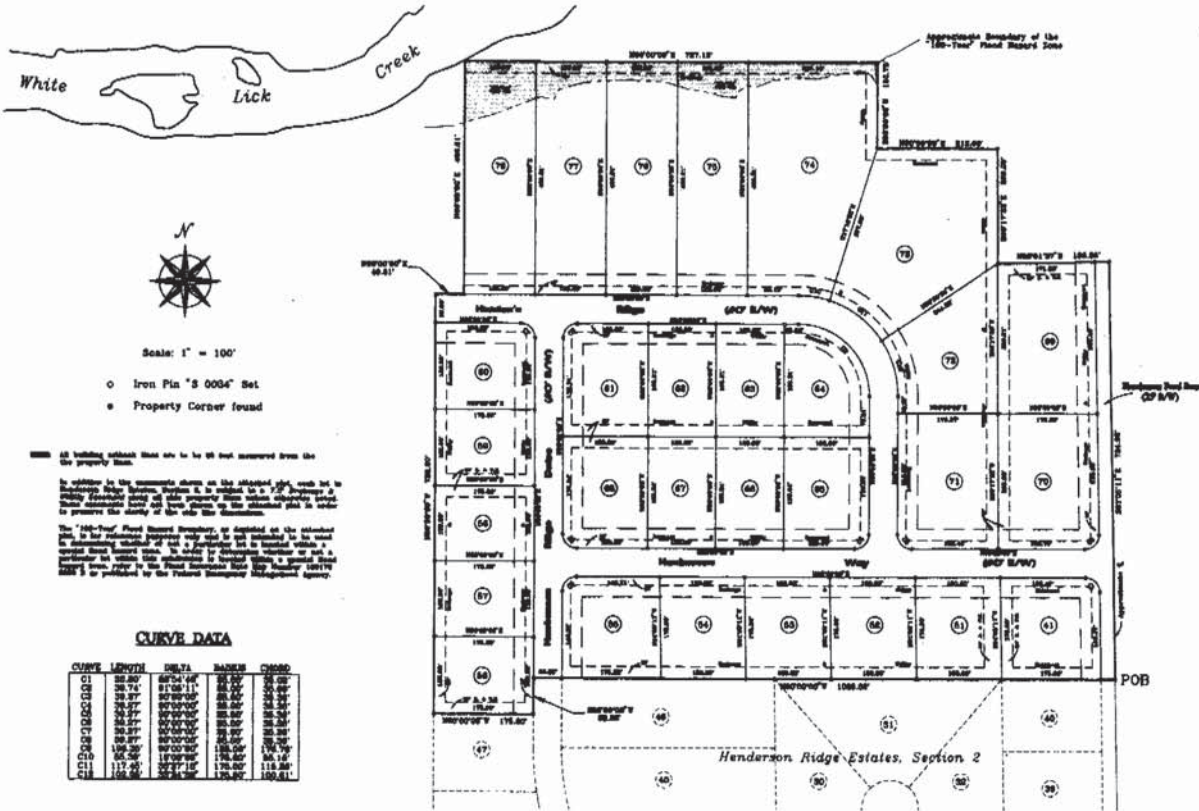


# Henderson Ridge Estates

## Section 3

Part of the SW 1/4 of  
Section 19, Township 18 North, Range 3 East  
Clay Township, Morgan County, Indiana



Scale: 1" = 100'

- Iron Pin "S 0004" Set
- Property Corner found

All buildings shown shall not be to be set back measured from the property line.

In addition to the easements shown on the attached plat, each lot to be subdivided shall have a utility easement for water, gas, sewer, and electric lines, which shall be shown on the plat and shall be subject to the provisions of the plat.

The "100-Year Flood Hazard Boundary" as depicted on the attached plat is based on the Flood Hazard Boundary Map for Morgan County, Indiana, as published by the Federal Emergency Management Agency.

### CURVE DATA

CURVE	LENGTH	DELTA	CHORD	CHORD BEARING
1	118.28	89° 54' 48"	118.28	89° 54' 48"
2	118.28	89° 54' 48"	118.28	89° 54' 48"
3	118.28	89° 54' 48"	118.28	89° 54' 48"
4	118.28	89° 54' 48"	118.28	89° 54' 48"
5	118.28	89° 54' 48"	118.28	89° 54' 48"
6	118.28	89° 54' 48"	118.28	89° 54' 48"
7	118.28	89° 54' 48"	118.28	89° 54' 48"
8	118.28	89° 54' 48"	118.28	89° 54' 48"
9	118.28	89° 54' 48"	118.28	89° 54' 48"
10	118.28	89° 54' 48"	118.28	89° 54' 48"
11	118.28	89° 54' 48"	118.28	89° 54' 48"
12	118.28	89° 54' 48"	118.28	89° 54' 48"
13	118.28	89° 54' 48"	118.28	89° 54' 48"
14	118.28	89° 54' 48"	118.28	89° 54' 48"
15	118.28	89° 54' 48"	118.28	89° 54' 48"
16	118.28	89° 54' 48"	118.28	89° 54' 48"
17	118.28	89° 54' 48"	118.28	89° 54' 48"
18	118.28	89° 54' 48"	118.28	89° 54' 48"
19	118.28	89° 54' 48"	118.28	89° 54' 48"
20	118.28	89° 54' 48"	118.28	89° 54' 48"
21	118.28	89° 54' 48"	118.28	89° 54' 48"
22	118.28	89° 54' 48"	118.28	89° 54' 48"
23	118.28	89° 54' 48"	118.28	89° 54' 48"
24	118.28	89° 54' 48"	118.28	89° 54' 48"
25	118.28	89° 54' 48"	118.28	89° 54' 48"
26	118.28	89° 54' 48"	118.28	89° 54' 48"
27	118.28	89° 54' 48"	118.28	89° 54' 48"
28	118.28	89° 54' 48"	118.28	89° 54' 48"
29	118.28	89° 54' 48"	118.28	89° 54' 48"
30	118.28	89° 54' 48"	118.28	89° 54' 48"
31	118.28	89° 54' 48"	118.28	89° 54' 48"
32	118.28	89° 54' 48"	118.28	89° 54' 48"
33	118.28	89° 54' 48"	118.28	89° 54' 48"
34	118.28	89° 54' 48"	118.28	89° 54' 48"
35	118.28	89° 54' 48"	118.28	89° 54' 48"
36	118.28	89° 54' 48"	118.28	89° 54' 48"
37	118.28	89° 54' 48"	118.28	89° 54' 48"
38	118.28	89° 54' 48"	118.28	89° 54' 48"
39	118.28	89° 54' 48"	118.28	89° 54' 48"
40	118.28	89° 54' 48"	118.28	89° 54' 48"
41	118.28	89° 54' 48"	118.28	89° 54' 48"
42	118.28	89° 54' 48"	118.28	89° 54' 48"
43	118.28	89° 54' 48"	118.28	89° 54' 48"
44	118.28	89° 54' 48"	118.28	89° 54' 48"
45	118.28	89° 54' 48"	118.28	89° 54' 48"
46	118.28	89° 54' 48"	118.28	89° 54' 48"
47	118.28	89° 54' 48"	118.28	89° 54' 48"
48	118.28	89° 54' 48"	118.28	89° 54' 48"
49	118.28	89° 54' 48"	118.28	89° 54' 48"
50	118.28	89° 54' 48"	118.28	89° 54' 48"
51	118.28	89° 54' 48"	118.28	89° 54' 48"
52	118.28	89° 54' 48"	118.28	89° 54' 48"
53	118.28	89° 54' 48"	118.28	89° 54' 48"
54	118.28	89° 54' 48"	118.28	89° 54' 48"
55	118.28	89° 54' 48"	118.28	89° 54' 48"
56	118.28	89° 54' 48"	118.28	89° 54' 48"
57	118.28	89° 54' 48"	118.28	89° 54' 48"
58	118.28	89° 54' 48"	118.28	89° 54' 48"
59	118.28	89° 54' 48"	118.28	89° 54' 48"
60	118.28	89° 54' 48"	118.28	89° 54' 48"
61	118.28	89° 54' 48"	118.28	89° 54' 48"
62	118.28	89° 54' 48"	118.28	89° 54' 48"
63	118.28	89° 54' 48"	118.28	89° 54' 48"
64	118.28	89° 54' 48"	118.28	89° 54' 48"
65	118.28	89° 54' 48"	118.28	89° 54' 48"
66	118.28	89° 54' 48"	118.28	89° 54' 48"
67	118.28	89° 54' 48"	118.28	89° 54' 48"
68	118.28	89° 54' 48"	118.28	89° 54' 48"
69	118.28	89° 54' 48"	118.28	89° 54' 48"
70	118.28	89° 54' 48"	118.28	89° 54' 48"

### DESCRIPTION AND IDENTIFICATION OF Henderson Ridge Estates, Section 3

1. The undersigned, being duly authorized and licensed as a Registered Land Surveyor within the State of Indiana, do hereby certify that the attached plat of Henderson Ridge Estates, Section 3, is a subdivision in Clay Township, Morgan County, Indiana, is a true representation of a subdivision of part of the Southwest Quarter of Precinct Section 19, Township 18 North, Range 3 East of the Second Principal Meridian, Morgan County, Indiana, and being more particularly described as follows:

Commencing at the Southeast Corner (Point) marking the southeast corner of the Southwest Quarter of said Precinct Section 19; thence running along Henderson Road North 01 degrees 00 minutes 11 seconds West, 118.28 feet to an iron pin (supposed # 0004) marking the southeast corner of Henderson Ridge Estates, Section 3, as per plat thereof recorded in Deed Record 207, page 204, in the Office of the Recorder of Morgan County, Indiana, and the POINT OF BEGINNING for the description; thence running along the north line of said Henderson Ridge Estates, Section 3, North 89 degrees 00 minutes 00 seconds East, 100.00 feet to an iron pin (supposed # 0004); thence running South 89 degrees 00 minutes 00 seconds East, 82.28 feet to an iron pin (supposed # 0004) marking the southeast corner of Lot Number 47 in said subdivision; thence running North 89 degrees 00 minutes 00 seconds West, 170.00 feet to an iron pin (supposed # 0004) marking the southeast corner of said Lot Number 47; thence running North 89 degrees 00 minutes 00 seconds East, 48.21 feet to an iron pin (supposed # 0004); thence running North 89 degrees 00 minutes 00 seconds East, 408.81 feet to an iron pin (supposed # 0004); thence running North 89 degrees 00 minutes 00 seconds East, 377.13 feet to an iron pin (supposed # 0004); thence running South 00 degrees 00 minutes 00 seconds West, 150.79 feet to an iron pin (supposed # 0004); thence running North 89 degrees 00 minutes 00 seconds East, 815.80 feet to an iron pin (supposed # 0004); thence running South 00 degrees 00 minutes 00 seconds East, 800.00 feet to an iron pin (supposed # 0004); thence running North 89 degrees 01 minutes 27 seconds East, 152.20 feet to an iron pin (supposed # 0004) in Henderson Road North; thence running along and over South 01 degree 00 minutes 11 seconds East, 154.86 feet to the Point of Beginning; Containing 30.79 acres, more or less.

This subdivision consists of twenty-nine (29) lots, numbered Forty-one (41), and Forty-two (42) through Seventy (70) inclusive. The size of the lots and the width of the streets are shown in figures showing feet and decimal parts thereof.



Certified this 10th day of March, 2006.  
*Tom S. Brantley*  
Registered Land Surveyor # 8 0004

### DESCRIPTION OF Henderson Ridge Estates, Section 3

To the undersigned, Timothy H. Bennett and Jay L. Bennett, owners of said real estate above and described on the attached plat, do hereby certify that we have sold off, granted, and relinquished all our estate in accordance with the attached plat.

This subdivision shall be known as Henderson Ridge Estates, Section 3, a subdivision consisting of twenty-nine (29) lots, numbered Forty-one (41) and Forty-two (42) through Seventy (70) inclusive, and being located within Clay Township, Morgan County, Indiana. All streets and roads not heretofore dedicated are hereby dedicated to the public.

All purchasers of lots in Henderson Ridge Estates, Section 3, shall take title subject to the Covenants and Restrictions as shown on the plat of Henderson Ridge Estates, Section 3, as per plat thereof recorded in Deed Record 204, pages 20-28, in the Office of the Recorder of Morgan County, Indiana, and be bound thereby.

Additionally, all original purchasers of Lot Number Forty-one (41), Lot Number Forty-two (42) through Forty-eight (48), inclusive, and Lot Number Seventy (70) through Seventy-eight (78), inclusive, in Henderson Ridge Estates, Section 3, are required to install sidewalks along the street right-of-way such that there is a one (1) foot strip between the back of the sidewalk and the front property line of each lot. To the following specifications: sidewalks are to be five (5) feet in width, to be constructed of Class 2 concrete with a depth of four (4) inches with a slope of one and one-fourth (1 1/4) inches to the (5) feet to ensure adequate drainage, and are to be built no less than six (6) inches higher than the back of the concrete curbing. These sidewalks are to be installed within the company of any grading or any of these lots or within two (2) years of the original purchase of any of these lots. The owner of Lot Number Forty-one (41) and Seventy (70) are not required to construct a sidewalk along the Henderson Road Right-of-way.

Additionally, all dwellings constructed within Henderson Ridge Estates, Section 3, shall have lot(s) of no less than 10,000 square feet except for those areas, if any, which are located between the same lot and the public road.

Additionally, whenever a pond or lake is constructed, access to the lake is permitted to only those lots within Henderson Ridge Estates which touch, border, or abutted by the pond or lake. The maintenance of the pond or lake shall be the sole responsibility of the lot owners of the lots within Henderson Ridge Estates which touch, border, or abutted by the pond or lake.

In witness whereof, the undersigned have set their hands and seals this 10th day of May, 2006.

*Timothy H. Bennett*  
Timothy H. Bennett  
*Jay L. Bennett*  
Jay L. Bennett

STATE OF INDIANA )  
COUNTY OF MORGAN ) SS

Before me, the undersigned a Notary Public in and for the said County and State, personally appeared Timothy H. Bennett and Jay L. Bennett and acknowledged the contents of the attached plat of Henderson Ridge Estates, Section 3.

Witness my Hand and Seal this 10th day of May, 2006.

*Kelly M. Payne*  
Signature  
*Kelly M. Payne*  
Notary



My commission expires 05-01-2008.

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL APPROPRIATIVE TITLES, AND THE RULES AND REGULATIONS AS ADOPTED BY THE MORGAN COUNTY PLAN COMMISSION AS FOLLOWS:  
Approved by the Morgan County Plan Commission at a meeting held on the 8th day of April, 2006.

*Susan M. Smith*  
Chairperson's Signature  
*Sue Lovell*  
Secretary's Signature

Entered for Filing this 10th day of May, 2006.

Auditor of Morgan County, Indiana

REGISTERED FOR TITRATION  
MAY 10 2006  
Clerk of Morgan County  
Auditor, Morgan County

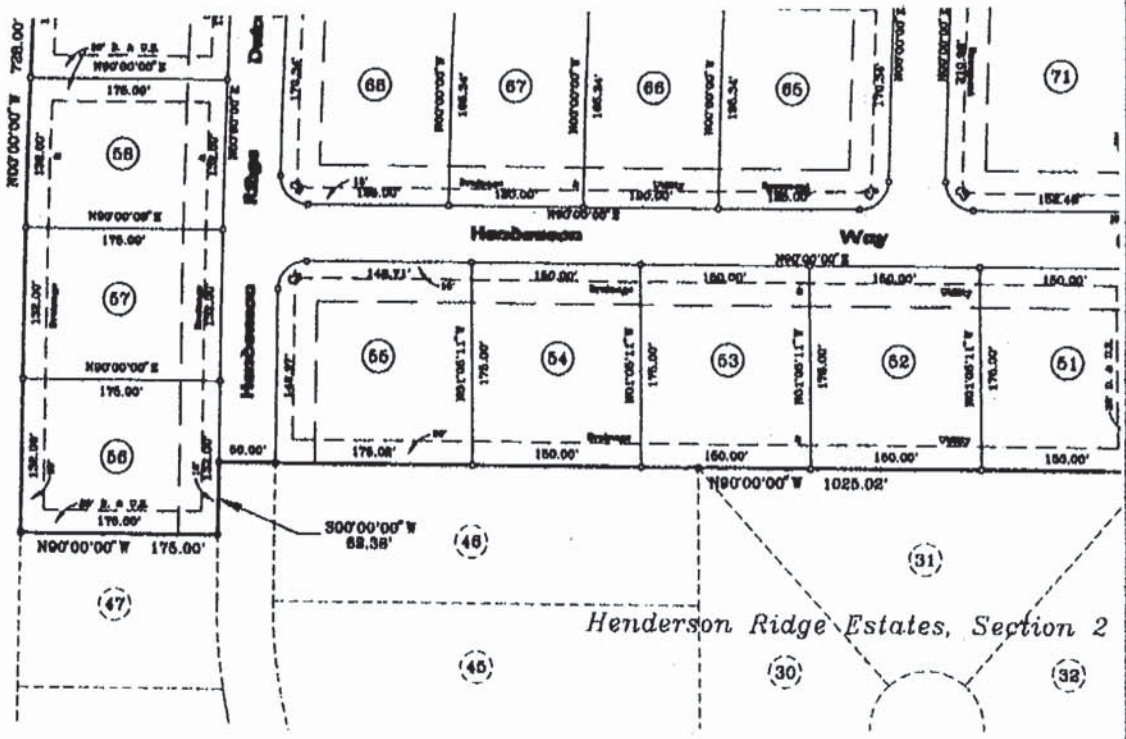
Depot Surveying & Engineering  
200 West 10th St  
19 West Washington Street  
Morgantown, Indiana 46551  
Phone: (317) 945-2886

*Timothy H. Bennett*  
*Jay L. Bennett*  
VLS # 10000

On the attached plat, each lot in Section 3, is subject to a 7.5' Drainage Easement. These easements are shown on the attached plat in order to determine whether or not a lot is located within a special flood insurance rate map number 180178 and Emergency Management Agency.

**DATA**

RADIUS	CHORD
35.00'	35.02'
35.00'	35.89'
35.00'	35.38'
35.00'	35.38'
35.00'	35.38'
35.00'	35.38'
35.00'	35.38'
35.00'	35.38'
35.00'	35.38'
125.00'	176.78'
175.00'	55.16'
175.00'	115.26'
175.00'	100.81'



**DESCRIPTION**

Section 3, Township 11 North, Range 3 East, Morgan County, Indiana, as shown on the attached plat, each lot in Section 3, is subject to a 7.5' Drainage Easement. These easements are shown on the attached plat in order to determine whether or not a lot is located within a special flood insurance rate map number 180178 and Emergency Management Agency.

**DEDICATION OF Henderson Ridge Estates, Section 3**

We the undersigned, Timothy N. Bennett and Joy L. Bennett, owners of said real estate shown and described on the attached plat, do hereby certify that We have laid off, platted, and subdivided said real estate in accordance with the attached plat.

This subdivision shall be known as Henderson Ridge Estates, Section 3, a subdivision consisting of twenty-nine (29) lots, numbered Forty-one (41) and Fifty-one (51) through Seventy-eight (78), inclusive, and being located within Clay Township, Morgan County, Indiana. All streets and roads, not heretofore dedicated, are hereby dedicated to the public.

All purchasers of lots in Henderson Ridge Estates, Section 3, shall take title subject to the Covenants and Restrictions as shown on the plat of Henderson Ridge Estates, Section 1, as per plat thereof recorded in Deed Record 384, pages 35-36, in the Office of the Recorder of Morgan County, Indiana, and be bound thereby.

Additionally, all original purchasers of Lot Number Forty-one (41), Lot Numbers Fifty-one (51) through Sixty-eight (68), inclusive, and Lot Numbers Seventy (70) through Seventy-eight (78), inclusive, in Henderson Ridge Estates, Section 3, are required to install sidewalks, located in the street rights-of-way such that there is a one (1) foot strip between the back of the sidewalk and the front property line of each lot, to the following specifications: sidewalks are to be five (5) feet in width, to be constructed of Class D concrete with a depth of four (4) inches with a slope of one and one-fourth (1 1/4) inches to five (5) feet to ensure adequate drainage, and are to be built no less than six (6) inches higher than the back of the concrete curbing. These sidewalks are to be installed either before the occupancy of any dwelling on any of these lots or within two (2) years of the original purchase of any of these lots. The owner of Lot Numbers Forty-one (41) and Seventy (70) are not required to construct a sidewalk along the Henderson Ford Road right-of-way.

Additionally, all dwellings constructed within Henderson Ridge Estates, Section 3, shall have brick or masonry on all exterior walls except for those areas, if any, which are located between the eave line and the gable roof.

Additionally, wherever a pond or lake is constructed, access to the lake is permitted to only those lots within Henderson Ridge Estates which touch, border, or bounded by the pond or lake. The maintenance of the ponds or lakes shall be the sole responsibility of the lot owners of the lots within Henderson Ridge Estates which touch, border, or bounded by the pond or lake.

In witness whereof, the undersigned have set their hands and seals this 10<sup>th</sup> day of May, 1996.

STATE OF INDIANA )  
COUNTY OF MORGAN ) SS  
Before me, the undersigned, a Notary Public for said County and State, personally appeared and Joy L. Bennett and acknowledged the attached plat of Henderson Ridge Estates.  
Witness my Hand and Seal this 10<sup>th</sup> day of May, 1996.

*Kelly M. Payne*  
Signature  
*Kelly M. Payne*  
Printed

My commission expires 5-5-2000

UNDER AUTHORITY PROVIDED BY CHAPTER 15, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, ALL ACTS AMENDATORY THERETO, AND THE RESOLUTIONS ADOPTED BY THE MORGAN COUNTY PLAN COMMISSION, I have approved by the Morgan County Plan Commission on the 8<sup>th</sup> day of April, 1996.

*Susan M. Smith*  
Chairperson's Signature  
*Susan M. Smith*  
Chairperson (Printed)

Entered for Taxation this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

*[Signature]*  
Surveyor # 8 0034

*[Signature]* Timothy N. Bennett  
*[Signature]* Joy L. Bennett

Auditor of Morgan County



**Drapath Surveying & Engineering**  
P.O. Box 1913  
19 West Washington Street  
Martinsville, Indiana 46151  
Phone: (317)342-3806

DULY ENTERED FOR TAXATION

MAY 10 1996

*Bonnie Adams*  
Auditor, Morgan County

*May 10 9:15 A.M.*  
*Theresa Haver*