, I have caused the said above described property to be surveyed and subdivided as shown on the herein plat, as my own free and voluntary act and deed.

CAG REALTY, LLC
2563 WAYWARD WIND DRIVE
INDIANAPOLIS, IN 46239


CARYN A. GUBA, MEMBER


PHILIP P. GUBA, MEMBER

State of Indiana)
County of) SS:

I, Willy A. Stacy, Notary Public in and for said Marion County and State, do hereby certify that Caryn A. Guba and Philip P. Guba, members of CAG Realty, LLC, personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledge that they signed the above certificate as their free and voluntary act and deed for the uses and purposes therein set forth.

NOTES:

Cross reference is hereby made to the recorded plat of C in Plat Cabinet B, Side 156, nat. #89-5933, in the Office of the Recorder of Hancock County, Indiana.

Cross reference is hereby made to the Covenants of Glen in Plat Cabinet B, Side 157, nat. #89-5933, in the Office of the Recorder of Hancock County, Indiana.

Cross reference is hereby made to the Covenants of Replat One recorded as nat. # _____, in the Office of the Recorder of Hancock County, Indiana.

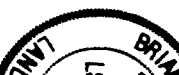
The boundary survey of this plat is in conformity with 865 nat. # 89-5933 in P.C.B. Side 156 in the Office of the Recorder of Hancock County, Indiana, Sec. 1

SURVEYOR'S CERTIFICATE

I, Brian L. Hoggard hereby state that I am a Land Surveyor of the State of Indiana; and I do hereby further state that I have surveyed the property described in the land description herein and that I have caused the same to be shown on the drawn plat. The plat and subdivision in every detail to the best of my knowledge and belief are in place as located. All lot corners are marked as shown in the drawn plat. Dimensions are in feet.

Dated the 30th day of March, 2000.

Signature 



PLAN COMMISSION APPROVAL - PRELIMINARY

Approved by the Cumberland Plan Commission in accordance with the following resolution:

BY: _____
Chairperson: Willy A. Stacy

PLAN COMMISSION APPROVAL - SECONDARY

Approved by the Cumberland Plan Commission in accordance with the following resolution:

BY: _____
Chairperson: Willy A. Stacy

Voided unless recorded before _____

with the plat.
This subdivision shall be known and designated as "REPLAT, BLOCK "B", GLEN OAKS VILLAGE, SECTION ONE. All streets and alleys and public spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property line of the streets there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Easement" are reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all time 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, and to the rights of the owners of other lots in this subdivision.

LAND DESCRIPTION

Block "B" in Glen Oaks Village, Section One, an addition to the Town of Cumberland, Indiana, as per plat thereof recorded, September 29, 1989 as Instrument Number 89-5933, in Cabinet B, Slide 156, in the Office of the Recorder of Hancock County, Indiana.

CERTIFICATE OF OWNERSHIP

I, CAG Realty, LLC, do hereby certify that I am the owner of the property described in the above caption, and that as such owner, I have caused the said above described property to be surveyed and subdivided as shown on the herein plat, as my own free and voluntary act and deed.

CAG REALTY LLC
2563 WAYWARD WIND DRIVE
INDIANAPOLIS, IN 46239

Caryn A. Guba
CARYN A. GUBA, MEMBER

Philip P. Guba
PHILIP P. GUBA, MEMBER

State of Indiana)
County of) SS:

I, Kelly A. Stracy, Notary Public in and for said Marion County and State, do hereby certify that Caryn A. Guba and Philip P. Guba, members of CAG Realty, LLC, personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledge that they signed the above certificate as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of April, 2000.

Kelly A. Stracy
(Seal)



Cross reference is hereby made to the Covenants of in Plat Cabinet B, Slide 157, Inst. #89-5933, in the Office of the Recorder of Hancock County, Indiana. Cross reference is hereby made to the Covenants of One recorded as Inst. #89-5933, in the Office of the Recorder of Hancock County, Indiana. The boundary survey of this plat is in conformity with Inst. # 89-5933 in P.C.B. Slide 156 in the Office of the Recorder of Hancock County, Indiana, being the plat of Glen Oaks Village, Sec. 1

SURVEYOR'S CERTIFICATE

I, Brian L. Hoggard hereby state that I am a Land Surveyor in good standing under the laws of the State of Indiana and I do hereby further certify that the property described in the land description herein and the plat and lots as shown on the drawn plat. This plat and subdivision in every detail to the best of my knowledge and belief are in place as located. All lot corners are marked with iron pins and are of the type as indicated in the drawn plat. Dimensions are in feet and inches.

Dated the 30th day of March, 2000.
Signature *Brian L. Hoggard*

PLAN COMMISSION APPROVAL - PRELIMINARY

Approved by the Cumberland Plan Commission in accordance with the following conditions:
BY: *Debra K. Hall*
Chairperson: *Debra K. Hall*

PLAN COMMISSION APPROVAL - SECONDARY

Approved by the Cumberland Plan Commission in accordance with the following conditions:
BY: *Debra K. Hall*
Chairperson: *Debra K. Hall*

Voided unless recorded before _____

ACCEPTANCE OF DEDICATIONS

Be it received by the Town Council, Cumberland, Indiana, that the above plat is hereby approved and accepted for recording in the Public Records of Hancock County, Indiana, this 7th day of April, 2000.
Debra K. Hall
Town Council President
Debra K. Hall
Town Council Treasurer



Kelly U. Stacy
(Seal)

Be it resolved by the Town Council Cumberland, Indiana, that the defects shown on this plat are hereby approved and accepted the 21 APRIL, 2000.

Paul D. Lawrence
Town Council President

Ken S. Doolery
Town Council Treasurer

TAX:
AS OF 7-27-00
011-1017818

BANNING
ENGINEERING

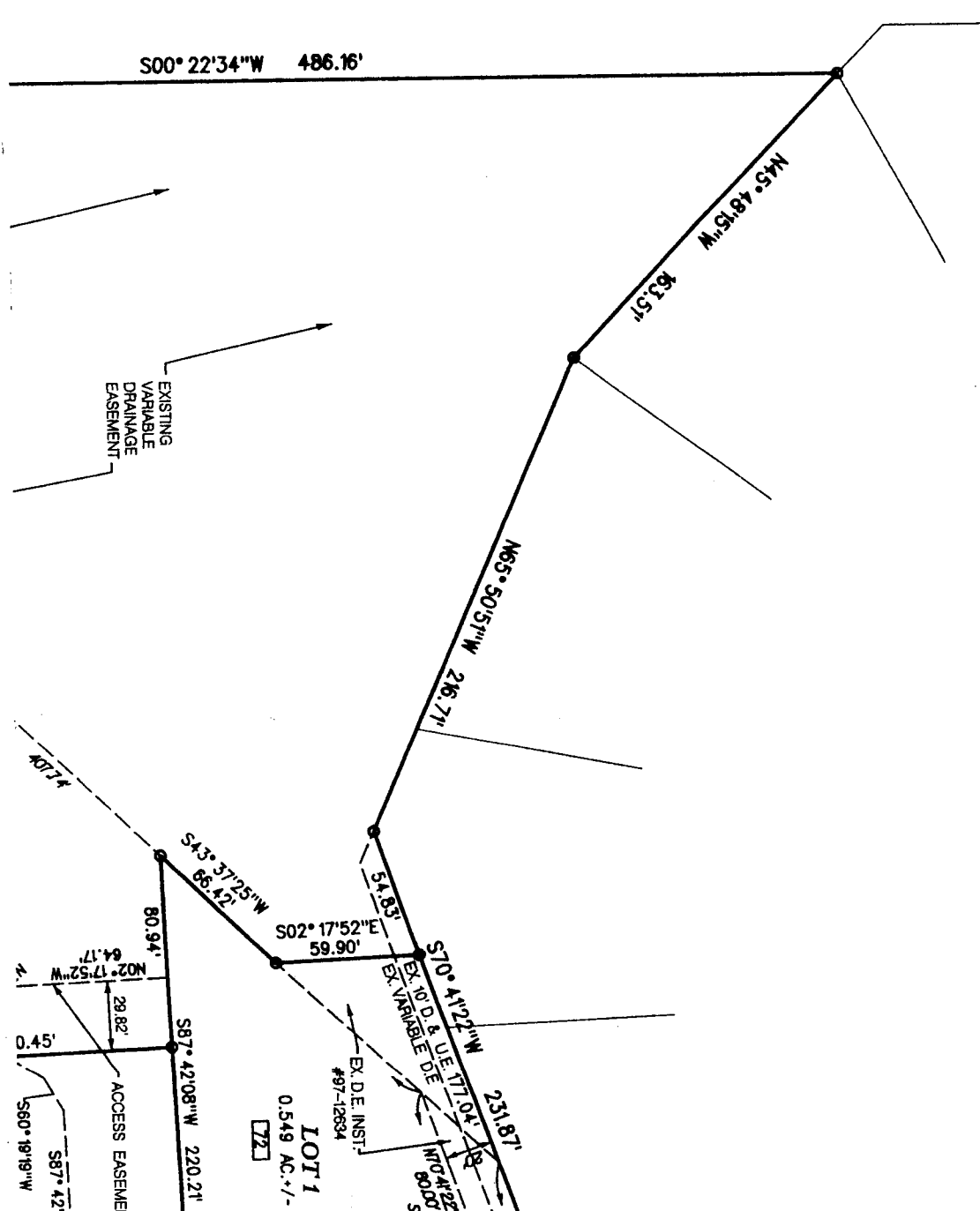
698 TOWER ROAD, SUITE #100
PLAINFIELD, IN 46168

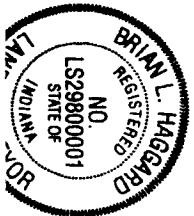
PRELIMINARY PLAT	FINAL P
Checked: <u>UH</u> Date: <u>3/16/00</u>	Checked: <u>D</u> Date: <u>3/16/00</u>
<u>Ken S. Doolery</u>	<u>Ken S. Doolery</u>

REPLAT, BLOCK "B", GLEN OAKS VILLAGE, SECTION 2, TOWNSHIP 15 NORTH, RANGE 5 EAST, TOWN OF CUMBERLAND, HANCOCK COUNTY, INDIANA

Replat

2007637





THESE LOTS APPEAR TO BE IN FLOOD HAZARD ZONE "C"
 AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM)
 COMMUNITY PANEL 180419 0100 B, DATED OCTOBER 15,
 1982, HANCOCK COUNTY, INDIANA. THE ACCURACY OF ANY
 FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE
 UNCERTAINTY

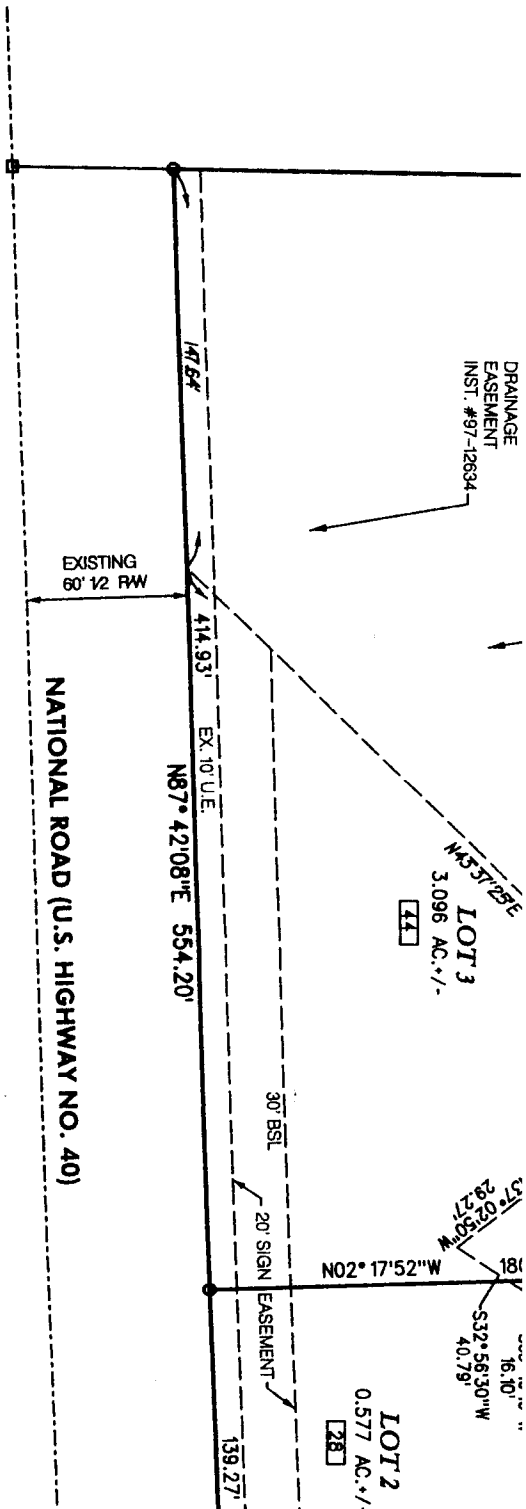
7-27-00
 C11117878

Witness my signature this 30th day of March, 2002

✓ 2002



Checked:	Date:
BH	2/27/02



LEGEND

- U - UTILITY
- D - DRAINAGE
- E - EASEMENT
- EX - EXISTING
- BSL - BUILDING SETBACK LINE
- AC. - ACRES
- R/W - RIGHT-OF-WAY
- O-5/8" REBAR W/ CAP STAMPED "BANNING"
- 5/8" REBAR W/ CAP STAMPED "
- - COPPERWELD FOUND
- ☐ - LOT ADDRESS