

Covenants

For

DUBLIN WOODS

4 pages -

Hamilton County

SECONDARY PLAT FOR DULIN WOODS

DULY ENTERED FOR TAXATION

Subject to final acceptance for transfer

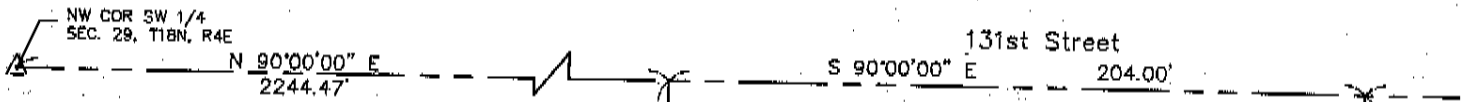
13 day of August, 2006

Robin M. Miller Auditor of Hamilton County

Parcel # _____

Part of the Southwest Quarter of Section 29, Township 18 North, Range 4 East in Clay Township, Hamilton County, Indiana

Carmel/Clay Plan Commission Docket No. 05040010 PP
06050006 SP

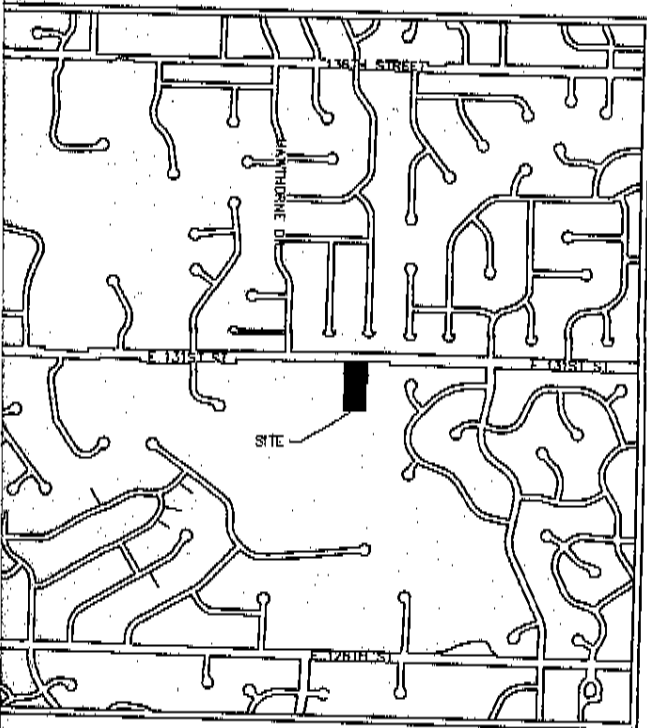


.60' R.O.W. DEDICATED THIS PLAT
12,240 sq. ft. 0.28 acres

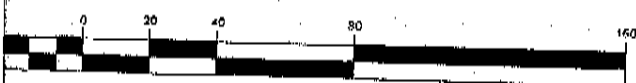
LEGEND

- CONCRETE MONUMENT SET 4"X4"X36"
- ⊙ 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED, "FALCON ENG FIRM 0079" TO BE SET.
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D. & U. E. DRAINAGE & UTILITY EASEMENT

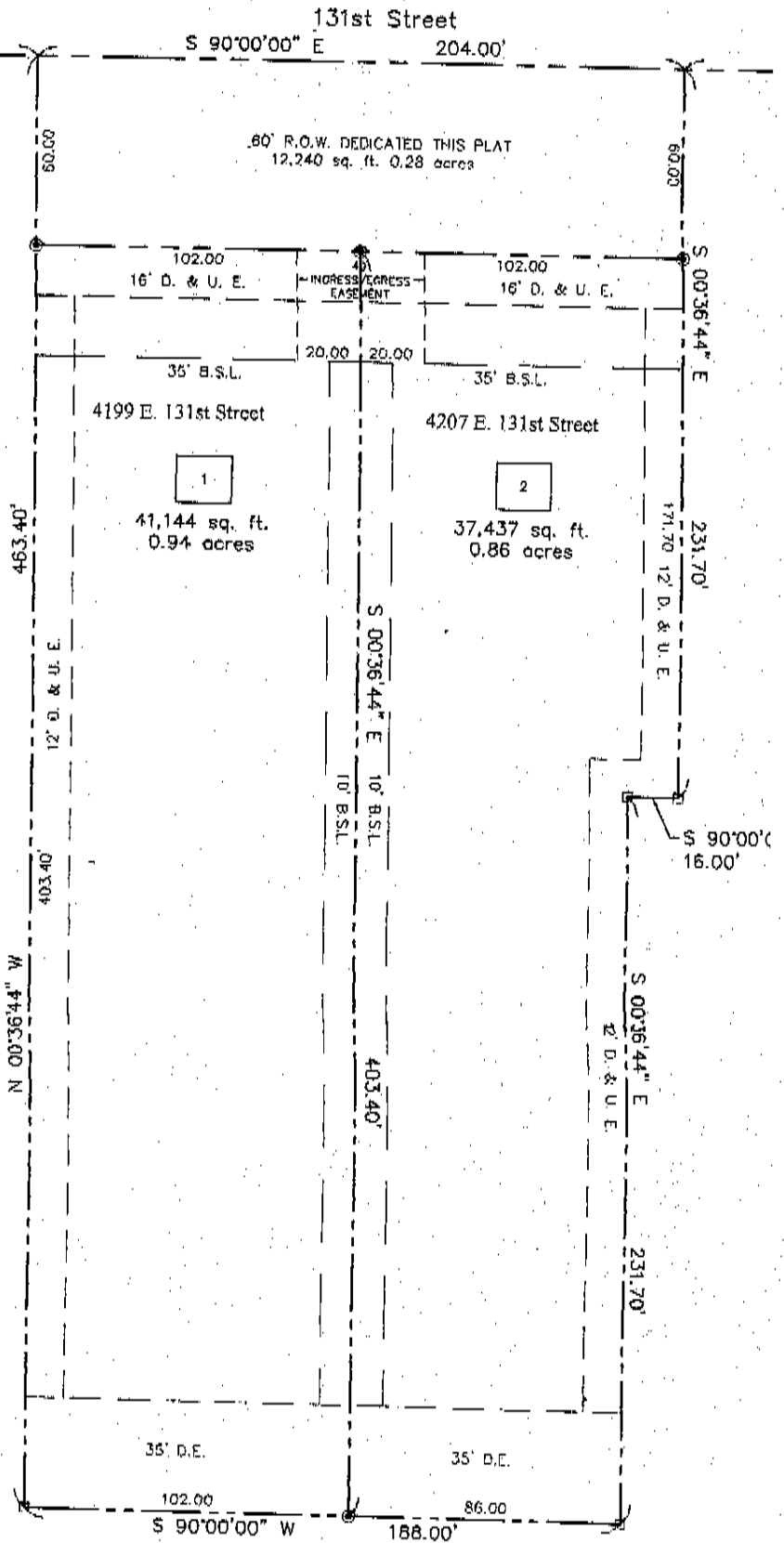
VICINITY MAP



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

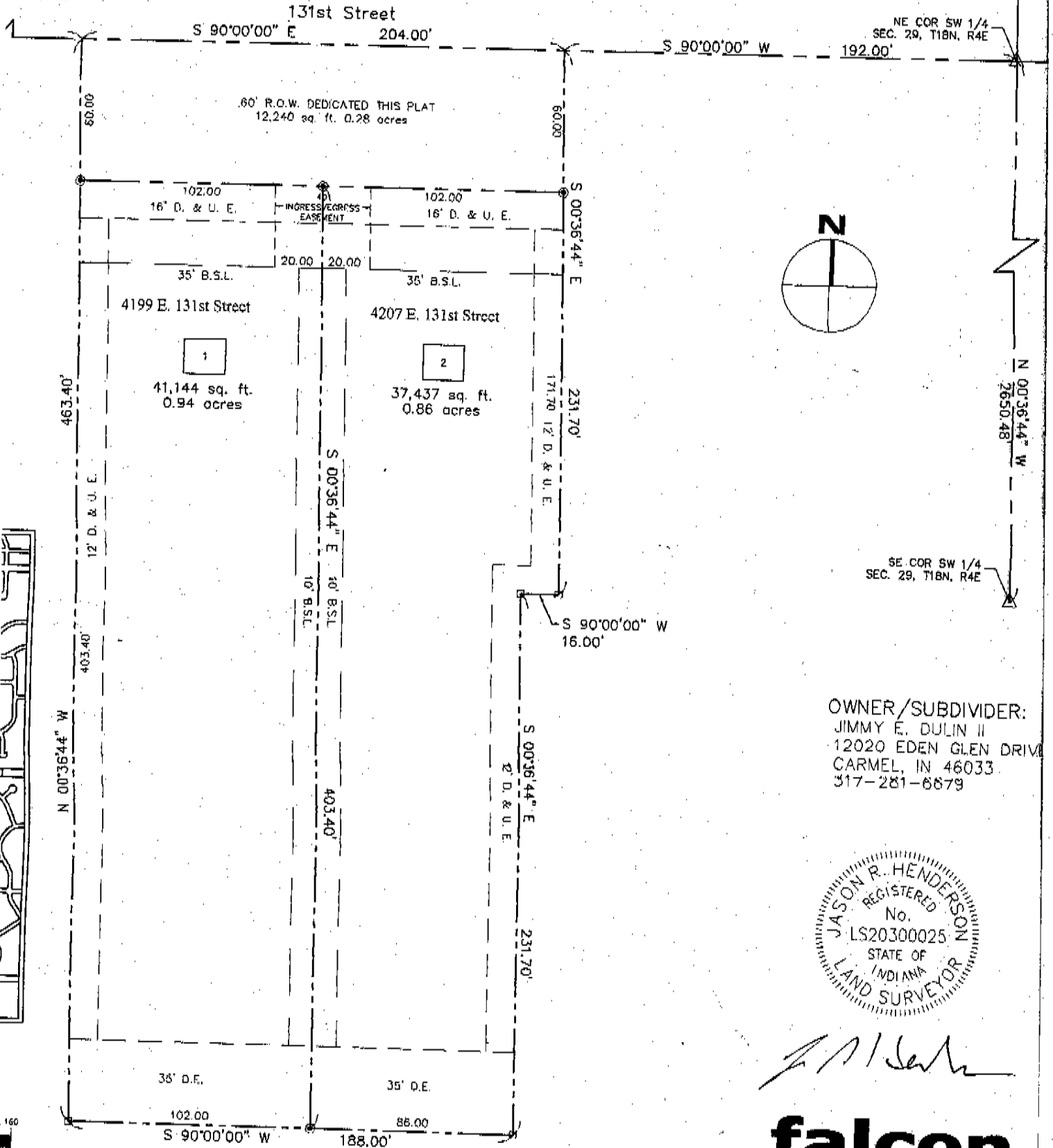


PCY 3110123

CONDARY PLAT FOR DULIN WOODS

Part of the Southwest Quarter of Section 29, Township 18 North, Range 4 East in Clay Township, Hamilton County, Indiana
Carmel/Clay Plan Commission Docket No. 05040010 PP
06050006 SP

200600048751
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
08-18-2006 At 03:26 pm.
PLAT 26.00



falcon
ENGINEERING, INC.

13110 Promise Road, Fishers, Indiana 46038
Phone: (317) 841-3141 Fax: (317) 841-9951

This instrument prepared by Jason R. Henderson R.L.S., State of Indiana # LS20300025

SECONDARY PLAT DULIN WOODS

Part of the Southwest Quarter of Section 29, Township
North, Range 4 East in Clay Township, Hamilton County, In
Carmel/Clay Plan Commission Docket No. 05040010 F
06050006

LAND DESCRIPTION (Per Instrument No. 200400076132)

Tract I

Part of the Southwest Quarter of Section 29, Township 18 North, Range 4 East, Clay Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of Section 29, Township 18 North, Range 4 East, Clay Township, Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds West (assuming bearing) on the North line of the Southwest Quarter 294.00 feet to the point of the beginning for the tract herein described; thence South 00 degrees 36 minutes 44 seconds East parallel with the East line of said Southwest Quarter 463.40 feet to a 5/8 inch rebar on the South line of the real estate described in Deed Book 362, page 582 in the Office of the Recorder of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds West on the South line of the real estate described in said Deed Book 386, page 582 a distance of 102.00 feet to a 5/8 inch rebar at the Southwest corner of said real estate; thence North 00 degrees 36 minutes 44 seconds West on the West line of the real estate described in said Deed Book 362, page 582 a distance of 463.40 feet to the North line of said Southwest Quarter; thence South 90 degrees 00 minutes 00 seconds East on the North line of said Southwest Quarter 102.00 feet to the point of beginning, containing 1.08 acres, more or less.

Tract II

Part of the Southwest Quarter of Section 29, Township 18 North, Range 4 East, Clay Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of Section 29, Township 18 North, Range 4 East, Clay Township, Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds West (assumed bearing) on the North line of said Southwest Quarter 192.00 feet to the point of beginning for the tract herein described; thence North 90 degrees 00 minutes 00 seconds West on the North line of said Southwest Quarter 102.00 feet; thence South 00 degrees 36 minutes 44 seconds East parallel with the East line of said Southwest Quarter 463.40 feet to a 5/8 inch rebar on the South line of the real estate described in Deed Book 362 page 582 on the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 00 minutes 00 seconds East on the South line of the real estate described in said Deed Book 362, page 582, a distance of 86.00 feet to a 5/8 inch rebar at the Southeast corner of the real estate; thence North 00 degrees 36 minutes 44 seconds West on the East line of the real estate described in said Deed Book 319, page 362, page 582 a distance of 232.70 feet to a 5/8 inch rebar at the Southwest corner of the real estate described in Deed Book 319, page 357 in said Office; thence South 90 degrees 00 minutes 00 seconds East on the South line of the real estate described in said Deed Book 319, page 557 a distance of 16.00 feet to a 5/8 inch rebar which is located on a line which bears South 00 degrees 36 minutes 44 seconds parallel with the East line of said Southwest Quarter from the point of beginning; thence North 00 degrees 36 minutes 44 seconds West parallel with the East line of said Southwest Quarter 231.70 feet to the point of beginning, containing 1.00 acres, more or less.

SURVEYOR'S CERTIFICATION

I Jason R. Henderson, 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 December 23, 2005.

That all the monuments shown thereon actually exist and that the location, size, type and material are accurately shown;

And that all requirements specified in the subdivision ordinance of the city of Carmel have been met.

In addition, I further certify that to the best of my professional knowledge, information and belief the within description accurately describes a portion of real estate described in a Retracement Survey (as defined by Indiana Administrative Code Title 865, Article I, Rule 12) and subsequently recorded as Instr. No. 200500083028 in the Office of the Recorder of Hamilton County, Indiana. Said Retracement Survey was used as the basis of this subdivision. I further certify that all monuments shown on the within plat do exist as referenced on said survey or are proposed to be set.

WITNESS my hand and Registered Land Surveyor's Seal this 29th day of June, 2006.


Jason R. Henderson
Registered Land Surveyor
State of Indiana No. LS20300025



DEED OF DEDICATION

I the undersigned, owner of the real estate shown, described herein and with Warranty Deed recorded as Instrument No. 200400076132 (Source of Title) the office of the Recorder of Hamilton County, Indiana, do hereby certify that I have laid off, platted, and subdivided and do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as DULIN WOODS, an addition in Hamilton County, Indiana. All streets and alleys shown, and not heretofore dedicated are hereby dedicated to the public.

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

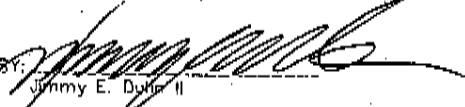
There are strips of ground 12, 16 and 35 feet in width as shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

All dwellings shall have a minimum ground floor area of 1,100 square feet.

The foregoing covenants, or restrictions, are to run with the land and shall bind on all parties and all persons claiming under them until January 1, 2030, at which time said covenants, or restrictions, shall be automatically extended for successive periods of 10 years unless changed by vote of a majority of the then owners of the buildings covered by these covenants, or restrictions, in whole or in part. Invalidity of any one of the foregoing covenants or restrictions, by judgment or court order, shall in no way affect any of the other covenants or 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.


STATE OF INDIANA) DATED THIS 19TH DAY OF July 20
COUNTY OF HAMILTON)

By: 
Jimmy E. Dulin II

Before me, a Notary Public in and for said County and State, this 19TH day of July, in the year of 2006, the adult(s) listed above personally appeared and acknowledged the execution of the foregoing plat, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and seal.

My Commission Expires
OCTOBER 25, 2006


NOTARY PUBLIC, Janet M. Skoog
Resident of Hamilton County, 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.
Jason Henderson

UTILITIES NOTE:
CONTACT CARMEL UTILITIES I
ANY EXISTING SEPTIC TANKS

PC 4 Slide 123

SECONDARY PLAT FOR DULIN WOODS

OWNER/SUBDIVIDER:
JIMMY E. DULIN II
12020 EDEN GLEN DRIVE
CARMEL, IN 46033
317-281-6679

of the Southwest Quarter of Section 29, Township 18
Range 4 East in Clay Township, Hamilton County, Indiana
Carmel/Clay Plan Commission Docket No. 05040010 PP
06050006 SP

DEED OF DEDICATION

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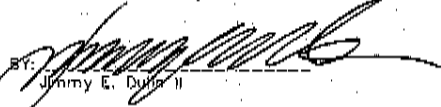
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All dwellings shall have a minimum ground floor area of 1,100 square feet.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2030, at which time said covenants, or restrictions, shall be automatically extended for successive periods of 10 years unless changed by vote of a majority of the then owners of the buildings covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgment or court order, shall in no way affect any of the other covenants or 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.

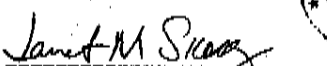
STATE OF INDIANA } DATED THIS 19TH DAY OF July, 2006
COUNTY OF HAMILTON)

BY: 
Jimmy E. Dulin II

Before me, a Notary Public in and for said County and State, this 19TH day of July in the year of 2006, the adult(s) listed above personally appeared and acknowledged the execution of the foregoing plat, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and seal.

My Commission Expires
OCTOBER 25, 2006


NOTARY PUBLIC, Janet M. Skoog
Resident of Hamilton County, Indiana.



PLAN COMMISSION'S CERTIFICATE:

Under authority provided by chapter 174, acts of 1947, enacted by the general assembly of the state of Indiana, and all acts amendatory thereto, and an ordinance adopted by the common council of the city of Carmel, Indiana, this plat was given approval by the city of Carmel, as follows:

Adopted by the Carmel/Clay Plan Commission at a meeting held
28 July, 2006
Carmel/Clay Plan Commission

BY: 


Mike Hollibaugh, Director
Department of Community Services
Carmel, Indiana

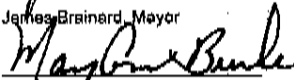
200600048751
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
08-18-2006 At 02:26 pm.
PLAT 26.08

Board of Public Works and Safety Certificate.

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF CARMEL, INDIANA, AT A MEETING HELD:

August 16, 2006


James Brainerd, Mayor

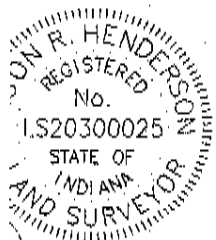

Mary Ann Burke, Member


Lori Watson, Member


Diana Corday, Clerk/Treasurer

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.

Jason Henderson



UTILITIES NOTE:
CONTACT CARMEL UTILITIES REGARDING THE ABANDONMENT OF ANY EXISTING SEPTIC TANKS AND/OR WELLS

falcon

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