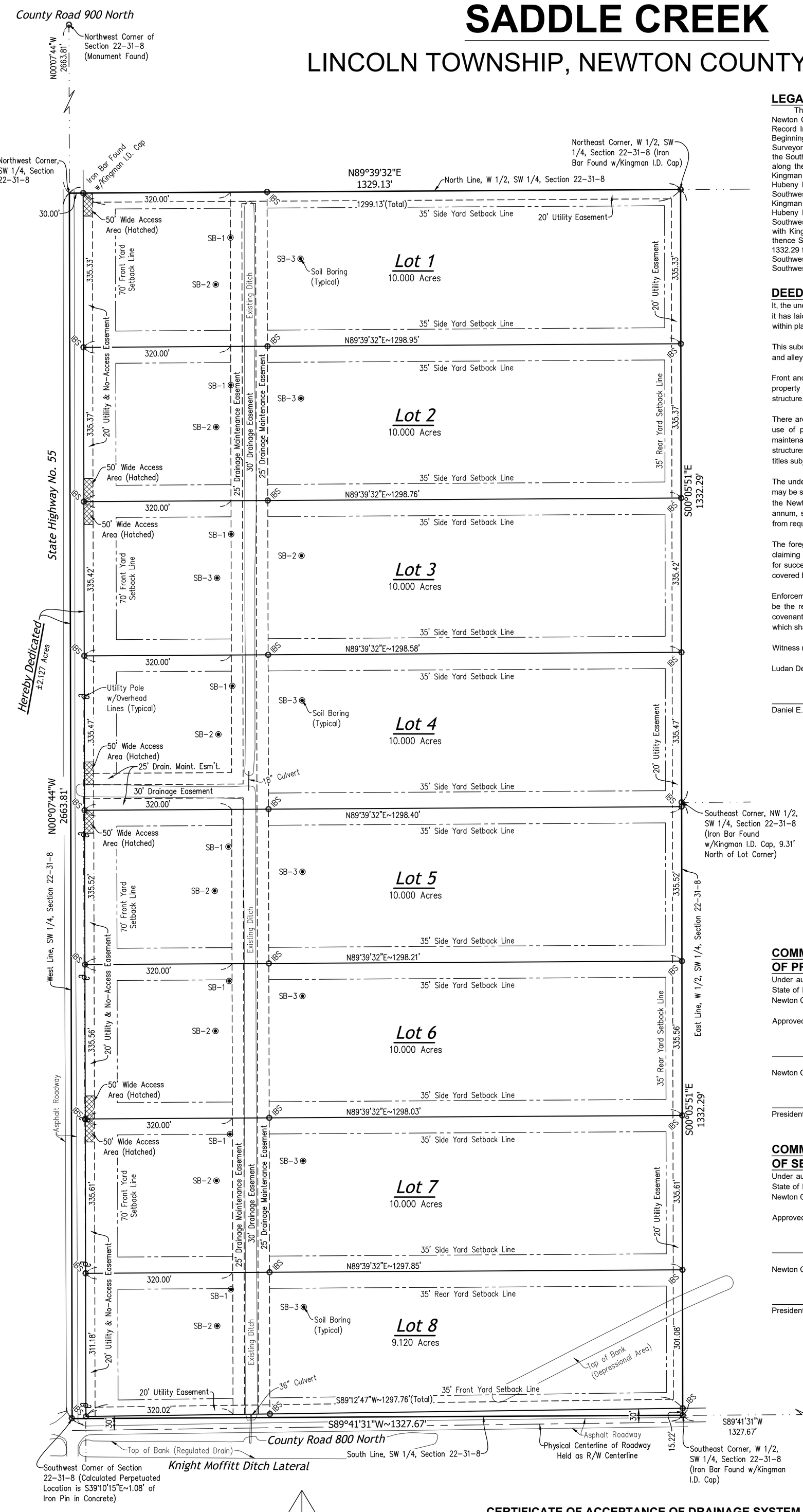
SADDLE CREEK

LINCOLN TOWNSHIP, NEWTON COUNTY, INDIANA



LEGAL DESCRIPTION:

The West Half of the Southwest Quarter of Section 22, Township 31 North, Range 8 West, in Lincoln Township, Newton County, Indiana, being that part of the Frank Hubeny, etal land as per deed recorded April 19, 2010 in Deed Record Instrument Number 20100822, in the office of the Newton County Recorder, more fully described as follows: Beginning at an existing iron rod, with Craig J. Steffensmeier ID cap, as per the references of the Newton County Surveyor, at the Southwest corner of the Southwest Quarter of said Section 22, being the point of beginning, also being the Southwest corner of said Hubeny land; thence North 00 degrees 07 minutes 44 seconds West, (assumed bearings), along the West line of said Southwest Quarter and west line of said Hubeny land, 2663.81 feet to a mag nail, with Kingman ID tag, set, at the Northwest corner of said Southwest Quarter of Section 22, and Northwest corner of said Hubeny land; thence North 89 degrees 39 minutes 32 seconds East, along the north line of said West Half of the Southwest Quarter, being the North line of said Hubeny land, 1329.14 feet to a 5/8 inch by 30 inch iron re-rod, with Kingman ID cap, at the Northeast corner of the West Half of said Southwest Quarter, being the Northeast corner of said Hubeny land; thence South 00 degrees 05 minutes 51 seconds East, along the East line of said West Half of the Southwest Quarter of Section 22, being a deed line of said Hubeny land, 1332.29 feet to a 5/8 inch by 30 inch iron re-rod, with Kingman ID cap, at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 22; thence South 00 degrees 05 minutes 51 seconds East along the East line of said West Half of the Southwest Quarter 1332.29 feet to a 5/8 inch by 30 inch iron re-rod, with Kingman ID cap, at the Southeast corner of said West Half of the Southwest Quarter of Section 22; thence South 89 degrees 41 minutes 31 seconds West, along the South line of said Southwest Quarter, 1327.67 feet to the Point of Beginning, containing 81.247 acres, more or less.

DEED OF DEDICATION

It, the undersigned, Ludan Development LLC, owner of the real estate shown and described herein, do hereby certify that it has 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 designed as SADDLE CREEK, Lincoln Township, Newton County, Indiana, all roads 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 or between which lines and the road right of way there shall be erected or maintained no building or structure.

There are strips of ground 20, 25, and 30 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, drainage, and maintenance 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.

The undersigned, owner and developer of this subdivision hereby agrees that a surface drainage system, and outlet, as may be shown hereon, is to be accepted into the Newton County, Indiana regulated drain system under the jurisdiction of the Newton County Drainage Board, and agrees to an annual assessment of twenty-five dollars ($25.00) per lot per annum, starting in the calendar year following date of recording. Said assessment is agreed to and is hereby waived from requirement of a formal hearing, but otherwise in accordance with IC 36-9-27-1 et. seq.

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, 2050, at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten (10) years unless changed by a vote of a majority of the then-owners of the building sites covered by these covenants, or restrictions, in whole or in part.

Enforcement of these covenants (or restrictions) is the responsibility of the subdivider and/or the landowners and shall not be the responsibility of the Building Commissioner or other county officials. Invalidation 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.

Witness my hand and seal this _____ day of _____, 2024.

Ludan Development LLC

_____
Daniel E. Walstra, Member

NOTARY CERTIFICATE

State of Indiana)
County of Newton)

Before me the undersigned notary public, in and for the county and state personally appeared Daniel E. Walstra, Member on behalf of Ludan Development LLC and acknowledged the execution of the foregoing instrument as his voluntary act or deed, for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 2024.

_____
(notary public)

County of residence:_____

My commission expires:_____

COMMISSION OF CERTIFICATE OF PRIMARY APPROVAL:

Under authority provided by the Indiana Advisory Planning Law, I.C. 36-7-4 enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Board of County Commissioners of Newton County, Indiana, this plat was given primary approval as follows:

Approved by the Newton County Plan Commission at a meeting held

_____, 2024.

Newton County Plan Commission

_____ _____
President Secretary

COMMISSION CERTIFICATE OF SECONDARY APPROVAL:

Under authority provided by the Indiana Advisory Planning Law, I.C. 36-7-4, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Board of County Commissioners of Newton County, Indiana, this plat was given secondary approval as follows:

Approved by the Newton County Plan Commission at a meeting held

_____, 2024.

Newton County Plan Commission

_____ _____
President Secretary

CERTIFICATE OF ACCEPTANCE OF ROADS:

Roads within this subdivision are hereby accepted into the Newton County Highway System.

Approved by the Board of County Commissioners of Newton County

_____, 2024.

_____ _____

REPLAT NOTE:

No replats of any of these lots are allowed. The lots shall remain as shown here, which is the intent of this developer.

NORTH

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

OWNER/DEVELOPER:

Ludan Development LLC
PO Box 397
DeMotte, IN 46310

ZONING INFORMATION:

Existing Zoning = A (Agricultural District)
Proposed Zoning = A (Agricultural District)

DRIVEWAY NOTES:

Access to State Highway No. 55 from Lots 1-7 is restricted to the locations labeled: "50' Wide Access Area", shown as hatched. Lot 8 shall only access County Road 800 North.

MONUMENT NOTE:

All corners in this subdivision, which are not described, shall be set after primary approval, as indicated hereon, with a 5/8"x30" Iron Bar with Sayers I.D. cap indicated by "IBS" hereon.

LOT SETBACK NOTES:

Front Yard Setback Line = 70 feet (S.R. 55)
Front Yard Setback Line = 35 feet (CR800N)
Rear Yard Setback Line = 35 feet
Side Yard Setback Line = 35 feet

CERTIFICATE OF ACCEPTANCE OF DRAINAGE SYSTEM

The surface drain system as shown hereon is hereby accepted as a regulated drain.

Approved by the Newton County Drainage Board on _____, 2024.

_____
Chairman, Newton County Drainage Board

LAND SURVEYOR CERTIFICATE

I, Kevin L. Sayers, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana: that this plat correctly represents a survey retraced by me on December 20, 2023, that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

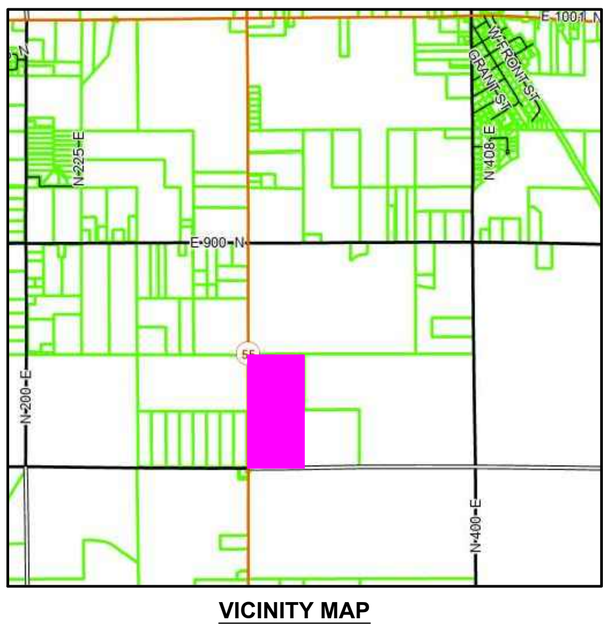
I affirm, under the penalties for perjury, that I have taken responsible care to redact each social security number in this document, unless required by law, Kevin L. Sayers.

_____
Kevin L. Sayers, Indiana Professional Land Surveyor #LS20200022
Turning Point Surveying, Inc.

KEVIN L. SAYERS REGISTERED No. LS20200022 STATE OF INDIANA LAND SURVEYOR

SURVEY NOTE:

This subdivision has been based upon the retracement of a survey performed by Jasper County Land Surveying Services, recorded in Inst. No. 2014-1350, Slide 630 in the Office of the Recorder of Newton County, Indiana, which shall be referred to for information on the overall boundary determination.



VICINITY MAP

CLIENT:
Ludan Development LLC
PO Box 397
DeMotte, Indiana 46310

JOB NO: 293-2023

SCALE: 1"=120'

REVISIONS:

DATE: 01-06-2024

SADDLE CREEK
Final Plat
Lincoln Township, Newton County, Indiana
The West 1/2, Southwest 1/4, Section 22-31-8

SHEET 1 OF 1

FILE NO: T:\2023\293-2023 Ludan Sub (Newton)\dwg\survey.dwg

TURNING POINT SURVEYING, INC. 610 South Halleck Street, P.O. Box 472, DeMotte, Indiana 46310, Phone: 219-987-8330 Fax: 260-230-2003 E-Mail: turningpoint@netnitco.net