



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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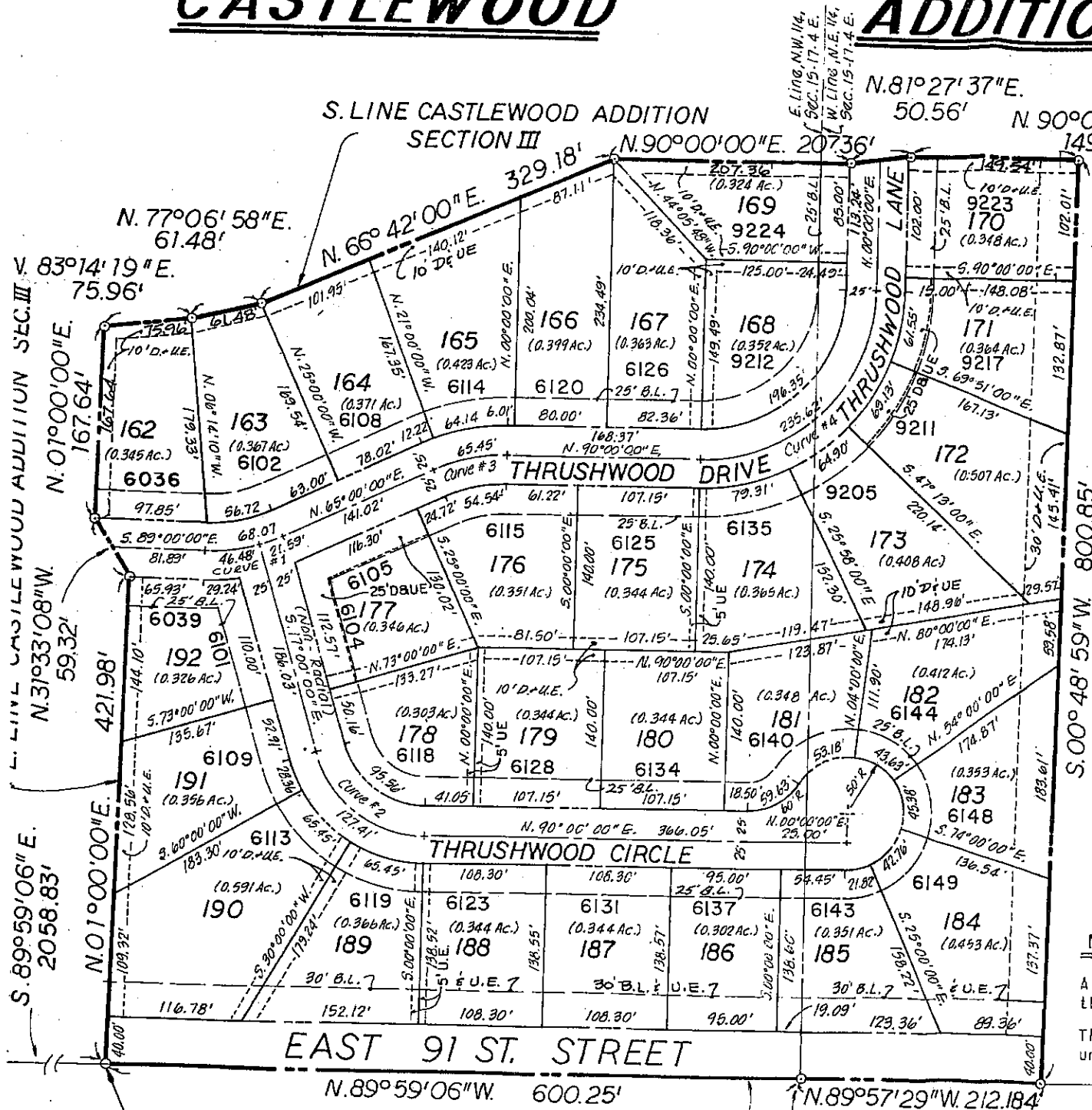
The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

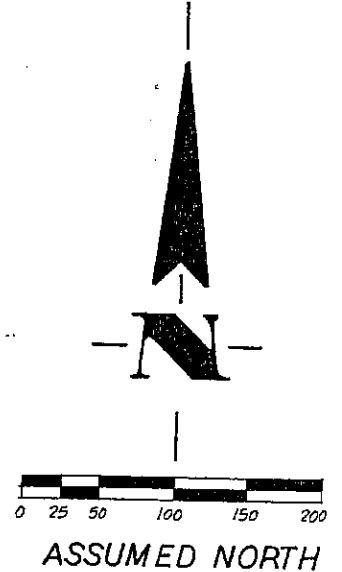
CASTLEWOOD

ADDITION

SECTION IV



CURVE DATA						
NO.	Δ	R	L	L.C.	T	Dc
1A	26°00'00"	125.00'	56.72'	56.24'	28.86'	45.83662°
1E	26°00'00"	150.00'	68.07'	67.49'	34.63'	38.19719°
1B	09°34'24"	175.00'	29.24'	29.21'	14.65'	32.74045°
2A	73°00'00"	75.00'	45.56'	89.22'	55.50'	76.39437°
2E	73°00'00"	100.00'	127.41'	118.97'	74.00'	57.29578°
2B	73°00'00"	125.00'	159.26'	148.71'	92.50'	45.83662°
3A	25°00'00"	125.00'	54.54'	54.11'	27.71'	45.83662°
3E	25°00'00"	150.00'	65.45'	64.93'	33.25'	38.19719°
3B	25°00'00"	175.00'	76.36'	75.75'	38.80'	32.74045°
4A	90°00'00"	125.00'	196.35'	176.78'	125.00'	45.83662°
4E	90°00'00"	150.00'	235.62'	212.13'	150.00'	38.19719°
4B	90°00'00"	175.00'	274.89'	247.49'	175.00'	32.74045°



NOTE:
 A strip of ground 20 feet wide is reserved for drainage and utility easement along the front of all lots unless otherwise noted.
 There shall be a five (5) foot Drainage and Utility Easement on each side lot line unless otherwise noted.

S. Line, N.E. 1/4.

Beginning at a point on the South line of the said Northwest Quarter Section South 89 degrees 59 minutes 06 seconds East 2058.83 feet from the Southwest corner of the said Northwest Quarter Section, (said point also being the Southeast corner of "Castlewood Addition - Section III", a subdivision in Marion County, Indiana, the plat of which is recorded as Instrument #77-005651 in the Office of the Recorder of Marion County, Indiana) (the next nine (9) described courses being along the Easterly and Southerly lines of said "Castlewood Addition - Section III"): thence North 01 degrees 00 minutes 00 seconds East 421.98 feet; thence North 31 degrees 33 minutes 08 seconds West 59.32 feet; thence North 01 degrees 00 minutes 00 seconds East 167.64 feet; thence North 83 degrees 14 minutes 19 seconds East 75.96 feet; thence North 77 degrees 06 minutes 58 seconds East 61.48 feet; thence North 66 degrees 42 minutes 00 seconds East 329.18 feet; thence North 90 degrees 00 minutes 00 seconds East 207.36 feet; thence North 81 degrees 27 minutes 37 seconds East 50.56 feet; thence North 90 degrees 00 minutes 00 seconds East 149.54 feet; thence South 00 degrees 48 minutes 59 seconds West 800.85 feet to the South line of the said Northeast Quarter Section; thence North 89 degrees 57 minutes 29 seconds West along the South line of the said Northeast Quarter Section 212.184 feet to the Southeast corner of the said Northwest Quarter Section; thence North 89 degrees 59 minutes 06 seconds West along the South line of the said Northwest Quarter Section 600.25 feet to the POINT OF BEGINNING, containing 14.162 acres, more or less.

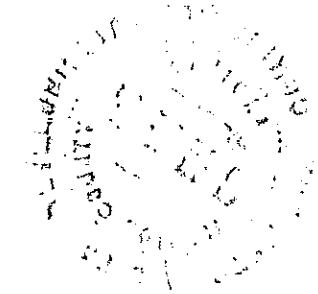
This subdivision consists of 31 lots numbered 162 through 192, both inclusive, together with streets, easements and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 15th day of Oct 1977.



John V. Schneider
 JOHN V. SCHNEIDER
 Reg. Land Surveyor - Indiana #S0115



RECORDED AS 14th
 NOVEMBER 1977
 TOM MORRIS

FINAL APPROVAL
 NOVEMBER 9 1977
 PROPERLY FILED IN THE
 RECORDS OF MARION COUNTY, INDIANA
Dwight R. Johnson
 SECRETARY, PLAT COMMITTEE

UNLESS RECORDED
 BEFORE JUNE 9 1979

RECORDED
 Nov 14 11 33 AM '77

RECORDER-MARION CO
 Nov 14 2 59 PM '77

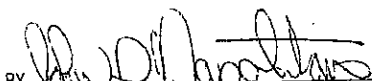
The undersigned Ryan Homes, Inc, by John D. Napolitan, Vice President and Myron J. Chicota, Assistant Secretary being the owners of the described real estate do here lay off, plat and subdivide the same into lots and streets in accordance with the within plat. The within plat shall be known and designated as CASTLEWOOD ADDITION - SECTION FOUR, an Addition in Marion County, Indiana.

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. All numbered lots in this Addition shall be designated as residential lots. Only one single family residence with attached accessory building and not exceeding 35 feet in height may be erected or maintained on said lots.
3. Front building lines are established as shown on this plat between which lines and the right of way lines of the street no structure shall be erected or maintained. No fence, wall hedge or shrub planting which obstructs sight lines at elevations 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
4. No one story residence shall be erected on any lot in this Addition having a main floor area of less than 1450 square feet and no residence with more than one story shall have a main floor area of less than 800 square feet nor less than 1450 square feet of total living area exclusive of open porches, garages or basements.
5. No trailer, boat, camper, motorcycle, truck or other vehicle not related to residential use shall be stored, temporarily or permanently, on any lot in this subdivision, nor shall any tent, shack, barn or other outbuilding or temporary structure be used for temporary or permanent residence purposes or any other purpose in any lot in this Addition.
6. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
7. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual pet animal or bird.
8. There are strips of ground as shown on the within plat marked 'Drainage Easements' and or 'Utility Easements' which are hereby reserved for the use of public utility companies not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains subject at all times to the authority of the City of Indianapolis, Indiana, and to the easements herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public utilities and to those of the owners of said lot in this Addition to said Easement herein granted for ingress and egress, in, along and through the strips so reserved.
9. The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs, assigns, and the Metropolitan Development Commission, their successors or assigns who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Such provisions shall be in full force and effect for 25 years from recording date, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part. Invalidation of any of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
10. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.
11. A strip of ground 20 feet wide is reserved for drainage and utility easement along the front of all lots unless otherwise noted.
12. There shall be a five (5) foot Drainage and Utility Easement on each side lot line unless otherwise noted.
13. There shall be no right of egress (pedestrian or vehicle) to 91st Street from the rear of Lots #184 through 190.

IN WITNESS WHEREOF, Ryan Homes, Inc. by John D. Napolitan, Vice President and Myron J. Chicota, Assistant Secretary, have hereunto caused its and their names to be subscribed

This 16th day of September 1977

RYAN HOMES, INC.

BY 
JOHN D. NAPOLITAN
Vice President

Before me, a Notary Public in and said county and state,
personally appeared Ryan Homes, Inc., by John D. Napolitan,
Vice President and Myron J. Chicota, Assistant Secretary,
and acknowledge the execution of the above foregoing
instrument as its voluntary act and deed.

ALLES
MYRON J. CHICOTA
Assistant Secretary

Witness my signature and notarial seal this 16th day of September 1977

My Commission expires July 13, 1978

NOTARY PUBLIC Sharon Brubaker

This Instrument prepared by Schneider Engineering Corp. JOHN V SCHNEIDER, VICE PRESIDENT

April 1977