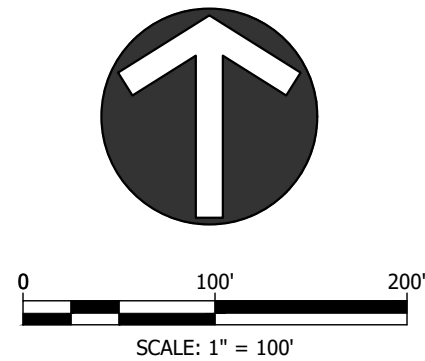


32 WEST MINOR PLAT

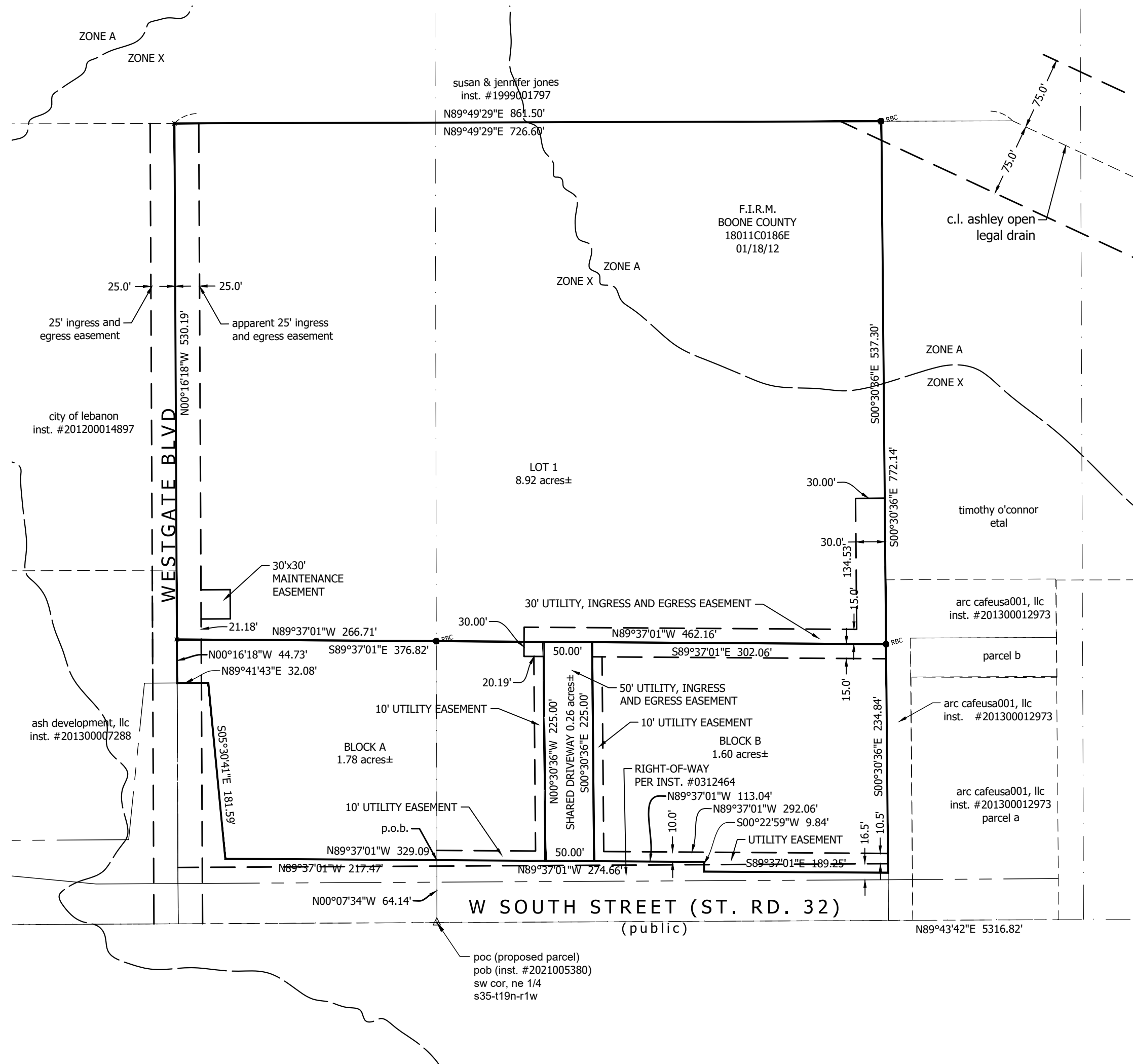
IN THE CITY OF LEBANON, CENTER TOWNSHIP, BOONE COUNTY, INDIANA

PART OF THE NORTH 1/2 OF SEC. 35-T19N-R1W

THIS INSTRUMENT WAS PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
HAMILTON DESIGNS, LLC
PART OF CIVIL & ENVIRONMENTAL CONSULTANTS (CEC)
11 MUNICIPAL DRIVE, SUITE 300,
FISHERS, INDIANA 46038
TELEPHONE (317) 570-8800
cecinc.com



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VICINITY MAP

N.T.S.

LEBANON, INDIANA



**32 WEST
MINOR PLAT
IN THE CITY OF LEBANON,
CENTER TOWNSHIP,
BOONE COUNTY, INDIANA
PART OF THE NORTH 1/2 OF SEC. 35-T19N-R1W**

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LAND DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 1 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN BOONE COUNTY, INDIANA, AND BEING A PART OF A TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 2021005380 AS RECORDED IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, AS SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON 01/05/2022 BY HAMILTON DEIGNS, LLC A CIVIL AND ENVIRONMENTAL CONSULTANTS INC. COMPANY, PROJECT #2021-0258 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 07 MINUTES 34 SECONDS WEST (STATE PLANE BEARING, INDIANA WEST) 64.14 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE NORTH LINE OF A RIGHT-OF-WAY PARCEL CONVEYED TO THE STATE OF INDIANA AS RECORDED AS INSTRUMENT NUMBER 2003012464, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THE FOLLOWING (3) COURSES FOLLOW SAID RIGHT-OF-WAY: (1) THENCE NORTH 89 DEGREES 37 MINUTES 01 SECONDS WEST 217.47 FEET; (2) THENCE NORTH 05 DEGREES 30 MINUTES 41 SECONDS WEST 181.59 FEET; (3) THENCE SOUTH 89 DEGREES 41 MINUTES 43 SECONDS WEST 32.08 FEET TO THE EAST LINE OF A PARCEL RECORDED AS INSTRUMENT NUMBER 20130007288; THENCE NORTH 00 DEGREES 16 MINUTES 18 SECONDS WEST 574.92 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF A PARCEL RECORDED AS INSTRUMENT NUMBER 201200014897 AND ALSO A POINT ON A LINE OF A PARCEL RECORDED AS INSTRUMENT NUMBER 1999001797; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST 726.59 FEET ALONG SAID LINE; THENCE SOUTH 00 DEGREES 30 MINUTES 36 SECONDS EAST 772.14 FEET TO THE NORTH LINE OF SAID RIGHT-OF-WAY PARCEL; THE FOLLOWING (3) COURSES FOLLOW ALONG SAID PARCEL: (1) THENCE NORTH 89 DEGREES 37 MINUTES 01 SECONDS WEST 189.17 FEET; (2) THENCE NORTH 00 DEGREES 22 MINUTES 59 SECONDS EAST 9.84 FEET; (3) THENCE NORTH 89 DEGREES 37 MINUTES 01 SECONDS WEST 274.66 FEET TO THE POINT OF BEGINNING, CONTAINING 12.56 ACRES MORE OR LESS.

SOURCE OF TITLE

Owners: Mack Properties Instrument No. 201700001269; Mack Properties & Charles Steffel Instrument No. 201600013013 and JCC Corporation Instrument No. 9601549 through 96-01556

PURPOSE

The purpose of this plat is to create a three lot commercial subdivision with a common driveway parcel an addition to the City of Lebanon, Boone County, Indiana. Said subdivision is to be is as laid out herein.

Surveyor's Certificate

I hereby state that the within plat is true and correct to the best of my knowledge and belief and represents a ALTA/NSPS Land Title Survey completed under my direct supervision. A survey by CEC, Project No. 320-309 dated February, 2022 was used to create the boundary on the within plat. There have been no changes from the matters of survey revealed by the above cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision plat.

The size of the lots and easement dimensions are denoted in feet and decimal parts thereof;

Witness my seal and signature this ____ day of _____, _____

Terry D. Wright
Registered Land Surveyor No. S29700013
February 25, 2022
twright@cecinc.com

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Terry D. Wright

**Owner's Certificate of Platting
Statement of Dedication and Declaration of Covenants**

The undersigned, _____, the owner of record of the real estate described hereon, does hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate as shown hereon in accordance with this plat.

This subdivision consists of 3 lots numbered 1 through 3 AND 1 common driveway parcel as shown on the within plat and shall be known as 32 WEST MINOR SUBDIVISION, an Addition to the City of Lebanon, Boone County, Indiana.

The size of the lots are shown in feet and decimal feet.

All streets shown hereon, which have not been heretofore dedicated to the Public, are hereby dedicated as public rights-of-way.

In testimony whereof, witness the signature

this ____ day of _____, _____

Owners -

Owner Representative Signature:

Title:

Printed Name:

State of _____)
County of _____) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, a duly authorized representative of

_____ and acknowledged the execution of this Instrument as his/her voluntary act and deed and affixed his/her signature thereof.

Witness my hand and Notarial Seal

this ____ day of _____, _____.

Notary Public _____

Printed Name _____

My Commission Expires: _____

County of Residence: _____

CERTIFICATE OF PLAN COMMISSION

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-710 AND ORDINANCES ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF LEBANON, AS FOLLOWS:

Granted Administrative approval by the Planning Department pursuant to Article XI of the

Lebanon Plan Commission's Rule of Procedure on _____, 2021.

LEBANON PLAN COMMISSION

By: _____
Ben Bontrager, Director of Planning
City of Lebanon Planning Department
Lebanon, Indiana

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF LEBANON, INDIANA, AT A MEETING HELD:

_____, _____.

Matthew Gentry, Mayor

Tonya Thayer, Clerk Treasurer