

Wants
100002

SECONDARY PLAT TWIN OAKS

SECTION 6

A PART OF THE E1/2 SECTION 5-T16N-R7E HANCOCK COUNTY, INDIANA

CONDITIONS AND RESTRICTIONS

are hereby established as shown on this plat between these lines and building nor structure shall be erected.

ens, hedges, or walls not exceeding seven feet in height may be erected, and a hedge, open fence, or wall not exceeding three feet in height.

granted for the use of public utilities or municipal departments, their conduits, cables, pipes, poles, wires (overhead and underground), with and other equipment for the purpose of serving the subdivision and 5, gas, cable television, sewer, and water service as part of the right (subject to the prior rights of the public therein) to use the lines to serve adjacent lots and street lights, the right to trim, cut and to interfere with or threaten to interfere with any of the said lines to enter upon the lots for the purposes aforesaid is granted. No easement in any of the areas marked as "Easement" on the plat.

in all drain easements shall be regulated drains subject to Indiana

the owner of any lot or parcel of land within the area of this plat to the drainage plan as approved for this plat by the Hancock County agents, the Hancock County Surveyor and the Hancock County Engineer, permits for this plat by said Hancock County Drainage Board.

submitted to the final construction plan and may not thereafter be of the Hancock County Surveyor, whose decision may be appealed to the Hancock County Surveyor and the Hancock County Engineer.

dedicated roadways and within the right-of-way, or on dedicated altered, dug out, filled in, tiled, or otherwise changed without the written drainage Board (Commissioners). Property owners must maintain these non-eroding surfaces. Water from roofs or parking areas must be so that said water will not damage said drainage swales or ditches. these swales or ditches only when appropriately sized culverts are 7 (5) of the Hancock County Subdivision Control Article.

ing, or damaging these swales or ditches will be held responsible for 30 days notice by registered mail to repair said damage, after which the Hancock County Drainage Board (Commissioners) will cause said repairs to be made by the affected property owner for immediate

State of Indiana)
County of Hancock)
)ss:

I, **Ralph L. Willong II**, President of **Ralph L. Willong Irrevocable Trust**, do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, along with the herein covenants, conditions, and restrictions as our own free and voluntary act and deed. All Streets shown and not heretofore dedicated are hereby dedicated to the public.

Ralph L. Willong II
Ralph L. Willong, II, President
Trust

State of Indiana)
County of Hancock)
)ss:

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **Ralph L. Willong II**, President of **Ralph L. Willong Irrevocable Trust** 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 acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of December 2000

Notary Public Eric W. Simons
Printed Name: Eric W. Simons
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXP. MAR. 21, 2008



Approved by the HANCOCK COUNTY AREA PLAN COMMISSION ~~REQUIREMENT~~ this 28th day of November, 2000

PLAN COMMISSION APPROVAL

Approved by the Hancock County Plan Commission in accordance with the Subdivision Control Ordinance.

[Signature]
By: [Signature]

By: [Signature]
President - PLAN COMMISSION

DULY ENTERED
FOR TAXATION

JAN 2 2001

HANCOCK COUNTY RECORDS
01 JAN -2 AM 9:38
[Signature]

0100001

Cabinet C side 38

Covenants
Sheet # 0100002

SECONDARY PLAT
TWIN OAKS
SECTION 6
A PART OF THE E1/2 SECTION 5-T16N-R7E
HANCOCK COUNTY, INDIANA

PLAT COVENANTS CONDITIONS AND RESTRICTIONS

1) Setbacks:

(a) Front yard building setback lines are hereby established as shown on this plat, between these lines and the property lines of the streets no building nor structure shall be erected.

(b) Open fences, lattice-works, screens, hedges, or walls not exceeding seven feet in height may be located in the required side or rear yard, and a hedge, open fence, or wall not exceeding three feet in height may be located in any front yard.

2) Easements:

(a) A perpetual easement is hereby granted for the use of public utilities or municipal departments, their successors or assigns, within the area on the plat marked "Easement", to install, lay, construct, renew, operate, maintain or remove conduits, cables, pipes, poles, wires (overhead and underground), with all necessary braces, guys, anchors, and other equipment for the purpose of serving the subdivision and other property with telephone, electric, gas, cable television, sewer, and water service as part of the respective utility systems; also, the right (subject to the prior rights of the public therein) to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to trim, cut down and remove any trees or shrubs that interfere with or threaten to interfere with any of the said public utility equipment, and the right to enter upon the lots for the purposes aforesaid is granted. No building, trees, nor fences shall be placed in any of the areas marked as "Easement" on the plat.

3) Drainage:

(a) Open channel and tile drains within all drain easements shall be "permitted drains" subject to Indiana Code 36-9-27 and it's amendments.

(b) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with all laws with the provisions of the drainage plan as approved for this plat by the Hancock County Drainage Board through it's agents, the Hancock County Surveyor and the Hancock County Engineer, and the requirements of all drainage permits for this plat by said Hancock County Drainage Board.

(c) The property shall be graded pursuant to the final construction plan and may not thereafter be changed without the written approval of the Hancock County Surveyor, whose decision may be appealed to the Hancock County Drainage Board.

(d) Neither trees nor shrubs shall be planted, nor any structure erected in any drainage easement, unless otherwise approved by the Hancock County Surveyor and the Hancock County Engineer.

(e) Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled, or otherwise changed without the written permission of the Hancock County Drainage Board (Commissioners). Property owners must maintain these swales as sodded grassways, or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said water will not damage said drainage swales or ditches. Driveways may be constructed over these swales or ditches only when appropriately sized culverts are installed as set out in Section 7.1-47 (5) of the Hancock County Subdivision Control Article.

(f) Any property owner altering, changing, or damaging these swales or ditches will be held responsible for such action and will be given ten (10) days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Drainage Board (Commissioners) will cause said repairs to be made.

0100001

State of Indiana)
County of Hancock)
I, Ralph L. Wilfong, II, President of the Trust, do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, along with the herein covenants, conditions, and restrictions as our own free and voluntary act and deed. All Streets shown and not heretofore dedicated are hereby dedicated to the public.

Ralph L. Wilfong II
Ralph L. Wilfong, II, President
Trustee

DULY ENTERED
FOR TAXATION

JAN 2 2001

[Signature]
Actor of Hancock

I, the undersigned a Notary Public in and for said County and State, do hereby certify that Ralph L. Wilfong II, President of Ralph L. Wilfong Irrevocable Trust 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 acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of December 2000

Notary Public *Eric W. Simons*
Printed Name: ERIC W. SIMONS
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXP. MAR. 21, 2008



Approved by the HANCOCK COUNTY AREA PLAN COMMISSION ~~on~~ this 28th day of November 2000

PLAN COMMISSION APPROVAL

Approved by the Hancock County Plan Commission in accordance with the Subdivision Control Ordinance.
By: *[Signature]*
President - JOHN KENNEDY

Covenants
Inst # 0100002

SECONDARY PLAT TWIN OAKS

SECTION 6

A PART OF THE E.1/2 SECTION 5-T16N-R7E HANCOCK COUNTY, INDIANA

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2) Easements:

(a) A perpetual easement is hereby granted for the use of public utilities or municipal departments, their successors or assigns, within the area the area on the plat marked "Easement", to install, lay, construct, renew, operate, maintain or remove conduits, cables, pipes, poles, wires (overhead and underground), with all necessary braces, guys, anchors, and other equipment for the purpose of serving the subdivision and other property with telephone, electric, gas, cable television, sewer, and water service as apart of the respective utility systems; also, the right (subject to the prior rights of the public therein) to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to trim, cut down and remove any trees or shrubs that interferes with or threatens to interfere with any of the said public utility equipment, and the right to enter upon the lots for the purposes aforesaid is granted. No building, trees, nor fences shall be placed in any of the areas marked as "Easement" on the plat.

3) Drainage:

(a) Open channel and life drains within all drain easements shall be regulated drains subject to Indiana Code 36-9-27 and it's amendments.

(b) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply of all times with the provisions of the drainage plan as approved for this plat by the Hancock County Drainage Board through it's agents, the Hancock County Surveyor and the Hancock County Engineer, and the requirements of all drainage permits for this plat by said Hancock County Drainage Board.

(c) The property shall be graded pursuant to the final construction plan and may not thereafter be changed without the written approval of the Hancock County Surveyor, whose decision may be appealed to the Hancock County Drainage Board.

(d) Neither trees nor shrubs shall be planted, nor any structure erected in any drainage easement, unless otherwise approved by the Hancock County Surveyor and the Hancock County Engineer.

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(f) Any property owner altering, changing, or damaging these swales or ditches will be held responsible for such action and will be given ten (10) days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Drainage Board (Commissioners) will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.

The foregoing covenants, conditions, and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2020, at which time said covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, conditions, and restrictions, in whole or in part. Invalidation of any one of the foregoing covenants, conditions, and restrictions by judgement or court order shall in no way affect any of the other covenants, conditions, and restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of the law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots within this subdivision and to their heirs and assigns.

State of Indiana)
)SS:
County of Hancock)

I, Ralph L. Wilfong II, ^{TRUSTEE} President of Ralph L. Wilfong Irrevocable Trust owners of the property described in the above caption above described property to be surveyed and subdivided herein covenants, conditions, and restrictions as our shown and not heretofore dedicated are hereby dedic

Ralph L. Wilfong II
Ralph L. Wilfong, II, ^{TRUSTEE} President

State of Indiana)
)SS:
County of Hancock)

I, the undersigned, a Notary Public in and for said County of Hancock, Indiana, do hereby certify that the names of the subscribers to the above certificate appear that they signed the above certificate as their own free will and purpose therein set forth.

Given under my hand and notarial seal this 11 day of

Notary Public *Eric H. Simons*
Printed Name: _____

Approved by the HANCOCK COUNTY AREA PLAN COMM
of November 2000

PLAN COMMISSION APPROVAL

Approved by the Hancock County Plan Commission in
John D. Kennedy
By: _____
President-JOHN KENNEDY Secretary-*RONALD STAFFE*
Jim Sha

Void unless recorded before _____

COUNTY COMMISSIONERS: DATE: 1-2-01

Armin Apple
ARMIN APPLE
Jack Heiden
JACK HEIDEN
Brian Kleiman
BRIAN KLEIMAN

SECONDARY PLAT
TWIN OAKS

SECTION 6

A PART OF THE E.1/2 SECTION 5-T16N-R7E
HANCOCK COUNTY, INDIANA

0100001

01 JAN -2 AM 9:38

HANCOCK COUNTY RECORDER

Handwritten signature

State of Indiana)
)SS:
County of Hancock)

I, Ralph L. Wilfong II, ^{TRUSTEE} President of Ralph L. Wilfong Irrevocable Trust, do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, along with the herein covenants, conditions, and restrictions as our own free and voluntary act and deed. All Streets shown and not heretofore dedicated are hereby dedicated to the public.

Ralph L. Wilfong II
Ralph L. Wilfong, II, President
TRUSTEE

DULY ENTERED
FOR TAXATION

JAN 2 2001

Eric W. Simons
Auditor of Hancock County

State of Indiana)
)Ss:
County of Hancock)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Ralph L. Wilfong II, ^{President} of Ralph L. Wilfong Irrevocable Trust 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 acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of December 2000



Notary Public Eric W. Simons
Printed Name: _____
ERIC W SIMONS
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXP. MAR. 21, 2008

Approved by the HANCOCK COUNTY AREA PLAN COMMISSION ~~TECHNICAL COMMITTEE~~ this 28th day of November 2000

PLAN COMMISSION APPROVAL


Approved by the Hancock County Plan Commission in accordance with the Subdivision Control Ordinance.

John D. Kennedy
By: _____
President-JOHN KENNEDY Secretary-~~RONALD STAFFORD~~ Date
Jim Shautler

Void unless recorded before _____

COUNTY COMMISSIONERS: DATE: 1-2-01

Armin Apple
ARMIN APPLE
Jack Heiden
JACK HEIDEN
Brian Kleiman
BRIAN KLEIMAN

		The Schneider Corporation	
Historic Fort Harrison 8901 Otis Avenue Indianapolis, Indiana 46216-1037 317-826-7100 Fax 317-826-7300 Fax		Engineering Surveying Landscape Architecture GIS • LIS Geology	
Formerly Schneider Engineering Corp. / Bohlen, Meyer, Gibson & Assoc.			
Ralph L. Wilfong Irrevocable Trust Twin Oaks Section 6 Hancock County, Indiana			
Secondary Plat Pt. E 1/2 Sec. 5-T16N-R7E			
Date 8/31/99	Project No. 2186:001	Drawn DEC	Approv.
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OF 2			