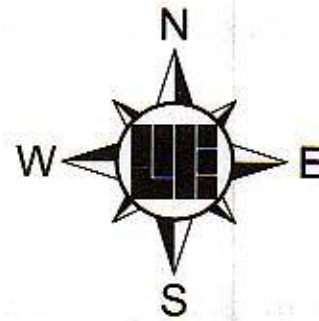


MILLSTONE SECTION THREE SUBDIVISION SECONDARY PLAT

N. LINE OF THE W 1/2, NW 1/4
SEC. 28, T13N, R4E
N88°37'11"E 798.34'

JOHNSON COUNTY MAG NAIL FOUND
NW CORNER, W 1/2, NW 1/4
SEC. 28, T13N, R4E

VANLANDINGHAM
INST. NO. 2012-003398



SCALE: 1" = 50'

LEGEND

MONUMENTS

- ALUMINUM PLUG SET
- 5/8" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012"
- MAG NAIL SET
- REBAR FOUND
- ADDRESS

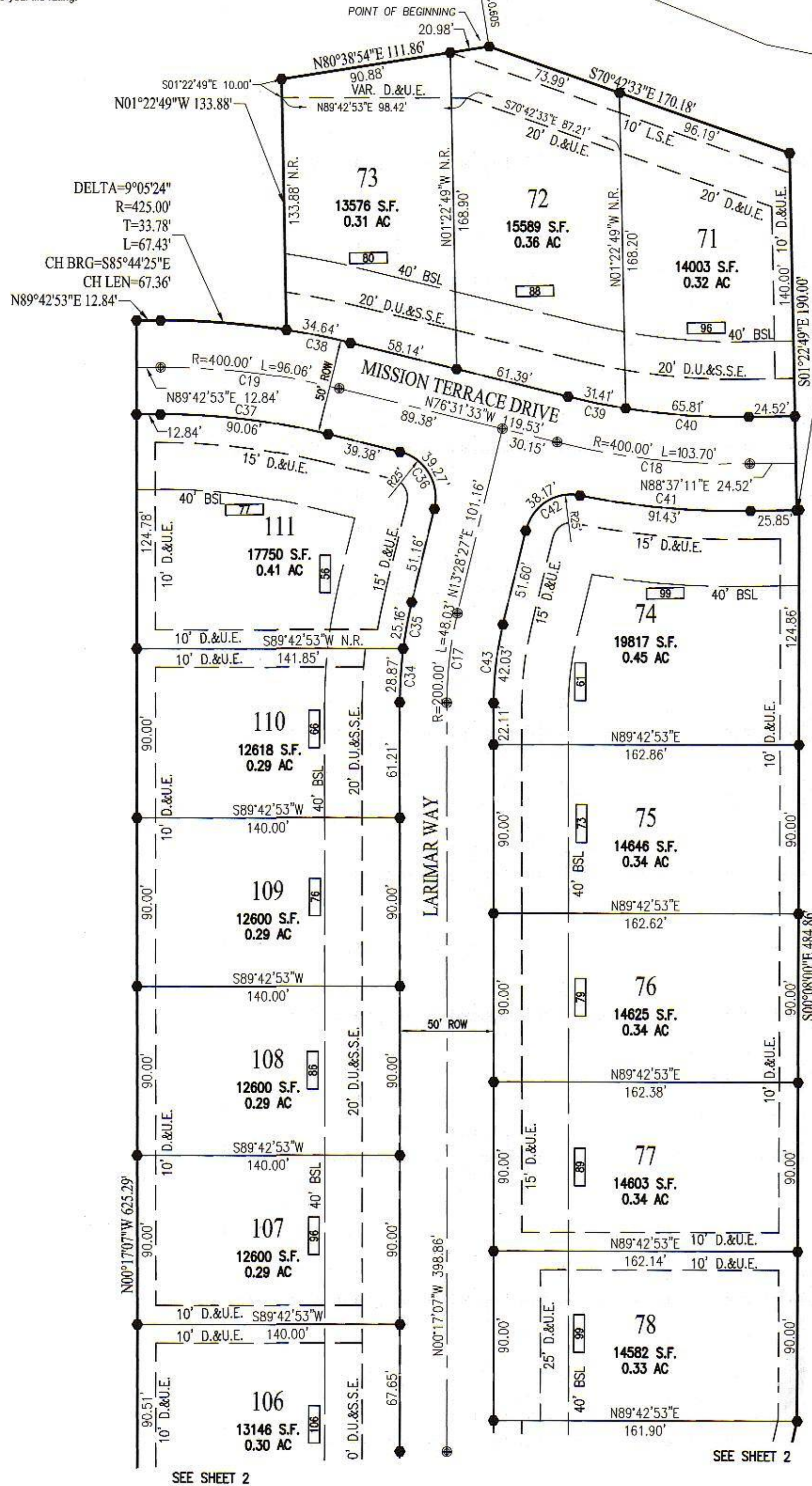
ABBREVIATIONS

- L.S.E. LANDSCAPING EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- VAR. VARIABLE
- BSL BUILDING SETBACK LINE
- ROW RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRES
- N.R. NON RADIAL

Covenants

All homes constructed in Millstone shall be subject to the following:

- All homes shall require a minimum area of brick or stone on the exterior of the homes. The minimum area of brick or stone required is to be determined by multiplying the outside perimeter of the home by 8 feet height, and 40% of such total is the total minimum square footage of brick or stone required on the exterior of the home; and a minimum of 40% of the square footage of the front façade of each dwelling shall be brick or stone (for purposes of the 40% calculation, there shall be no deduction for doors or windows).
- All asphalt roof shingles shall be dimensional (a.k.a. architectural) asphalt shingles with a minimum 25-year life rating.



MILLSTONE SUBDIVISION SEC. 2
INST. NO. 2016-029993

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C15	706.47'	340.00'	119°03'05"	S30°36'27"E	586.06'
C16	321.11'	630.00'	29°12'12"	S14°18'59"W	317.64'
C17	48.03'	200.00'	13°45'34"	S06°35'40"W	47.91'
C18	103.70'	400.00'	14°51'16"	S83°57'11"E	103.41'
C19	96.06'	400.00'	13°45'34"	S83°24'20"E	95.83'
C20	67.25'	365.00'	10°33'24"	S84°51'18"E	67.16'
C21	81.28'	365.00'	12°45'31"	S73°11'51"E	81.11'
C22	81.28'	365.00'	12°45'31"	S60°26'20"E	81.11'
C23	81.28'	365.00'	12°45'31"	S47°40'49"E	81.11'
C24	81.28'	365.00'	12°45'31"	N34°55'18"W	81.11'
C25	81.28'	365.00'	12°45'31"	S22°09'48"E	81.11'
C26	81.28'	365.00'	12°45'31"	S09°24'17"E	81.11'
C27	81.28'	365.00'	12°45'31"	S03°21'14"W	81.11'
C28	81.28'	365.00'	12°45'31"	S16°06'46"W	81.11'
C29	40.94'	365.00'	6°25'34"	S25°42'18"W	40.92'
C30	71.78'	605.00'	6°47'51"	N25°31'10"E	71.73'
C31	106.47'	605.00'	10°04'59"	S17°04'45"W	106.33'
C32	100.41'	605.00'	9°30'31"	S07°17'00"W	100.29'
C33	29.71'	605.00'	2°48'51"	S01°07'18"W	29.71'
C34	28.87'	225.00'	7°21'06"	S03°23'26"W	28.85'
C35	25.16'	225.00'	6°24'29"	S10°16'13"W	25.15'
C36	39.27'	25.00'	90°00'00"	S31°31'33"E	35.36'
C37	90.06'	375.00'	13°45'34"	S83°24'20"E	89.84'
C38	34.64'	425.00'	4°40'10"	N78°51'38"W	34.63'
C39	31.41'	375.00'	4°47'56"	N78°55'31"W	31.40'
C40	65.81'	375.00'	10°03'20"	N86°21'09"W	65.73'
C41	91.43'	425.00'	12°19'34"	S85°13'02"E	91.25'
C42	38.17'	25.00'	87°28'17"	N57°12'36"E	34.57'
C43	42.03'	175.00'	13°45'34"	N06°35'40"E	41.93'
C44	69.08'	655.00'	6°02'34"	N02°44'10"E	69.05'
C45	84.88'	655.00'	7°25'29"	N09°28'12"E	84.82'
C46	84.88'	655.00'	7°25'29"	N16°53'41"E	84.82'
C47	84.88'	655.00'	7°25'29"	N24°19'10"E	84.82'
C48	10.13'	655.00'	0°53'10"	N28°28'30"E	10.13'
C49	12.46'	315.00'	2°15'58"	N27°47'06"E	12.46'
C50	127.27'	315.00'	23°08'59"	N15°04'38"E	126.41'
C51	134.71'	315.00'	24°30'06"	N08°44'55"W	133.68'
C52	134.70'	315.00'	24°30'06"	N33°15'01"W	133.68'
C53	134.70'	315.00'	24°30'06"	S57°45'07"E	133.68'
C54	110.67'	315.00'	20°07'50"	S80°04'05"E	110.11'

SEE SHEET 2

SEE SHEET 2

PAGE 1 OF 4

This instrument prepared for:

ARBOR INVESTMENTS, LLC

MIKE CAMPBELL, VP OF LAND ACQUISITION &
DEVELOPMENT
6626 EAST 75TH STREET, SUITE 400
INDIANAPOLIS, INDIANA 46250
PHONE: 317-842-1875

This instrument prepared by: Kevin Sumner

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

MILLSTONE SECTION THREE SUBDIVISION SECONDARY PLAT

LEGEND

MONUMENTS

- ALUMINUM PLUG SET
- 5/8" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012"
- MAG NAIL SET
- REBAR FOUND
- ADDRESS

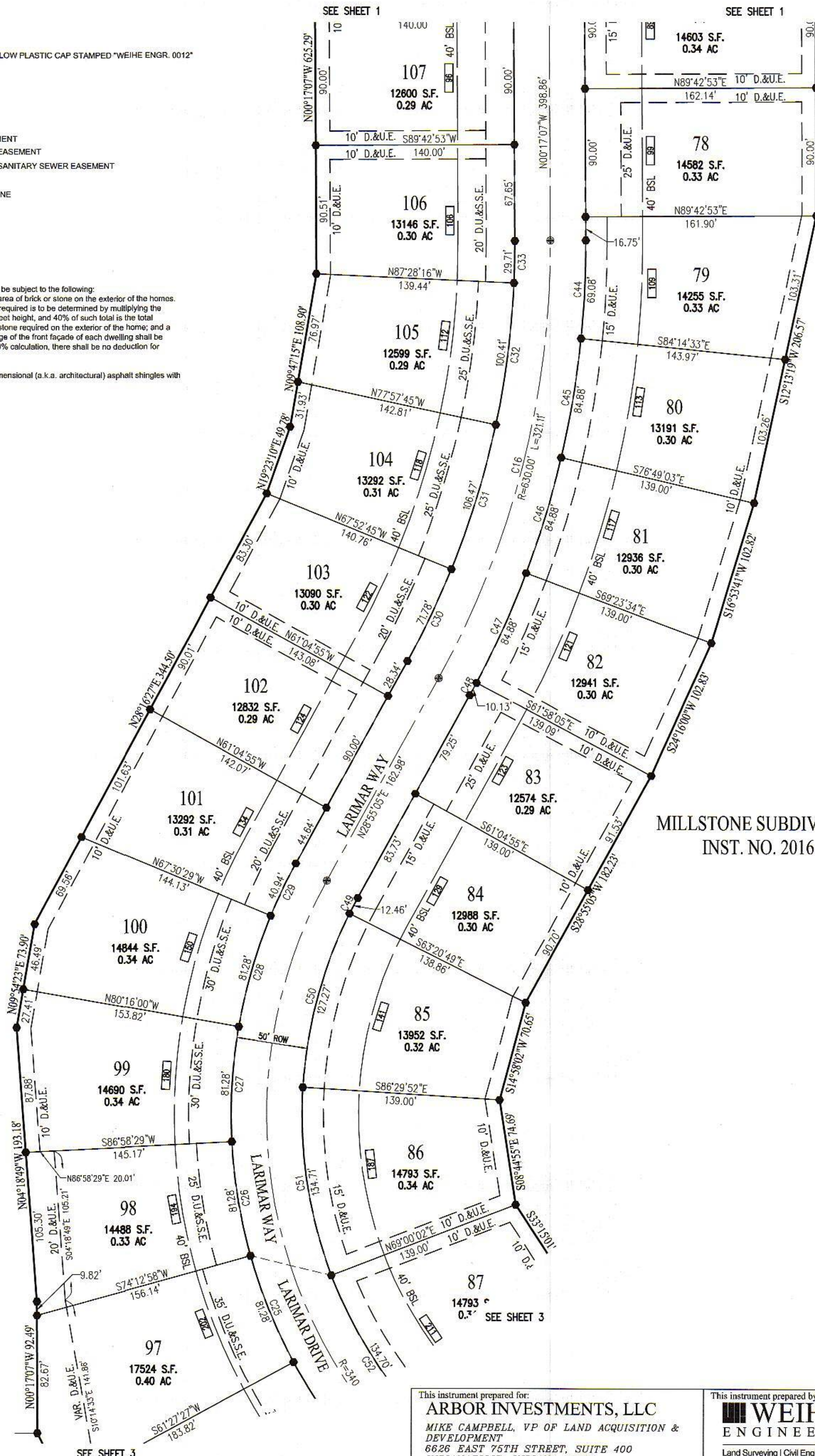
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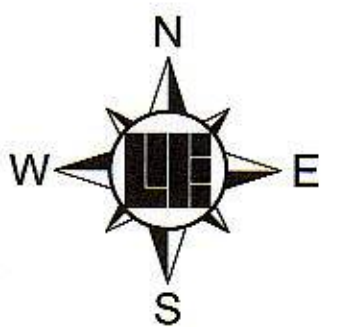
Covenants

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- All asphalt roof shingles shall be dimensional (a.k.a. architectural) asphalt shingles with a minimum 25-year life rating.



MILLSTONE SUBDIVISION SEC. 2
INST. NO. 2016-029993



SCALE: 1" = 50'
0 25 50 100

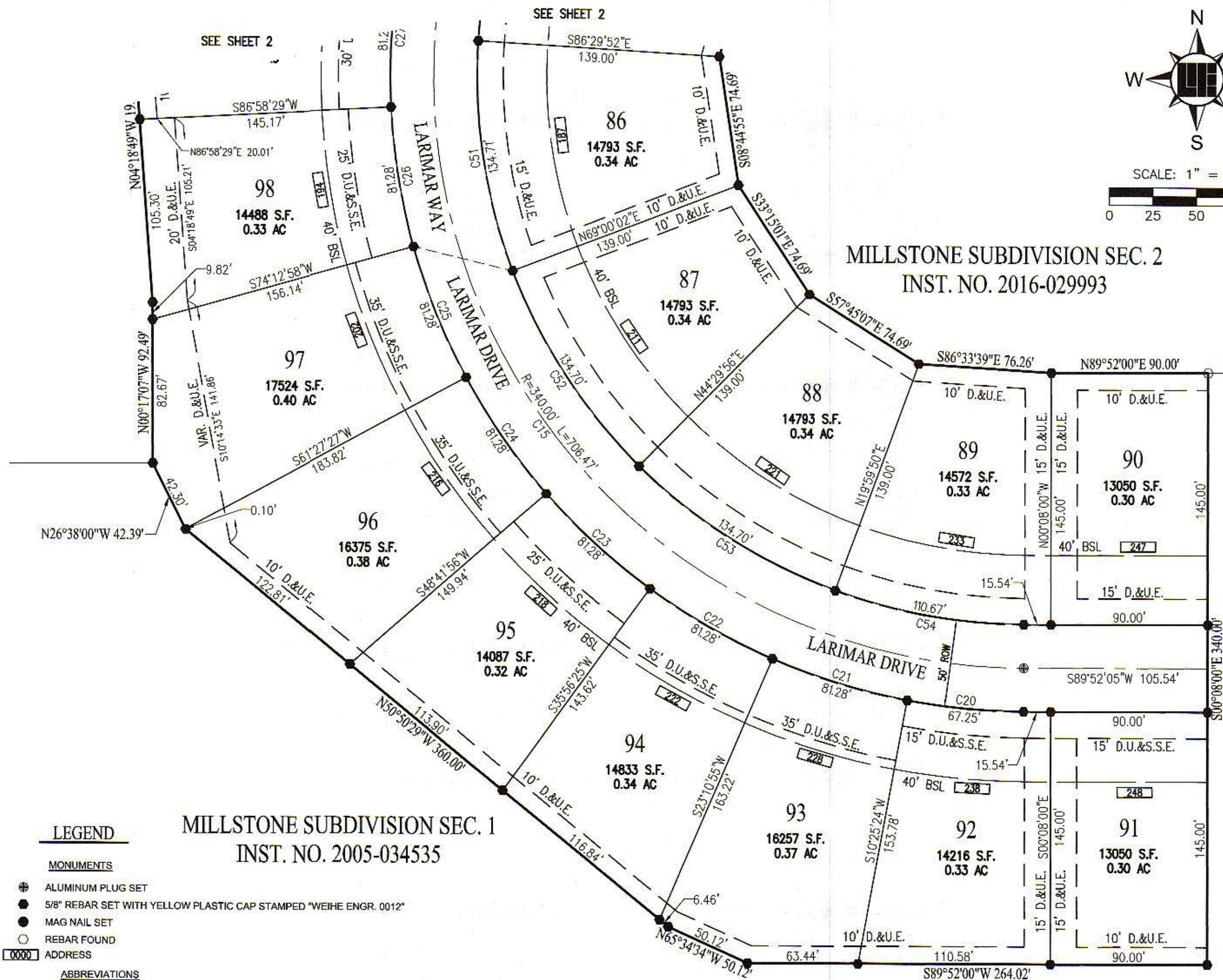
PAGE 2 OF 4

This instrument prepared for:
ARBOR INVESTMENTS, LLC
MIKE CAMPBELL, VP OF LAND ACQUISITION & DEVELOPMENT
6626 EAST 75TH STREET, SUITE 400
INDIANAPOLIS, INDIANA 46250
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ALLAN H. WEIHE, P.E., F.S. - FOUNDER

MILLSTONE SECTION THREE SUBDIVISION SECONDARY PLAT

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT CORRECTLY REPRESENTS A SUBDIVISION OF THE FOLLOWING DESCRIBED REAL ESTATE INTO A LOT AND PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.

LAND DESCRIPTION

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN LOCATED IN PLEASANT TOWNSHIP, WHITELAND, JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL IDENTIFYING THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 88 DEGREES 37 MINUTES 11 SECONDS EAST (ASSUMED BEARING) 798.34 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT #2012-003398 OF THE OFFICE OF THE JOHNSON COUNTY RECORDER AND A MAG NAIL STAMPED "WEIHE ENGR. 0012"; THENCE ON THE WEST LINE OF SAID LAND SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 176.76 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT #2016-029993 MILLSTONE SUBDIVISION, SECTION TWO IN SAID RECORDER'S OFFICE AND TO A 1/2 INCH REBAR WITH A PINK CAP STAMPED "NORTHPOINTE SURVEYING INC. 20100076"; THENCE ON SAID WEST LINE OF SAID LAND SOUTH 09 DEGREES 01 MINUTES 59 SECONDS EAST 66.84 FEET TO THE POINT OF BEGINNING AND TO A REBAR WITH A YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "REBAR WITH A YELLOW CAP"); THENCE THE FOLLOWING FOURTEEN (14) CALLS ALONG THE PERIMETER OF SAID LAND: (1) SOUTH 70 DEGREES 42 MINUTES 33 SECONDS EAST 170.18 FEET; (2) SOUTH 01 DEGREE 22 MINUTES 49 SECONDS EAST 190.00 FEET; (3) NORTH 88 DEGREES 37 MINUTES 11 SECONDS EAST 1.33 FEET; (4) SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 484.86 FEET; (5) SOUTH 12 DEGREES 13 MINUTES 19 SECONDS WEST 206.57 FEET; (6) SOUTH 16 DEGREES 53 MINUTES 41 SECONDS WEST 102.82 FEET; (7) SOUTH 24 DEGREES 16 MINUTES 00 SECONDS WEST 102.83 FEET; (8) SOUTH 28 DEGREES 55 MINUTES 05 SECONDS WEST 182.23 FEET; (9) SOUTH 14 DEGREES 58 MINUTES 02 SECONDS WEST 70.65 FEET; (10) SOUTH 08 DEGREES 44 MINUTES 55 SECONDS EAST 74.69 FEET; (11) SOUTH 33 DEGREES 15 MINUTES 01 SECOND EAST 74.69 FEET; (12) SOUTH 57 DEGREES 45 MINUTES 07 SECONDS EAST 74.69 FEET; (13) SOUTH 86 DEGREES 33 MINUTES 39 SECONDS EAST 76.26 FEET; (14) NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST 90.00 FEET TO A NORTHWEST CORNER OF MILLSTONE SUBDIVISION, SECTION ONE DESCRIBED IN INSTRUMENT #2005-034535 OF SAID RECORDER'S OFFICE AND TO A 1/2 INCH REBAR WITH A PINK CAP STAMPED "NORTHPOINTE SURVEYING INC. 20100076"; THENCE THE FOLLOWING FIVE (5) CALLS ALONG THE PERIMETER OF SAID LAND: (1) SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 340.00 FEET; (2) SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST 264.02 FEET; (3) NORTH 65 DEGREES 34 MINUTES 34 SECONDS WEST 50.12 FEET; (4) NORTH 50 DEGREES 50 MINUTES 29 SECONDS WEST 360.00 FEET; (5) NORTH 26 DEGREES 38 MINUTES 00 SECONDS WEST 42.39 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST 92.49 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 04 DEGREES 18 MINUTES 49 SECONDS WEST 193.18 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 09 DEGREES 54 MINUTES 23 SECONDS EAST 73.90 FEET TO A REBAR WITH YELLOW CAP; THENCE NORTH 28 DEGREES 16 MINUTES 27 SECONDS EAST 344.50 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 19 DEGREES 23 MINUTES 10 SECONDS EAST 49.78 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 09 DEGREES 47 MINUTES 15 SECONDS EAST 108.90 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST 625.29 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS EAST 12.84 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND TO A REBAR WITH A YELLOW PLASTIC CAP; THENCE ALONG SAID CURVE 67.43 FEET WITH A CHORD BEARING SOUTH 85 DEGREES 44 MINUTES 25 SECONDS EAST 67.36 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 01 DEGREE 22 MINUTES 49 SECONDS WEST 133.88 FEET TO A REBAR WITH YELLOW CAP; THENCE NORTH 80 DEGREES 38 MINUTES 54 SECONDS EAST 111.86 FEET TO THE POINT OF BEGINNING, CONTAINING 15.89 ACRES, MORE OR LESS.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THEIR LOCATION, SIZE TYPE AND MATERIAL ARE ACCURATELY SHOWN. THE SIZE OF LOTS AND WITH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

THIS PLAT IS BASED ON A SURVEY PREPARED BY WEIHE ENGINEERS AS JOB #W160089 AND RECORDED AS INSTRUMENT #2016-026999. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.

THE SUBDIVISION CONTAINS FORTY-ONE (41) LOTS NUMBER SEVENTY-ONE (71) THROUGH ONE HUNDRED AND ELEVEN (111), TOGETHER WITH STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

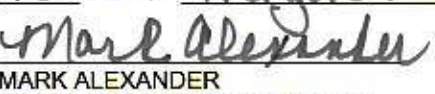
I, KEVIN C. SUMNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JULY 18TH, 2017; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.


KEVIN C. SUMNER
REGISTERED LAND SURVEYOR NO. LS20400011
STATE OF INDIANA



"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" KEVIN SUMNER

CERTIFICATE OF APPROVAL

15 DAY OF August, 2017

MARK ALEXANDER
JOHNSON COUNTY ASSESSOR

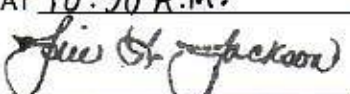
DULY ENTERED FOR TAXATION - SUBJECT TO FINAL ACCEPTANCE

15 DAY OF August, 2017


PAMELA J. BURTON
JOHNSON COUNTY AUDITOR

INSTRUMENT: 2017-018338

RECEIVED FOR RECORD THIS 15th DAY OF August, 2017
AT 10:50 A.M. AND RECORDED IN PLAT CABINET F PAGE 293 A, B, C, D


JILL L. JACKSON
JOHNSON COUNTY RECORDER

\$35
FEE

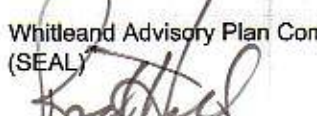
This plat was given primary approval by the Whiteland Town Council at a meeting held on Aug 9, 2017.


President

Clerk-Treasurer
(SEAL)

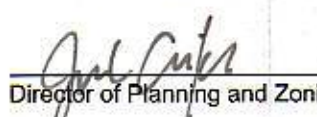
Under authority provided by the Indiana Advisory Planning Law, I.C. 36-7-4, enacted by the General Assembly of the state, and all acts amendatory thereto, and an ordinance adopted by the Town Council, this plat was given secondary approval by the Advisory Plan Commission as follows:

Approved by the Whiteland Advisory Plan Commission at a meeting held on SEPTEMBER 6, 2017.


Whiteland Advisory Plan Commission
(SEAL)
President

The Whiteland Plan Commission staff has reviewed the application for this plat for technical conformity with the standards fixed in the subdivision control code, in accordance with the provisions of the Indiana Advisory Planning Law, I.C. 36-7-4, and hereby certifies that this plat meets all of the minimum requirements in the code of ordinances of Whiteland, Indiana.

Whiteland Plan Commission Staff


Director of Planning and Zoning, Whiteland, Indiana
Date: AUGUST 1, 2017

We the undersigned Arbor Investments, LLC, an Indiana Limited Liability Corporation, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as MILLSTONE SECTION 3, an addition to the Town of Whiteland, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

A perpetual easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement," to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telecommunication, electric, gas, sanitary sewer, storm sewer, and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent structures, fences or trees shall be placed on said area as shown on the plat and marked "Utility Easement," but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted. No fence, wall, structure, hedge, tree, shrub planting, or other object that obstructs sight lines and elevations between two and one-half and eight feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 35 feet from the intersection of said street lines, or in the case of a rounded corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any area within ten feet of the intersection of a street right-of-way line with the edge of any driveway pavement or alley line. No portion of a private driveway for a corner lot shall be permitted on dedicated rights-of-way within 65 feet of the centerline intersections of streets adjacent to the corner lot. No fence, hedge, tree, or shrub planting which obstructs sight lines and elevations between two and one-half and eight feet above the street shall be placed within any median area within 100 feet of an intersection. No trees shall be planted in any portion of a public street right-of-way within 150 feet of a stop sign. No walls, rocks or boulders larger than two feet in any dimension shall be placed in any public right-of-way or median.

All homes shall require a minimum area of brick or stone on the exterior of the homes. The minimum area of brick or stone required is to be determined by multiplying the outside perimeter of the home by 8 feet height, and 40% of such total is the total minimum square footage of brick or stone required on the exterior of the home; and a minimum of 40% of the square footage of the front façade of each dwelling shall be brick or stone (for purposes of the 40% calculation, there shall be no deduction for doors or windows).

All asphalt roof shingles shall be dimensional (a.k.a. architectural) asphalt shingles with a minimum 25-year life rating.

This subdivision is subject to the declaration of covenants and restrictions of Millstone subdivision recorded as instrument number 2005-034534 in the office of the recorder of Johnson County, Indiana.

The foregoing covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2042, (a 25-year period is suggested), at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the lots covered by these covenants and restrictions, in whole or in part. Invalidity of any one of the foregoing covenants and restrictions by judgment or court order shall in no way affect any of the other covenants 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 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 in this subdivision and to their heirs and assigns.

In witness whereof, the undersigned, as the owner of the above described real estate, has hereunto caused its name to be subscribed this 24 day of July, 2017.

Arbor Investments, LLC

Signature: 
Curtis A. Rector
Title: President

State of Indiana

) SS:

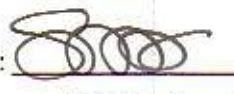
County of Marion



I, STANA EDWARDS, a Notary Public in and for said County and State, do hereby certify that Curtis A. Rector, President, Arbor Investments, LLC

acknowledged the execution of the foregoing instrument for and behalf of said venture, above certificate appears before me this day in person and acknowledges that he signed his above certificate as his own free and voluntary act and deed for the uses and purposes herein set forth.

Witness my hand and notarial seal this 24 day of July, 2017.

Signature: 
Printed: STANA K. EDWARDS
County of residence: Hamilton
My commission expires: 11/17/23

This instrument prepared by:
ARBOR INVESTMENTS, LLC
MIKE CAMPBELL, VP OF LAND ACQUISITION & DEVELOPMENT
6626 EAST 75TH STREET, SUITE 400
INDIANAPOLIS, INDIANA 46250
PHONE: 317-842-1875

This instrument prepared by: Kevin Sumner
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PAGE 4 OF 4