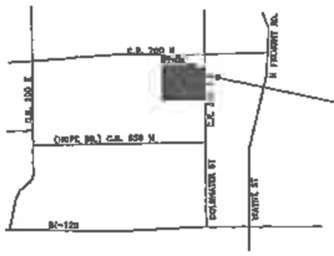
PRELIMINARY PLAT OF SHAWNEE TRAILS

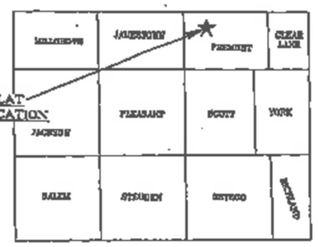
38.14±–ACRE TRACT IN THE NORTHEAST QUARTER OF SECTION 20
T.38N., R.14E., STEUBEN COUNTY, INDIANA

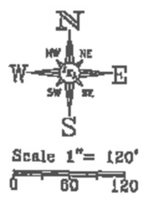
Rick Bristle
N. 300 E.
Fremont, IN
Fieldwork June 19, 2018

LOCATION MAP



STEUBEN COUNTY

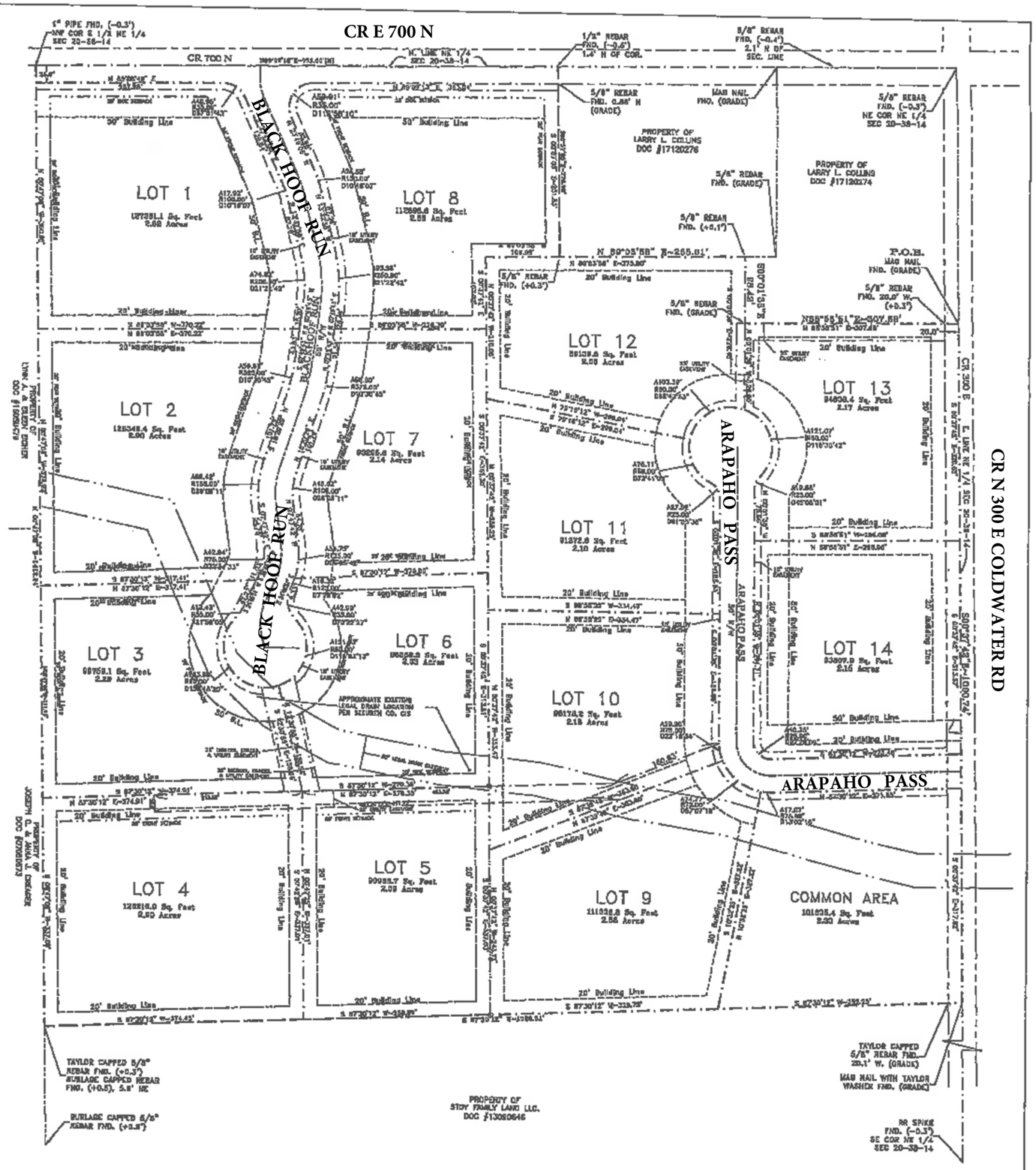




Scale 1"= 120'
0 60 120

MINIMUM BUILDING SETBACKS
FRONT YARD– 60'
SIDE YARD – 20'
REAR YARD – 20'
(UNLESS NOTED OTHERWISE)

LEGEND
○ = Pipe/Pin Found
● = Iron Pin Set with McCrea cap
△ = P.K. Nail Found
⊘ = Section Corner



DEDICATION OF MAJOR PLAT

Renew Construction Pro LLC the undersigned owners of the real estate shown and described herein, do hereby certify that we 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 the Shawnee Trails. Plat, a subdivision in Steuben County, Indiana. All Road right-of-way shown and not heretofore dedicate are hereby dedicated as common area dedicated to the Shawnee Trail Home Owners Association.

Front and side building setback lines are hereby established in accordance with the current Steuben County Zoning Ordinance, between which lines and the property lines of the road right-of-ways, there shall be no building structure erected or maintained

Witness my hand this _____ day of _____, 2018.

By: _____
Ricky Gene Bristol, President

CERTIFICATE OF ACKNOWLEDGEMENT State of Indiana, County of Steuben
Before me the undersigned, a notary public in and for said county and state aforesaid, personally appeared Ricky Gene Bristol, who acknowledge(s) the fore going plat of Shawnee Trails., with the dedications and restrictions thereon expressed to be her/his voluntary act and deed.
Witness my hand and notarial seal this _____ day of _____, 2018

_____ Commission expires _____
Notary Public

Resident of _____

PLAN COMMISSION CERTIFICATE
The undersigned, by authority granted to them by the subdivision ordinance of Steuben County, Indiana, certifies that this minor plat has been granted secondary approval as required by the laws of the State of Indiana, and shall be legally effective upon filing with the Auditor of Steuben County and recording in the Office of the Recorder of Steuben County, Indiana

STEUBEN COUNTY PLAN COMMISSION

_____
Steuben County Surveyor
Larry Gilbert

_____
Town of Fremont – Planning Director
Steve Brown

_____
Steuben County Highway Superintendent
Jennifer Sharkey

_____
Steuben County Chief Environmental Health Superintendent
Alicia van Ee

This Major Plat complies with the Zoning Ordinance requirements for minimum lot area, width and frontage.
Approved this date _____ day of _____, 2018.

_____
Plan Director

COUNTY COMMISSIONERS CERTIFICATE:
The undersigned, Board of County Commissioners of Steuben County, Indiana, accepts the dedication of public ways set both forth in the plat of or the uses and purposes shown herein.

Dated this _____ day of _____, 2017.

_____
Lynne A. Liechty, North District

_____
James A. Crowl, Middle District

_____
Ronald L. Smith, President, South District

DEED OF DEDICATION

I, the undersigned, Renew Construction Pro LLC, do hereby certify that I am the owner of the real estate known and designated as the Plat of Shawnee Trails, and that portion of County Road 700 North shown on said plat and not heretofore dedicated, are hereby dedicated to the public. Front, rear and side yard setback lines are hereby established as shown on said plat, between said setback lines and property lines there shall not be erected or maintained any building or structure.

WITNESS our Hands, this _____ day of _____, 2018.

By: _____
Renew Construction Pro LLC – Rick Bristle, President

DESCRIPTION

A tract of land in the Northeast Quarter of Section 20, Township 38 North, Range 14 East, Fremont Township, Steuben County, Indiana, more particularly described as follows:

Commencing at a 5/8" rebar at the Northeast corner of said Northeast Quarter; thence South 00°37'42" East (basis of bearings established by INDOT VRS Base, using Indiana East NAD83 coordinate system), along the East line of said Northeast Quarter and within the right-of-way of County Road 300 East, 373.94 feet to a MAG nail at the Point of Beginning; thence South 00°37'42" East, along said East line and within said right-of-way, 1099.74 feet to a MAG nail with a Taylor washer; thence South 87°30'12" West, 1325.31 feet to a Taylor capped rebar; thence North 00°47'05" West, 1412.94 feet to a 1" pipe on the North line of said Northeast Quarter and within the right-of-way of County Road 700 North; thence North 89°09'13" East, along said North line and within said right-of-way, 753.30 feet to a 1/2" rebar; thence South 00°57'05" East, 276.90 feet to a 5/8" rebar; thence North 89°03'56" East, 268.01 feet to a 5/8" rebar; thence South 00°01'38" East, 98.42 feet to a 5/8" rebar; thence North 88°58'31" East, 307.75 feet to the Point of Beginning, containing 38.14 acres more or less.

Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights of tile and drainage ditches.

Christopher W. McCrea
Registered Land Surveyor #20300062

CERTIFICATION

I, Christopher W. McCrea, hereby certify that I am a Land surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed or certified by me; that all monuments will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown.

PREPARED BY
John Kimpel & Associates, Inc.
Christopher W. McCrea – L.S. #20300062

PREPARED FOR
OWNERS: Ricky Gene Bristle
On September 19, 2018

Prepared By:	JOHN KIMPEL & ASSOCIATES, INC. 902 S 325 E WARSAW, INDIANA 46582	Christopher W. McCrea P.L.S. #20300062 574-269-1148	JOB # JK-18190	A1 SEPT. 19, 2018