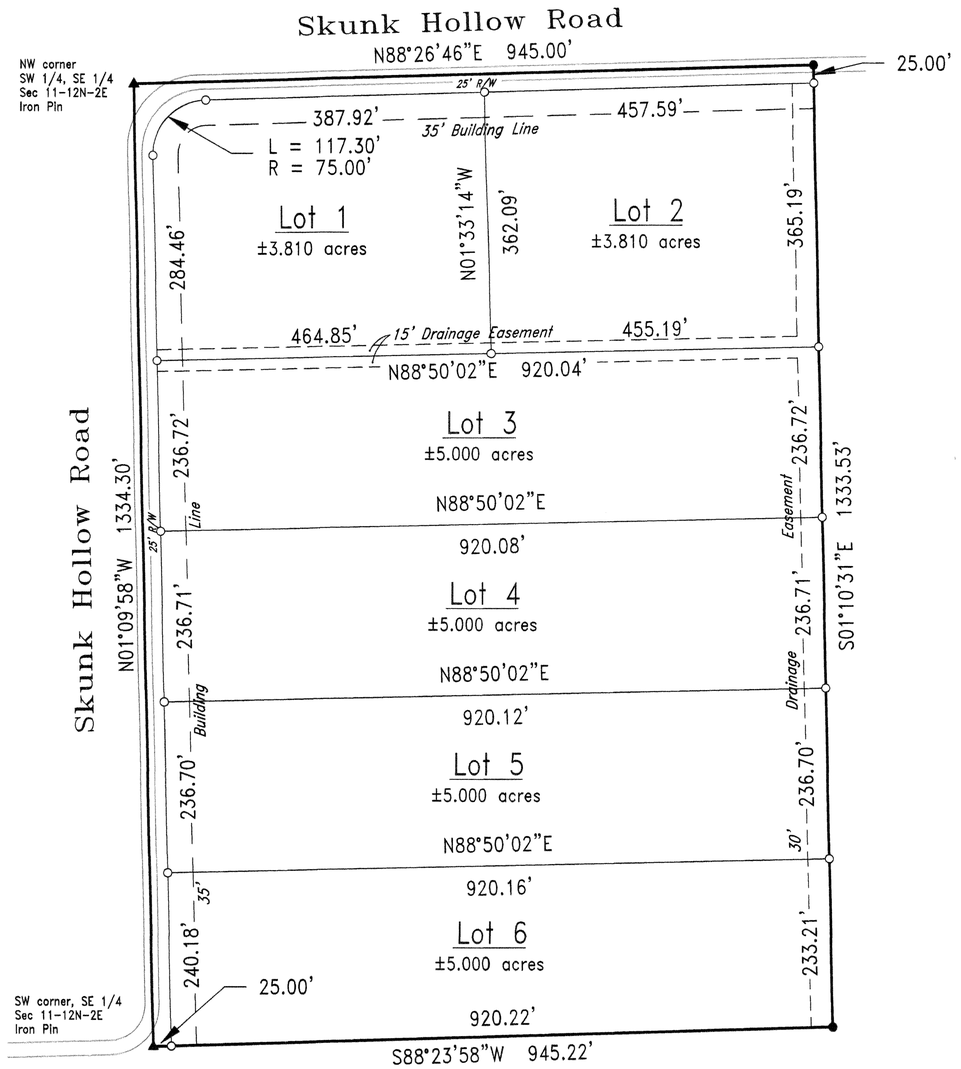
Skunk Hollow Minor Plat

A subdivision of the SE 1/4
Section 11, Township 12 North, Range 2 East
Green Township, Morgan County, Indiana

202501237 SUB $50.00
02/11/2025 03:07:23P 1 PGS
Anna M Voyles
Morgan County Recorder IN
Recorded as Presented



DEDICATION OF SKUNK HOLLOW MINOR PLAT

I the undersigned, KEVIN L. PRESNELL, Managing Partner of FFCIC/TL LLC, owner of the real estate shown and described on the attached plat, do hereby certify that FFCIC/TL LLC has laid off, platted, and subdivided said real estate in accordance with the attached plat.

This subdivision shall be known as SKUNK HOLLOW MINOR PLAT, a subdivision consisting of six (6) lots, designated as Lot Numbers One (1) through Six (6), inclusive, and being located in Green Township, Morgan County, Indiana. All streets and roads, not heretofore dedicated, are hereby dedicated to the public.

Covenants and Restrictions – This subdivision shall be bound by and subject to covenants and restrictions filled under separate document and referenced to this plat.

In witness whereof, the undersigned has set his hand and seal this 11th February day of February, 2025.

Kevin L. Presnell, Managing Partner
FFCIC/TL LLC

STATE OF INDIANA)
) SS
COUNTY OF MORGAN)

Before me, the undersigned, a Notary Public in and for the Said County and State, personally appeared KEVIN L. PRESNELL, Managing Partner for FFCIC/TL LLC, and acknowledged the execution of the attached plat of SKUNK HOLLOW MINOR PLAT.

Witness my Hand and Seal this 11 day of February, 2025.

Sandy Mosier — Notary Public Signature
Sandy Mosier — Notary Public Printed

My commission expires June 11, 2031 ~~2025~~.

SANDY MOSIER
Commission Number MP0669030
Commission Expires: 06/11/2031
Resident of Morgan County

DESCRIPTION OF SKUNK HOLLOW MINOR PLAT

I, the undersigned, being duly authorized and licensed as a Professional Surveyor within the State of Indiana, do hereby certify that the attached plat of SKUNK HOLLOW MINOR PLAT, a subdivision in Green Township, Morgan County, Indiana, is a true representation of a subdivision of:

Part of the Southeast Quarter of Section 11, Township 12 North, Range 2 East, Green Township, Morgan County, Indiana, described as follows:

BEGINNING at an iron pin found marking the southwest corner of said quarter; thence with the west line of said quarter N01°09'58"W for a distance of 1334.30 feet to an rion pin found, marking the northwest corner of the Southwest Quarter of said Southeast Quarter; thence with the north line of said Southwest Quarter of the Southeast Quarter N88°26'46"E for a distance of 945.00 feet to a MAG nail found; thence with the west line of the Stacy Howe's land (Instrument #201914101) S01°10'31"E for a distance of 1333.53 feet to an iron pin found at the south line of said quarter; thence with said south line S88°23'58"W for a distance of 945.22 feet to the Point of Beginning. Containing 28.940 acres more or less.

SKUNK HOLLOW MINOR PLAT, consists of six (6) lots, designated as Lot Numbers One (1) through Six (6), inclusive. The size of the lots and width of the street are shown in figures denoting feet and decimal parts thereof.

CERTIFICATION OF SKUNK HOLLOW MINOR PLAT

I, the undersigned, an Indiana Professional Land Surveyor, hereby certify that, to the best of my information, knowledge and belief: this plat represents a subdivision of land in accordance with the Morgan County Unified Development Code; that the information on which this plat was prepared is shown on the Retracement Survey performed on November 26, 2024, by Eric M. Lang, Indiana R.L.S. #21000192, and being recorded as Instrument No. _____ in the Office of the Recorder of Morgan County, Indiana; and that all monuments required by 865-IAC 1-12 and this ordinance have been or will be set prior to the transfer of any lot in this subdivision.

Furthermore, 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.

J. ROSS DRAPALIK PROFESSIONAL No. 29500011 STATE OF INDIANA LAND SURVEYOR

Certified this 6th day of December, 2024,

J. Ross Drapalik
Professional Land Surveyor #29500011

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

FEB 11 2025

Lynda Priddy
MORGAN COUNTY AUDITOR

100 50 0 50 100
Scale 1" = 100'

○ Iron Pin (DS&E 29500011)
● Survey Monument found
▲ Section Corner

PLAT NOTES/RESTRICTIONS

An Individual Erosion Control Plan is required from the County Surveyor's Office for each lot prior to issuance of any building permit.

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND THE RULES AND ORDINANCES AS ADOPTED BY THE BOARD OF COMMISSIONERS OF MORGAN COUNTY, INDIANA, AS FOLLOWS: Approved by the Morgan County Plan Commission, at their meeting held on the 10th day of February, 2025.

President's Signature — Secretary's Signature
Terry Brock — President (Printed)
Jason Maxwell — Secretary (Printed)

SCALE 1" = 100'
DRAWN jrd
CHECKED

J. ROSS DRAPALIK PROFESSIONAL No. 29500011 STATE OF INDIANA LAND SURVEYOR
SIGNATURE

REVISIONS

Skunk Hollow Minor Plat

Drapalik Surveying & Engineering
19 W. Washington Street, P.O. Box 198
Martinsville, Indiana 46151-0198
Phone: (765)342-3806
Email: DrapalikSurveying@sbcglobal.net

SHEET 1
DATE December 6, 2024
DRAWING FILENAME: