

feet (measured) 1533.00 feet - dead to a capped rebar set on the North line of said West Half Quarter Section; thence South 05 degrees 22 minutes 22 seconds East on and along said North line 769.12 feet to a capped rebar set and marking the Northwest corner of said West Half Quarter Section 186.90 feet to a point in the center of the now abandoned Fairland, Franklin, Martinsville Railroad; thence South 49 degrees 18 minutes 06 seconds West on and along said centerline 1776.95 feet to a rebar found and being located on the West line of said Northeast Quarter Quarter Section; thence South 00 degrees 02 minutes 16 seconds West on and along said West line 43.18 feet to a mag nail set and marking the most Northwesterly corner of a 1.0 acre tract (Statewide Rural Electric Co-op, Book 175, Page 275); thence North 49 degrees 13 minutes 25 seconds East on and along the North line of last said tract 405.00 feet (dead-measured distance) to a capped rebar set and marking the Northeast corner thereof; thence South 00 degrees 28 minutes 37 seconds East on and along the East line of last said tract 265.60 feet (dead-measured distance) to a capped rebar set on the South line of said Northeast Quarter Quarter Section and marking the Southeast corner of said tract; thence North 88 degrees 37 minutes 08 seconds East on and along last said South line 1038.95 feet to a stone found and marking the Southeast corner of said Northeast Quarter Quarter Section; thence South 00 degrees 05 minutes 22 seconds East on and along the West line of said West Half Quarter Section 1359.48 feet to the POINT OF BEGINNING, containing 85.929 acres, more or less, subject to all legal rights-of-way, easements and restrictions.

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.

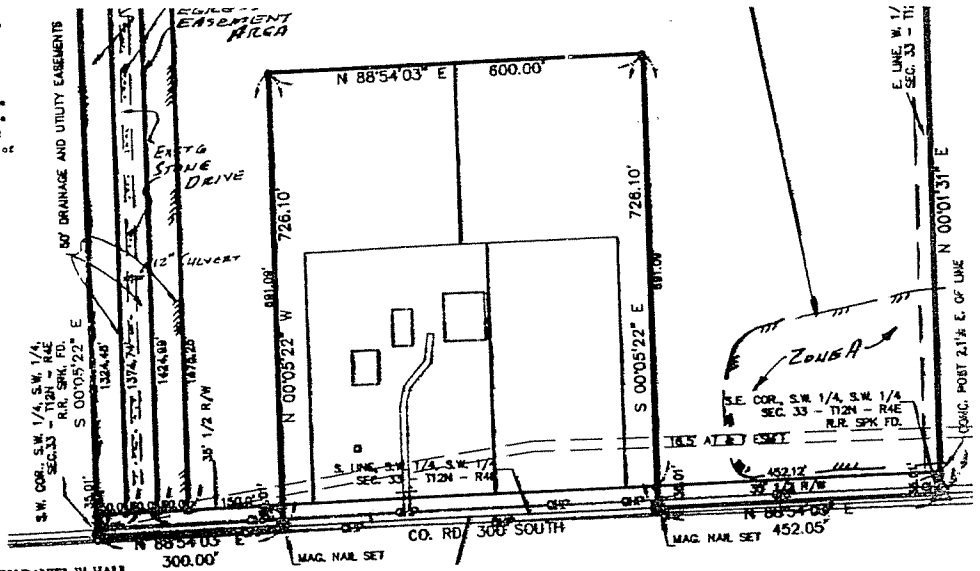
David W. Hiaschle
 DAVID W. HIASCHLE
 PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD ON
 JULY 6, 1999

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE
 SUBDIVISION CONTROL ORDINANCE.

Doug K. Lechner
 DOUGLAS K. LECHNER,
 CHAIRMAN

Rick Mason
 RICK MASON



THIS SUBDIVISION LIES WITHIN _____ WATERSHED.

THIS PLAT WAS REVIEWED BY THE JOHNSON COUNTY HEALTH DEPARTMENT THIS
 March 15 DAY OF _____ 2000

John Bonsett
 JOHN BONSETT

COPY RECEIVED BY THE COUNTY ASSESSOR:

Marla A. Hase
 MARLA A. HASE
 COUNTY ASSESSOR

ENTERED FOR TAXATION THIS 15th DAY OF March 2000

Deborah A. Shutta
 DEBORAH A. SHUTTA, AUDITOR
 JOHNSON COUNTY, INDIANA

RECEIVED AND RECORDED IN PLAT BOOK D PAGE 282

Jean Harmon
 JEAN HARMON, CLERK
 JOHNSON COUNTY, INDIANA
 STATE OF INDIANA }
 COUNTY OF JOHNSON }

WE, THE UNDERSIGNED, WILLIAM ROSE, DANIEL W. HALL AND THOMAS E. SZYMCIAK, OFFICERS OF THE CORPORATION, OWNER OF THE PROPERTY HEREIN DESCRIBED, HEREBY DEDICATE TO THE PUBLIC ALL THAT PORTION OF A RIGHT-OF-WAY NOT HERETOFORE DEDICATED LYING 35 FEET ON THE NORTH SIDE OF THE PROPERTY LINE SHOWN IN COUNTY ROAD 300 SOUTH AND 35 FEET ON THE EAST SIDE OF THE PROPERTY LINE SHOWN IN COUNTY ROAD 25 WEST AS INDICATED ON THE PLAT.

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE ON THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WILD ROSE MINOR PLAT SUBDIVISION".

FRONT AND SIDE BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITH THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OR MAINTENANCE OF CHANNELS IN THE EASEMENTS OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN EASEMENTS. THE EASEMENT AREA OF THE LOT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY IS RESPONSIBLE.

ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND THE OWNER IN THIS SUBDIVISION AND HIS SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

DRAINAGE DITCHES ALONG ALL ROADS AND STREETS SHALL BE PRESERVED AND KEPT UNOBSSTRUCTED SO LONG AS ROADWAY IS NOT CURBED; EACH DRIVEWAY OVER A DRAINAGE DITCH SHALL BE PROVIDED WITH A DRAINAGE STRUCTURE WITH SIZE, MATERIALS, LENGTH, LOCATION AND GRADE APPROVED BY THE JOHNSON COUNTY HIGHWAY DEPARTMENT.

Daniel W. Hall DANIEL W. HALL
Thomas E. Szymczak THOMAS E. SZYMCIAK
 WILD ROSE, LLC.

STATE OF INDIANA }
 COUNTY OF JOHNSON }

I, MARLA J HUXHOLD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HERE CERTIFY THAT DANIEL W. HALL & THOMAS E. SZYMCIAK PERSONALLY KNOWN 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 AT THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17th DAY OF FEBRUARY 2000 A.D.

MY COMMISSION EXPIRES: 3/23/01

Marla J. Huxhold
 Notary Public
 PRINTED NAME MARLA J HUXHOLD
 RESIDENT OF THE COUNTY OF MARION

I, ROBERT E. ETTER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND DO HEREBY FURTHER CERTIFY THAT THE PROPERTY ABOVE DESCRIBED WAS SURVEYED UNDER MY DIRECTION AND THAT IT WAS DIVIDED AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

ALL CORNERS ARE AS SHOWN THEREON. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
Robert E. Etter
 ROBERT E. ETTER
 REGISTERED LAND SURVEYOR NO. S0219

D-282
 SHT: ONE
 DATE: 05 1
 DIVG. NO: 95

MAJOR ENGINEERING & LAND SURVEYING, INC.

FINAL PLAT
WILD ROSE
 MINOR PLAT SUBDIVISION
 A PART OF THE S.W. 1/4 OF SEC. 33,

REVISIONS



SCALE
 1" =
 DRA
 TA
 DESIGN

Wild Rose

D. 282

GENERAL NOTES

APPROVAL OF THIS PLAT DOES NOT IN ANY WAY RELIEVE THE OWNER OR SUCCESSOR IN TITLE OF ANY PREVIOUS EXISTING LEGAL EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OR OTHER OUTSTANDING INTEREST AFFECTING SAID PROPERTY, NOR DOES ITS APPROVAL GUARANTEE THE OWNER OR SUCCESSORS IN TITLE ANY CONSTRUCTION PERMITS.

APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF A SEPTIC SYSTEM INSTALLATION PERMIT. SPECIFIC BUILDING SITES WILL BE EVALUATED ON AN INDIVIDUAL BASIS PRIOR TO PERMIT ISSUANCE.

ANY DRIVEWAY AND ANY CULVERT CONSTRUCTION REQUIRES PERMIT APPROVAL BY JOHNSON COUNTY HIGHWAY DEPARTMENT.

— CAPPED REBAR SET
UNLESS NOTED OTHERWISE

NOTE: ABANDONED
FARLAND, FRANKLIN,
MARTINSVILLE RAILROAD
RIGHT OF WAY.
(RAIL TIES REMOVED)

WILD ROSE MINOR PLAT SUBDIVISION
MAINTENANCE AGREEMENT
INGRESS-EGRESS AND DRAINAGE

The lot owners of Lots 1, 2, 3 and the Remaining Tract of Wild Rose Minor Plat Subdivision shall have a private ingress-egress drive and a Utility and Drainage Easement plus a common drainage plan in common with all other lots in the minor plat subdivision:

The original owners/developers of Wild Rose Minor Plat Subdivision have constructed a stone drive approximately 1600 feet in length extending Northerly and Westerly from County Road 300 S and located in a platted common ingress-egress easement. This drive will be asphalt paved either upon the sale of the last lot or tract or by November 30, 2001 whichever is first.

At the time of paving the drive, the original owners responsibility for maintenance of the ingress-egress drive and drainage will close and thereafter this responsibility shall be governed by the Wild Rose Lot Owner's Association.

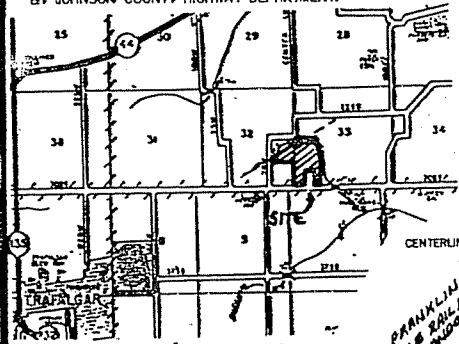
All lot or tract owners shall become members of the Wild Rose Lot Owner's Association and each shall be governed by the decision of the majority.

Each of the lot owners in Wild Rose Minor Plat Subdivision, including owners of the Remaining Tract, shall be financially responsible for his or her fractional share of the maintenance charges for the maintenance of the said private ingress/egress drive and drainage system. Each lot owner shall have one fractional share of these costs.

APPROXIMATE ROUTE FOR
FUTURE TRANSMISSION LINE
(PER INFORMATION PROVIDED)

S. LINE, N.W. 1/4, S.W. 1/4
SEC. 33 - T12N - R4E
N. LINE, S.W. 1/4, S.W. 1/4
SEC. 33 - T12N - R4E

APPROX. LIMITS OF ZONE "A"
PER SCALED LOCATION AND
AS INDICATED ON COMMUNITY
PLAN NO. 180111 0075 C OF
FLOOD INS. RATE MAPS FOR
JOHNSON COUNTY, IND.
DATED MARCH 7 1999.



Location Map

DESCRIPTION
A part of the West Half of the 300th Quarter of Section 33, Township 12 North, Range 4 East, Johnson County, Indiana described as follows:
BEGINNING at the Southwest corner of said West Half Quarter Section as marked by a referenced railroad spike found in place: thence North 88 degrees 54 minutes 03 seconds East (assumed bearing) on and along the South line of said West Half Quarter Section 300.00 feet to a mag nail set; thence North 00 degrees 03 seconds East (assumed bearing) on and along the South line of said West Half Quarter Section 300.00 feet to a mag nail set; thence North 88 degrees 54 minutes 03 seconds East 600.00 feet; thence South 00 degrees 05 minutes 22 degrees 05 minutes 22 seconds West 726.10 feet; thence North 88 degrees 54 minutes 03 seconds East on and along said South line 452.05 feet; thence North 88 degrees 54 minutes 03 seconds East on and along said South line 452.05 feet to a mag nail set.

