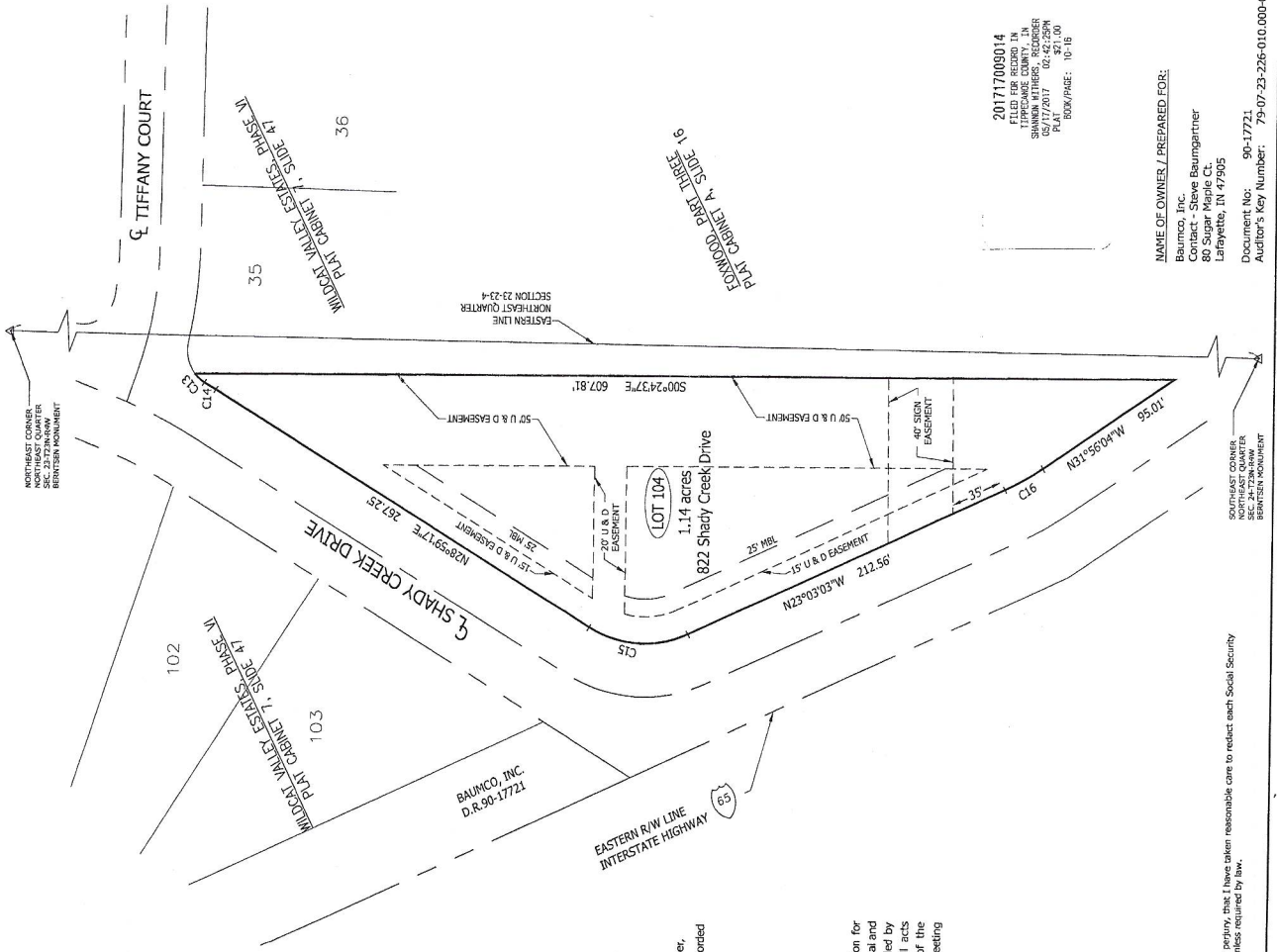


# FINAL PLAT

## WILDCAT VALLEY ESTATES - PHASE VII

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 4 WEST  
CITY OF LAFAYETTE, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA



### DEDICATION CERTIFICATE

We, the undersigned Baumco, Inc., owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as WILDCAT VALLEY ESTATES, PHASE VII, an addition to Fairfield Township, Tippecanoe County, State of Indiana. All streets and alleys and public open spaces 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.

**EASEMENTS** - Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

**RESTRICTIVE COVENANTS** - All lots are subject to certain restriction recorded in Document Number 03-007933, in the office of the Recorder of Tippecanoe County, Indiana.

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, 2023, at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions) it is agreed to change such covenants (or restrictions) in whole or in part.

Invalidation of any one of the foregoing covenants (or restrictions) by judgement or court order shall in no way affect any other covenants (or restrictions) which shall remain in full force and effect.

**DRAINAGE** - In the event storm water drainage from any lot or lots flows across another lot, provisions shall be made to permit such drainage to continue, without restrictions or reduction, across downstream lot or lots and into existing or proposed culverts, storm sewer, or natural or man-made drainage channels or courses, even though no specific drainage easement for flow of water is provided on the final plat for the subdivision.

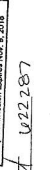
The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 11<sup>TH</sup> DAY OF MAY OF 2017.

BAUMCO, INC.  
Steve Baumgartner

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Steve Baumgartner, for and on behalf of Baumco, Inc. and acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.

WITNESS MY HAND AND NOTARY SEAL THIS 11<sup>TH</sup> DAY OF MAY 2017.



JENNIFER K. DAVENPORT  
Notary Public  
State of Indiana  
My Commission Expires Nov. 8, 2018

ONLY ENTERED FOR TAXATION  
SUBJECT TO FINANCIAL PENALTY  
MAY 17 2017  
NOTARIES PUBLIC  
NOTARIES OF TIPPECANOE CO.

**SURVEYOR'S STATEMENT**  
I, Michelle A. Watts, hereby certify that I am a Registered Professional Land Surveyor of the State of Indiana, that this plat correctly represents a survey completed by me on April 20, 2017, that all the monuments shown thereon actually exist, and their location, size, type, and material are accurately shown, and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet; and that this plat complies with the provisions of the Subdivision Ordinance.

Michelle A. Watts  
MICHELLE A. WATTS P.S. No. 21100021 DATE 05/11/2017



NAME OF OWNER / PREPARED FOR:  
Baumco, Inc.  
c/o contact Steve Baumgartner  
80 S. Main Street  
Lafayette, IN 47905  
Document No: 90-17721  
Auditor's Key Number: 79-07-23-226-010.000-001

FINAL PLAT  
Prepared for: BAUMCO INC.



Brown, LeCombe  
1020 S. Main Street  
Lafayette, IN 47905  
Tel: 317-743-1818  
Fax: 317-743-1818  
www.bandsurveyors.com

HORIZONTAL SCALE	BRIDGE FILE
VERTICAL SCALE	DESIGNATION
SHEET BOOK	SHEET
CONTRACT	PROJECT
	6009

Prepared by: Michelle A. Watts

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, where required by law.  
Michelle A. Watts

