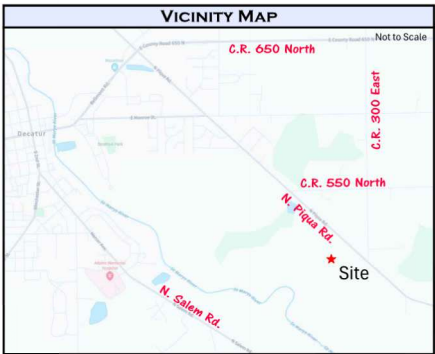


Sheets Subdivision, Section 1

Washington Township, Section 1, T27N, R14E
Adams County, Indiana



RESTRICTIONS

All utility easements as dedicated on the face of the plat shall be kept free of all permanent structures and the removal of any obstructions such as structures, trees, shrubbery, fences, or other installation thereon, whether temporary or permanent, by a utility company shall in no way obligate the utility company in damages, or, to restore the obstruction to its original form.

Before any lot or tract located within the subdivision may be used and occupied, such use or occupier shall first obtain from this Zoning Administrator the Improvement Location Permit required by the Adams County Zoning Ordinance.

Before any house or building on any lot or tract in the subdivision shall be used and occupied as a dwelling or as otherwise provided in subdivision restrictions and zoning article, the developer or any subsequent owner of said lot or tract shall install all improvements serving said lot or tract as provided in said plans and specified filed with the Commission.

Before any house or building on any lot or tract in the subdivision shall be used or occupied as a dwelling or as otherwise provided in the subdivision restrictions and zoning article, the developer or any subsequent owner of said lot or tract shall first obtain from the Zoning Administrator the Certificate of Occupancy as required by the Adams County Zoning Ordinance.

Prohibiting individual or collective injunctive action against nuisances such as noise, dust or odors arising from normal agriculture operations which may abut or be near said subdivision.

Prohibit owners or visitors from parking along road in such a way that passage of farm machinery would be impeded.

SEPTIC NOTE

The approval of the Adams County Health Department herein granted is subject further to compliance with 410 IAC 6-8.3 and Adams County Sewage Ordinance No.2018-10 as from time to time amended. Approval by Health Department herein does not represent or warrant that any particular lot in this subdivision is suitable for an on-site sewage disposal system that would be in compliance with the applicable rules and regulations of the state and Adams County and determination of the suitability of such lot for such purposes is the sole responsibility of the purchaser of any such lot.

WELL NOTE

Lot to be serviced by private well, if applicable.

C.R. 550 North

NE. Cor. SE. 1/4
Sect.1, T27N, R14E
1-1/4" Bar Fnd. (Flush)
Per County Witnesses

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 12 and the Southeast Quarter of Section 1, both in Township 27 North, Range 14 East of the Second Principal Meridian, Washington Township in Adams County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 25067907, dated August 14, 2025 and being more particularly described as follows:

BEGINNING at a 1-1/4" bar marking the Northeast corner of said Northeast Quarter; thence South 01 degrees 28 minutes 10 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 263.01 feet (Deed) along the East line of said Northeast Quarter and within the right-of-way of North Piqua Road to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the South line of an existing 1.268 acre tract described in Document Number 2022001231 in the Office of the Recorder of Adams County, Indiana; thence North 77 degrees 08 minutes 32 seconds West, a distance of 1767.72 feet (Deed) along said South line and the South line of an existing 0.896 acre tract described in Document Number 2022001232 in the Office of said Recorder to the point of curvature of a tangent curve, concave to the Northeast, having a radius of 5729.60 feet (Deed); thence Northwestly along said curve and along said South line a distance of 117.68 feet (Deed), having a central angle of 01 degrees 10 minutes 37 seconds, and a chord of 117.68 feet (Deed) bearing North 76 degrees 33 minutes 13 seconds West to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the West line of said 0.896 acre tract; thence North 01 degrees 05 minutes 30 seconds West, a distance of 51.81 feet (Deed) along said West line to the Southeast corner of an existing 34.60 acre tract described in Document Number 2022005040 in the Office of said Recorder; thence North 01 degrees 09 minutes 59 seconds West, a distance of 1456.93 feet (1459.11 feet Deed) along the East line of said 34.60 acre tract to a DuraNail with a "Miller Surveying Firm #0095" identification ring on the centerline of said North Piqua Road; thence South 48 degrees 21 minutes 01 seconds East, a distance of 923.22 feet (Deed) along said centerline to a DuraNail with a "Miller Surveying Firm #0095" identification ring; thence South 48 degrees 04 minutes 02 seconds East, a distance of 1575.29 feet (11575.06 feet Deed) continuing along said centerline to the Point of Beginning. Containing 37.269 acres, more or less. Subject to the right-of-way of North Piqua Road and easements of record.

APPROVALS

COUNTY SURVEYOR OF
THE COUNTY OF ADAMS, INDIANA

BOARD OF HEALTH OF
THE COUNTY OF ADAMS, INDIANA

Surveyor

Sanitarian/Environmental Director

This ____ day of ____, 2025.

This ____ day of ____, 2025.

PLAN COMMISSION OF
THE COUNTY OF ADAMS, INDIANA

BOARD OF COMMISSIONERS OF
THE COUNTY OF ADAMS, INDIANA

I hereby certify that under I.C. 36-7-4-700 et.seq. and after proper publication of Public Notice and hearing this plat was given secondary approval on this ____ day of ____, 2025.

District 1 Commissioner

Designated Official

District 2 Commissioner

Planning & Zoning Director

District 3 Commissioner

This ____ day of ____, 2025.

DEED OF DEDICATION

We, the undersigned Jay A. Sheets and Barbara Sheets, owners of the real estate shown and described herein, do hereby certify that we have 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 designated as Sheets Subdivision, Section 1, an addition to Adams County, Indiana. All streets, alleys, parks, and other public lands 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 of the street, there shall be erected or maintained no building or structure.

Witness our hands and seals this ____ day of ____, 2025.

STATE OF INDIANA)
COUNTY OF ADAMS)

Before me, the undersigned, a Notary Public in and for said County and State,

this ____ day of ____, 2025, personally appeared

_____, and acknowledged the execution

of the foregoing instrument.

Jay A. Sheets

Barbara Sheets

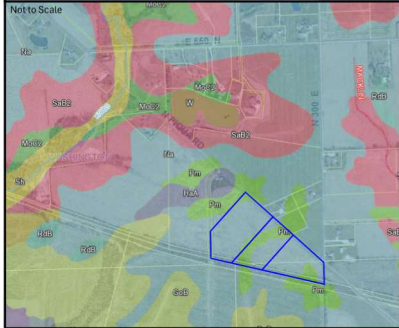
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Notary Public

My Commission Expires: _____

My County of Residence is: _____

SOILS MAP



Soil Information Taken From Adams County GIS Maps
Na = Napanea silt loam, 0 to 3 percent slopes
Pn = Pewama silty clay

CONTOUR MAP



FIRM FLOOD MAP



FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Adams County, Indiana, Community No. 180424, Panel No. 0109E, dated September 29, 2010.

CERTIFICATION

I, Brett R. Miller, 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 conducted under my supervision in accordance with Title 865 IAC, Article 1, Rule 12, Sections 1 thru 29, and the plat of the survey upon which this plat is based has been recorded in Document Number XXXXXXXXX in the Office of the Recorder of Adams County, Indiana; that all markers thereon will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown.



Brett R. Miller, PS Date: August 15, 2025

Reference Surveys

Miller Land Surveying, Inc.
Survey No. 20045487
Date: January 11, 2022

Miller Land Surveying, Inc.
Survey No. 20045487
Date: July 22, 2020

Miller Land Surveying, Inc.
Survey No. 18097285
Date: October 22, 2018

MONUMENT LEGEND

- A = 5/8" Steel Rebar Found 32.93 S. of Actual (Flush)
- B = 5/8" Steel Rebar w/ "Miller Firm #0095" id. Cap Found (Flush/Per MLS Survey)
- C = 5/8" Steel Rebar w/ "W.E.W." id. Cap Found 17.42 N. of Actual, On-line (Flush/Per MLS Survey)
- D = 5/8"x24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set 40.90 S. of Actual (Flush)
- E = Steel "T" Post Found 0.2 E. & 45.2 S. of Actual (+3.5')
- F = Dura Nail w/ "Miller Surveying Firm #0095" id. Ring Set (Flush)
- G = Dura Nail w/ "Miller Firm #0095" id. Ring Found (Flush/Per MLS Survey)
- H = 5/8"x24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set 30.00 SW. of Actual (Flush)
- I = 5/8"x24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush)