

MILLSTONE SECTION TWO SUBDIVISION SECONDARY PLAT

LEGEND

MONUMENTS

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

ABBREVIATIONS

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

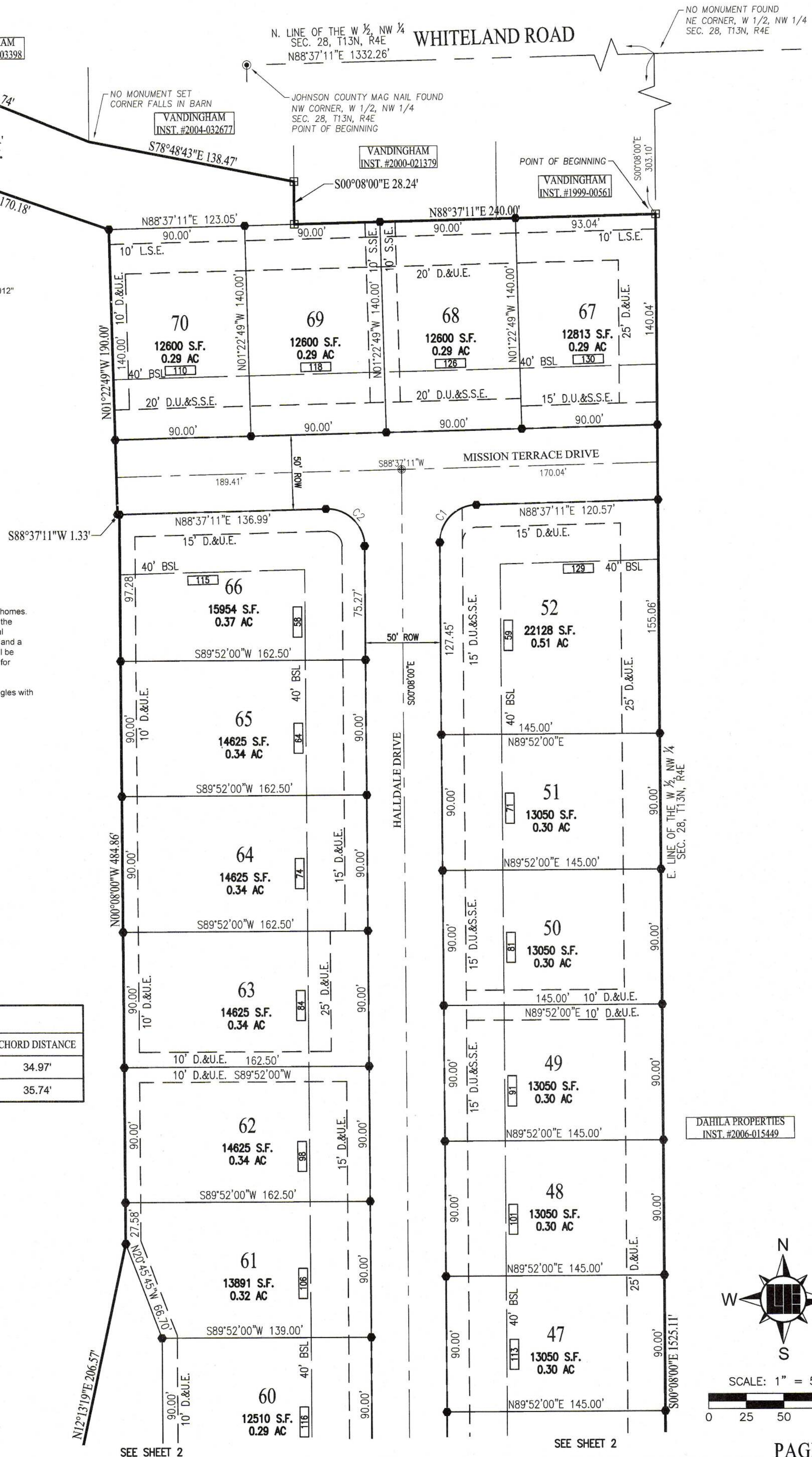
Covenants

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

1. 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).
2. All asphalt roof shingles shall be dimensional (a.k.a. architectural) asphalt shingles with a minimum 25-year life rating.

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	38.73'	25.00'	88°45'11"	N44°14'36"E	34.97'
C2	39.81'	25.00'	91°14'49"	S45°45'25"E	35.74'



This instrument prepared for:

ARBOR INVESTMENTS, LLC

PAUL CLAIRE, DIRECTOR OF LAND DEVELOPMENT
6626 EAST 75TH STREET, SUITE 400
INDIANAPOLIS, INDIANA 46250
PHONE: 317-842-1875

This instrument prepared by: Kevin C. Sumner

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

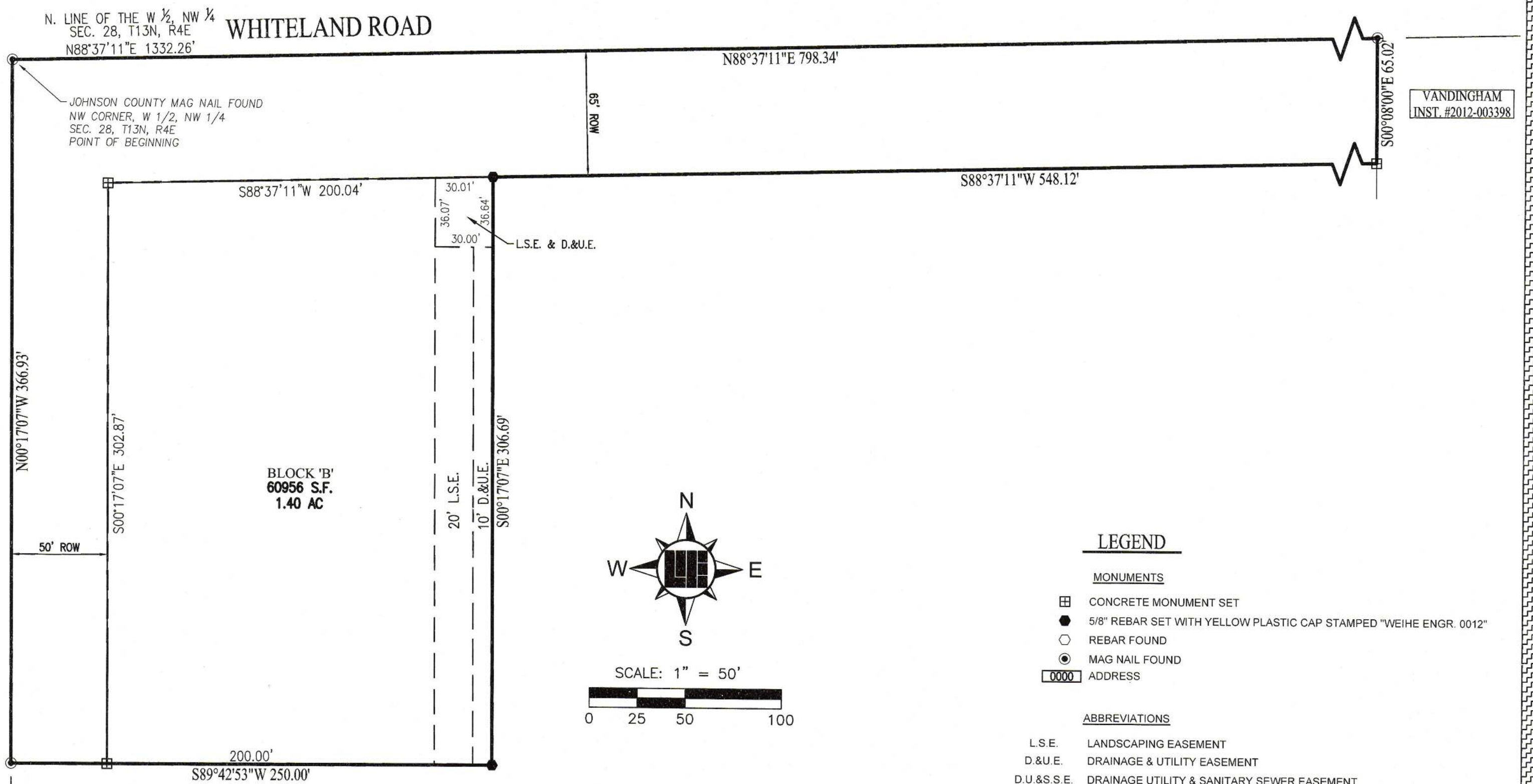
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

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

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

LOCATION: H:\2016\W160089\Section 2\surveying\W160089-2SP.dwg
LAYOUT: Layout2
DATE/TIME: December 13, 2016 - 12:17pm
PLOT BY: sumnerk

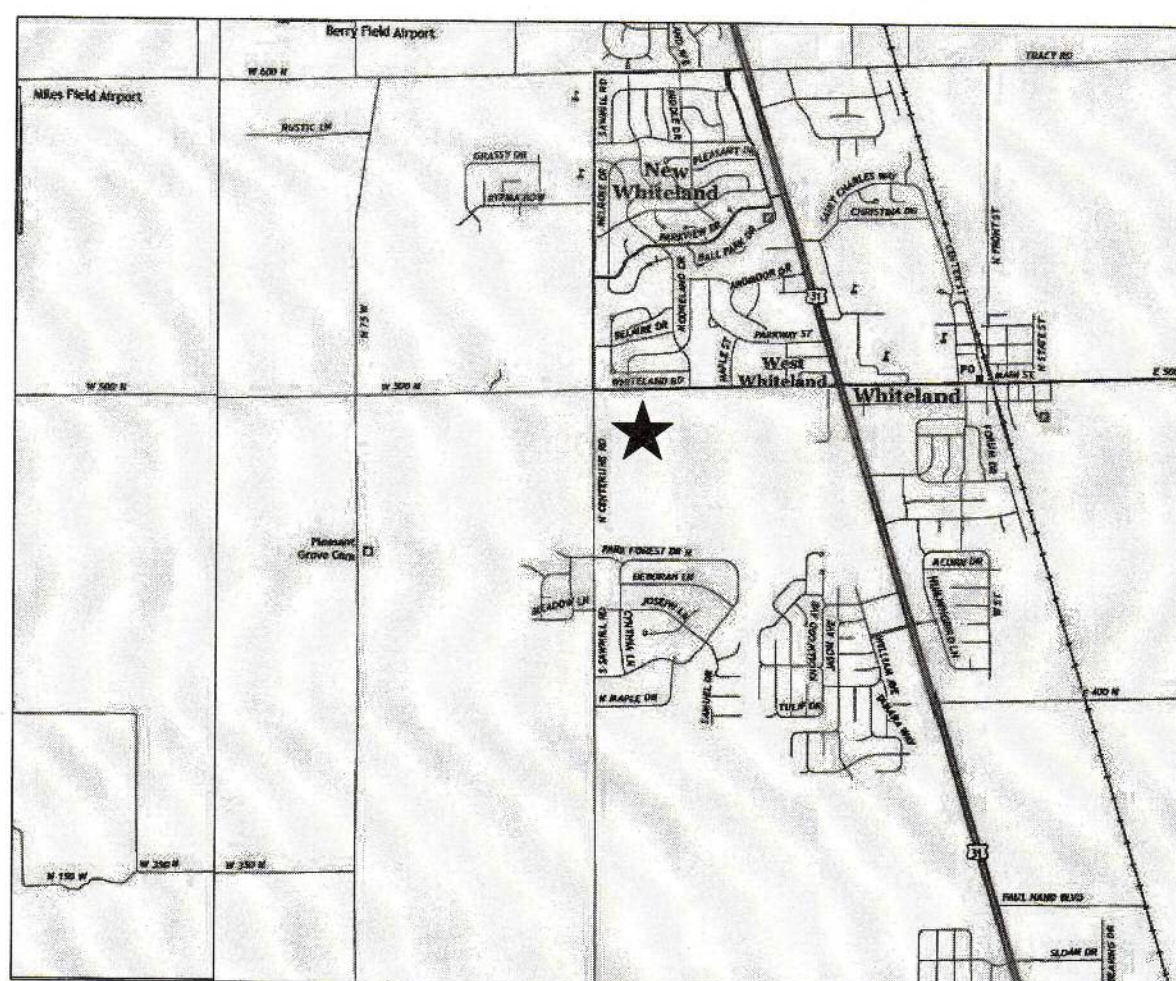
MILLSTONE SECTION TWO SUBDIVISION SECONDARY PLAT



Covenants

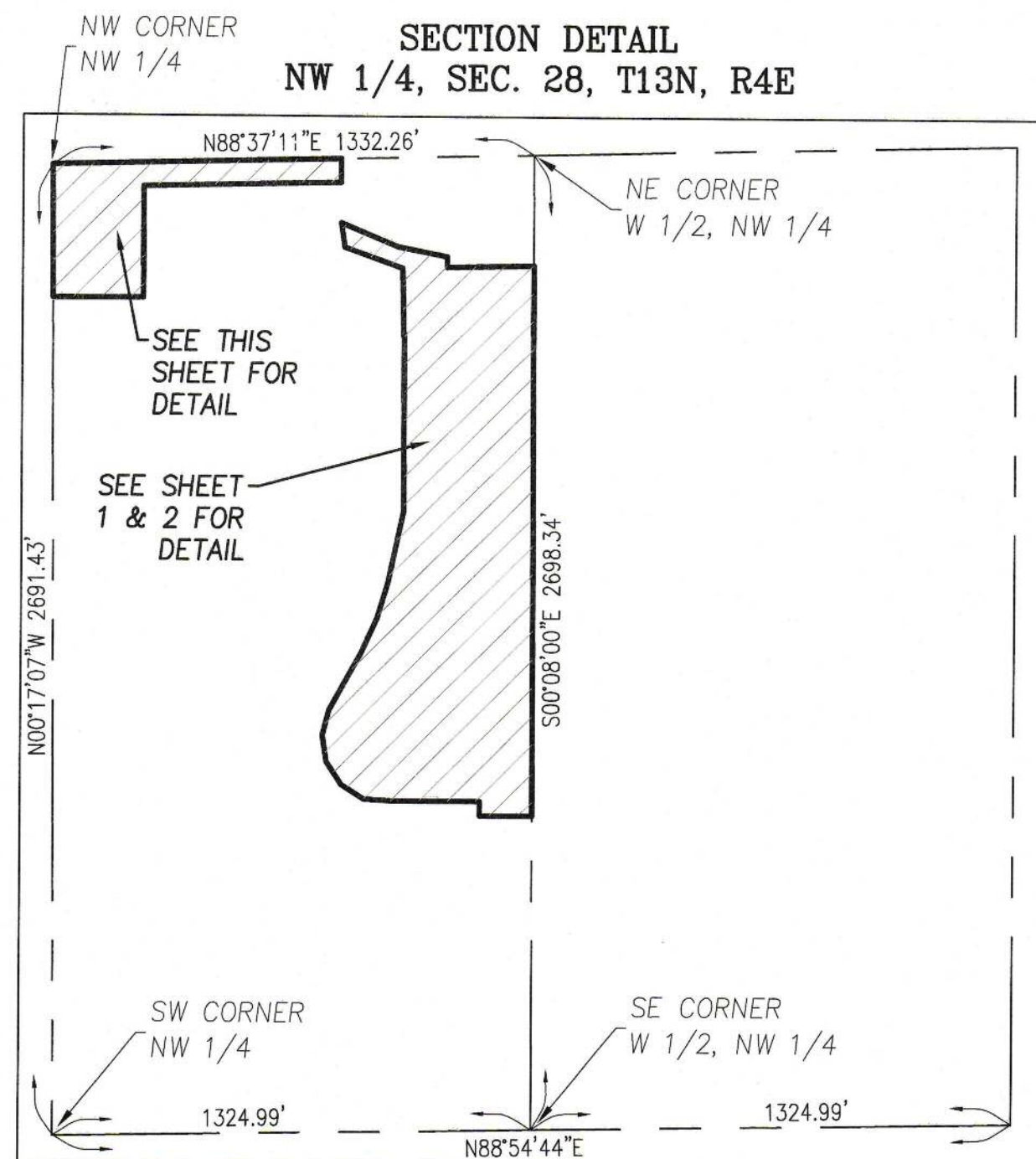
- All homes constructed in Millstone shall be subject to the following:
1. All homes shall require a minimum area of brick or stone on the exterior of the homes. The minimum area of brick or stone required is to be determined by multiplying the outside perimeter of the home by 8 feet height, and 40% 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 facade of each dwelling shall be brick or stone (for purposes of the 40% calculation, there shall be no deduction for doors or windows).
 2. All asphalt roof shingles shall be dimensional (a.k.a. architectural) asphalt shingles with a minimum 25-year life rating.

VICINITY MAP



★ PROJECT LOCATION

SECTION DETAIL NW 1/4, SEC. 28, T13N, R4E



PAGE 3 OF 4

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MILLSTONE SECTION TWO 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) 1332.26 FEET TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID HALF QUARTER SECTION SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 303.10 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 1525.11 FEET TO A "NORTHPOINT" REBAR AND THE NORTH LINE OF MILLSTONE SECTION ONE RECORDED AS INSTRUMENT #2005-034535 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER; THENCE THE FOLLOWING TWO (2) CALLS ALONG THE PERIMETER OF SAID SECTION ONE: (1) SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST 145.00 FEET; (2) NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST 40.00 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION ONE AND THE EXTENSION THERE OF SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST 245.00 FEET TO A REBAR WITH A YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "REBAR WITH A YELLOW CAP"); THENCE NORTH 86 DEGREES 33 MINUTES 39 SECONDS WEST 76.26 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 57 DEGREES 45 MINUTES 07 SECONDS WEST 74.69 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 33 DEGREES 15 MINUTES 01 SECOND WEST 74.69 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 08 DEGREES 44 MINUTES 55 SECONDS WEST 74.69 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 14 DEGREES 58 MINUTES 02 SECONDS EAST 70.65 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 28 DEGREES 55 MINUTES 05 SECONDS EAST 182.23 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 24 DEGREES 16 MINUTES 00 SECONDS EAST 102.83 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 16 DEGREES 53 MINUTES 41 SECONDS EAST 102.82 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 12 DEGREES 13 MINUTES 19 SECONDS EAST 206.57 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST 484.86 FEET TO A REBAR WITH A YELLOW CAP; THENCE SOUTH 88 DEGREES 37 MINUTES 11 SECONDS WEST 1.33 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 01 DEGREE 22 MINUTES 49 SECONDS WEST 190.00 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 70 DEGREES 42 MINUTES 33 SECONDS WEST 170.18 FEET TO A REBAR WITH A YELLOW CAP; THENCE NORTH 09 DEGREES 01 MINUTES 59 SECONDS WEST 66.84 FEET TO A CONCRETE MONUMENT AND THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT #2012-003398 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE SOUTH LINE OF SAID LAND SOUTH 67 DEGREES 55 MINUTES 40 SECONDS EAST 170.74 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT #2004-032677 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE SOUTH LINE OF SAID LAND SOUTH 78 DEGREES 48 MINUTES 43 SECONDS EAST 138.47 FEET TO A CONCRETE MONUMENT AND THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT #2000-021379 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE WEST LINE OF SAID LAND SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 28.24 FEET TO A CONCRETE MONUMENT AND THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE SOUTH LINE OF SAID LAND AND THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT #1999-00561 IN THE OFFICE OF SAID RECORDER NORTH 88 DEGREES 37 MINUTES 11 SECONDS EAST 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.79 ACRES, MORE OR LESS.

ALSO:

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, JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL IDENTIFYING THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 88 DEGREES 37 MINUTES 11 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION 798.34 FEET TO A MAG NAIL WITH A WASHER STAMPED "WEIHE ENGR. 0012" AND THE NORTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT #2012003398 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER; THENCE ALONG WEST LINE OF SAID LAND SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 65.02 FEET TO A CONCRETE MONUMENT AND THE SOUTH RIGHT OF WAY LINE OF WHITELAND ROAD; THENCE SOUTH 88 DEGREES 37 MINUTES 11 SECONDS WEST 548.12 FEET TO A REBAR WITH A YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "REBAR WITH A YELLOW CAP"); THENCE SOUTH 00 DEGREES 17 MINUTES 07 SECONDS EAST 306.69 FEET TO A REBAR WITH A YELLOW CAP; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS WEST 250.00 FEET TO A MAG NAIL AND THE WEST LINE OF SAID QUARTER SECTION; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST 366.93 FEET TO THE POINT OF BEGINNING, CONTAINING 2.94 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 #2016-029993. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.

THE SUBDIVISION CONTAINS THIRTY-TWO (32) LOTS NUMBER THIRTY-NINE THROUGH SEVENTY, TWO BLOCKS, TOGETHER WITH STREETS, RIGHTS-OF-WAY AND COMMON AREAS AS SHOWN ON THE PLAT.

WITNESS MY HAND AND SEAL THIS 11th DAY OF October, 2016.

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

IN WITNESS WHEREOF, THE UNDERSIGNED, AS THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE, HAS HEREUNTO CAUSED ITS NAME TO BE SUBSCRIBED THIS 25 DAY OF October, 2016.

ARBOR INVESTMENTS, LLC

SIGNATURE: [Signature]
CURTIS A. RECTOR
TITLE: PRESIDENT

STATE OF Indiana

) SS:

COUNTY OF Marion

I, Tina K. Hartgrove, 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 NOTORIAL SEAL THIS 25 DAY OF October, 2016.

SIGNATURE: Tina K. Hartgrove

PRINTED: Tina K. Hartgrove

COUNTY OF RESIDENCE: Shelby

MY COMMISSION EXPIRES: June 22, 2019



THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE TOWN COUNCIL OF WHITELAND ON THE 14th DAY OF November, 2016.

[Signature]
PRESIDENT

[Signature]
VICE-PRESIDENT

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

APPROVED BY THE TOWN OF WHITELAND PLAN COMMISSION AT A MEETING HELD ON THE 5th DAY OF July, 2016.

[Signature]
PRESIDENT

[Signature]
SECRETARY

ENTERED FOR TAXATION THIS 16th DAY OF December, 2016.

[Signature]
AUDITOR

RECEIVED AND ACCEPTED THIS 15 DAY OF DECEMBER, 2016.

[Signature]
PLEASANT TOWNSHIP ASSESSOR
JOHNSON COUNTY, INDIANA

NO. 2016-029993

RECEIVED FOR RECORD THIS 14th DAY OF December, 2016, AT 10:42A AND RECORDED IN PLAT BOOK E, PAGE 256A-D.

FEES \$35

[Signature]
RECORDER

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.

2016-029993
RECORDED ON
12/16/2016
10:42:25 AM
JILL L. JACKSON
JOHNSON COUNTY
RECORDER

REC FEE: 35.00
PAGES: 1

PAGE 4 OF 4

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