

# 2001-2076d  
7-18-2001 Kat 103  
Replat Temple Estate  
PC Tab 72p2 Under Landmark

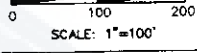
Filed for Record in  
HENRICKS COUNTY IN  
THE OFFICE OF THE  
CLERK OF COURTS  
ON 11-14-2000 AT 03:08 PM  
PLAT 83.00

# FINAL PLAT TEMPLE ESTATES SECTION THREE

PAGE 1 OF 2



NORTH



**DEDICATION**  
The undersigned, owners of the within described real estate, do hereby lay off, plat and subdivide the same into lots, public ways and easements in accordance with applicable laws, ordinances, covenants, restrictions and the plat shown hereon. The within plat shall be known as TEMPLE ESTATES-SECTION 3, a subdivision of the Town of Danville, in Center Township, Hendricks County, Indiana; consisting of 67 lots, numbered 48 through 114, inclusive, with streets, easements, and public ways as shown hereon.  
For land description and additional information, see page 2 of 2.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names this 16th day of Dec, 1999.  
*John L. Temple, Elio J. Temple*  
John L. Temple, Elio J. Temple Owner(s)  
Douglas M. Polley, dba D & G Home Owner  
STATE OF INDIANA )  
COUNTY OF HENRICKS ) SS:

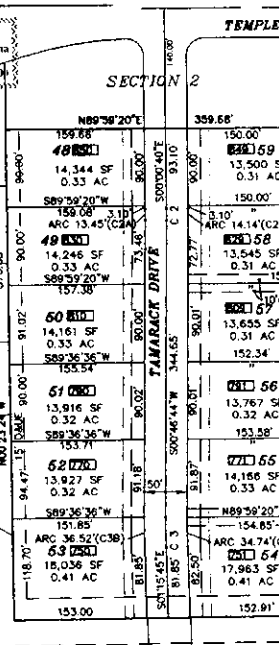
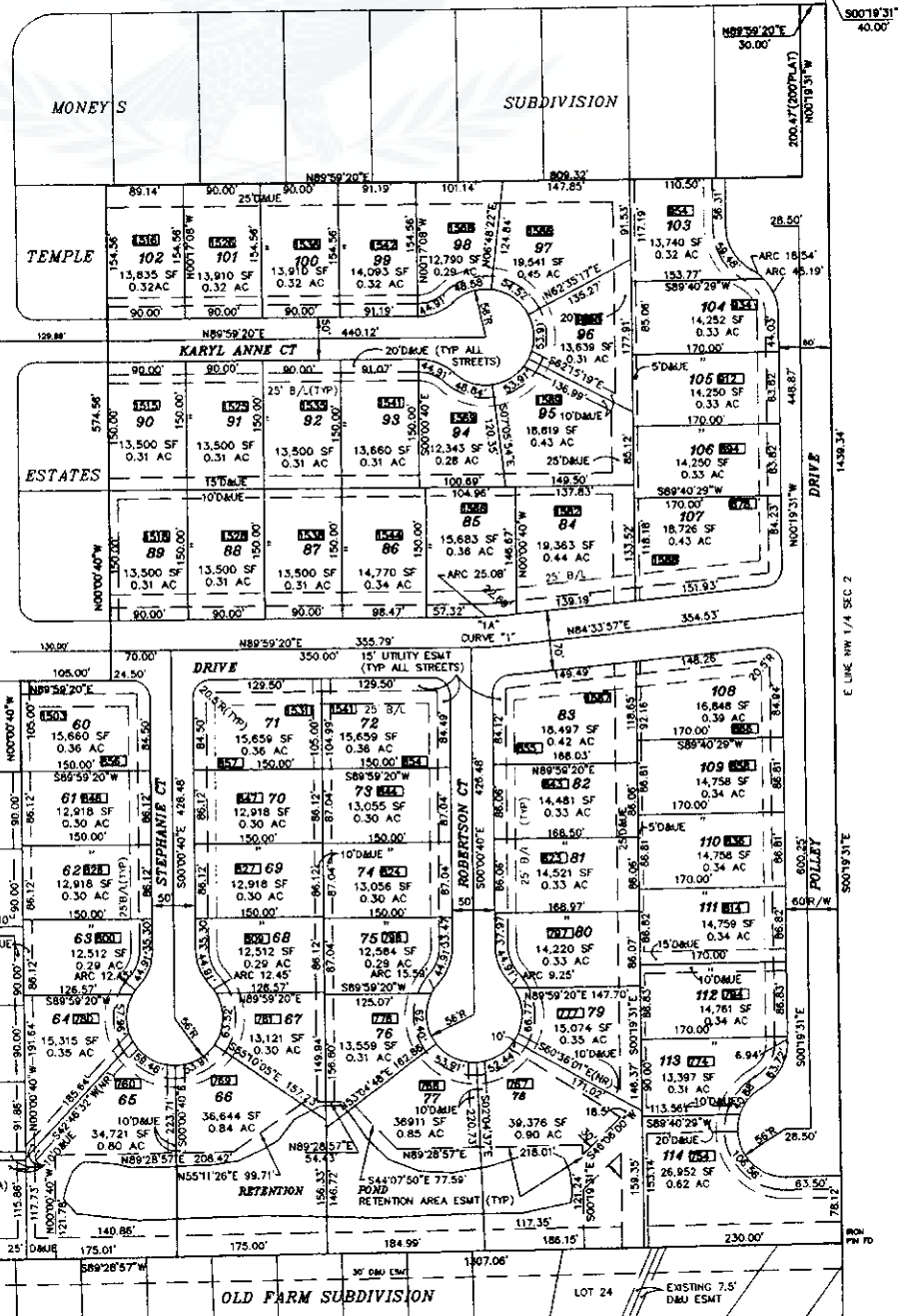
Before me, a Notary Public in and for the above County and State, personally appeared Douglas M. Polley, John L. Temple and Elio J. Temple, owners of the within described real estate, who acknowledged the execution of the foregoing instrument as their voluntary act and deed. Witness my signature and notarial seal this 17th day of Dec, 1999.

*Margaret A. Feniz*  
Notary Public  
*James F. Shook, Jennifer A. Shook*  
James F. Shook, Jennifer A. Shook Owner(s)  
STATE OF INDIANA )  
COUNTY OF HENRICKS )

Before me, a Notary Public in and for the above County and State, personally appeared James F. Shook and Jennifer A. Shook, owners of the within described real estate, who acknowledged the execution of the foregoing instrument as their voluntary act and deed. Witness my signature and notarial seal this 17th day of Dec, 1999.

Notary Public *Margaret A. Feniz*  
Printed Name  
My commission expires  
County of Residence

Margaret A. Feniz  
Notary Public, State of Indiana  
Hendricks County  
My Commission Exp. 09/27/2000



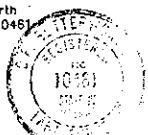
The undersigned hereby certifies that to the best of his knowledge, belief and information, the within is a true and correct representation of TEMPLE ESTATES, SECTION THREE, a subdivision of the Town of Danville in Center Township, Hendricks County, Indiana. The subdivision consists of 67 lots, numbered 48 through 114, inclusive, with easements and public ways as shown hereon.  
Witness my hand and seal this 16 day of DECEMBER, 1999.

*D. F. Butterworth*  
D. F. Butterworth  
RLS Indiana #1048

Certification:  
Under authority provided by Sections IC 36-7-4-700 et seq. and all amendments thereto, the undersigned hereby certify(ies) that public notice of the hearing by the Danville Plan Commission of the aforesaid owner's application for approval of this plat was duly given as required by Section IC 36-7-4-706 and all amendments thereto, and that said plat has been duly approved by said Commission concurring in such approval dated 16th December, 1999.

Attest: *Glenn Ball* Glenn Ball, Presidency  
Attest: *Gary Eakin* Gary Eakin, Secretary

CURVE DATA:	#	Δ	R	L	T	CHD	BRG	PC STA	PT STA
1A	05°25'23"	300.00'	28.39'	14.21'	28.38'	N87°16'38"E	14+99.83	15+28.23	
2	00°47'25"	1000.00'	13.78'	6.90'	13.78'	S00°22'02"W	24+33.10	24+46.90	
2A	00°47'25"	975.00'	13.45'	6.72'					
2B	00°47'25"	1025.00'	14.14'	7.07'					
3	02°02'29"	1000.00'	35.63'	17.82'	35.63'	S00°14'30"E	54+91.55	64+27.18	
3A	02°02'29"	975.00'	34.74'	17.37'					
3B	02°02'29"	1025.00'	36.52'	18.26'					



PREPARED BY:  
BUTTERWORTH ASSOC. INC.  
180 N. ST. RD. 287 #240  
AVON, IN 46168  
(317) 272-5508  
DWG: 9454SEC3  
DATE: 15 DECEMBER 1999

FINAL PLAT  
TEMPLE ESTATES  
SECTION THREE

PAGE 2 OF 2

**DEDICATION**

The undersigned, owner(s) of the within described real estate, do(es) hereby lay off, plat and subdivide the same into lots, public ways and easements in accordance with applicable laws, ordinances, covenants, restrictions, and the plat shown hereon. The within plat shall be known and designated as TEMPLE ESTATES-SECTION 3, a subdivision of the Town of Danville, in Center Township, Hendricks County, Indiana; consisting of 67 lots, numbered 48 through 114, inclusive, with streets, easements and public ways as shown on the within Plat.

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 8 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines, and a line connecting points 25 feet from the intersection of said street lines, or in the case of rounded property corners, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot or area within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage is maintained at sufficient height to prevent obstruction of the sight line.

There are strips of ground as shown on the within plat marked D. & U.E. (Drainage and Utility Easement) which are reserved for the use of public utility companies, including cable television companies (but not including transportation companies) for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains. Subject to all times to the proper authorities, and to the easements herein reserved, no permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this addition shall take their title subject to the rights of the public utilities and other owners of said lots in this addition to said easement herein granted for ingress and egress in, along and through the strips so reserved.

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the development plan (grading plan) as approved for this plat by the Town of Danville Plan Commission and the requirements of all drainage permits issued for any lot or parcel of land within this plat.

The Town of Danville Plan Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of Town of Danville Plan Commission; provided further, that nothing herein shall be construed to prevent the Town of Danville Plan Commission from enforcing any provisions of the Subdivision Control Ordinance, as amended, or any conditions attached to approval of this plat by the Plan Commission.

For additional covenants and restrictions, see Instrument No. \_\_\_\_\_ in the office of the Hendricks County Recorder.

IN WITNESS WHEREOF, the undersigned have thereunto caused their names to be subscribed this 17<sup>th</sup> day of Dec, 1999.

John L. Temple                      Ella E. Temple                      Owner(s)  
Douglas W. Polley                      Owner  
James F. Shook                      Jennifer A. Shook                      Owner(s)

STATE OF INDIANA )  
COUNTY OF HENDRICKS ) SS:

Before me, a Notary Public in and for the above County and State, personally appeared Douglas W. Polley, John L. Temple and Ella E. Temple, owners of the within described real estate, who acknowledged the execution of the foregoing instrument as their voluntary act and deed.

Witness my signature and notarial seal this 17<sup>th</sup> day of Dec, 1999.

Margaret A. Feitz  
Notary Public



STATE OF INDIANA )  
COUNTY OF HENDRICKS ) SS:

Before me, a Notary Public in and for the above County and State, personally appeared John F. Shook and Jennifer A. Shook, owners of Lot Number 54 within described real estate, who acknowledged the execution of the foregoing instrument as their voluntary act and deed.

Witness my signature and notarial seal this 17<sup>th</sup> day of Dec, 1999.

Notary Public: Margaret A. Feitz  
Printed Name \_\_\_\_\_  
My commission expires \_\_\_\_\_  
County of Residence \_\_\_\_\_



~~~~~  
Margaret A. Feitz  
Notary Public, State of Indiana  
Hendricks County  
My Commission Exp 09/21/2000  
~~~~~

**PERIMETER DESCRIPTION**

Part of the Northwest Quarter of Section 2, Township 15 North, Range 1 West of the Second Principal Meridian in the Town of Danville, Center Township, Hendricks County, Indiana; described as follows:

Beginning at a point on the East line of said Quarter Section, said point being South 00 degrees 19 minutes 31 seconds East (assumed bearings herein), 40.00 feet from the Northeast corner of said Quarter Section; thence continuing South 00 degrees 19 minutes 31 seconds East along the East line of said Quarter Section, 1439.34 feet to an iron pin found at the Northeast corner of Old Farm, Section 10C and 10D, a subdivision of the Town of Danville (Plat Cabinet 4, Slide 52, Pg. 1 & 2, Slide 120, Pg. 2, and Slide 121, Pg. 1, Hendricks County records); thence South 89 degrees 28 minutes 57 degrees West along the North line of said Old Farm and a projection thereof, 1307.06 feet; thence North 00 degrees 23 minutes 24 seconds West along the East line of Temple Estates, Section Two, (Plat Cabinet 3, Slide 161, Pg. 2, Slide 162, Pg. 1, Hendricks County records); 570.88 feet; thence North 89 degrees 59 minutes 20 seconds East, 359.68 feet to the Southeast corner of Lot 46 in said Temple Estates, Section Two; thence North 00 degrees 00 minutes 40 seconds West along the East line of said Lot 46, 105.00 feet; thence North 89 degrees 59 minutes 20 seconds East along the South right of way of Temple Drive, 105.00 feet; thence North 00 degrees 00 minutes 40 seconds West, 574.56 feet to the South line of Money's Subdivision Revised (Plat Book 6, Pg. 47-5, Hendricks County records); thence North 89 degrees 59 minutes 20 seconds East along the South line of thereof, 809.32 feet to the Southeast corner of Lot Number 1 in said subdivision; thence North 00 degrees 19 minutes 31 seconds West along the East line of said Lot 1, 200.47 feet (200 feet, Plat) to the South right of way of Hendricks County Road 100N; thence North 89 degrees 59 minutes 20 seconds East along said right of way, 30.00 feet to the Point of Beginning. Containing 30.47 acres, more or less, and subject to all legal easements, restrictions and rights of way.

The property shown within Temple Estates, Section 3, does not appear to be within Zone "A" (100 year flood zone) as scaled from F.I.R.M. Map No. 180415 0100 B Effective date: 3-16-1981

1/4/00                      John Tarantini                      /s/

The undersigned hereby certifies that to the best of his knowledge, belief and information, the within is a true and correct representation of TEMPLE ESTATES, SECTION THREE, a subdivision of the Town of Danville in Center Township, Hendricks County, Indiana. The subdivision consists of 67 lots, numbered 48 through 114, inclusive, with easements and public ways as shown hereon.  
Witness my hand and seal this 16 day of DECEMBER, 1999.

D. F. Butters  
D. F. Butters  
RLS Indiana #10461



**Certification:**

Under authority provided by Chapter 174, Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance of the Town of Danville, Indiana; this Plat was given approval by the Town of Danville at the Danville Plan Commission at a meeting held on:

this 16<sup>th</sup> day of December, 1999.

Attest: Glenn Ball                      /s/                      Gary Eakin                      /s/  
Glenn Ball, President                      Gary Eakin, Secretary

PREPARED BY:  
BUTTERWORTH ASSOC. INC.  
180 N. ST. RD. 267 #240  
AVON, IN 46168  
(317) 272-5508  
DWG: 9454SEC3  
DATE: 15 DECEMBER 1999

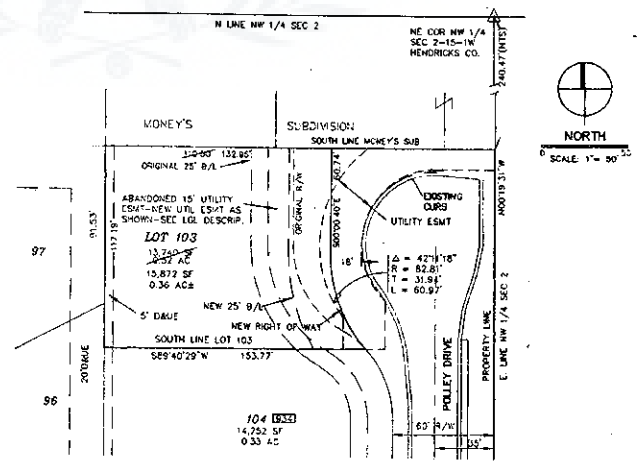
200100020766  
L&PL for Record in  
HENDRICKS COUNTY IN  
INDIANA D LYNN  
07-18-00) 01:29 pm  
PLAT 16.00

CROSS REFERENCE TO PLAT  
PLAT CABINET 3, SLIDE 11, PAGES 1A,B  
HENDRICKS COUNTY RECORDER

*Plat de 72 p 2*

# REPLAT LOT 103 TEMPLE ESTATES, SEC 3

STREET ADDRESS: 954 POLLEY DRIVE  
TAX PARCEL 17-1-02-51W-116-020



### DEDICATION

The undersigned, owner(s) of the within described real estate, do(es) hereby replat Lot 103, and subdivide the same into easements and public ways in accordance with applicable laws, ordinances, covenants, restrictions and the replat shown hereon. The within shall be known as the REPLAT OF LOT 103 of Temple Estates, Section 3, being One Lot within said subdivision. All ordinances, covenants and restrictions in the dedication of Temple Estates, Section 3, shall remain in effect subsequent to this replat, except as shown in the drawings hereon.

There are strips of ground within the Replat shown and designated as drainage, utility or other types of easement. These strips are reserved for the usage denoted and for the public agencies and utility companies (but not including transportation companies) for the installation and maintenance of mains, poles, ducts, lines, wires, sewers and surface and subsurface drainage structures. Subject at all times to the proper authorities, and to the easements herein reserved, no permanent or other structures shall be erected or maintained on said strips. The owners of the lots within this subdivision shall take their title subject to the rights of the public utilities, agencies and other owners of lots in this subdivision to said easements herein granted for ingress and egress in, along and through the strips so reserved.

The Town of Danville Plan Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of Town of Danville Plan Commission; provided further, that nothing herein shall be construed to prevent the Town of Danville Plan Commission from enforcing any provisions of the Subdivision Control Ordinance, as amended, or any conditions attached to approval of this plat by the Plan Commission.

For additional covenants and restrictions, see Instrument No. \_\_\_\_\_ in the office of the Hendricks County Recorder.

IN WITNESS WHEREOF, the undersigned have thereunto caused their names to be subscribed this 12 day of July, 2001.

*Daniel S. Goodner*  
Daniel S. Goodner Owner

### PROPERTY DESCRIPTION

Lot 103, as amended hereon, in Temple Estates, Section 3, a subdivision of the Town of Danville, Indiana; the Plat of said subdivision being in Plat Cabinet 3, Slide 11, Pgs 1A & 1B in the office of the Hendricks County Recorder.

The property shown within Temple Estates, Section 3, does not appear to be within Zone "A" (100 year flood zone) as scaled from F.I.R.M. Map No. 180415 0100 B Effective date: 3-16-1981

The undersigned hereby certifies that to the best of his knowledge, information and belief, the within is a true and correct representation of the REPLAT OF LOT 103, in Temple Estates, Section 3. This replat consists of one (1) lot, as shown, with easements, and public ways as shown hereon.

Witness my hand and seal this 25 day of JUNE, 2001.

*D. F. Butterworth*  
D. F. Butterworth  
RLS Indiana #10461



### Certification:

Under authority provided by Chapter 174, Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance of the Town of Danville, Indiana; this Plat was given approval by the Town of Danville of the Danville Plan Commission at a meeting held on:

this 11th day of June, 2001.

Attest: *Glenn Ball*  
Glenn Ball, President

Attest: *Gary Eakin*  
Gary Eakin, Secretary

STATE OF INDIANA )  
COUNTY OF HENDRICKS ) SS:

Before me, a Notary Public in and for the above County and State, personally appeared Daniel S. Goodner, owner of Lot Number 103, Temple Estates, Section 3, the within described real estate, who acknowledged the execution of the foregoing instrument as their voluntary act and deed.

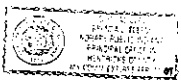
Witness my signature and notarial seal this 12 day of July, 2001.

Notary Public *Brenda J. Hulse*

Printed Name \_\_\_\_\_

My commission expires \_\_\_\_\_

County of Residence \_\_\_\_\_



DULY ENTERED  
FOR TAXATION  
JUL 18 2001

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED  
FOR RECORDING  
DATE: 7/18/01  
HENDRICKS COUNTY ENGINEER

PREPARED BY:  
BUTTERWORTH ASSOC. INC.  
180 N. ST. RD. 267 #240  
AVON, IN 46116  
(317) 272-5508  
DWG: 6454REPL-103  
DATE: 6-25-2001