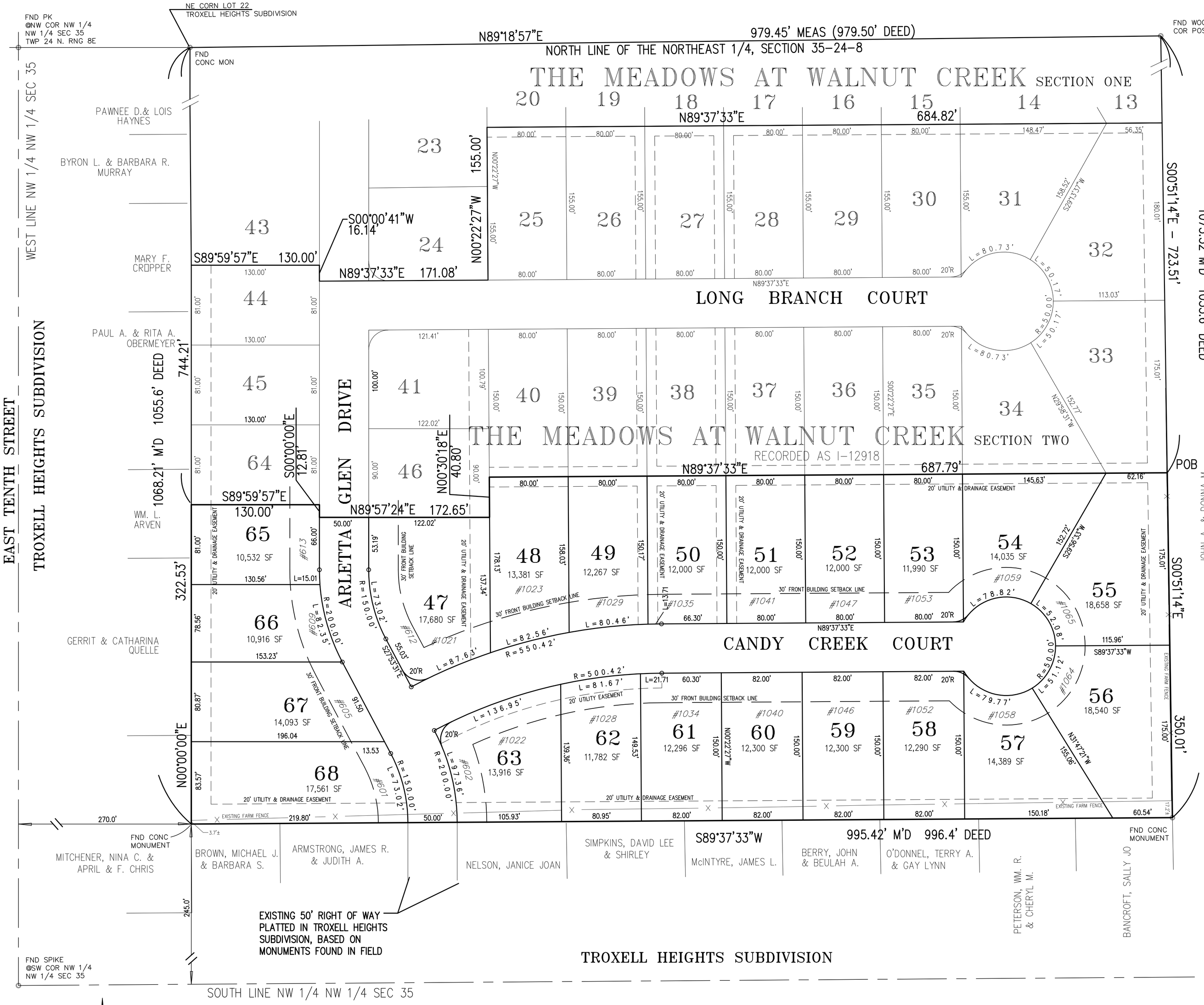

DEED OF PLAT

I, the undersigned, Paul E. Turner, owner of the real estate shown and described herein, by virtue of certain deeds (Document No. 021547) as recorded on July 5, 1995, in Deed Micro 95 do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate according to this plat.

This subdivision shall be known and designated as MEADOWS AT WALNUT CREEK-SECTION THREE, an addition to the CITY OF GAS CITY, Indiana. All streets and alleys shown and not previously dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, no building or structure shall be built.

There are strips of ground in varying widths, as shown on this plat, and marked "easement", reserved for public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject always to the proper authorities and to the easement herein reserved.

No permanent or other structures are to be built 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.

In addition to the Lots, Right of Ways, Easements and Building Lines dedicated on the face of this plat; the property is also subject to additional "Protective Covenants and Restrictions" recorded together with this plat.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2028, when said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless changed by a vote of a majority of the owners of the building sites covered by the covenants, or restrictions, in whole or in part. Invalidation of any one of these covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions that shall remain in full force and effect.

The right to enforce these provisions by injunctions, with the right to cause the removal, by due process of law, of any structure or part thereof, is hereby reserved to the several owners of the several lots in this Subdivision and to their heirs and assigns.

Witness my Hand this ____day of_____, 2003.

_____
Paul E. Turner

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Paul E. Turner, and separately and severally acknowledged the execution of this instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this ____day of _____, 2003.

_____ _____
(printed name and signature) *My commission expires*

_____
County of residence

LEGAL DESCRIPTION

That portion of land situated in the Northwest Quarter of Section 35, Township 24 North, Range 8 East of the second principal meridian in Grant County, Indiana being described as follows:

Considering the West line of said Northwest as bearing South 00 degrees 00 minutes 00 seconds West, with all other bearings herein contained relative thereto:

Commencing at a found concrete monument at the Northeast corner of Lot Number 22 in the Troxell Heights Subdivision to the City of Gas City, Indiana according to the recorded plat; thence on and along the North line of the Northwest Quarter of said Section 35, North 89 degrees 18 minutes 57 seconds East, 979.45 feet measured, 980.50 feet deed, to a found wood corner post on the East line of the land described in Deed Record Book 220, page 578; thence on and along said East line, South 00 degrees 51 minutes 14 seconds East, 723.51 feet to the Point of Beginning; thence continuing South 00 degrees 51 minutes 14 seconds East, on and along said East line 350.01 feet to a found concrete monument on the South line of said deed; thence on and along said South line and the South line of the land described in Deed Record Book 190, page 337, South 89 degrees 37 minutes 33 seconds West, 995.42 feet measured (996.4 feet deed) to a found concrete monument on the West line of said Deed Record 190, page 337; thence on and along said West line, North 00 degrees 00 minutes 00 seconds East, 322.53 feet; thence South 89 degrees 59 minutes 57 seconds East, 130.00 feet; thence South 00 degrees 00 minutes 00 seconds East, 12.81 feet; thence North 89 degrees 57 minutes 24 seconds East, 172.65 feet; thence North 00 degrees 30 minutes 18 seconds West, 40.80 feet; thence North 89 degrees 37 minutes 33 seconds East, 687.79 feet to the Point of Beginning, containing 7.74 acres, more or less, and subject to easements and right of ways of record.

CERTIFICATE OF SURVEYOR

I, Timothy C. Gouloff, a Land Surveyor, licensed in compliance with the laws of the State of Indiana, certify that on the basis of my knowledge, information, and belief as a professional, this primary plat was prepared under my direction.

IN WITNESS WHEREOF:
I have set my hand and official seal this ____ day of_____ , 2003.

_____
Timothy C. Gouloff
State of Indiana
Registered Land Surveyor No. 29500017

BOUNDARY DIMENSIONS ARE PER SURVEY PREPARED BY RANDALL MILLER DATED SEPTEMBER 30, 1993

CERTIFICATE OF APPROVAL of the Plan Commission of Gas City, Indiana

The undersigned, as duly appointed, qualifies, and acting Plan Commission of Gas City, Indiana, and by its duly elected, qualified and acting President and Secretary, does hereby certify that it, as Plan Commission, has approved this plat and the deed of plat attached hereto of THE MEADOWS OF WALNUT CREEK, a residential subdivision of the city of Gas City, Grant County, Indiana, in accordance with the provisions of applicable Indiana law, as amended, the Gas City Zoning Ordinance and the said Commission does hereby certify the approval of said plat and deed of plat in accordance with the provisions of said Acts and ordinances.

IN WITNESS WHEREOF: The President and Secretary of the Plan Commission of Gas City, Indiana, in their official capacities, and acting for said Commission, have hereunto set their hands and seals this _____ day of _____ 2003.

PLAN COMMISSION OF GAS CITY, INDIANA

BY:_____
PRESIDENT

ATTEST:_____
SECRETARY

ACCEPTANCE BY THE GAS CITY BOARD OF WORKS CITY OF GAS CITY GRANT COUNTY, INDIANA

Presented to, examined and approved, as an Addition to the City of Gas City, Grant County, Indiana; and dedications contained in the foregoing deed of plat and plat accompanying the same hereby accepted by the Gas City Board of Works of the City of Gas City, Indiana.

IN WITNESS HEREOF, The Gas City Board of Works of the City of Gas City, Grant County, Indiana, has hereunto set his hand and seal this _____ day of _____, 2003.

BY:_____
PRESIDENT

BENCH MARKS:
MASTER:
RR SPIKE IN EAST FACE OF POWER POLE AT SOUTHEAST CORNER 10TH STREET AND NORTH "E" STREET - FROM 10TH STREET EXPANSION PROJECT #P793 STA 9+53.23 L ELEVATION = 856.51

SITE:
NORTH BONNET BOLT OF FIRE HYDRANT ON WEST SIDE OF ENTRANCE OFF OF FARMINGTON ROAD - ELEVATION = 858.32

SECONDARY PLAT OF:

THE MEADOWS AT WALNUT CREEK SECTION THREE

A RESIDENTIAL ADDITION TO GAS CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 24 NORTH, RANGE 8 EAST GRANT COUNTY

DEVELOPER:
PROGRESS ENGINEERING ASSOCIATES
JOSEPH W. TAYLOR, PRESIDENT
107 EAST NORTH "D" STREET
GAS CITY, IN 46933

OWNER:
PAUL E. TURNER
521 EAST NORTH "A" STREET
GAS CITY, IN 46933

SURVEYOR:
GOULOFF — JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

ENGINEER:
LOUGHEED & ASSOCIATES, INC.
CONSULTING ENVIRONMENTAL & CIVIL ENGINEERS
1017 S HADLEY ROAD FORT WAYNE, IN 46804 (260)432-3665

PREPARED JULY 1, 2003