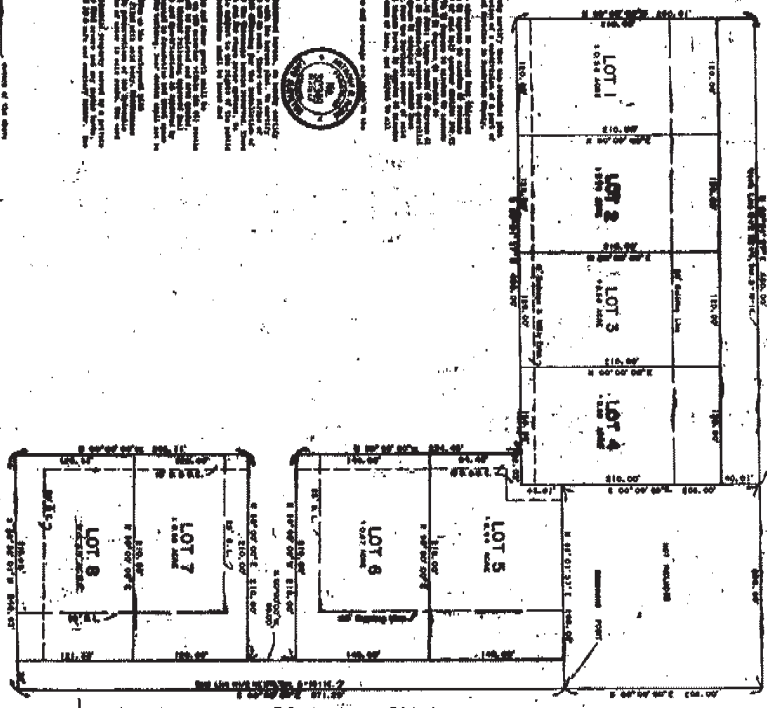


# VALLEY VISTA ESTATES -- SECTION ONE

COUNTY ROAD 600 N.



COUNTY ROAD 500 E



ENTIRELY UNRECORDED  
 MAY 4 1990  
 PCL MAY 4 1990  
 [Signature]

Professional Engineer of I.D.  
 [Signature]



THIS PLAN HAS BEEN REVIEWED AND IS HEREBY RELEASED  
 FOR RECORDING  
 DATE 5-2-90  
 [Signature]  
 RECORDER'S COUNTY ENGINEER



RESIDENTIAL  
 COMMERCIAL  
 DEVELOPMENT

Duly Entered for Taxation this 11th  
 day of May 19 90  
 [Signature]  
 Auditor Henderson County

NOTICE TO THE PUBLIC: This is to certify that the above described property is subject to the provisions of the...  
 [Detailed legal notice text]

Certified True & Correct as of January, 1990.

By Robert S. Paden  
County of Hendricks, Indiana



RESOLUTION OF THE BOARD OF SUPERVISORS

WHEREAS, the undersigned, Robert S. Paden, a duly qualified and licensed surveyor, has been duly qualified and licensed by the Board of Surveyors of the State of Indiana; and

WHEREAS, the undersigned, Robert S. Paden, a duly qualified and licensed surveyor, has been duly qualified and licensed by the Board of Surveyors of the State of Indiana; and

WHEREAS, the undersigned, Robert S. Paden, a duly qualified and licensed surveyor, has been duly qualified and licensed by the Board of Surveyors of the State of Indiana; and

WHEREAS, the undersigned, Robert S. Paden, a duly qualified and licensed surveyor, has been duly qualified and licensed by the Board of Surveyors of the State of Indiana; and

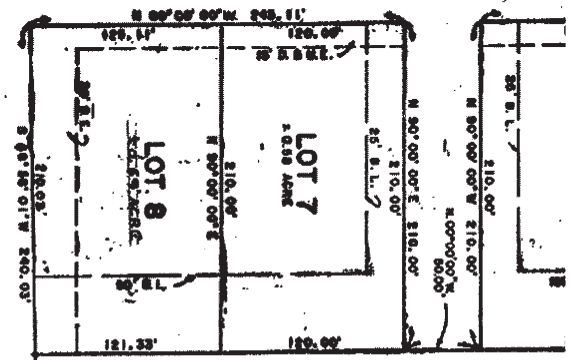
WHEREAS, the undersigned, Robert S. Paden, a duly qualified and licensed surveyor, has been duly qualified and licensed by the Board of Surveyors of the State of Indiana; and

WHEREAS, the undersigned, Robert S. Paden, a duly qualified and licensed surveyor, has been duly qualified and licensed by the Board of Surveyors of the State of Indiana; and

WHEREAS, the undersigned, Robert S. Paden, a duly qualified and licensed surveyor, has been duly qualified and licensed by the Board of Surveyors of the State of Indiana; and



THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED FOR RECORDING  
DATE: 5-3-90  
Robert S. Paden  
HENDRICKS COUNTY ENGINEER



COUNTY ROAD



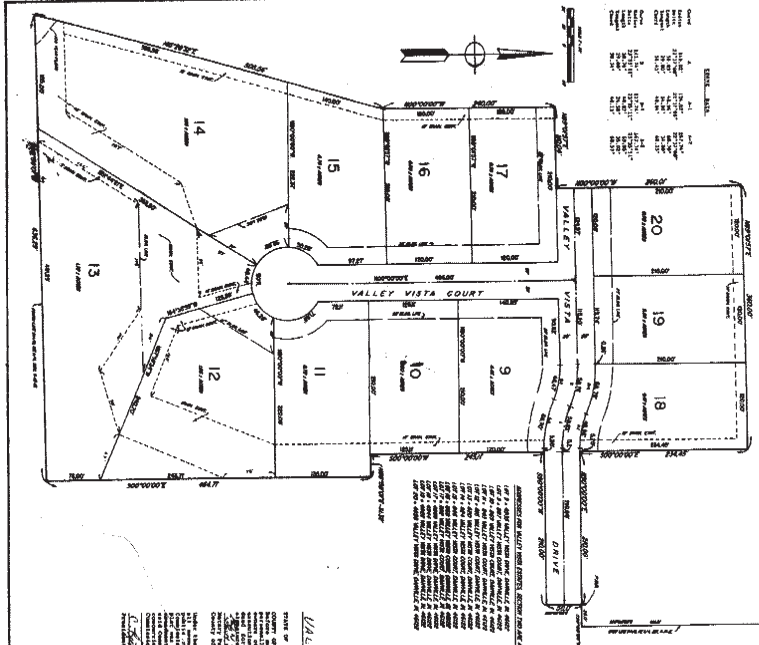
142780

EMERGED FOR RECORD

FOR APR 14 1988

RECORDS SECTION

VALLEY VISTA ESTATES - SECTION TWO



SECTION TWO OF VALLEY VISTA ESTATES, SECTION TWO, HINDRICKS COUNTY, MISSOURI, BEING PART OF THE VALLEY VISTA ESTATES, SECTION TWO, HINDRICKS COUNTY, MISSOURI, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 142780, PAGE 142780.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this 14th day of April, 1988.

*Richard Hindricks*  
 Auditor - Hindricks County

VALLEY VISTA, INC. BY *Richard Hindricks*  
 STATE OF MISSOURI

PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED  
 H. C. GIBBONS  
 CLERK OF COURT  
 HINDRICKS COUNTY, MISSOURI

Walter S. Dandridge  
 HINDRICKS COUNTY ENGINEER

THE HINDRICKS COUNTY ENGINEER HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI PLAT ACT.

APR 14 1988

Hindricks County Recorder 1982/17/80 101



THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED FOR RECORDING DATE: 04/07/08

*[Signature]*  
HENDRICKS COUNTY ENGINEER

# Valley Vista Estates Section Three

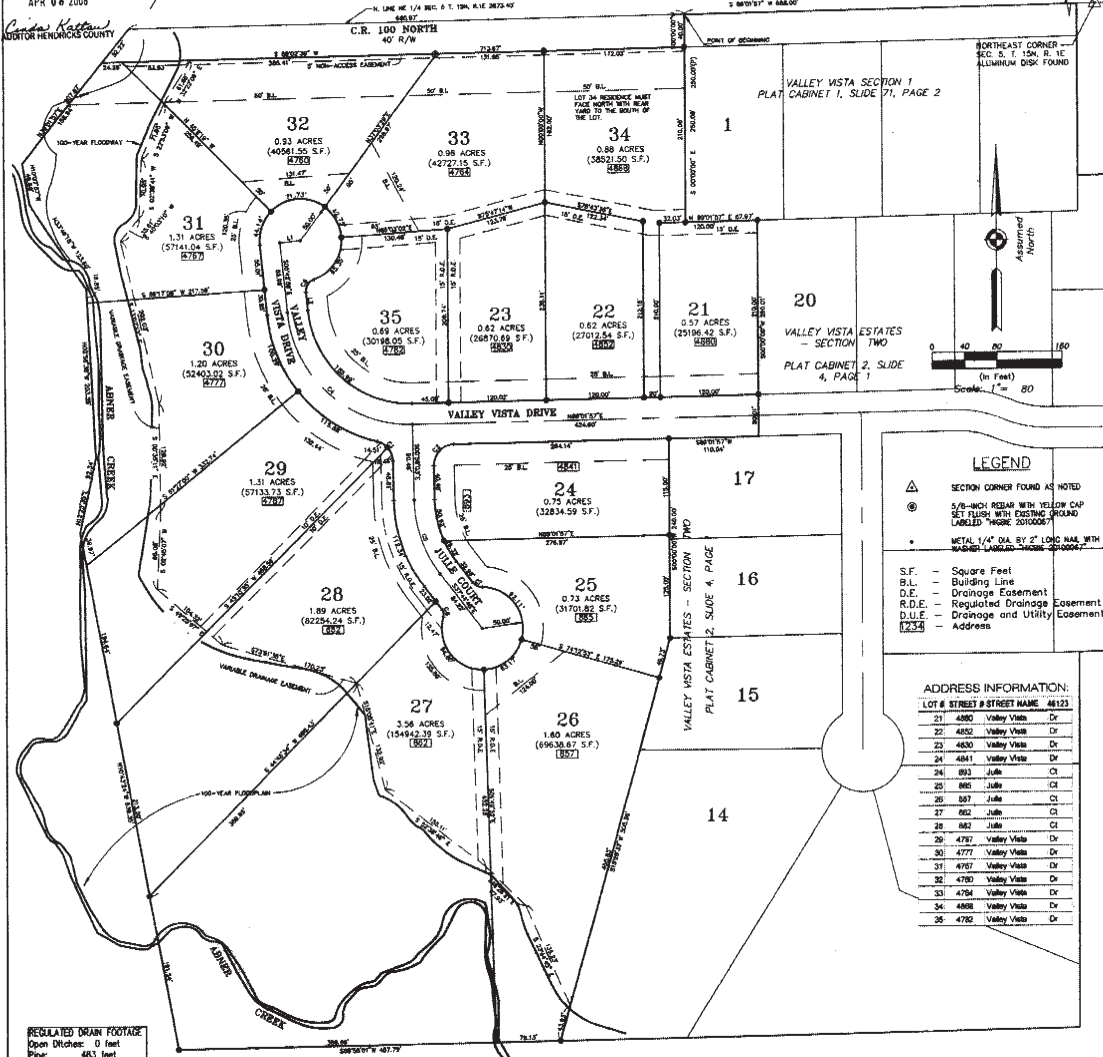
PC 7/46/11AB

## Washington Township, Hendricks County, Indiana

Pt. NE Quarter, Sec. 5, T. 15 North, R. 1 East

DULY ENTERED FOR TAXATION  
APR 08 2008

200808587  
PAUL I. HARDIN  
HENDRICKS COUNTY RECORDER  
04/08/2008 11:03:23AM



**LEGEND**

- ▲ SECTION CORNER FOUND AS NOTED
- ⊙ 5/8-INCH REBAR WITH YELLOW CAP SET FLUSH WITH EXISTING GROUND LABELED "REBAR 2000002"
- METAL 1/4" DIA. BY 2" LONG NAIL WITH WAGONER LABELED "NAIL 2000002"

S.F. - Square Feet  
B.L. - Building Line  
D.E. - Drainage Easement  
R.D.E. - Regulated Drainage Easement  
D.U.E. - Drainage and Utility Easement  
1234 - Address

**ADDRESS INFORMATION:**

| LOT # | STREET # | STREET NAME     | #121 |
|-------|----------|-----------------|------|
| 1     | 4800     | Valley Vista Dr |      |
| 2     | 4802     | Valley Vista Dr |      |
| 3     | 4804     | Valley Vista Dr |      |
| 4     | 4806     | Valley Vista Dr |      |
| 5     | 4808     | Valley Vista Dr |      |
| 6     | 4810     | Valley Vista Dr |      |
| 7     | 4812     | Valley Vista Dr |      |
| 8     | 4814     | Valley Vista Dr |      |
| 9     | 4816     | Valley Vista Dr |      |
| 10    | 4818     | Valley Vista Dr |      |
| 11    | 4820     | Valley Vista Dr |      |
| 12    | 4822     | Valley Vista Dr |      |
| 13    | 4824     | Valley Vista Dr |      |
| 14    | 4826     | Valley Vista Dr |      |
| 15    | 4828     | Valley Vista Dr |      |
| 16    | 4830     | Valley Vista Dr |      |
| 17    | 4832     | Valley Vista Dr |      |
| 18    | 4834     | Valley Vista Dr |      |
| 19    | 4836     | Valley Vista Dr |      |
| 20    | 4838     | Valley Vista Dr |      |
| 21    | 4840     | Valley Vista Dr |      |
| 22    | 4842     | Valley Vista Dr |      |
| 23    | 4844     | Valley Vista Dr |      |
| 24    | 4846     | Valley Vista Dr |      |
| 25    | 4848     | Valley Vista Dr |      |
| 26    | 4850     | Valley Vista Dr |      |
| 27    | 4852     | Valley Vista Dr |      |
| 28    | 4854     | Valley Vista Dr |      |
| 29    | 4856     | Valley Vista Dr |      |
| 30    | 4858     | Valley Vista Dr |      |
| 31    | 4860     | Valley Vista Dr |      |
| 32    | 4862     | Valley Vista Dr |      |
| 33    | 4864     | Valley Vista Dr |      |
| 34    | 4866     | Valley Vista Dr |      |
| 35    | 4868     | Valley Vista Dr |      |

REGULATED DRAIN FOOTAGE  
Open Ditches: 0 feet  
Pipe: 463 feet

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 25.00  | S84.57°04'W |
| L2   | 22.71  | S92.54°26'W |

**CURVE TABLE**

| CURVE | LENGTH | BEARING | CHORD   | CHORD BEARING |
|-------|--------|---------|---------|---------------|
| C1    | 32.89  | S5.00°E | 158.23  | S84.57°04'W   |
| C2    | 38.97  | S5.00°E | 194.30  | S84.57°04'W   |
| C3    | 203.19 | S5.00°E | 1048.20 | S84.57°04'W   |
| C4    | 18.29  | S5.00°E | 91.24   | S84.57°04'W   |
| C5    | 20.97  | S5.00°E | 103.24  | S84.57°04'W   |
| C6    | 13.82  | S5.00°E | 68.34   | S84.57°04'W   |
| C7    | 8.48   | S5.00°E | 41.92   | S84.57°04'W   |

**SURVEYOR'S CERTIFICATE**

To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 855, Article 1, Chapter 12 of the Indiana Administrative Code and was completed on July 7, 2008. This subdivision consists of fifteen (15) lots numbered Twenty-one (21) through Thirty-five (35), inclusive, and streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Hereby certified on this 20<sup>th</sup> day of November, 2007.

*[Signature]*  
Timothy D. Higbie, P.E.  
State of Indiana LS220100067

**CERTIFICATE OF PLAN COMMISSION**

Under authority provided by the Hendricks County Plan Commission, the aforesaid owner's application for approval of this development is hereby granted.

Dated this 22<sup>nd</sup> day of November, 2007

*[Signature]*  
Chairman  
C. Richard Whicker

*[Signature]*  
Secretary  
Don F. Reitz

**Higbie Land Surveying**  
25 West Marion Street • Danville, Indiana 46122  
phone (317) 745-2822 • fax (317) 745-2822  
www.higbielandsurveying.com

# Valley Vista Estates

## Section Three

### Washington Township, Hendricks County, Indiana

Pt. NE Quarter  
Sec. 5, T. 15 North, R. 1 East

**PLAT ELEVATION DATA:**

The accuracy of any flood hazard data shown on this plat is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. Portions of this property appear to lie within the special flood hazard Zone "A" as said land plots by scale on community panel 160100 0150 B, of the firm flood insurance rate maps for Hendricks County, Indiana, dated 3/16/01.

The 100-year flood elevations have been determined based on cross sections in the Flood Insurance Study for Abner Creek, Hendricks County, Indiana, September 16, 1980. Based on said study, flood protection grades (FPG) for lots along the floodway have been provided. The flood protection grade (FPG) is the minimum elevation of the lowest floor of a building or structure. If a basement is included, the basement floor shall be considered to be the lowest floor. The elevation is two feet above the adjacent 100-year flood elevation. Owners of lots along Abner Creek shall take all necessary precautions including verifying 100-year flood elevations on any updated community flood maps to ensure adequate flood protection. Lots along Abner Creek shall have the following lowest finished floors:

| Lot # | FPG   |
|-------|-------|
| 26    | 829.0 |
| 27    | 831.0 |
| 28    | 831.5 |
| 29    | 832.0 |
| 30    | 832.5 |
| 31    | 833.0 |
| 32    | 833.0 |

Elevations are based on reference elevation mark from the Floodway map elevation datum NCVD 1929, RM52, RM52 - Benchmark, approximately 1/2 mile North of the site. Reference mark is on County Road 150 North bridge over Abner Creek. The monument is a chiseled square on the Northeast wingwall. Elevation = 851.22' (NOV029)

**DEED OF DEDICATION**

The undersigned owner(s) of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided said real estate in accordance with the aforesaid plat. We do further certify that this plat is made and submitted with our free consent and desire.

This subdivision shall be known and designated as Valley Vista Estates Section Three, an addition to Hendricks County. All rights of way shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the street there shall be erected or maintained no building or structure.

**NON ACCESS EASEMENT:** The non access easement depicted on the plat is to restrict vehicular entrances from the right of way of County Road 100 North (10th Street) to the platted lot to those areas depicted on the plat.

**REGULATED DRAIN CERTIFICATE:** 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 in the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDEs). Regulated Drainage Easements are storm water easements and drainage rights of way that are hereby dedicated to the public and to the Hendricks County Drainage Board for sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and the drains as defined in Hendricks County Storm Water Management Ordinance. 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 per lot). This subdivision contains zero (0) linear feet of open ditches and (463) linear feet of pipe that will be included in the County's Regulated Drainage System.

**CERTIFICATE OF OWNERSHIP**

We the undersigned, as owners of the real estate herein do hereby declare the real estate as described shall be known as Valley Vista Section Three.

- There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of the utility or County to install, repair, maintain or replace its installation. Drainage use of easements is hereby authorized unless otherwise stated. These easements noted as surface drainage easements shall not be disturbed in such a manner as to interfere with the flow of stormwater. No plantings, structures, or fill shall be placed in such easements nor shall they be regarded in such a manner as to impede the flow of stormwater.
- The County shall not maintain improvements dedicated to the public by this plat until the Board of County Commissioners has accepted completed improvements for maintenance. The release by the Commissioners of a financial guarantee of performance and/or maintenance shall constitute compliance for maintenance by the County.

Witness our hand and seal this 21st day of November 2007.

Valley Vista, INC.  
By: Harold E. Schriber  
HAROLD E. SCHRIBER, PRES

Before me, the undersigned notary public, in and for the County and State, personally appeared the above 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.

Witness my hand and notarial seal this 21st day of November 2007.  
My Commission Expires: 3/6/2013

Elizabeth Hoyer  
Elizabeth Hoyer  
Notary Public  
County of residence: Hendricks



**LAND DESCRIPTION:**

Part of the North half of the Fractional Northeast Quarter of Section 5, Township 15 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana described as follows:

Commencing at the Northeast corner of said half Quarter Section; thence along the North line of said half quarter (assumed bearing) South 89 degrees 01 minutes 57 seconds West 688.00 feet to the Northwest corner of Valley Vista Estates Section One recorded in Plat Cabinet 1, Slide 71, Page 2 of the Hendricks County Recorder's office and the POINT OF BEGINNING; thence with said Valley Vista Estates Section One for the next two calls, South 00 degrees 00 minutes 00 seconds West 230.01 feet; thence North 89 degrees 01 minutes 57 seconds East 679.97 feet to the Northwest corner of Valley Vista Estates Section Two recorded in Plat Cabinet 2, Slide 4, Page 1 of the Hendricks County Recorder's office; thence with said Valley Vista Estates Section Two for the next four calls, South 00 degrees 00 minutes 00 seconds West 250.01 feet; thence South 89 degrees 01 minutes 57 seconds West 110.04 feet; thence South 00 degrees 00 minutes 00 seconds West 240.00 feet; thence South 15 degrees 28 minutes 32 seconds West 505.56 feet to the South line of said half quarter section; thence along said South line, South 88 degrees 56 minutes 01 seconds West 467.79 feet; thence North 10 degrees 43 minutes 24 seconds West 636.35 feet; thence North 12 degrees 25 minutes 35 seconds East 92.34 feet; thence North 02 degrees 58 minutes 38 seconds West 203.35 feet; thence North 13 degrees 46 minutes 18 seconds West 123.60 feet; thence North 10 degrees 07 minutes 57 seconds West 48.89 feet; thence North 39 degrees 01 minutes 57 seconds East 407.87 feet to the North line of said half quarter; thence along said North line North 89 degrees 01 minutes 57 seconds East 680.97 feet to the POINT OF BEGINNING, containing 19.69 acres more or less.

**SURVEYOR'S CERTIFICATE**

To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and was completed on July 7, 2006. This subdivision consists of fifteen (15) lots numbered Twenty-one (21) through Thirty-five (35), inclusive, and streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Hereby certified on this 20<sup>th</sup> day of November 2007.

Tamothy D. Higbie  
Tamothy D. Higbie, P.E.S.  
State of Indiana LS#20100067



**ATTESTATION STATEMENT**

This instrument prepared by: Tamothy D. Higbie, I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Tamothy D. Higbie.

**CERTIFICATE OF PLAN COMMISSION**

Under authority provided by the Hendricks County Plan Commission, the aforesaid owner's application for approval of this development is hereby granted.

Dated this 27 day of November 2007.

C. Richard Whicker

Chairman  
C. Richard Whicker

Don F. Reitz  
Secretary  
Don F. Reitz



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