2011021675 5
2011021675
05/18/2011 03:59:41PM
128843
ALLEN COUNTY RECORDER

AMENDMENT TO THE DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED AS PART OF THE DEDICATION AND PLAT OF SHADOW RIDGE, SECTION III, A SUBDIVISION IN ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA

02-11-18-000-000-000-038

THIS AMENDMENT is made to the Dedication, Protective Restrictions, Covenants, Limitations, Easements and Approvals ("Covenants") Appended to the Plat of Shadow Ridge, Section III, as set forth in Plat Cabinet E, page 122 in the Office of the Recorder of Allen County, Indiana and recorded in the Office of the Recorder of Allen County, Indiana on the 4th day of October, 2004 as Document Number 202080154, and (the amendment, in its entirety, referred to as "Amendment").

The undersigned, constituting 75% or more of the Owners (as defined in the Covenants) or Lots (as defined in the Covenants) do hereby amend the following sections of ARTICLE VI, GENERAL PROVISIONS of the Covenants as follows, with strikeouts indicating deletions and double-underlining indicating additions:

Section 27. Use of Other Structures and Vehicles. No structure of a temporary character, trailer, boat trailer, boat, truck, commercial vehicle, recreational vehicle (RV), barn, dog house, or other outbuilding shall be used or located on any Lot, or adjacent to any Lot, or right-of-way within the Subdivision at any time, or used as a residence either temporarily or permanently. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any Lot (except in the garage) in Shadow Ridge. Notwithstanding the foregoing, a storage shed may constructed or placed on a Lot upon the following conditions: (i) the exterior shall be made of vinyl or another maintenance-free material; (ii) the exterior dimensions shall not exceed seven (7) feet in length and width or eight (8) feet in height; and (iii) such storage shed will not be more than six (6) feet from the primary residence comprising the Dwelling Unit. A variance from these conditions regarding construction or placement of a storage shed on a Lot shall have been approved in writing by the Architectural Control Committee. The Owner of such storage shed shall take all necessary steps to insure that such storage shed is properly secured to the ground. The Architectural Control Committee shall have the power and authority to modify the specific requirements of this section. Said modifications shall be adopted by majority vote of said committee and shall be enforceable as if incorporated herein.

Section 30. Signs. No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five square feet advertising such Lot for sale or rent, or used by a builder to advertise such a Lot during construction and sales period. The Developer or a builder with approval by the Developer, shall have the right to (a) erect larger signs allowed by applicable zoning regulations when advertising the subdivision and (b) place signs on Lots designating the Lot number of said Lots. This restriction shall not prohibit placement of occupant name signs and Lot numbers as allowed by applicable zoning regulations. The Architectural Control Committee shall have the power and authority to modify the specific requirements of this section. Said modifications shall be adopted by majority vote of said committee and shall be enforceable as if incorporated herein.

AUDITOR'S OFFICE
Not entered for taxation. Subject to final acceptance for transfer.

APR 27 2011
99198
Jera K. Klutz
AUDITOR OF ALLEN COUNTY

20 + 2nc

The Dedications, Protective Restrictions, Covenants, Limitations, Easements and Approvals Appended to and made a part of the Dedication and Plat of Shadow Ridge, Section III, a Subdivision in Aboite Township, allen County, Indiana, were originally recorded as Document Number 204058435 on August 9, 2004.

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.

Parker L. Moss

The undersigned, Jeremy Todd, President of Shadow Ridge Community Association, Inc., having been duly sworn upon his oath attests that he has obtained signatures of all homeowners of Shadow Ridge, Section III.

JEREMY TODD, President of Shadow Ridge Community Association, Inc.

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 17th day of May, 2011.

My Commission Expires:
February 13, 2015

Diana L. DeMarco, Notary Public
A Resident of Allen County, IN

Allen County Recorder Document #: 2011021675

RECORDED AS RECEIVED

Dedication has set their hands this _____ day of _____, 201_

Lot Number, Section III	Address	Owner(s) signatures
63		
64	[illegible] Ct.	[signature]
65	[illegible] Ct	[signature]
66	[illegible] Ct	[signature]
67		
68		
69	[illegible] Ct	[signature]
70	[illegible] Knobcone Ct.	[signature]
71	14916 Knobcone ct.	[signature]
72	14924 Knobcone Ct	[signature]
73	14932 Knobcone Court	[signature]
74	15006 Knobcone ct.	[signature]
75	1308 Shallowbrook Drive	[signature]
76		
77	2930 Shallowbrook DR.	[signature]
78	2922 Shallowbrook	[signature]
Lot Number, Section III	Address	Owner(s) signatures

SECONDARY PLAT FOR

SHADOW RIDGE SECTION III

A SINGLE FAMILY SUBDIVISION BEING A PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18 OF T-30-N, R-11-E, ABOITE TWP., ALLEN COUNTY, INDIANA.

Plat Cab E pg 44

BENCHMARK:

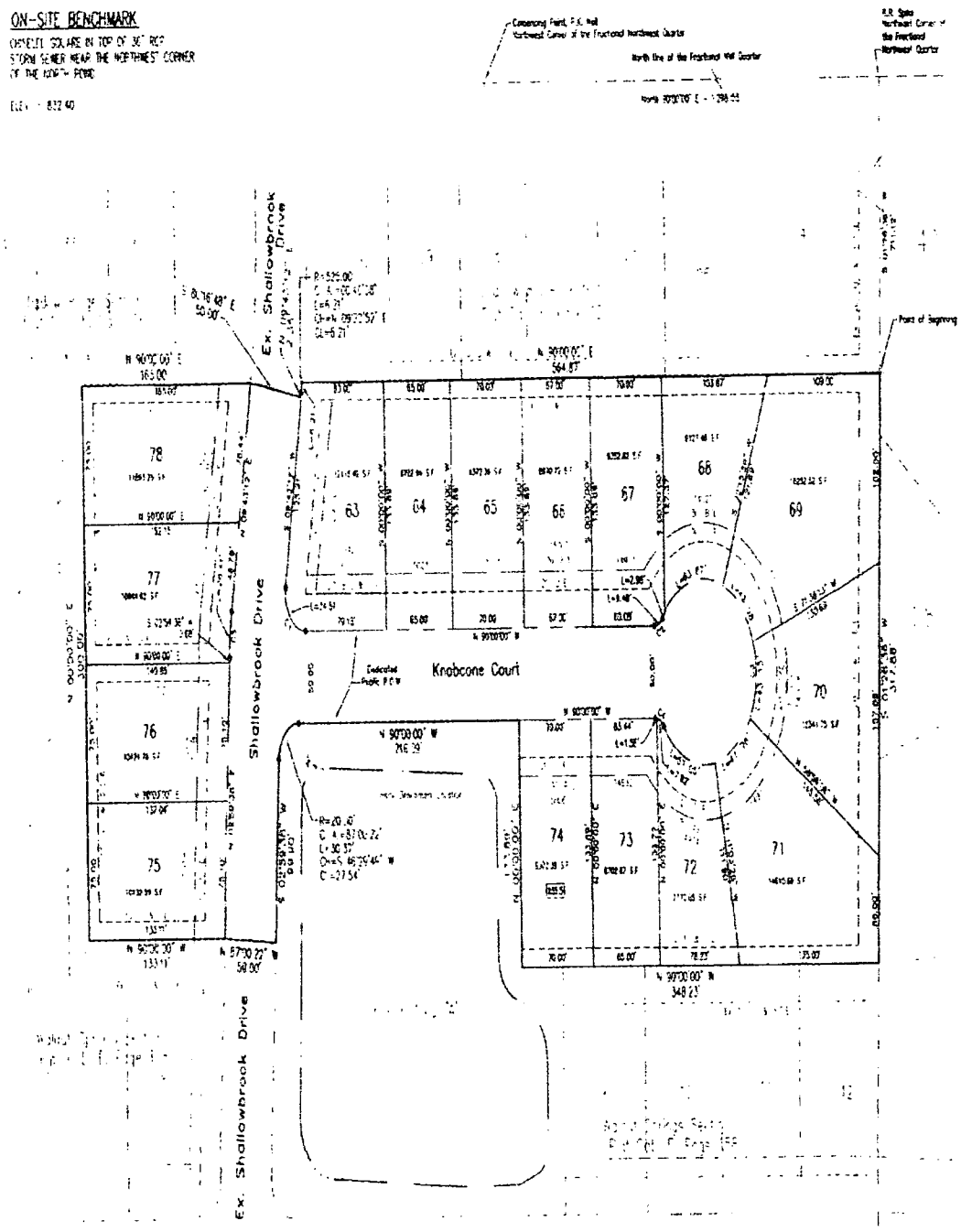
T 140 (1946) U.S.C. & G.S. Bronze disk, in a concrete post projecting 6 inches above the ground. Located 55 feet East and 22 feet North of the intersection of County Line Rd. and Conrydon Rd.

E.E. = 849.569

ON-SITE BENCHMARK

CHISELED SQUARE IN TOP OF 30" RCP STORM SEWER NEAR THE NORTHWEST CORNER OF THE SUBJECT AREA

E.E. = 822.40



LEGAL DESCRIPTION:

Part of the Fractional Northwest Quarter of Section 18, Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Commencing at a Pk nail at the Northwest corner of the Fractional Northwest Quarter of said Section 18, thence North 90 degrees 00 minutes 00 seconds East (assumed deed bearing) on the North line of said Fractional Northwest Quarter, 1,298.56 feet to a railroad spike at the Northeast corner of said Fractional Northwest Quarter, said point also being the Northwest corner of Walnut Creek, Section I, as recorded in Plat Cabinet "C", page 61 in the Office of the Recorder of Allen County, Indiana; thence South 01 degree 26 minutes 36 seconds West on the East line of said Fractional Northwest Quarter, also being the West line of said Walnut Creek, Section I, a distance of 71.10 feet to the POINT OF BEGINNING; thence continuing South 01 degree 26 minutes 36 seconds West, on said East line, 317.88 feet; thence North 90 degrees 00 minutes 00 seconds West, 348.23 feet; thence North 20 degrees 30 minutes 30 seconds East, 133.66 feet; thence North 90 degrees 00 minutes 00 seconds West, 216.09 feet to the point of curve of a tangent curve to the left having a radius of 20.00 feet and a chord of 27.54 feet, bearing South 46 degrees 29 minutes 49 seconds West; thence Southwesterly on said curve, an arc length of 30.37 feet; thence South 02 degrees 59 minutes 38 seconds West 99.90 feet; thence North 87 degrees 00 minutes 22 seconds West, 50.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 133.11 feet; thence North 00 degrees 00 minutes 00 seconds East, 300.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 165.00 feet; thence South 80 degrees 16 minutes 48 seconds East, 50.00 feet; thence North 29 degrees 43 minutes 12 seconds East, 2.35 feet to the point of curve of a tangent curve to the left having a radius of 525.00 feet and a chord of 8.21 feet bearing North 09 degrees 22 minutes 56 seconds East; thence Northeasterly, on said curve, an arc length of 8.21 feet; thence North 90 degrees 00 minutes 00 seconds East, 564.87 feet to the POINT OF BEGINNING, containing 4.856 acres (211,512 square feet) more or less, and subject to easements and rights of way of record.

GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-9916

CERTIFICATE:

I, Timothy C. Gouloff, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana that based on my knowledge, experience and belief this plat and accompanying legal description accurately depict a subdivision of real estate described by Doc. # 201057998 in the Office of the Recorder of Allen County, Indiana; that all markers shown hereon actually exist, that their locations, size, type and material are accurately shown; that there has been no change from the matters of survey revealed by the survey referenced hereon or any prior subdivision plats contained thereon, or any lines that are common with this subdivision.

June 24, 2004
REGISTERED LAND SURVEYOR — DATE

Notes

1. All property corners marked with 5/8" x 24" Steel Rebar w/ "GOJ" ID Cap L.S. 29500017
2. This new subdivision plat is cross referenced to a retracement and original survey of the subject parcel performed by Timothy C. Gouloff recorded as Document #201021421, in the Office of the Recorder of Allen County, Indiana, as required by Title 865, Article 1, Rule 12, Section 13 of the Indiana Administrative Code.

DEVELOPER:

WALNUT SPRINGS DEVELOPERS, LLC
202 WEST BERRY STREET, SUITE 309
FORT WAYNE, INDIANA 46802

DEDICATION:

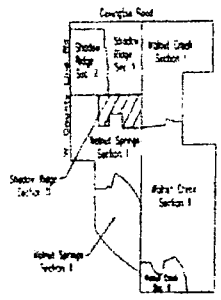
WE, WALNUT SPRINGS DEVELOPERS, L.L.C. THE UNDERSIGNED, OWNERS BY VIRTUE OF A CERTAIN DEED SHOWN IN DOCUMENT NO. 201057958 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE INFORMATION SHOWN ON THE FINAL PLAT.

WALNUT SPRINGS DEVELOPERS, LLC

6-28-04
BY: KARL I. BANDEMER, VICE PRESIDENT — DATE
STURGES GRIFFIN TRUST DEVELOPMENT CORP., ITS MANAGER

CURVE TABLE

NUMBER	RADIUS	DELTA ANG.	ARC LEN.	CHORD DIRECTION	CHORD LENGTH
C1	20.00	89°41'10"	31.31	S 45°51'49" E	28.20
C2	150.00	54°59'57"	143.99	N 62°30'24" E	138.53
C3	150.00	296°37'46"	259.46	S 00°00'00" W	50.22
C4	150.00	54°59'57"	143.99	N 62°30'24" W	138.53
C5	225.00	8°41'34"	34.13	N 67°21'25" E	34.10



Vicinity Map
Scale: 1" = 1000'



SCALE: 1" = 50'

NOTE: Consent for permanent structures issued by the Allen County Drainage Board on February 25, 2004 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. # 04-004 reference Shadow Ridge Section III Drain.

LEGEND

B/L	BUILDING LINE
U/E	UTILITY EASEMENT
D.E.	DURABLE DRAINAGE EASEMENT
U. & S.D.E.	UTILITY & SURFACE DRAINAGE EASEMENT
ESMT	EASEMENT
FPFE	FLOOD PROTECTION GRADE

NOTE

1. ALL BURIED UTILITIES MUST ALLOW FOR DRAINAGE SWALE GRADES AS FOUND ON THE SITE GRADING PLANS, STORM DRAINAGE PLANS AND STORM SEWER AND SWALE PROFILES.
2. ALL COMMON AREAS SHALL HAVE A BLANKET SURFACE DRAINAGE AND UTILITY EASEMENT.

APPROVALS:

APPROVED BY THE ALLEN COUNTY BOARD OF COMMISSIONERS ON ____, 2004

JOHN M. ROUSSEAU

MARIE E. EVANS

LINDA A. SABO

ATTEST: LESLIE BLOSSER, ALLEN COUNTY AUDITOR

APPROVED BY THE ALLEN COUNTY PLAN COMMISSION ON Aug 5, 2004

PRESIDENT
CHARLES J. BOBAY JR.

VICE-PRESIDENT
ALLAN D. FRISINGER

APPROVED BY THE ALLEN COUNTY SURVEYOR ON July 28, 2004

ALLAN D. FRISINGER

CONFIRMED BY THE ALLEN COUNTY DEPARTMENT OF PLANNING SERVICES ON July 28, 2004

CHRISTOPHER B. BOWMAN, ACE EXECUTIVE DIRECTOR

Rocke & Associates
Land Planning • Design • Engineering
303 AIRPORT NORTH OFFICE PARK
FORT WAYNE, IN 46825
PHONE: (260) 490-4805 FAX: (260) 490-4807

REVISIONS	DRAWN BY	DATE
	C.P.	05/25/04

SHADOW RIDGE SECTION III
SHALLOWBROOK DRIVE & FIRETHORNE PATH
NW 1/4, SEC. 18, ABOITE TWP., ALLEN CO., IN.
SECONDARY PLAT

SCALE	SHEET NUMBER
1"=50'	1 of 1

Allen County Recorder Document #: 2011021675

Allen County Recorder Document #: 2011021675