



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

48 N Emerson Ave Suite 600 Greenwood, IN 46143-8895

(317) 882-7210 Office • (317) 888-7201 Fax

www.move2indy.com

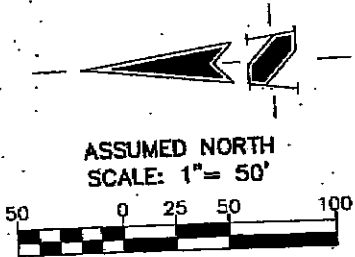
The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

THIS INSTRUMENT WAS PREPARED
 BY EDWARD D. GIACOLETTI
 REGISTERED LAND SURVEYOR - INDIANA #50560
 SCHNEIDER ENGINEERING CORPORATION
 3020 NORTH POST ROAD
 INDIANAPOLIS, INDIANA 46226
 TELEPHONE (317) 868-8282
 DATE: 6/18/1992

LEGEND

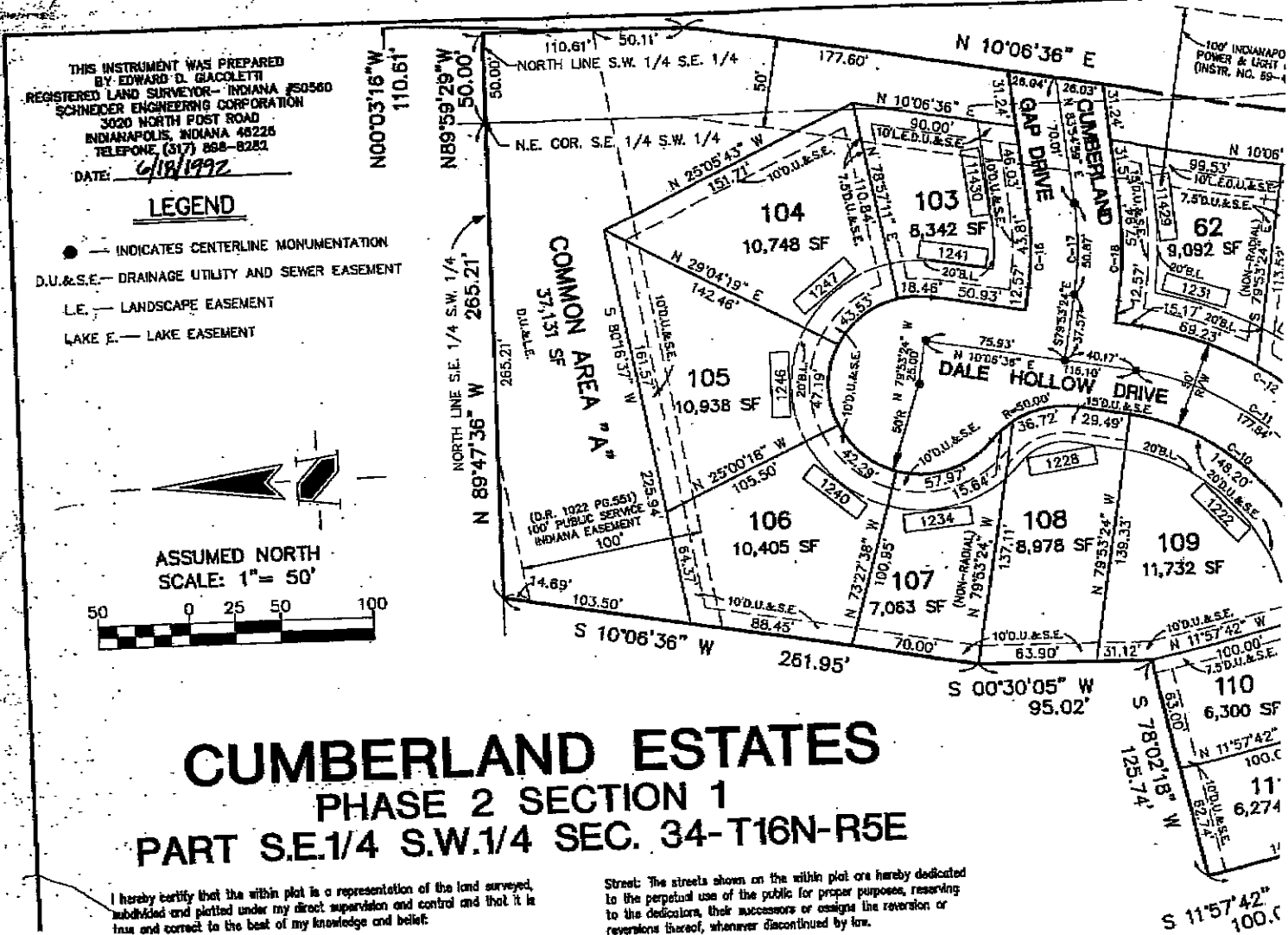
- — INDICATES CENTERLINE MONUMENTATION
- D.U.&S.E. — DRAINAGE UTILITY AND SEWER EASEMENT
- L.E. — LANDSCAPE EASEMENT
- LAKE E. — LAKE EASEMENT



**CUMBERLAND ESTATES
 PHASE 2 SECTION 1
 PART S.E.1/4 S.W.1/4 SEC. 34-T16N-R5E**

I hereby certify that the within plat is a representation of the land surveyed, subdivided and plotted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

Street: The streets shown on the within plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.



100' INDIANA POWER & LIGHT (INSTR. NO. 89-1)

N 10°06' E

99.53' 100' E.D.U.&S.E.

11.420' 7.5' D.U.&S.E.

12.31' 20' B.L.

15.17' 20' B.L.

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CUMBERLAND ESTATES

PHASE 2 SECTION 1

PART S.E.1/4 S.W.1/4 SEC. 34-T16N-R5E

I hereby certify that the within plot is a representation of the land surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

Part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter, all in Section 34, Township 16 North, Range 5 East, Second Principal Meridian, Marion County, Indiana, described as follows:

Beginning at the southeast corner of said Southwest Quarter Section; thence North 00 degrees 03 minutes 16 seconds West (Assumed Bearing) along the East line of said Southwest Quarter Section a distance of 670.10 feet to the South line of Cumberland Estates Phase 1 Section 2, a subdivision in Marion County, Indiana, the plat of which is recorded as instrument #910061723 in the office of the Recorder of Marion County, Indiana; thence South 89 degrees 54 minutes 23 seconds West, along the said South line a distance of 50.80 feet; thence North 10 degrees 08 minutes 36 seconds East along the West line of said Cumberland Estates Phase 1 Section 2 and along the West line of Cumberland Estates Phase 1 Section 1, a subdivision in Marion County, Indiana, the plat of which is recorded as instrument # 910061722 in the office of the recorder of Marion County, Indiana, a distance of 571.21 feet; thence North 00 degrees 03 minutes 16 seconds West along the said West line of Cumberland Estates Phase 1 Section 1, a distance of 110.61 feet to the North line of the Southwest Quarter of the said Southeast Quarter Section; thence North 89 degrees 59 minutes 29 seconds West along the said North line a distance of 60.00 feet to the Northeast corner of the Southeast Quarter of the said Southwest Quarter Section; thence North 89 degrees 47 minutes 36 seconds West along the North line of the Southeast Quarter of the said Southwest Quarter Section a distance of 265.21 feet; thence South 10 degrees 08 minutes 36 seconds West a distance of 281.85 feet; thence South 00 degrees 30 minutes 05 seconds West a distance of 95.02 feet; thence South 78 degrees 02 minutes 18 seconds West a distance of 125.74 feet; thence South 11 degrees 57 minutes 42 seconds East a distance of 100.00 feet to a curve having a radius of 175.00 feet, the radius point of which bears South 11 degrees 57 minutes 42 seconds East; thence Southwesterly along the arc of said curve a distance of 180.25 feet to a point which bears North 78 degrees 58 minutes 37 seconds West from said radius point; thence South 90 degrees 00 minutes 00 seconds West a distance of 103.69 feet; thence South 10 degrees 21 minutes 51 seconds West a distance of 32.64 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 207.24 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 123.55 feet; thence North 88 degrees 10 minutes 57 seconds West a distance of 126.94 feet; thence North 39 degrees 13 minutes 35 seconds West a distance of 124.08 feet; thence North 30 degrees 00 minutes 00 seconds East a distance of 107.14 feet; thence South 78 degrees 03 minutes 00 seconds West a

Street: The streets shown on the within plot are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

Site distance at intersections: No fence, wall, hedge, tree or shrub planting which obstructs sight lines at elevations between two (2) feet and six (6) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points twenty-five (25) feet from the intersection of said street lines or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within ten (10) feet of the intersection of a street right-of-way line with the edge of a driveway, pavement of alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage is maintained at sufficient height to prevent obstruction of the sight line.

This property shall be subject to a certain instrument entitled "Declaration of Covenants, Conditions, and Restrictions of Cumberland Estates" recorded as instrument no. 91-81720 and also to a certain instrument entitled "Plot Covenants and Restrictions" recorded as instrument no. 92-86226 both instruments being recorded in the office of the recorder of Marion County, Indiana.

The undersigned, owners of the within described real estate shown and described on this plat, hereby lays off, plats and subdivides the same into lots and streets in accordance with the within plat. The within plat shall be known and designated as "Cumberland Estates Phase 2 Section 1", a subdivision in Marion County, Indiana.

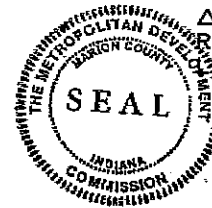
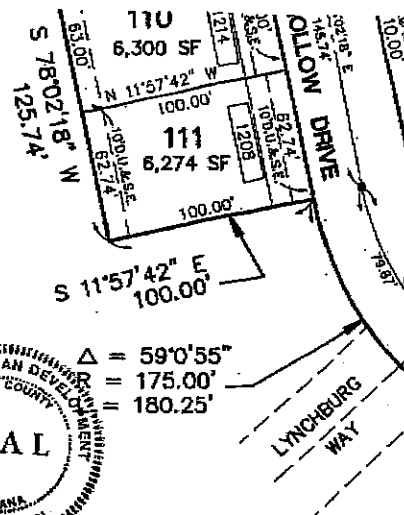
In witness whereof, the undersigned, have hereunto caused its and their names to be subscribed this 26th day of JUNE, 1992.

State of Indiana)
County of Marion)

Before me, a notary public in and for the county and state, personally appeared C. Richard Davis, President, Davis Development Inc. and acknowledged the execution of the foregoing instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and notarial seal this 26th day of JUNE, 1992.

S 00°30'08" W
95.02'



METROPOLITAN DEVELOPMENT COMMISSION	
DIVISION OF DEVELOPMENT SERVICES	
MARION COUNTY, INDIANA	
JULY 1 1992	
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED	
<i>James J. ...</i>	
<i>W. H. ...</i>	
<i>M. D. ...</i>	



APPROVED FOR
BY: JUNE 26 1992
ASSESSOR OF MARION COUNTY, INDIANA

920086226

6228

distance of 50.80 feet; thence North 10 degrees 03 minutes 36 seconds East along the West line of said Cumberland Estates Phase 1 Section 2 and along the West line of Cumberland Estates Phase 1 Section 1, a subdivision in Marion County, Indiana, the plot of which is recorded on instrument # 910081722 in the office of the recorder of Marion County, Indiana, a distance of 571.21 feet; thence North 00 degrees 03 minutes 16 seconds West along the said West line of Cumberland Estates Phase 1 Section 1, a distance of 110.81 feet to the North line of the Southwest Quarter of the said Southeast Quarter Section; thence North 89 degrees 59 minutes 29 seconds West along the said North line a distance of 50.00 feet to the Northeast corner of the Southeast Quarter of the said Southwest Quarter Section; thence North 89 degrees 47 minutes 36 seconds West along the North line of the Southeast Quarter of the said Southwest Quarter Section a distance of 265.21 feet; thence South 10 degrees 06 minutes 36 seconds West a distance of 281.85 feet; thence South 00 degrees 30 minutes 05 seconds West a distance of 95.02 feet; thence South 78 degrees 02 minutes 18 seconds West a distance of 125.74 feet; thence South 11 degrees 57 minutes 42 seconds East a distance of 100.00 feet to a curve having a radius of 175.00 feet, the radius point of which bears South 11 degrees 57 minutes 42 seconds East; thence Southwesterly along the arc of said curve a distance of 180.25 feet to a point which bears North 70 degrees 58 minutes 37 seconds West from said radius point; thence South 90 degrees 00 minutes 00 seconds West a distance of 103.89 feet; thence South 10 degrees 21 minutes 51 seconds West a distance of 32.64 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 207.24 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 123.55 feet; thence North 83 degrees 10 minutes 57 seconds West a distance of 128.90 feet; thence North 38 degrees 13 minutes 35 seconds West a distance of 124.08 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 107.14 feet; thence South 78 degrees 03 minutes 00 seconds West a distance of 85.53 feet; thence South 74 degrees 08 minutes 01 seconds West a distance of 38.30 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 238.80 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 155.53 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 150.00 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 8.50 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 189.32 feet to the South line of the Southeast Quarter of the said Southwest Quarter Section; thence South 89 degrees 41 minutes 51 seconds East along the said South line a distance of 931.32 feet to the Beginning Point, containing 18.978 acres, more or less.

This subdivision consists of 50 lots, numbered 62 through 111, together with streets, common areas, easements and public ways as shown on the within plat.

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

Edward D. Giacolelli
 EDWARD D. GIACOLELLI
 REGISTERED LAND SURVEYOR
 INDIANA - #50560
 6/18/1992



foliage in maintained of sufficient height to prevent obstruction of the sight line.

This property shall be subject to a certain instrument entitled "Declaration of Covenants, Conditions, and Restrictions of Cumberland Estates" recorded as instrument no. 91-81722 and also to a certain instrument entitled "Plat Covenants and Restrictions" recorded as instrument no. 92-86726 both instruments being recorded in the office of the recorder of Marion County, Indiana.

The undersigned, owners of the within described real estate shown and described on this plat, hereby lays off, plats and subdivides the same into lots and streets in accordance with the within plat. The within plat shall be known and designated as "Cumberland Estates Phase 2 Section 1", a subdivision in Marion County, Indiana.

In witness whereof, the undersigned, have hereunto caused its and their names to be subscribed this 26th day of June, 1992.

State of Indiana)

SS:

County of Marion)

Before me, a notary public in and for the county and state, personally appeared C. Richard Davis, President, Davis Development, Inc. and acknowledged the execution of the foregoing instrument as its voluntary act and deed and affixed his signature thereto.

Witness my signature and notarial seal this 26th day of June, 1992.

Notary Public *Deanna M. Fox*
 County of Marion (MARION)
 My Commission Expires August 26, 1995

Cumberland Estates, L.P.,
 an Indiana limited partnership

By: Davis Development, L.P.,
 general partner

By: Davis Development, Inc.,
 general partner

By: *C. Richard Davis*
 C. Richard Davis, President



PLAT COMMITTEE
 METROPOLITAN DEVELOPMENT COMMISSION
 DIVISION OF DEVELOPMENT SERVICES
 MARION COUNTY, INDIANA
 JULY 1 1992
 PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED
James J. Luster
W. H. Luster
 MARION

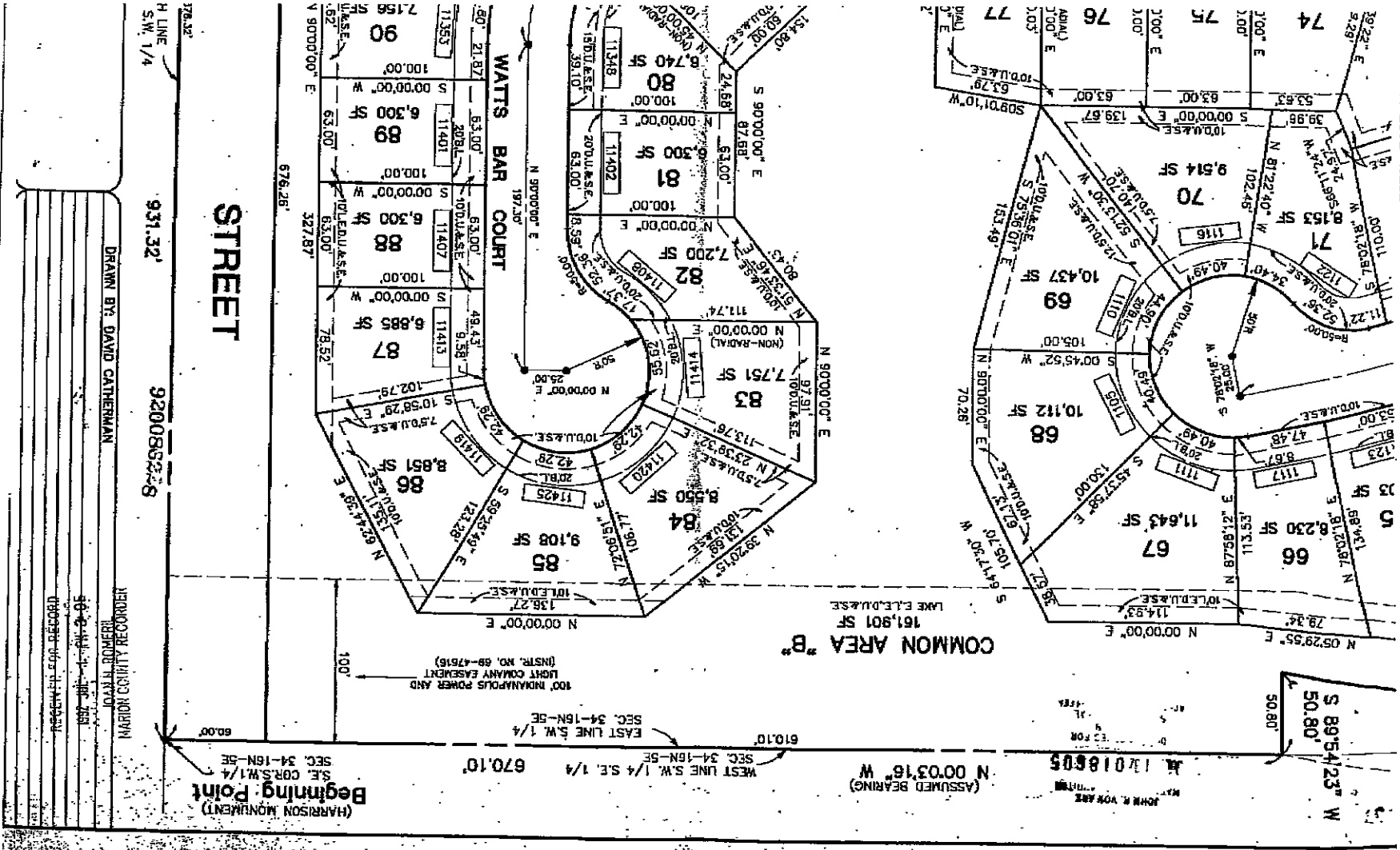


APPROVED DATE 22 11
 BY: JUNE 11 1992
 ASSISTANT CLERK OF MARION COUNTY
 JUNE 11 1992

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEAR
C-1	125.00'	98.17'	51.78'	95.67'	N 67°3'
C-2	150.00'	117.81'	62.13'	114.81'	N 67°3'
C-3	175.00'	137.44'	72.49'	133.94'	N 67°3'
C-4	125.00'	98.17'	51.78'	95.67'	N 22°3'
C-5	150.00'	117.81'	62.13'	114.81'	N 22°3'
C-6	175.00'	137.44'	72.49'	133.94'	N 22°3'
C-7	125.00'	170.25'	101.29'	157.40'	S 39°0'
C-8	150.00'	204.30'	121.55'	188.87'	S 39°0'
C-9	175.00'	238.35'	141.81'	220.35'	S 39°0'
C-10	125.00'	148.20'	84.20'	139.67'	N 44°0'
C-11	150.00'	177.84'	101.04'	167.60'	N 44°0'
C-12	175.00'	182.39'	100.46'	174.25'	N 39°5'
C-13	95.00'	74.61'	39.35'	72.71'	S 67°3'
C-14	120.00'	84.25'	49.71'	81.84'	S 67°3'
C-15	145.00'	113.88'	60.06'	110.98'	S 67°3'
C-16	155.00'	43.81'	22.05'	43.66'	S 87°5'
C-17	180.00'	50.87'	25.61'	50.70'	S 87°5'
C-18	205.00'	57.94'	29.16'	57.75'	S 87°5'

920083056



*** TOTAL PAGE: 05 ***

H LINE 70.22' 931.32' 920088328

DRAWN BY: DAVID CATHERMAN

JOAN SOMMERL
MARION COUNTY RECORDER
50-6-14-1-1-11-185
RECORDED

(HARRISON MONUMENT)
Beginning Point
S.E. COR. S.W. 1/4
SEC. 34-16N-5E

JOHN R. VON ARZ
N 00°03'16" W
161,801 SF
COMMON AREA "B"

S 89°54'23" W
50.80'

STREET

WATTS BAR COURT