Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys’ fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.
DENOTES COPPER WELD TO BE SET WITHIN 30 DAYS AFTER COMPLETION OF STREET CONSTRUCTION.

DENOTES 5/8" REBAR TO BE SET WITHIN 30 DAYS OF RECORDING OF THIS PLAT. (INCLUDES ALL LOT CORNERS)

D & U.E.
DENOTES DRAINAGE AND UTILITY EASEMENT.

D.E.
DENOTES DRAINAGE EASEMENT.

S.S. & D. & U.E.
DENOTES SANITARY SEWER AND DRAINAGE AND UTILITY EASEMENT.

R/W
DENOTES RIGHT-OF-WAY.

N.R.
DENOTES NON-RADIAL LINE.

A.E.
DENOTES ACCESS EASEMENT.

The drainage easements shown are created and established by this plat as regulated drain asements and are under the control of the Hancock County Drainage Board. Any approved rainage tile, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

The plat is approved by the Board of County Commissioners, Hancock County, Indiana, that the dedications and reservations shown hereby on this plat are hereby approved and accepted this 24th day of November, 2001.

DAN MARSH
RESIDENT

JACK HEIDEN
SECRETARY

BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF CORRECTION
SECTION ONE
BRAHAMWOOD TRACT

Date: 01-11-11
C.R. 75
I, the Undersigned Land Surveyor, do hereby certify that I prepared the plat of Briarwood Trace Section One, which appears of recorded as Instrument No. 01-17119 in the Office of the Recorder of Hancock County, Indiana; and that plat contains the following errors:

(1) Segments of the North and East lines of Block C was incorrectly shown and should be as now shown; and

(2) The curve data concerning C6, C7, C8, has been revised as shown on plan; and

(3) Segments of the West line of Block C was incorrectly dimensioned and should be as now shown.

(4) The West right-of-way along South Woodgrove Way was labeled incorrectly and should be as now shown.

Therefore I have prepared this certificate of correction under my direct supervision and to the best of my knowledge, information and belief it is an accurate representation of the changes made to correct said errors. The errors shown with stricken lines and the corrections are in bold lettering.

Certified: 6-02-03

Curtis David Ion, Registered Land Surveyor, LS910036

STATE OF INDIANA )
COUNTY OF HANCOCK ) SS:

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Curtis David Ion prepared this plat and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature hereto.

Witness my signature and seal this 3 day of June 2003

Notary Public

County of Residence: Hancock
My Commission Expires: 5/20/01
## Briarwood Trace

### Section Two

#### Secondary Plat

#### Legend
- **•** Denotes copperweld to be set within 30 days after completion of street construction.
- **O** Denotes 5/8" rebar to be set within 30 days of recording of this plat. (includes all lot corners)
- **D & U.E.** Denotes drainage and utility easement.
- **D.E.** Denotes drainage easement.
- **S.S. & D.E.** Denotes sanitary sewer and drainage and utility easement.
- **R/W** Denotes right-of-way.
- **N.R.** Denotes non-radial line.
- **A.E.** Denotes access easement.

### Curve Data Table

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**East Line of SW 1/4 Sec 3, Twp 16N, R unpl.**

**S00'-1151' - 603.44'**

**NE 1/4 Sec 3, Twp 16N, R unpl.**

**S00'-1151' - 603.44'**
ZONING: R-3

SETBACK REQUIREMENTS
SIDEYARD: 10' MIN.
REARYARD: 10' MINIMUM

Scale 1"=100'

S89°48'36"E
66.80'

N89°48'36"E
25.12'

N89°11'51"E
- 603.44'

S89°34'47"W - 890.78'

DUELY ENTERED
I, the Undersigned Land Surveyor, do hereby certify that I prepared the plat of Briarwood Trace Section Two, which appears of recorded as Instrument No. 02-12101 in the Office of the Recorder of Hancock County, Indiana; and that plat contains the following errors:

1. Segments of the North and East lines of Block E were incorrectly dimensioned and should be as now shown; and

2. The curve data concerning C43, C44 has been revised and should be now C43a, C44a as shown on plan; and

3. Line Segment labeled "S50°27'09"W 9.43' is added to Block E and should be as now shown; and

4. Segments of the South line of Block E were incorrectly dimensioned and should be as now shown.

5. The East and South right-of-ways of South Woodgrove Way were incorrectly labeled and should be as now shown.

6. Segments of the North and West lines of Block F were incorrectly dimensioned and should be as now shown; and

Therefore I have prepared this certificate of correction under my direct supervision and to the best of my knowledge, information and belief it is an accurate representation of the changes made to correct said errors. The errors shown with stricken lines and the corrections are in bold lettering.

Certified: OCT. 15 2002

Curtis David Ison, Registered Land Surveyor, LS910036

STATE OF INDIANA )
COUNTY OF HANCOCK ) SS:

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Curtis David Ison prepared this plat and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this _3_ day of __, 2003.

Jeffette M Colip
Notary Public
Printed Name
BRIARWOOD TRACE
SECTION THREE
CERTIFICATE OF CORRECTION
TO THE FINAL DETAILED PLAT

I, the undersigned Registered Land Surveyor, do hereby certify that I prepared the plat of "Briarwood Trace, Section Three" which appears of record as Instrument No. 030023554 in the Office of the Recorder of Hancock County, Indiana; and that said plat contains the following errors:

(1) Several lot dimensions and curve data were incorrectly labeled and should be as now shown on this drawing.

(2) There were errors in the legal description and should be as now shown on this drawing.

Therefore, I have prepared this certificate of correction under my direct supervision and to the best of my professional knowledge, information and belief it is an accurate representation of the changes made to correct said errors. The corrected Lot dimensions and areas are shown in parenthesis and the incorrect dimensions and areas are shown with stricken lines.

CERTIFIED:

[Signature]

Curtis David Bon
Registered Land Surveyor LS910036

STATE OF INDIANA ) SS:
COUNTY OF HANCOCK

Subscribe and sworn to before me this 22nd day of March, A.D. 2004

[Signature]

Printed Name: M. Collins

My Commission Expires: 5-23-09

County of Residence: Hancock County

[Signature]

[Stamp]
BRIARWOOD TRACE
SECTION FOUR
SECONDARY PLAT
AND REPLAT OF LOT
87 BRIARWOOD TRACE
SECTION THREE
(SHEET 1 OF 5)
I, the undersigned Registered Land Surveyor, do hereby certify that I prepared the plat of "BRIARWOOD TRACE, Section Four" which appears of record as Instrument Number 050003151 in the Office of the Recorder of Hancock County, Indiana; and that said plat contains certain errors in that the street name North Moeller Circle between lot 97 and lot 98 was incorrect. The correct name for that portion of the street is South Moeller Circle.

Therefore, I have prepared this certificate of correction under my direct supervision and to the best of my professional knowledge, information and belief it is an accurate representation of the changes made to correct said errors and omissions.

CERTIFIED: 3-16-06

We, R. & F. Development Company Inc., do hereby certify we are the owners of the real estate described in the above caption and that as such owners we have caused this Certificate Of Correction as shown on the herein drawn plat to be prepared as our own free and voluntary act and deed.

DUTY ENTERED FOR TAXATION

MARIAN FORUM, Member

State of Indiana
County of Hancock

Subscribe and sworn to before me this 16th day of March, 2006

Teresa S. Spiegel, Notary Public

Printed Name Teresa S. Spiegel

My Commission Expires 1-2-08

County of Residence Hancock

This instrument prepared by the Gibson Surveying Group, Inc.
Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

2. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;

3. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

Signature of Declarant

Printed Name of Declarant

Stacie Kramer
All streets and alleys and public open spaces shown and not therefore dedicated are hereby dedicated to the public.
I, the undersigned Registered Land Surveyor, do hereby certify that I prepared the plat of "BRIARWOOD TRACE, Section Five" which appears of record as Instrument Number 060001284 in the Office of the Recorder of Hancock County, Indiana; and that said plat contains certain errors in that the street name South Moeller Drive was incorrect, and the correct name is South Moeller Circle to the lot line extended between lot 151 and 152. The correct name of the street Easterly from that point is West Moeller Circle.

Therefore, I have prepared this certificate of correction under my direct supervision and to the best of my professional knowledge, information and belief it is an accurate representation of the changes made to correct said errors and omissions.

CERTIFIED:
We, R. & F. Development Inc., do hereby certify we are the owners of the real estate described in the above caption and that as such owners we have caused this Certificate Of Correction as shown on the herein drawn plat to be prepared as our own free and voluntary act and deed.

DULY ENTERED
FOR TAXATION

MAR 21 2006

John Surczek, Member
State of Indiana
County of Hancock

NOTARY PUBLIC
Printed Name: Teresa S. Speigel
My Commission Expires: 1-2-2016
County of Residence: Hancock

THIS INSTRUMENT PREPARED BY THE GIBSON SURVEYING GROUP, INC.