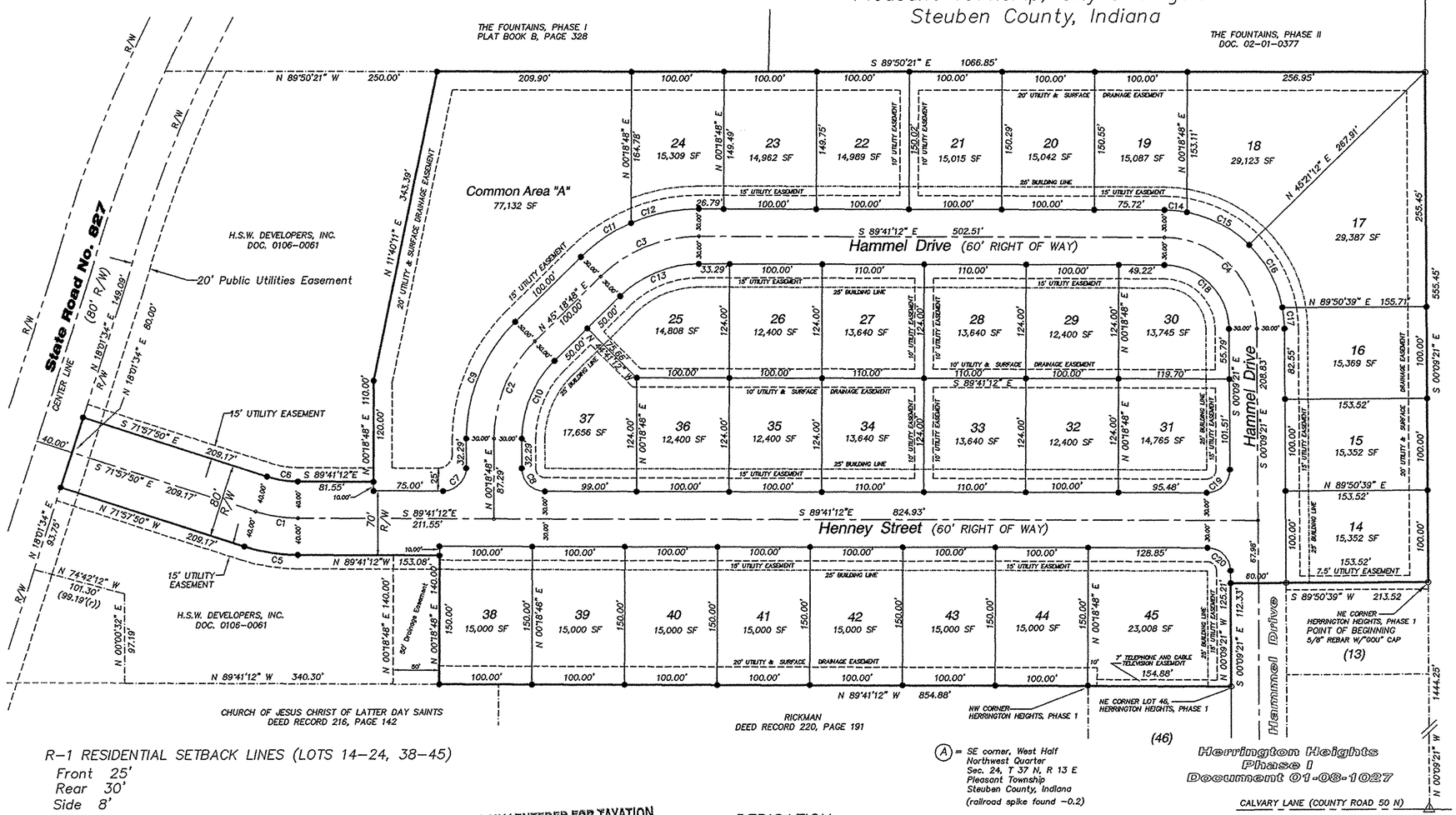
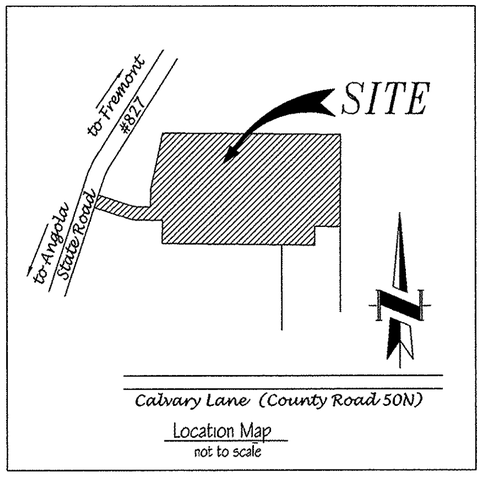
Secondary Plat
of
Herrington Heights, Phase II

situated in
Sections 23 and 24, Township 37 North, Range 13 East
Pleasant Township, City of Angola
Steuben County, Indiana

CURVE TABLE				
Curve	Length	Radius	Chord Bearing	Chord Length
C1	46.40	150.00	S 89°49'31" E	46.21
C2	117.81	150.00	N 22°48'48" E	114.81
C3	117.81	150.00	N 67°48'48" E	114.81
C4	156.26	100.00	S 44°55'17" E	140.84
C5	58.77	190.00	S 80°49'31" E	58.54
C6	34.03	110.00	S 80°49'31" E	33.89
C7	39.27	25.00	N 45°18'48" E	35.36
C8	39.27	25.00	N 44°41'12" W	35.36
C9	141.37	180.00	N 22°48'48" E	137.77
C10	94.25	120.00	N 22°48'48" E	91.84

CURVE TABLE				
Curve	Length	Radius	Chord Bearing	Chord Length
C11	65.97	180.00	N 55°48'47" E	65.60
C12	75.40	180.00	N 78°18'47" E	74.85
C13	94.25	120.00	N 67°48'48" E	91.84
C14	24.42	130.00	S 84°18'20" E	24.38
C15	77.30	130.00	S 61°53'26" E	76.16
C16	77.55	130.00	S 27°46'08" E	76.40
C17	23.33	130.00	S 05°32'23" E	23.30
C18	109.38	70.00	S 44°55'17" E	98.59
C19	39.47	25.00	S 45°04'43" W	35.50
C20	39.47	25.00	S 45°04'43" W	35.50





R-1 RESIDENTIAL SETBACK LINES (LOTS 14-24, 38-45)
Front 25'
Rear 30'
Side 8'

R-2 RESIDENTIAL SETBACK LINES (LOTS 25-37)
Front 25'
Rear 30'
Side 8'

The side setback lines for Lots numbered 27, 28, 33 and 34 are 18 feet along the Public Utilities Easement.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE

AUG 13 2003

Kim Kroeller
AUDITOR STEUBEN COUNTY

• = 5/8" DIAMETER X 24" LONG STEEL REBAR WITH CAP (GOU LS29500017) SET

The description of this plat as shown hereon is based on a boundary survey completed by the undersigned Registered Land Surveyor according to survey requirements in Title 865 IAC 1-12

MUNICIPALITY APPROVAL:

Under Authority by Chapter 174, Acts of 1947, as enacted and amended by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council, Angola, Indiana, this plat was given approval.

Approval by the Angola Plan Commission at the meeting held on the 12th day of August, 2003.

Joseph F. Frymier
Joseph Frymier, President

Brook Steed
Brook Steed, Secretary

Ⓐ = SE corner, West Half Northwest Quarter Sec. 24, T 37 N, R 13 E Pleasant Township Steuben County, Indiana (railroad spike found -0.2)

DESCRIPTION

Part of the Northwest Quarter of Section 24 and the Northeast Quarter of Section 23, in Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana, described as follows:

Commencing at a railroad spike marking the Southeast corner of the West Half of the Northwest Quarter of said Section 24; thence North 00 degrees 09 minutes 21 seconds West on the East line of said West Half and the East line of Herrington Heights, Phase I, recorded as Document 01-08-1027 in the Office of the Recorder of Steuben County, a distance of 1444.25 feet to a 5/8" rebar capped "GOU" marking the Northeast corner of said Herrington Heights, Phase I and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 39 seconds West on the Northerly line thereof, a distance of 213.52 feet; thence South 00 degrees 09 minutes 21 seconds East on the boundary thereof, a distance of 112.33 feet; thence North 89 degrees 41 minutes 12 seconds West on said Northerly line and the Westerly extension thereof, a distance of 854.88 feet to a rebar capped "GOU"; thence North 00 degrees 18 minutes 48 seconds East, 140.00 feet to a 5/8 inch rebar capped "GOU"; thence North 89 degrees 41 minutes 12 seconds West, 153.08 feet; thence on a tangent curve to the right having a radius of 190.00 feet, a length of 58.77 feet and a chord of 58.54 feet bearing North 80 degrees 49 minutes 31 seconds West to a 5/8 inch rebar capped "GOU"; thence North 71 degrees 57 minutes 50 seconds West, 209.17 feet to a 5/8 inch rebar capped "GOU" on the East right-of-Way line of State Road 827, having a right-of-way width of 80 feet; thence North 18 degrees 01 minutes 34 seconds East along said right-of-way line, a distance of 80.00 feet to a 5/8 inch rebar capped "GOU"; thence leaving said right-of-way, South 71 degrees 57 minutes 50 seconds East, 209.17 feet to a 5/8 inch rebar capped "GOU"; thence on a tangent curve to the left having a radius of 110.00 feet, a length of 34.03 feet and a chord of 33.89 feet bearing South 80 degrees 49 minutes 31 seconds East to a 5/8 inch rebar capped "GOU"; thence South 89 degrees 41 minutes 12 seconds East, 81.55 feet to a 5/8 inch rebar capped "GOU"; thence North 00 degrees 18 minutes 48 seconds East, 110.00 feet to a 5/8 inch rebar capped "GOU"; thence North 11 degrees 40 minutes 11 seconds East, 343.39 feet to a 5/8 inch rebar capped "GOU" on the South line of "THE FOUNTAINS PHASE I" as recorded in Plat Book "B", page 328 in said Recorder's Office; thence South 89 degrees 50 minutes 21 seconds East on said South line and the South line of "THE FOUNTAINS PHASE II" as recorded in Document 02-01-0377, a distance of 1066.85 feet to the Southeast corner of "THE FOUNTAINS PHASE II", said point lying on the East line of the West Half of the Northwest Quarter of said Section 24; thence South 00 degrees 09 minutes 21 seconds East on said East line, a distance of 555.45 feet to the Point of Beginning, containing 17.01 acres more or less and being subject to and together with the easements and rights-of-way of record.

DEDICATION:

I, Hal R. Hendricks, President of HSW Developers, Inc., owner of the real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the plat.

This Subdivision shall be known and designated as HERRINGTON HEIGHTS, PHASE II, an addition to the City of Angola, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public.

The front yard building line is hereby established as shown on this plat, between which line and the right of way line of the street there shall be erected or maintained no building or structure. The side yard and rear yard setback lines are hereby established as shown on this plat, between which lines and the property line there shall be erected or maintained no building or structure.

There are strips of ground, variable in width, as shown on this plat and marked "UTILITY EASEMENT", that are reserved for the use of public utilities for the installation of water and sewer mains, natural gas mains, electrical lines, telephone lines, cable television lines, and all appurtenances required for the above mentioned utilities, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structure are to be erected or maintained upon said strips of land, but the owner(s) of the lot in this subdivision shall take their title(s) subject to the rights of the public utilities.

For: HSW Developers, Inc.

By: Hal R Hendricks
Hal R. Hendricks, President

Date: Aug 5, 2003

RESTRICTIVE COVENANTS:

The undersigned, being the Owner of all the real estate which comprises HERRINGTON HEIGHTS PHASE II an addition to the City of Angola, Indiana, hereby incorporate by reference all of the Restrictive Covenants as shown in Miscellaneous Record Volume * , Page _____ , of the Public Records of Steuben County, Indiana. Instrument # 03-08-0907

For: HSW Developers, Inc.

By: Hal R Hendricks
Hal R. Hendricks, President

Date: Aug 5, 2003

ACKNOWLEDGMENT:

State of Indiana)
) SS
County of Steuben)

Before me, the undersigned Notary Public in and for said County and State, personally appeared HSW Developers, Inc., by Hal R. Hendricks, its President, known to me to be the person who signed the Dedication and Restrictive Covenants pertaining to this Subdivision and have declared it is the free act and will of said corporation.

Witness my hand and Notary Seal this 5th day of August 2003.

My commission expires: October 22, 2008

By: Mary S. Adams
Mary S. Adams Notary Public

CERTIFICATION:

I, Timothy C. Gouloff, hereby certify that I am a 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 25, 2003; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

Dated this 30th day of July, 2003.

(Signed) Timothy C. Gouloff

Registered Land Surveyor No. 29500017
State of Indiana

TIMOTHY C. GOULOFF REGISTERED No.29500017 STATE OF INDIANA LAND SURVEYOR

PAMELA ADAMS COLEMAN 1P
STEUBEN COUNTY RECORDER
PAC Date 08/14/2003 Time 08:12:26
I 03080908 Page 1 of 1

03-08-0908
8.14-03
8:17:26
Pamela Coleman
Recorder Steuben County

Prepared For:
HSW Developers, Inc.
601 North Wayne Street
Angola, Indiana, 46703
(219) 665-2503

GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916