





DIRECTORY PATH : R:\McAfee\John\_Gilmer\Hillview - CC Property\CAD\PLAT\PHASE III  
FILENAME : Secondary Plat Section 3.dwg  
DATE/USER : 7/11/2018 4:13 PM / LCOX

DEDICATION CERTIFICATE

WE THE UNDERSIGNED, HILLVIEW PROPERTIES, LLC, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HOMESTEADS AT HILLVIEW – SECTION 3, AN ADDITION TO THE CITY OF FRANKLIN. 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 ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND VARIOUS 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, AND SIGNS SUBJECT AT 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 LANDS IN THE SUBDIVISION AND THE USE OF LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS, AND THE RESTRICTIONS OF THE HOMESTEADS AT HILLVIEW – SECTION 3 OWNERSHIP ("DECLARATION") AS RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. IN ADDITION,

NO IMPROVEMENTS, ALTERATIONS, REPAIRS, EXCAVATION, CHANGES IN GRADE OR OTHER WORK WHICH IN ANY WAY ALTERS THE EXTERIOR OF ANY LOT OR THE IMPROVEMENTS LOCATED THEREON FROM ITS NATURAL OR IMPROVED STATE EXISTING ON THE DATE SUCH LOT WAS FIRST CONVEYED IN FEE BY THE UNDERSIGNED TO AN OWNER SHALL BE MADE OR DONE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW BOARD, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE ACCOMPANYING DECLARATION RECORDED IN CONJUNCTION WITH THIS PLAT, ON FILE AT THE JOHNSON COUNTY OFFICES.

THE FOREGOING COVENANTS, OR RESTRICTION, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2043, (A 25–YEAR PERIOD IS SUGGESTED), 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 JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION BY THE LOT OWNERS ASSOCIATION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SWALES, MANHOLES AND DETENTION PONDS. THE COST AND EXPENSE OF SUCH MAINTENANCE SHALL BE ASSESSED AS PART OF THE GENERAL ASSESSMENT AGAINST THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT REMAINING PORTIONS NOT SO AFFECTED.

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.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
STATE OF INDIANA )  
) SS:  
COUNTY OF JOHNSON )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ FOR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
RESIDENT OF \_\_\_\_\_ COUNTY, INDIANA  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF APPROVAL

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, UNDER AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE FRANKLIN PLAN COMMISSION AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CITY OF FRANKLIN PLAN COMMISSION BY:

\_\_\_\_\_  
JIM MARTIN, PRESIDENT

\_\_\_\_\_  
SUZANNE FINDLEY, SECRETARY

\_\_\_\_\_  
JOANNA MYERS, SENIOR PLANNER

\_\_\_\_\_  
MARK RICHARDS, CITY ENGINEER

ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
PAMELA J. BURTON, COUNTY AUDITOR

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

AT \_\_\_\_\_ AND RECORDED IN PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

\_\_\_\_\_  
JILL JACKSON, COUNTY RECORDER

COPY RECEIVED BY COUNTY ASSESSOR

\_\_\_\_\_  
MARK ALEXANDER, COUNTY ASSESSOR

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
STEVE BARNETT, MAYOR

\_\_\_\_\_  
MELISSA L. JONES, MEMBER

\_\_\_\_\_  
BOB SWINEHAMER, MEMBER

ATTEST:

\_\_\_\_\_  
JAYNE RHOADES, CLERK--TREASURER

SURVEYOR'S CERTIFICATE

I, GEORGE W. CHARLES, II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED BY GKW LAND SURVEYING, INC DATED JUNE 7, 2013 AND THAT THIS SURVEY IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, AND RULE 12 OF INDIANA ADMINISTRATIVE CODE.


GEORGE W. CHARLES, II  
REGISTERED  
No. LS  
20800117  
STATE OF  
INDIANA  
LAND SURVEYOR

George W. Charles II  
GEORGE W. CHARLES, II  
INDIANA LAND SURVEYOR  
No. LS 20800117  
DATED: JULY 12, 2018


Curve Table: Boundary				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	83.24'	251.85'	N50°51'52"W	82.86'
C2	462.02'	865.00'	N19°24'35"W	456.55'
C3	370.48'	2136.39'	N48°36'22"E	370.02'

Curve Table: Alignments				
Curve #	Radius	Length	Chord Direction	Chord Length
C4	100.00'	104.25'	N38°34'40"W	99.59'
C5	1035.00'	306.33'	N17°11'30"W	305.21'
C6	100.00'	82.81'	N01°56'54"W	80.46'
C7	500.00'	277.51'	N37°40'26"E	273.96'
C8	100.00'	101.58'	N07°19'34"W	97.27'

Curve Table: Lot				
Curve #	Length	Radius	Chord Direction	Chord Length
C9	91.39'	880.00'	N07°04'59"W	91.35'
C10	124.56'	880.00'	N14°06'48"W	124.46'
C11	121.21'	880.00'	N22°06'51"W	121.11'
C12	124.80'	880.00'	N30°07'21"W	124.69'
C13	126.95'	5519.39'	N43°53'11"E	126.94'
C14	123.67'	2081.37'	N46°39'29"E	123.65'
C15	101.05'	2081.37'	N49°45'04"E	101.04'
C16	88.35'	2081.37'	N52°21'29"E	88.34'
C17	20.42'	13.00'	N08°34'27"E	18.38'
C18	20.42'	13.00'	N23°13'35"W	18.38'
C19	20.42'	13.00'	N66°46'25"E	18.38'
C20	20.47'	13.00'	N23°20'05"W	18.42'
C21	42.50'	1190.00'	S12°03'17"E	42.50'
C22	117.93'	1190.00'	S15°55'01"E	117.88'
C23	119.21'	1190.00'	S21°37'33"E	119.16'
C24	10.00'	345.00'	S22°36'15"W	10.00'
C25	86.30'	345.00'	S30°36'03"W	86.07'
C26	89.05'	345.00'	S45°09'40"W	88.80'
C27	6.14'	345.00'	S53°03'53"W	6.14'
C28	20.42'	13.00'	S81°25'33"E	18.38'
C29	20.37'	13.00'	S66°39'55"W	18.35'

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NO.	DATE	REVISIONS			BY      APPR.
<div><div>HOMESTEADS AT HILLVIEW - SECTION 3 MAJOR SUBDIVISION SECONDARY PLAT</div><div><div>A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA</div><div><div>JOB No.      -      DRAWN      LMC      CHECKED      TEN</div><div>DATE JULY 12, 2018      DESIGNED      DJM      APPR.      GWC</div></div><div><div><div>CROSSROAD ENGINEERS, LLC</div></div><div>Transportation &amp; Development Consultants 201 S. WILSON ST., SUITE 200, AUBURN, IN 46705 (317) 962-1010</div></div></div></div>					
SHEET 3 of 3					

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SHEET 2 of 3					