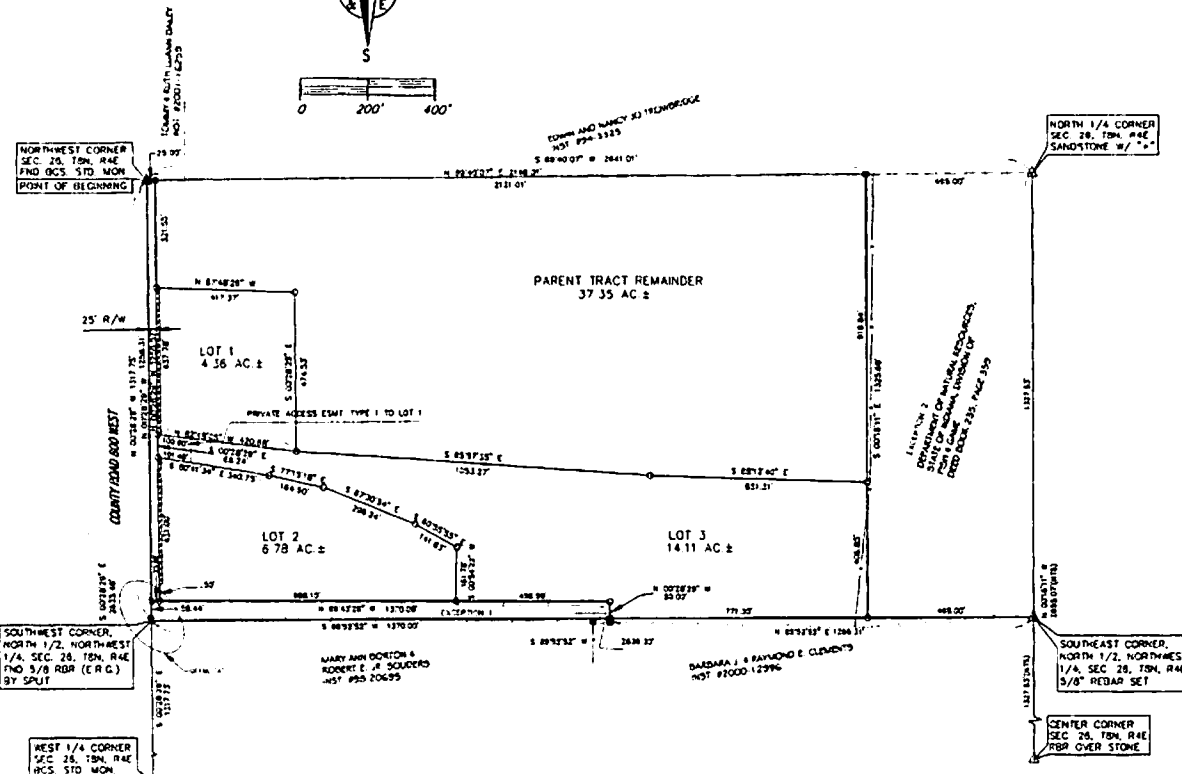
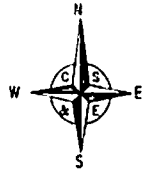


MORLAN MINOR PLAT



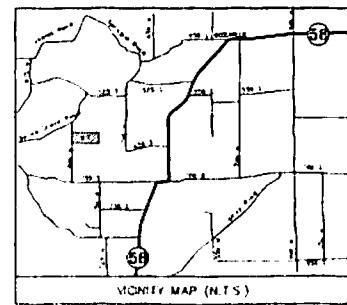
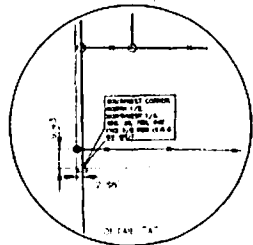
LEGEND

- ▲ SECTION CORNER
- SET 5/8" = 30" REBAR
- 5/8" REBAR FOUND
- FENCE
- WOOD POST
- NO ACCESS

BEARINGS BASED ON B.C.'S DATA SHEET

LOT SUMMARY

LOT NUMBER	LOT AREA
LOT 1	4.36 AC
LOT 2	6.78 AC
LOT 3	14.11 AC
PARENT REMAINDER	37.35 AC
R/W	0.72 AC
TOTAL	63.32



LEGAL DESCRIPTION
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 4 EAST.

EXCEPT (1)
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26, TOWNSHIP 8 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER THEREOF; THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER 1370 FEET; THENCE RUNNING NORTH 30 FEET; THENCE RUNNING WEST 1370 FEET TO THE WEST LINE OF SAID HALF QUARTER; THENCE SOUTH 30 FEET TO THE PLACE OF BEGINNING, CONTAINING 1 AND 50/100 ACRES, MORE OR LESS.

ALSO EXCEPT (2)
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 4 EAST, RUNNING THENCE WEST THIRTY (30) RODS, THENCE NORTH EIGHTY (80) RODS, THENCE EAST THIRTY (30) RODS, THENCE SOUTH FORTY (40) RODS TO THE PLACE OF BEGINNING, CONTAINING FIFTEEN (15) ACRES, MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF, THENCE NORTH 89°40' 07" EAST (BEARINGS BASED ON B.C.'S DATA SHEET) A DISTANCE OF 2148.01 FEET TO A SET REBAR, THENCE SOUTH 00°15' 11" EAST PARALLEL TO THE EAST LINE OF SAID NORTH HALF A DISTANCE OF 1325.69 FEET TO A SET REBAR, THENCE SOUTH 89°23' 23" WEST A DISTANCE OF 771.30 FEET TO A SET REBAR, THENCE NORTH 00°28' 29" WEST A DISTANCE OF 50 FEET TO A SET REBAR, THENCE NORTH 89°43' 28" WEST A DISTANCE OF 1370.09 FEET TO THE WEST LINE OF SAID NORTH HALF, THENCE NORTH 00°28' 29" WEST ALONG THE WEST LINE OF SAID NORTH HALF A DISTANCE OF 1256.31 FEET TO THE POINT OF BEGINNING, CONTAINING 63.32 ACRES MORE OR LESS.

OWNER'S CERTIFICATE
WE, THE UNDERSIGNED, JERRY W. MORLAN AND SUSAN JANE MORLAN, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE LAY OFF, PLAT, AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "MORLAN MINOR PLAT", CONSISTING OF 3 LOTS NUMBERED 1 THROUGH 3 AND A PARENT TRACT REMAINDER.

CLEAR TITLE TO THE LAND CONTAINED IN THIS SUBDIVISION IS GUARANTEED BASED ON A WARRANTY DEED RECORDED IN DEED RECORD 271, PAGE 888 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

ALL PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED FOR THE PURPOSES DESIGNATED THEREON.

THE SETBACK LINES SHALL BE DETERMINED BY THE REGULATIONS OF THE GOVERNING ENTITY HAVING ZONING JURISDICTION OVER THE PROPERTY SHOWN HEREIN.

IF ANY LOT ON PARENT TRACT REMAINDER IS FURTHER SUBDIVIDED, APPROVEMENTS MUST BE MADE TO THE COUNTY ROAD MEETING THE RECOMMENDATIONS OF THE COUNTY HIGHWAY ENGINEER, AND A CIRCULATION PATTERN MUST BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT AND THE COUNTY HIGHWAY ENGINEER ADDRESSING THE CIRCULATION OF TRAFFIC ON THIS SITE.

THERE ARE PRIVATE ACCESS EASEMENTS AND/OR PRIVATE STREETS SHOWN ON THIS PLAT AND MARKED ACCORDINGLY. THESE ARE INTENDED TO BE PRIVATE IN PERPETUITY, AND THERE IS NO OBLIGATION FOR ANY GOVERNMENT ENTITY TO ASSUME ANY RESPONSIBILITY FOR MAINTENANCE AND SNOW REMOVAL ON THE ACCESS EASEMENTS AND/OR STREETS SHOWN ON THIS PLAT IS ASSUMED BY THE PROPERTY OWNERS OF LOTS 1 AND 3 AND NOT BY THE COUNTY.

WITNESS OUR HANDS AND SEALS THIS 23rd DAY OF May, 2003
JERRY W. MORLAN SUSAN JANE MORLAN

STATE OF INDIANA }
COUNTY OF BARTHOLOMEW } 25

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JERRY W. MORLAN AND SUSAN JANE MORLAN, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HAVING BEEN VOLUNTARILY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF May, 2003.
COLUMBUS SURVEYING & ENGINEERING, P.C.
NOTARY PUBLIC - BARTHOLOMEW COUNTY OF RESIDENCE - BARTHOLOMEW COUNTY
COMMISSION EXPIRATION - AUGUST 11, 2010

SURVEYOR'S CERTIFICATE
I, ORVIC ALEXANDER JOHNSON, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION IN APRIL 2003 THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED.

ORVIC ALEXANDER JOHNSON, R.L.S. 5-0050



BOARD OF COUNTY COMMISSIONERS
THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BARTHOLOMEW COUNTY, INDIANA, AT A MEETING HELD ON THE 1st DAY OF September, 2003.

CARRY B. KLEMMEN PAUL FRANK
CARL R. LUDWIG NANCY MOOREHEAD
COUNTY AUDITOR

PRIMARY APPROVAL
UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE COUNTY OF BARTHOLOMEW, INDIANA, AS FOLLOWS:

APPROVED BY THE COUNTY PLAT COMMITTEE AT A MEETING HELD July 2, 2003.
TOM R. FRANK TIFANY STRAIT
CHAIRMAN SECRETARY

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY THE RECORDER.

SECONDARY APPROVAL
ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.

APPROVED BY THE PLANNING DEPARTMENT October 1, 2003
ROGER HUNT - PLANNING DIRECTOR

AUDITOR'S CERTIFICATE
THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY, THIS 23rd DAY OF May, 2003.
NANCY MOOREHEAD - BARTHOLOMEW COUNTY AUDITOR

RECORDER'S CERTIFICATE
RECORDED IN PLAT BOOK PAGE 498 THIS 22nd DAY OF April, 2004 AT 1:58 P.M.
INSTRUMENT NO 2004-5717 FEE PAID 97.00

BETTY JEAN BESSON - BARTHOLOMEW COUNTY RECORDER

SURVEYOR'S REPORT RECORDED IN INST. # 2004-5716



DRAWN BY: T. ALLEN MAY 2003

columbus surveying & engineering, p.c.
ORVIC A. JOHNSON P.E. - L.S. Professional
P.O. Box 1111, Indianapolis, Indiana 47203-1111