

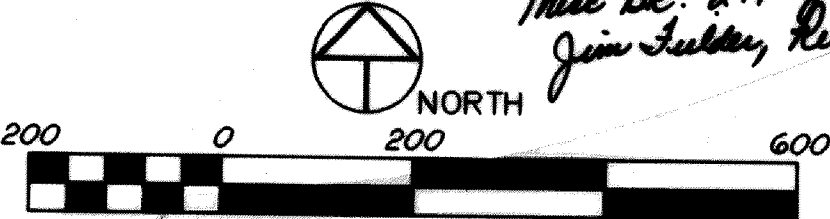
720599

STERLING WOODS SUBDIVISION (FORMERLY KNOWN AS MOORES CREEK FARM SUBDIVISION) FINAL PLAT

RECORDED
A.M. P.M. 8:05
DEC 8 1997
J. J. J. J.
RECORDED MONROE CO., IN

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
1	197.16	92°16'41"	800.00	48.69	N04°38'21"E	97.05
2	137.48	45°28'33"	400.00	167.64	N22°44'17"W	309.21
3	134.82	38°47'08"	200.00	64.41	S23°18'34"E	122.82
4	191.22	54°46'48"	200.00	103.63	S33°17'14"E	184.02
5	114.35	32°45'21"	200.00	58.70	S42°46'30"E	112.79
6	143.30	41°03'11"	200.00	48.71	S72°50'30"E	94.69
7	115.86	33°08'04"	200.00	74.88	S68°01'47"E	140.26
8	315.88	74°38'23"	300.00	229.95	N01°33'55"W	365.00
9	120.38	34°25'11"	200.00	201.54	N21°46'04"W	283.92
10	70.35	13°25'52"	300.00	35.32	N49°44'38"E	118.57
11	487.57	85°05'18"	300.00	328.00	N39°12'58"E	70.16
12	38.56	18°48'22"	200.00	29.49	S24°13'01"E	58.35
13	88.58	17°25'18"	200.00	30.64	S54°32'24"E	60.58
14	124.73	35°44'35"	200.00	54.63	S89°28'45"E	122.77
15	107.94	30°55'25"	200.00	55.32	N88°08'00"E	108.84
16	489.40	134°28'28"	200.00	476.64	N34°18'29"E	388.85
17	151.65	43°30'38"	200.00	79.81	S24°41'03"E	148.26
18	180.91	46°05'53"	200.00	85.10	S53°23'25"E	156.61
19	254.42	72°53'07"	200.00	147.68	S89°47'05"E	237.61
20	248.42	71°03'32"	200.00	142.81	S67°41'50"E	232.45
21	247.06	70°46'37"	200.00	142.07	N24°16'12"E	231.65

Subdivision Improvement Agreement
720597
Misc. Bl. 249 p. 49-50
Jim Fuller, Recorder 12/8/97



Scale 1" = 200 ft

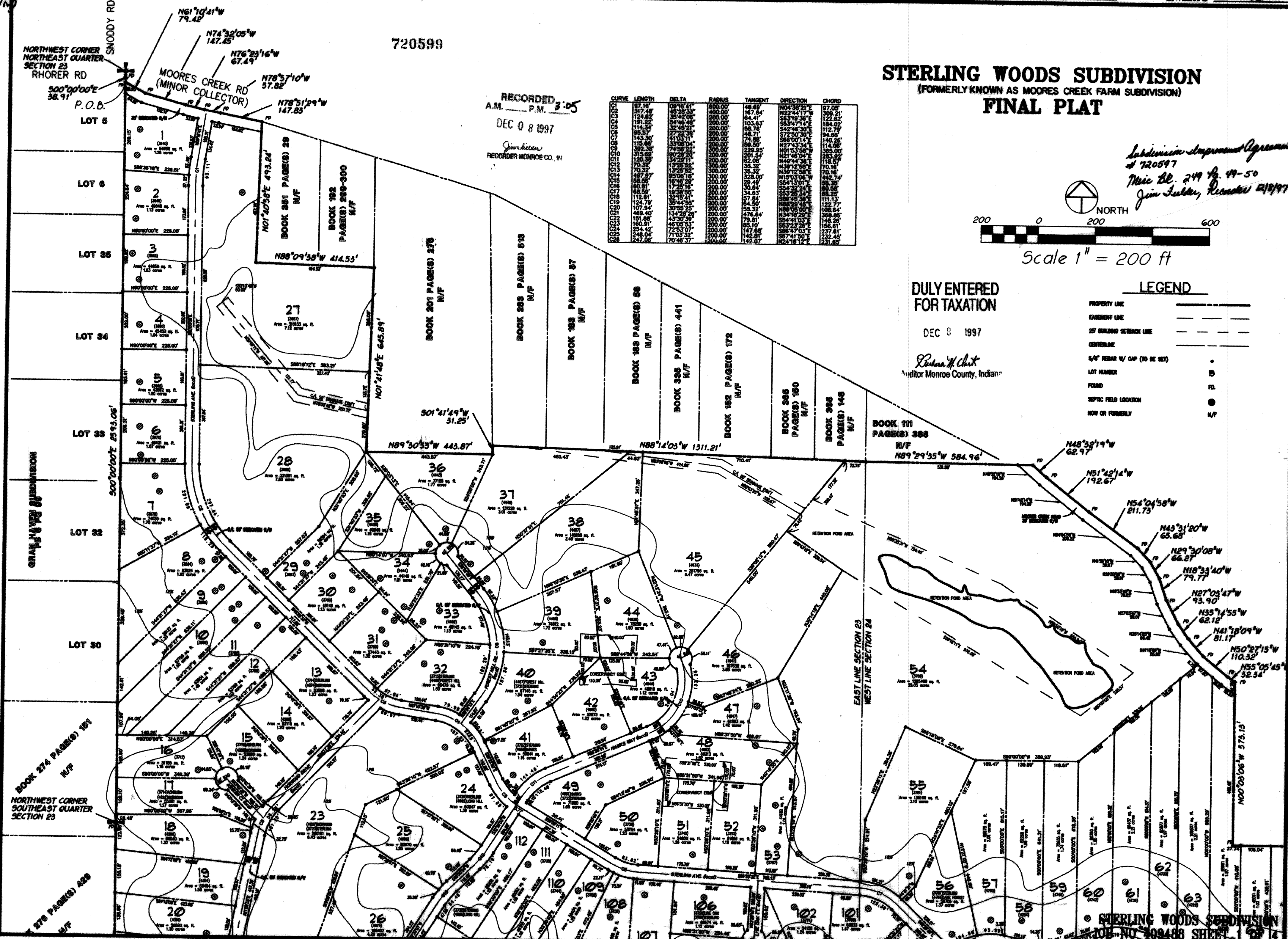
DULY ENTERED
FOR TAXATION

DEC 8 1997

Richard H. Clark
Auditor Monroe County, Indiana

LEGEND

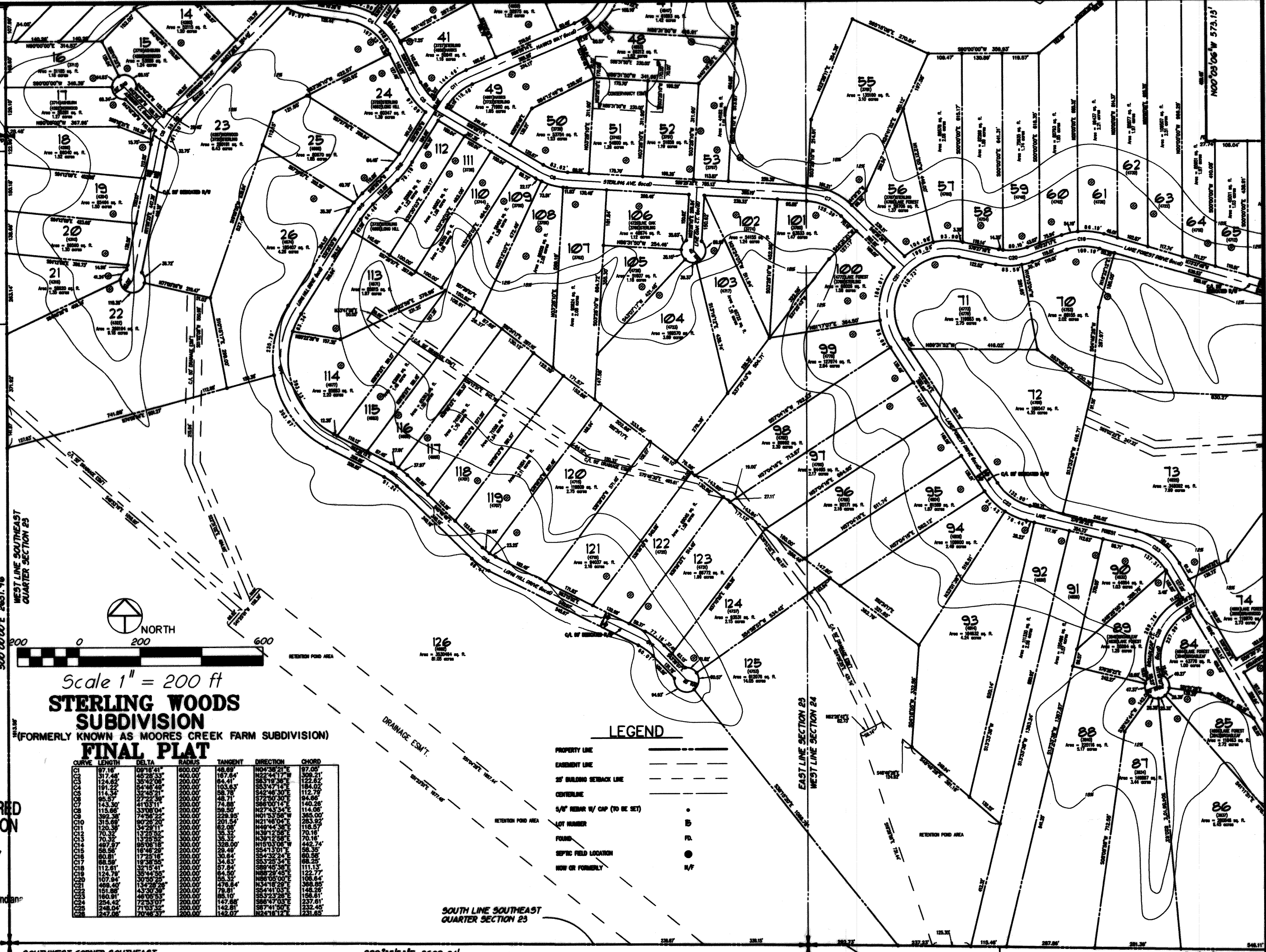
- PROPERTY LINE
- EASEMENT LINE
- 25' BUILDING SETBACK LINE
- CENTERLINE
- 5/8" REBAR W/ CAP (TO BE SET)
- LOT NUMBER
- POUND
- SEPTIC FIELD LOCATION
- HOW OR FORMERLY



BOOK 274 PAGE(S) 181
N/F
NORTHWEST CORNER
SOUTHEAST QUARTER
SECTION 23

BOOK 276 PAGE(S) 428
N/F

BOOK 382 PAGE(S) 86
N/F



Scale 1" = 200 ft
**STERLING WOODS
SUBDIVISION**
(FORMERLY KNOWN AS MOORES CREEK FARM SUBDIVISION)
FINAL PLAT

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
001	97.16	99°18'41"	600.00	48.69	N04°38'21"E	97.05
002	317.48	45°28'35"	400.00	167.84	N22°44'17"W	309.21
003	124.45	35°42'08"	200.00	64.41	S63°19'34"E	122.62
004	191.22	54°48'40"	200.00	103.63	S53°47'14"E	184.02
005	114.34	32°45'21"	200.00	58.70	S42°46'30"E	112.79
006	95.57	20°22'36"	200.00	46.71	S27°54'30"E	94.66
007	143.30	41°03'11"	200.00	74.88	S66°00'14"E	140.26
008	115.66	33°09'04"	200.00	59.50	N27°43'54"E	114.06
009	322.58	74°56'23"	200.00	129.85	N01°53'50"W	305.00
010	315.69	80°25'20"	200.00	201.54	N21°46'04"E	283.92
011	120.38	34°29'11"	200.00	62.05	N49°44'38"E	118.57
012	70.35	13°25'35"	300.00	35.32	N39°12'58"E	70.16
013	497.97	95°08'18"	300.00	328.00	N15°03'08"W	442.74
014	58.56	16°48'28"	200.00	29.48	S54°13'01"E	56.35
015	180.81	17°25'16"	200.00	36.64	S62°29'45"E	80.96
016	88.59	18°38'35"	200.00	34.63	S53°25'54"E	88.25
017	112.61	32°15'41"	200.00	57.84	S69°45'38"E	111.13
018	124.78	35°44'39"	200.00	64.50	N02°13'01"E	122.77
019	107.94	30°52'29"	200.00	55.50	N68°02'00"E	106.64
020	468.40	134°29'28"	200.00	476.84	N34°18'29"E	398.85
021	151.88	43°30'39"	200.00	79.81	S54°41'03"E	148.28
022	160.91	46°03'53"	200.00	85.10	S53°32'38"E	156.81
023	254.42	72°53'01"	200.00	147.88	S66°47'03"E	237.61
024	248.04	71°03'35"	200.00	142.81	S67°41'50"E	232.45
025	247.08	70°46'37"	200.00	142.07	N24°18'12"E	231.65

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 25' BUILDING SETBACK LINE
- CENTERLINE
- 5/8" REBAR W/ CAP (TO BE SET)
- LOT NUMBER
- POUND
- SEPTIC FIELD LOCATION
- NEW OR FORMERLY

DULY ENTERED
FOR TAXATION

DEC 8 1997

Richard H. Clark
Auditor Monroe County, Indiana

SOUTHWEST CORNER SOUTHEAST
QUARTER SECTION 23

S89°35'53"E 2609.04'

BOOK 167 PAGE(S) 512-514
N/F

SOUTHEAST CORNER SECTION 23
SOUTHWEST CORNER SECTION 24

BOOK 232 PAGE(S) 142
N/F

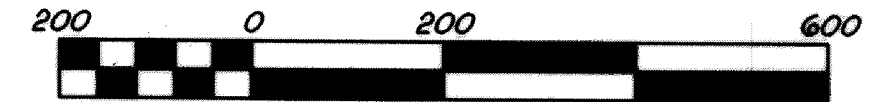
STERLING WOODS SUBDIVISION
JOB NO. 409488 SHEET 2 OF 4
BOOK 167 PAGE(S) 512-514

STERLING WOODS SUBDIVISION

(FORMERLY KNOWN AS MOORES CREEK FARM SUBDIVISION)

FINAL PLAT

NORTHEAST CORNER
SOUTHWEST QUARTER
SECTION 24



Scale 1" = 200 ft

LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
25' BUILDING SETBACK LINE	---
CENTERLINE	---
5/8" REBAR W/ CIP (TO BE SET)	•
LOT NUMBER	15
FOUND	FD.
SEPTIC FIELD LOCATION	•
NOW OR FORMERLY	N/F

DULY ENTERED
FOR TAXATION

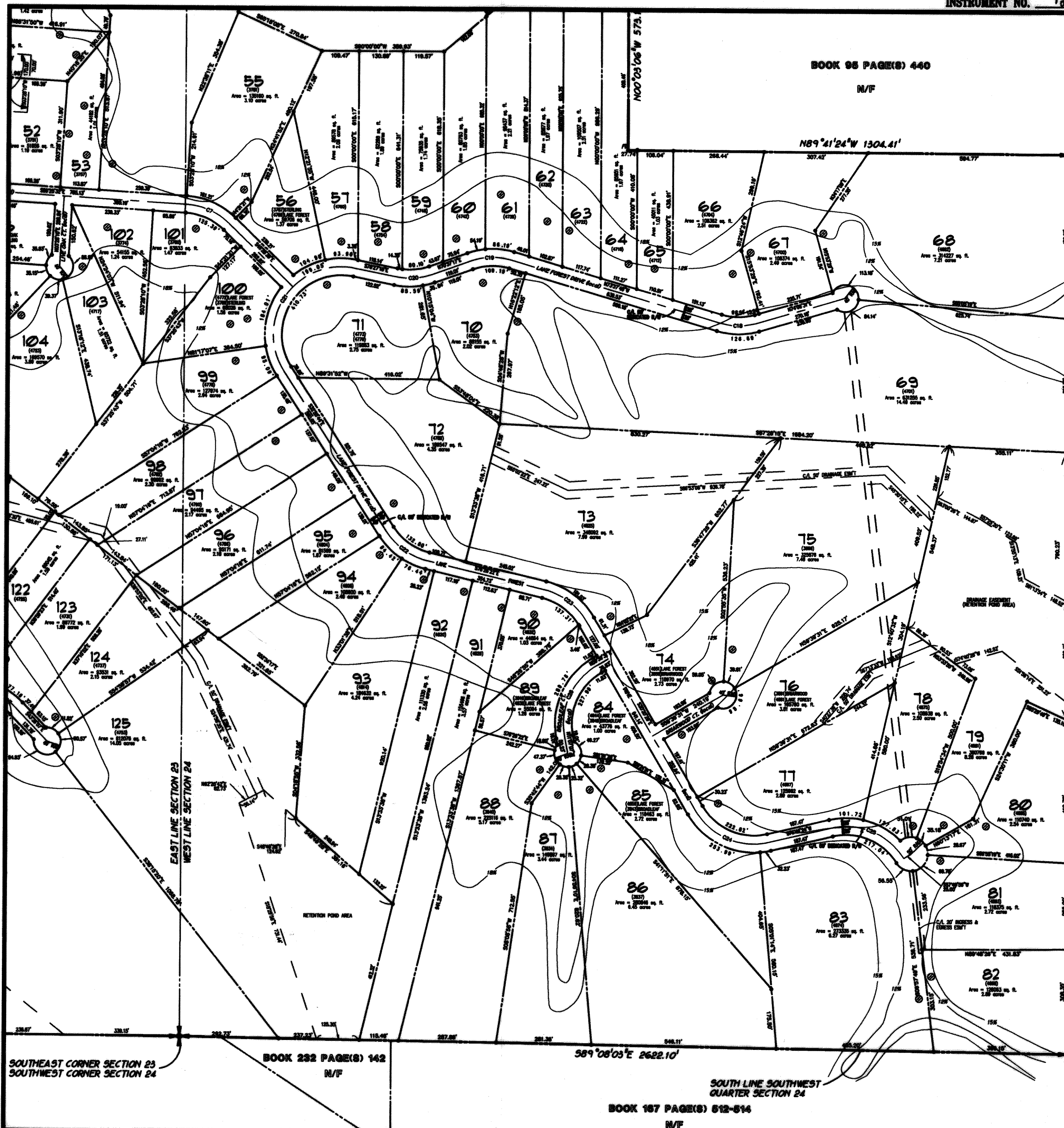
DEC 8 1997

Richard H. Clark
Auditor Monroe County, Indiana

BOOK 95 PAGE(S) 440

N/F

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C01	97.16'	89°16'41"	600.00'	48.89'	N04°38'21"E	97.05'
C02	317.48'	45°28'33"	400.00'	167.64'	N22°44'17"W	306.21'
C03	124.82'	35°42'08"	200.00'	64.41'	S83°10'36"E	122.82'
C04	191.22'	54°46'48"	200.00'	103.83'	S53°47'14"E	184.02'
C05	114.34'	54°46'30"	200.00'	58.78'	S42°46'30"E	112.79'
C06	95.57'	27°22'38"	200.00'	48.71'	S72°50'30"E	94.66'
C07	143.30'	41°03'11"	200.00'	74.88'	S66°00'14"E	140.26'
C08	115.66'	33°06'04"	200.00'	59.50'	N07°43'34"E	114.08'
C09	392.36'	74°56'22"	300.00'	228.95'	N01°53'58"W	365.00'
C10	315.69'	90°26'20"	200.00'	201.54'	N21°46'04"E	283.92'
C11	120.35'	34°28'11"	200.00'	62.05'	N49°44'38"E	118.57'
C12	70.32'	13°25'52"	300.00'	35.32'	N39°12'58"E	70.16'
C13	70.32'	13°25'52"	300.00'	35.32'	N39°12'58"E	70.16'
C14	497.97'	85°06'18"	300.00'	328.00'	N15°03'08"W	442.74'
C15	88.56'	16°46'29"	200.00'	28.46'	S54°13'01"E	88.32'
C16	60.81'	17°25'16"	200.00'	30.84'	S54°32'24"E	60.58'
C17	88.59'	19°38'55"	200.00'	34.83'	S53°25'34"E	88.25'
C18	112.61'	32°15'41"	200.00'	57.84'	S80°45'38"E	111.13'
C19	124.79'	35°44'55"	200.00'	64.50'	N08°29'45"E	122.77'
C20	107.84'	30°55'25"	200.00'	55.32'	N06°05'00"E	106.64'
C21	468.40'	134°28'28"	200.00'	476.64'	N34°18'29"E	368.85'
C22	151.88'	43°30'39"	200.00'	78.91'	S54°41'03"E	148.26'
C23	160.91'	48°05'53"	200.00'	85.10'	S53°23'28"E	156.61'
C24	254.42'	72°53'07"	200.00'	147.88'	S66°47'03"E	237.61'
C25	748.04'	71°03'32"	200.00'	442.81'	S67°41'50"E	532.45'
C26	247.05'	70°46'37"	200.00'	142.07'	N24°16'12"E	231.62'



SOUTHEAST CORNER SECTION 23
SOUTHWEST CORNER SECTION 24

BOOK 232 PAGE(S) 142

N/F

389°08'03"E 2622.10'

SOUTH LINE SOUTHWEST
QUARTER SECTION 24

BOOK 167 PAGE(S) 512-514

N/F

SOUTHEAST CORNER SOUTHWEST
QUARTER SECTION 24

BOOK 348 PAGE(S) 275-276

STERLING WOODS SUBDIVISION
JOB NO. 409488 SHEET 3 OF 4

STERLING WOODS SUBDIVISION

(FORMERLY KNOWN AS MOORES CREEK FARM SUBDIVISION)

FINAL PLAT

The undersigned STANDING TREE DEVELOPMENT CORPORATION
Owner of Record of the real estate shown & described herein, certify that we have subdivided and platted said real estate into lots in accordance with this plat and certificate.

This subdivision shall be called STERLING WOODS SUBDIVISION
and consist of 126 lots, numbered 1 thru 126, inclusively. The streets and alleys shown, as far as they have not already been so dedicated, are dedicated to the public. The area if dedicated street rights-of-way to be deducted from the Developer's taxable acreage contains +/- 19.56 acres.

There are utility easements, drainage easements and building setback lines as shown on the plat, upon which no structure may be erected or maintained.

This subdivision shall be subject to the covenants and restrictions of Miss. Book 249 Pages 51-61
as set forth in the Office of the Recorder of Monroe County, Indiana.

Signed and Sealed this 29th day of OCTOBER, 1997.

BY: [Signature]
(Signature)

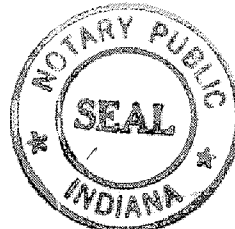
STEVEN R CRIDER PRESIDENT
(Printed name and Title)

STATE OF INDIANA }
COUNTY OF MONROE } SS:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared STEVE CRIDER the PRESIDENT
of STANDING TREE DEVELOPMENT CORP. and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this 29th day of OCTOBER, 1997.

MONROE
County of Residence



AUG 9, 1999
Commission Expires

[Signature]
Notary Public Signature

(SEAL)

VERONICA HITES
Notary Public Printed

OWNER/DEVELOPER

STANDING TREE DEVELOPMENT CORPORATION
1900 LIBERTY DRIVE
BLOOMINGTON, INDIANA 47404
(812)338-4452

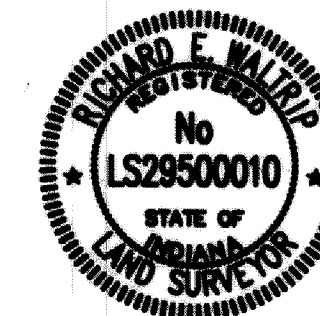
SURVEYOR'S NOTES

- 1) PROPOSED SEPTIC FIELD AND UTILITY LOCATIONS AND SIZES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INCLUDED IN THIS CERTIFICATION.
- 2) STREET CLASSIFICATIONS SHOWN (LOCAL, MINOR COLLECTOR) ARE AS PER INFORMATION SUPPLIED BY COUNTY PLAN STAFF AND REFLECTS ZONING STANDARDS IN EFFECT AT DATE OF PLATTING.
- 3) LOCATION OF SLOPE BREAK LINES ARE APPROXIMATE AND SHOWN FOR ILLUSTRATION PURPOSES ONLY. EXACT LOCATIONS MUST BE DETERMINED IN THE FIELD FOR EACH INDIVIDUAL LOT.
- 4) PHASE DENOTATIONS INDICATE PROPOSED CONSTRUCTION PHASES AND DO NOT CORRESPOND TO SUBDIVISION AND PLATTING PHASES OR SECTIONS.
- 5) IT IS PROPOSED THAT WATER SERVICE BE PROVIDED BY EAST MONROE WATER CORPORATION. WATER MAIN SIZE TO BE 6" MINIMUM IN ACCORDANCE WITH EAST MONROE WATER CORPORATION SPECIFICATIONS.
- 6) EXISTING 3" WATERLINE LOCATED ON THE SOUTH SIDE OF MOORES CREEK ROAD.
- 7) SOURCE OF TITLE: DEED RECORD 400, PAGES 623-625 AS RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.
- 8) SAID STERLING WOODS SUBDIVISION SHALL BE CONSTRUCTED AS ONE PHASE.
- 9) NUMBERS SHOWN PARENTHETICALLY ARE STREET ADDRESSES.

LEGAL DESCRIPTION

A part of the East Half of Section 23 and the West Half of Section 24, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:
Commencing at the Northwest corner of the east half of said Section 23; thence South 00 degrees 00 minutes 00 seconds East 38.91 feet along the west line of the Northeast quarter of said Section 23 to the point of beginning, said point being in the centerline of Moors Creek Pike; thence leaving said centerline South 00 degrees 00 minutes 00 seconds East 2593.06 feet along the west line of said Northeast quarter of Section 23 to the Northwest corner of the Southeast quarter of said Section 23; thence South 00 degrees 00 minutes 00 seconds East 2631.96 feet along the west line of the Southeast quarter of said Section 23 to the Southwest corner of the Southeast quarter of said Section 23; thence South 89 degrees 35 minutes 53 seconds East 2609.04 feet along the south line of said Section 23 to the Southeast corner of the Southeast quarter of said Section 23; thence South 89 degrees 08 minutes 03 seconds East 2622.10 feet along the south line of said Section 24 to the Southeast corner of the Southwest quarter of said Section 24; thence North 00 degrees 11 minutes 34 seconds West 2649.30 feet along the east line of said Southwest quarter of Section 24 to the Southwest corner of the Northwest quarter of said Section 24; thence North 89 degrees 41 minutes 24 seconds West 1304.41 feet along the north line of said Southwest quarter section to the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 24; thence North 00 degrees 03 minutes 06 seconds West 573.13 feet along the east line of the Southwest quarter of the Northwest quarter of said Section 24 said point being in the centerline of said Moors Creek Pike; thence along said centerline for the next eleven (11) courses:
1) North 55 degrees 05 minutes 45 seconds West 32.34 feet;
2) North 50 degrees 27 minutes 15 seconds West 110.32 feet;
3) North 41 degrees 18 minutes 09 seconds West 81.17 feet;
4) North 35 degrees 14 minutes 55 seconds West 62.12 feet;
5) North 27 degrees 03 minutes 47 seconds West 93.90 feet;
6) North 18 degrees 33 minutes 40 seconds West 79.77 feet;
7) North 29 degrees 30 minutes 08 seconds West 66.27 feet;
8) North 43 degrees 31 minutes 20 seconds West 65.68 feet;
9) North 54 degrees 04 minutes 58 seconds West 211.73 feet;
10) North 51 degrees 42 minutes 14 seconds West 192.67 feet;
11) North 48 degrees 32 minutes 19 seconds West 62.97 feet;
thence North 89 degrees 29 minutes 35 seconds West 584.96 feet along the north line of the Southwest quarter of the Northwest quarter of said Section 24 to the Northwest corner of the Southwest quarter of the Northwest quarter of said Section; thence North 88 degrees 14 minutes 03 seconds West 1311.21 feet; thence South 01 degrees 41 minutes 49 seconds West 31.25 feet; thence North 89 degrees 30 minutes 53 seconds West 443.87 feet; thence North 01 degrees 41 minutes 48 seconds East 645.89 feet; thence North 88 degrees 09 minutes 38 seconds West 414.53 feet; thence North 01 degrees 40 minutes 58 seconds East 493.24 feet to a point in the centerline of said Moors Creek Pike; thence along said centerline the next five (5) courses:
1) North 78 degrees 51 minutes 29 seconds West 147.85 feet;
2) North 78 degrees 57 minutes 10 seconds West 57.82 feet;
3) North 76 degrees 23 minutes 16 seconds West 67.49 feet;
4) North 74 degrees 32 minutes 05 seconds West 147.45 feet;
5) North 61 degrees 10 minutes 41 seconds West 79.42 feet to the point of beginning containing 448.18 acres, more or less.

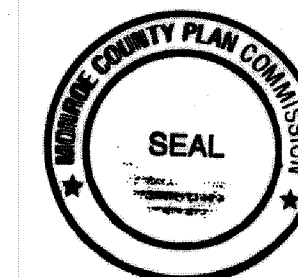
I certify that I am a Registered Land Surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on AUGUST, 1997 and that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.



BY: [Signature]
(Signature)

RICHARD E. WALTRIP
(Printed Name and Title)

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held November 21, 1995.



MONROE COUNTY PLAN COMMISSION

[Signature]
(President)

[Signature]
(Secretary)

STERLING WOODS SUBDIVISION
JOB NO 409488 SHEET 4 OF 4

STREET CLASSIFICATION	SIDE YARD		FRONT YARD	REAR YARD
	LEAST	COMBINED		
MOORES CREEK RD. (MINOR COLLECTOR)	6'	25'	35'	35'
ALL OTHER STREETS (LOCAL)	6'	25'	25'	25'

DULY ENTERED
FOR TAXATION

DEC 3 1997

[Signature]
Auditor Monroe County, Indiana

