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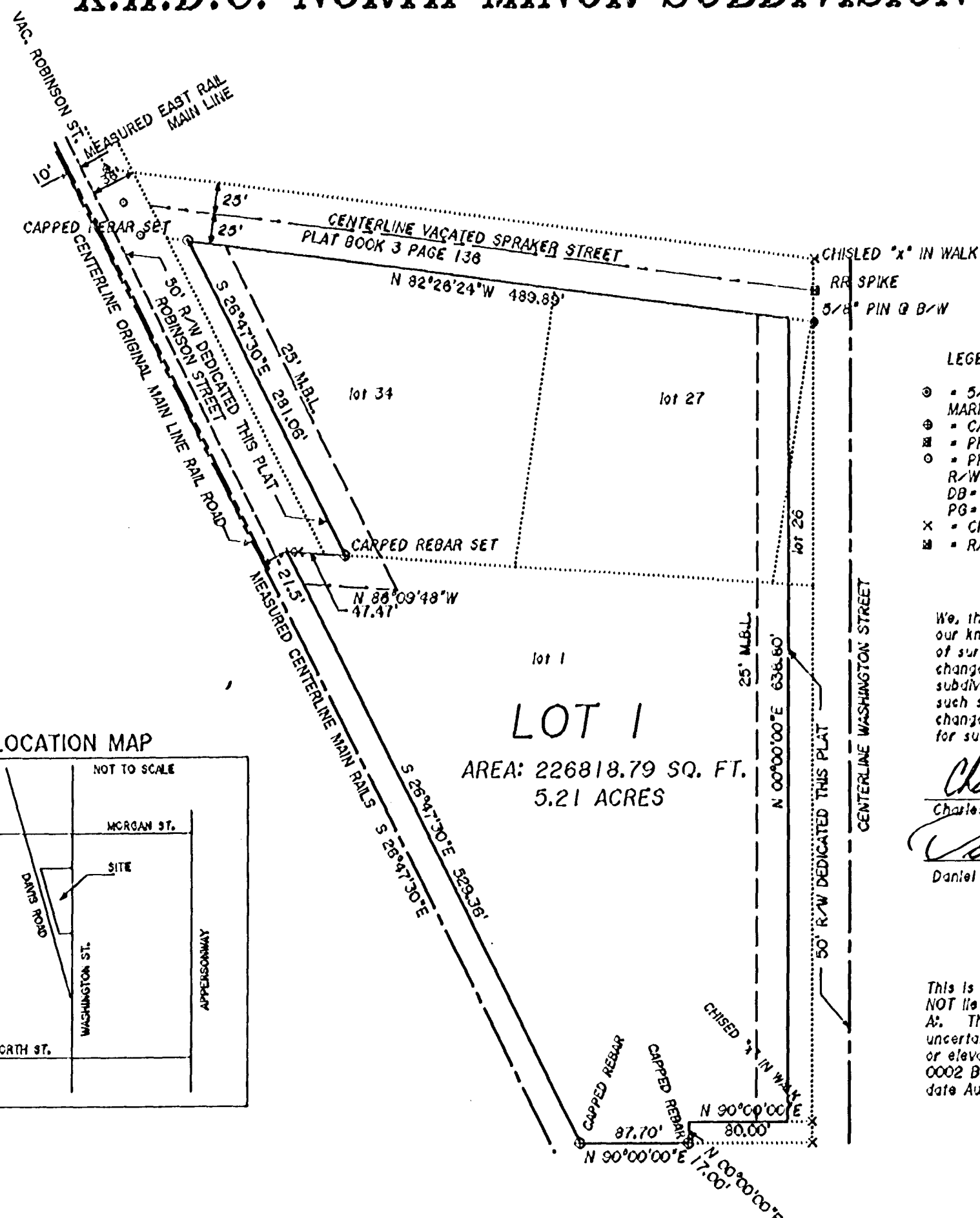
HOWARD COUNTY RECORDER
99 AUG 16 PM 1:37
MARILYN J. SHIRLEY

9934016427

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99 AUG 16 PM 1:37
MARILYN J. SHIRLEY

CASE: 15-P-99

K.H.D.C. NORTH MINOR SUBDIVISION



LEGEND:

- 5/8 INCH DIAMETER CAPPED REBAR SET MARKED D MINOR LS29500008
- CAPPED REBAR SET BY OTHERS
- PK NAIL FOUND
- PK NAIL SET
- R/W = RIGHT-OF-WAY
- DB = DEED BOOK
- PG = PAGE
- x = CHISLED "x" FOUND
- = RAILROAD SPIKE FOUND

We, the undersigned, certify to the best of our knowledge and belief that the drainage of surface waters will not be significantly changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, adequate provision has been made for such surface waters.

Charles E. Sparks
Charles E. Sparks, President

Daniel J. Minor RLS
Daniel J. Minor, R.L.S.

This is to certify that the subject property DOES NOT lie within that Special Flood Hazard Area Zone A. The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 180093 0002 B of the Flood Insurance Rate Maps, effective date August 3, 1981. Said tract lies within ZONE C.

DESCRIPTION:

All that part of Lot Number 26 in Avery's Addition to the City of Kokomo, lying west of the west line of Washington Street, Center Township, Howard County, Indiana, as recorded in Recorder's Plat Book 1, page 3.

ALSO:

Lots Numbered 27 and 34 in Avery's Addition to the City of Kokomo, Center Township, Howard County, Indiana, as recorded in Recorder's Plat Book 1, page 3.

ALSO:

A part of Lot 1 in the Northeast Quarter of Section 25, Township 24 North, Range 3 East, City of Kokomo, Center Township, Howard County, Indiana, described as follows, to-wit:

Commencing on the West line of Washington Street at a point 150 feet South of the point where the South line of Rebecca Street if projected would cross the West line of Washington Street; said point being also the Northeast corner of the tract of ground devised by the heirs of Sarah McGlynn, deceased, to the North Wire Works, said deed recorded in Deed Record 124 page 126 of the Recorder's Office of said County; thence North on said West line of Washington Street to the North line of said Lot 1; thence West on the North line of said Lot 1 to within 21 1/2 feet from the center line of the main track of the P.C.C. and St. L. Railroad; thence Southeasterly and parallel with said railroad to the point due West of beginning; thence East with the North line of the North Wire Works land to the place of beginning, containing 2.21 acres, more or less.

EXCEPT:

A part of Lot 11 in the Northeast Quarter of Section 25, Township 24 North, Range 3 East, situate in the City of Kokomo, Center Township, Howard County, Indiana, being more particularly described as follows, to-wit:

Commencing on the west line of Washington Street 170 feet South of c/l of Rebecca Street (projected); thence North 17 feet; thence West 100 feet; thence South 17 feet; thence East 100 feet to the point of beginning and containing 0.039 acre, more or less.

JULY ENTERED FOR TAX

AUG 16 1999

Martha J. Luke
Martha J. Luke
Recorder, Howard County, Indiana

We, the undersigned Charles E. Sparks, President of the Kokomo/Howard County Development Corporation, owner of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as K.H.D.C. NORTH MINOR SUBDIVISION, an addition to Kokomo, Center Township, Howard County, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

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 shown on this plat and marked "Easement" reserved for drainage and the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires subject at all times to the proper authorities and to the easement herein reserved. No buildings 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 structures, parking and entrances, construction procedures, building setbacks and uses thereon, shall comply with the regulations and ordinances of the Kokomo City Planning Commission.

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2022 at which time said covenants (or restrictions) shall automatically extend for successive periods of ten (10) years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidity of any one of the foregoing covenants or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

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 thereof, 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 3RD day of AUGUST, 1999.

STATE OF INDIANA)

Charles E. Sparks
Charles E. Sparks, President

COUNTY OF HOWARD)

Before me the undersigned NOTARY PUBLIC, in and for the County and State, personally appeared Charles E. Sparks, and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed. Witness my Hand and Notarial Seal this 3RD day of AUGUST, 1999.

Daniel J. Minor
NOTARY PUBLIC
My commission expires: May 27, 2000
DANIEL J. MINOR
Notary Public, State of Indiana
No. 381872
Qualified in Howard County
Commission Expires May 27, 2000

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY OF KOKOMO, THIS PLAT WAS GIVEN APPROVAL AS FOLLOWS:

Approved by the Kokomo City Plan Commission at a meeting held this 17th day of August, 1999.

Greg Sheline
President: Greg Sheline

Cheryl Graham
Secretary: Cheryl Graham

Approved by the Board of Public Works and Safety at a meeting held this 6th day of August, 1999.

Jeffrey S. Rudolph
Jeffrey S. Rudolph
E. Celestine Johnson
E. Celestine Johnson
Richard A. Knight
Richard A. Knight

ATTEST:

Susan D. Caldwell
Susan D. Caldwell

"I, DANIEL J. MINOR, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, that this Plat correctly represents a survey completed by me on July 21, 1999, that all the monuments shown thereon actually exist, and that the location, size, type and material of said monuments are accurately shown.

Daniel J. Minor RLS
DANIEL J. MINOR R.L.S. LS29500008

#2004

9
Avery's Addition to Kokomo Ind.

Avery's Addition to Kokomo is laid out at Right angles to the Peru and Indianapolis Rail Road as represented in the following Plat.

The North line of the North lots is 20 feet South of the Section line named on the Plat. The figures on the lines of each lot represent the length of the lines in rods and hundredths of rods. All lots not defined by figures on the lines are 12.64 Rods square. Franklin Street is 40 feet wide and parallel to the Peru and Indianapolis Railroad; the other streets - Pearson Street and Drummond, are at right angles to Franklin Street. The Lots on the North side of the Plat were measured from Drummond Street. The West line of Lots numbered 35, 36, and 37 are each 20 feet from the open line dividing the Section, said open line being the West line of the North East quarter of Section 25 Township 24 North Range 3 East.

The magnetic variation of the Peru and Indianapolis Railroad was found to be $3^{\circ}44'$ at the completion of the Survey, to the right.

Survey Completed and certified to on the 30th day of January A.D. 1864

J. D. Hannaford Sur. & Co.

State of Indiana }
Howard County } Sect. I, Asa J. Avery Proprietor of all that part of the town
of Kokomo that is situated in the NE^{1/4} of Sec 25 Township 24 North Range 3 East
do acknowledge the same to be my act and deed for the purposes therein mentioned.

Asa J. Avery *seal*
Given under my hand and seal this 2nd day of February A.D. 1864 (14)

I Asa J. Avery acknowledge the above plat. Witness my hand and seal.

D. J. Kauf Recorder & Co.

Recorded February 2nd 1864 at 11 A.M.

D. J. Kauf R. & Co.

See Deed Record P. 320 & 321

9

