



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.

HUNTERS GREEN

Pike Township, Marion

THE UNDERSIGNED, DONALD W. BRENNAN, PRESIDENT OF INVESTOR'S CONSTRUCTION, INC., AN INDIANA CORPORATION, KENNETH D. HANSEN, PRESIDENT OF HANSEN & HORN GROUP, INC., AN INDIANA CORPORATION AND THEODORE K. GREEMAN, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY MAKE, PLAT AND SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT, WHICH ADDITION SHALL BE KNOWN AS "HUNTERS GREEN-SECTION ONE". THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

1. EASEMENTS

A. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "SANITARY SEWER, DRAINAGE AND UTILITY EASEMENTS" (S.S., D. & U.E.) AND "DRAINAGE AND UTILITY EASEMENT" (D. & U.E.) SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES AND SIDEWALKS, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "EASEMENTS".

B. THE TRACT OF GROUND MARKED "STORM DETENTION AND UTILITY EASEMENT" SHALL HEREBY BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS AND PUBLIC UTILITIES. THE HUNTERS GREEN HOMEOWNERS ASSOCIATION SHALL TAKE TITLE TO SAID TRACT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DETENTION POND CONSTRUCTED HEREON.

(1) THE OWNERS OF ALL LOTS IN THIS ADDITION SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES, GOVERNMENTAL AGENCIES, AND THE RIGHTS OF THE OTHER LOT OWNERS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS OF GROUND FOR THE PURPOSES HEREIN STATED.

C. THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "LANDSCAPE EASEMENT" (L.E.) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE HUNTERS GREEN HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE LANDSCAPE AREAS, ISLANDS, DRIVEWAY PAVEMENT AND WALLS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HUNTERS GREEN SUBDIVISION.

D. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "TREE PRESERVATION EASEMENTS" (TPE) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE HUNTERS GREEN HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO PRESERVE AND MAINTAIN IN PERPETUITY THE EXISTING NATURAL TREES ON THE SUBJECT REAL ESTATE; PROVIDED, HOWEVER, THAT OWNERS OF THE LOTS WITHIN THE SUBJECT REAL ESTATE MAY ERUPT

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TITLES SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES AND SIDEWALKS, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "EASEMENTS".

B. THE TRACT OF GROUND MARKED "STORM DETENTION AND UTILITY EASEMENT" SHALL HEREBY BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS AND PUBLIC UTILITIES. THE HUNTERS GREEN HOMEOWNERS ASSOCIATION SHALL TAKE TITLE TO SAID TRACT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DETENTION POND CONSTRUCTED HEREON.

(1) THE OWNERS OF ALL LOTS IN THIS ADDITION SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES, GOVERNMENTAL AGENCIES, AND THE RIGHTS OF THE OTHER LOT OWNERS IN THIS ADDITION TO SAID EASEMENT HEREBY GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS OF GROUND FOR THE PURPOSES HEREIN STATED.

C. THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "LANDSCAPE EASEMENT" (L.E.) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE HUNTERS GREEN HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE LANDSCAPE AREAS, ISLANDS, DRIVEWAY PAVEMENT AND WALLS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HUNTERS GREEN SUBDIVISION.

D. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "TREE PRESERVATION EASEMENTS" (TPE) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE HUNTERS GREEN HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO PRESERVE AND MAINTAIN IN PERPETUITY THE EXISTING NATURAL TREES ON THE SUBJECT REAL ESTATE; PROVIDED, HOWEVER, THAT OWNERS OF THE LOTS WITHIN THE SUBJECT REAL ESTATE MAY TRIM OR CLEAR SMALL OR INSIGNIFICANT UNDERGROWTH IN SAID EASEMENT TO PROMOTE HEALTH, SAFETY AND WELFARE. IF AT ANY TIME AN OWNER OF A LOT WITHIN THE SUBJECT REAL ESTATE PROPOSES OR DESIRES TO TRIM OR REMOVE ANY TREE ALONG THE AFOREMENTIONED EASEMENTS WHICH HAS A TRUNK DIAMETER OF OVER TWO (2) INCHES AT FOUR (4) FEET ABOVE GRADE, SAID OWNER SHALL GIVE AT LEAST TWENTY (20) DAYS PRIOR WRITTEN NOTICE TO THE HUNTERS GREEN HOMEOWNERS ASSOCIATION AND ALL ADJACENT PROPERTY OWNERS ABUTTING THE LOT AT ISSUE. ALL SUCH NOTICE SHALL STATE THE REASON FOR THE DESIRED TRIMMING OR REMOVAL. IF NO WRITTEN OBJECTION TO SUCH PROPOSED TRIM OR REMOVAL IS RECEIVED WITHIN TWENTY (20) DAYS OF THE PROVISION OF SUCH NOTICE, SUCH TRIM OR REMOVAL MAY PROCEED, BUT NOT OTHERWISE. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE EASEMENT HEREBY CREATED AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "EASEMENT".

2. DEFINITIONS

A. SIDE LINE - MEANS A LOT BOUNDARY THAT EXTENDS FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.

B. REAR LINE - MEANS THE BOUNDARY LINE THAT IS FARTHEST FROM AND SUBSTANTIALLY PARALLEL TO THE ROAD ON WHICH THE LOT ABUTS, EXCEPT THAT ON CORNER LOTS, IT MAY BE DETERMINED FROM EITHER ABUTTING ROAD.

C. FRONT YARDS - THE FRONT BUILDING SETBACK LINES SHALL BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.

D. CUL-DE-SACS - IF A PARTICULAR LOT ABUTS ON A CUL-DE-SAC, THE FRONT BUILDING SETBACK LINE SHALL BE AS SHOWN ON THE PLAT OF THAT LOT.

E. SIDE YARDS - THE SIDE YARD SETBACK LINES SHALL NOT BE LESS THAN THE AGGREGATE OF TEN (10) FEET, PROVIDED, HOWEVER, NO SIDE YARD SHALL BE LESS THAN FIVE (5) FEET FROM THE SIDE LINES OF THE LOT.

F. REAR YARDS - REAR SETBACK LINES SHALL BE AT LEAST TWENTY (20) FEET FROM THE SUBDIVISION BOUNDARY PROPERTY LINES AND SHALL BE AT LEAST FIFTEEN (15) FEET FROM THE REAR LOT LINE.

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Marion County, Indiana

3. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN AS STATED UNDER THE D-4 (CLUSTER OPTION) ZONING AS SPECIFIED IN THE MARION COUNTY ZONING ORDINANCE AS AMENDED AND PRESENTLY IN EFFECT IN MARION COUNTY, INDIANA. NO MULTI-FAMILY DWELLINGS OR DUPLEXES SHALL BE ERECTED, PLACED OR PERMITTED ON ANY LOT.
4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING OR A LOT TO ENCROACH UPON ANOTHER LOT.
5. NO DWELLING SHALL HAVE AN AGGREGATE FLOOR AREA LESS THAN 1100 SQUARE FEET. NO SINGLE STORY DWELLING SHALL HAVE A GROUND FLOOR AREA LESS THAN 1100 SQUARE FEET AND NO TWO STORY DWELLING SHALL HAVE A GROUND FLOOR AREA LESS THAN 660 SQUARE FEET.
6. ALL DWELLINGS SHALL HAVE AT LEAST A TWO CAR ATTACHED GARAGE WITH A HARD-SURFACED DRIVEWAY AND PARKING AREA
7. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE, AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON A LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
8. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
9. THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS OR COVENANTS IMPOSED BY THESE COVENANTS, BUT THE UNDERSIGNED SHALL NOT BE LIABLE FOR DAMAGES AS A RESULT OF ANY OF THE RESTRICTIONS. NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER OF THE RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL TO ASSERT ANY RIGHT.
10. ALL LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS, SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HUNTERS GREEN SUBDIVISION ("DECLARATION") AS RECORDED AS INSTRUMENT NUMBER 9A-113749 ON THE 30th DAY OF December, 1992, IN THE OFFICE OF THE MARION COUNTY, INDIANA, RECORDER.
11. THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION: PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE 58-AO-3, AS AMENDED OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE OF THE METROPOLITAN DEVELOPMENT COMMISSION.
12. THE WITHIN COVENANTS LIMITATIONS AND RESTRICTIONS SHALL

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INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

8. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
9. THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS OR COVENANTS IMPOSED BY THESE COVENANTS, BUT THE UNDERSIGNED SHALL NOT BE LIABLE FOR DAMAGES AS A RESULT OF ANY OF THE RESTRICTIONS. NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER OF THE RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL TO ASSERT ANY RIGHT.
10. ALL LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS, SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HUNTERS GREEN SUBDIVISION ("DECLARATION") AS RECORDED AS INSTRUMENT NUMBER 7A-173749 ON THE 30th DAY OF December, 1992, IN THE OFFICE OF THE MARION COUNTY, INDIANA, RECORDER.
11. THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION: PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE 58-AO-3, AS AMENDED OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE OF THE METROPOLITAN DEVELOPMENT COMMISSION.
12. THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM. SUCH PROVISIONS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF 25 YEARS FROM THE DATE OF RECORDING, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. THE COVENANTS MAY BE MODIFIED IN WHOLE OR IN PART IN THE SAME MANNER AS PROVIDED FOR AMENDMENT OF DECLARATION. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

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CERTIFY THAT DONALD W. BRENNAN PERSONALLY APPEARED
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IE AS HIS AUTHORIZED ACT THIS 16TH DAY OF
DEC, 1992.

L. K. Fox
PUBLIC

Linda K. Fox
PRINTED NAME

SSION EXPIRES 03-12-93 COUNTY OF RESIDENCE Marion

ESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE
NED, KENNETH D. HANSEN, PRESIDENT OF HANSEN & HORN
INC., AN INDIANA CORPORATION, ON AND IN BEHALF OF SUCH
ION THIS 16TH DAY OF DECEMBER, 1992.

K. D. Hansen
D. HANSEN, PRESIDENT

INDIANA)
) SS:
OF MARION)

UNDERSIGNED A NOTARY PUBLIC, DULY COMMISSIONED TO TAKE
DGMENTS AND TO ADMINISTER OATHS IN THE STATE OF
CERTIFY THAT KENNETH D. HANSEN PERSONALLY APPEARED
ME AND ACKNOWLEDGED THE EXECUTION OF THIS FOREGOING
IE AS HIS AUTHORIZED ACT THIS 16TH DAY OF
DEC, 1992.

L. K. Fox
PUBLIC

Linda K. Fox
PRINTED NAME

SSION EXPIRES 03-12-93 COUNTY OF RESIDENCE Marion

ESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE
NED, THEODORE K. GREEMAN, ON AND IN HIS BEHALF THIS
OF December, 1992.

Theodore K. Greeman
K. GREEMAN

INDIANA)
) SS:
OF MARION)

UNDERSIGNED A NOTARY PUBLIC, DULY COMMISSIONED TO TAKE
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CERTIFY THAT THEODORE K. GREEMAN PERSONALLY APPEARED
ME AND ACKNOWLEDGED THE EXECUTION OF THIS FOREGOING
IE AS HIS AUTHORIZED ACT THIS 16TH DAY OF
DEC, 1992.

L. K. Fox
PUBLIC

Linda K. Fox
PRINTED NAME

SSION EXPIRES 03-12-93 COUNTY OF RESIDENCE Marion

SCALE	NO.	DRAWN	JA	CHECKE
PROJECT	HUNTERS GREEN - SECTION I			
	PIKE TOWNSHIP, MARION CO., INDIANA			
TITLE				

PROJECTS

PLUS Inc.

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I, JERRY D. WIGGINS, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING DESCRIBED REAL ESTATE INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS A SUBDIVISION ON AN AS-BUILT SURVEY MADE UNDER MY SUPERVISION ON DECEMBER 4, 1991, OF A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 05 SECONDS WEST, 165.00 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 27 SECONDS WEST (BEARING BASIS), 264.00 FEET PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 19 MINUTES 05 SECONDS EAST, 165.00 FEET PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 50 MINUTES 27 SECONDS WEST, 286.00 FEET ALONG THE SAID NORTH LINE; THENCE SOUTH 01 DEGREES 54 MINUTES 54 SECONDS WEST, 241.85 FEET THENCE SOUTH 64 DEGREES 03 MINUTES 23 SECONDS EAST, 48.20 FEET THENCE SOUTH 20 DEGREES 09 MINUTES 33 SECONDS EAST, 80.00 FEET THENCE SOUTH 02 DEGREES 23 MINUTES 59 SECONDS WEST, 54.14 FEET THENCE SOUTH 20 DEGREES 09 MINUTES 33 SECONDS EAST, 105.00 FEET THENCE SOUTH 08 DEGREES 30 MINUTES 10 SECONDS WEST, 95.63 FEET THENCE SOUTH 22 DEGREES 05 MINUTES 01 SECONDS WEST, 53.17 FEET THENCE SOUTH 44 DEGREES 18 MINUTES 32 SECONDS WEST, 53.17 FEET THENCE SOUTH 74 DEGREES 08 MINUTES 27 SECONDS WEST, 104.35 FEET THENCE NORTH 89 DEGREES 40 MINUTES 55 SECONDS WEST, 60.00 FEET THENCE SOUTH 00 DEGREES 19 MINUTES 05 SECONDS WEST, 63.00 FEET PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 50 MINUTES 27 SECONDS WEST, 253.59 FEET PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION TO THE CENTERLINE OF SAID LAFAYETTE ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES 00 SECONDS EAST, 260.79 FEET ALONG SAID CENTERLINE; THENCE NORTH 88 DEGREES 50 MINUTES 27 SECONDS EAST, 554.51 FEET PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 19 MINUTES 05 SECONDS EAST, 270.00 FEET PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 50 MINUTES 27 SECONDS EAST 220.00 FEET PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION TO SAID EAST LINE THENCE NORTH 00 DEGREES 19 MINUTES 05 SECONDS EAST, 536.00 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION CONTAINING 10.892 ACRES, MORE OR LESS.

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SUBJECT TO A GRANT OF PERPETUAL DRAINAGE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF THE CITY OF INDIANAPOLIS, AS RECORDED AS INSTRUMENT NUMBER 88-122534 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

SUBJECT, ALSO, TO ALL OTHER LEGAL EASEMENTS, RIGHTS-OF-WAYS AND RESTRICTIONS OF RECORD.

D.

THIS SUBDIVISION CONTAINS THIRTY-NINE (39) LOTS NUMBERED ONE

19 MINUTES 05 SECONDS WEST, 63.00 FEET PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 50 MINUTES 27 SECONDS WEST, 253.59 FEET PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION TO THE CENTERLINE OF SAID LAFAYETTE ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES 00 SECONDS EAST, 260.79 FEET ALONG SAID CENTERLINE; THENCE NORTH 88 DEGREES 50 MINUTES 27 SECONDS EAST, 554.51 FEET PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 19 MINUTES 05 SECONDS EAST, 270.00 FEET PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 50 MINUTES 27 SECONDS EAST 220.00 FEET PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION TO SAID EAST LINE THENCE NORTH 00 DEGREES 19 MINUTES 05 SECONDS EAST, 536.00 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION CONTAINING 10.892 ACRES, MORE OR LESS.

C.

SUBJECT TO A GRANT OF PERPETUAL DRAINAGE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF THE CITY OF INDIANAPOLIS, AS RECORDED AS INSTRUMENT NUMBER 88-122534 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

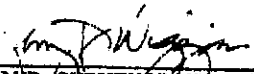
SUBJECT, ALSO, TO ALL OTHER LEGAL EASEMENTS, RIGHTS-OF-WAYS AND RESTRICTIONS OF RECORD.

D.

THIS SUBDIVISION CONTAINS THIRTY-NINE (39) LOTS NUMBERED ONE (1) THROUGH THIRTY-NINE (39) INCLUSIVE, TOGETHER WITH STREETS, RIGHTS-OF-WAYS AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

ALL MONUMENTS SHOWN HEREON WILL EXIST AND THAT 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 FOOT IN TEN THOUSAND; AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF FEBRUARY, 1992.



JERRY D. WIGGINS

REG. LAND SURVEYOR NO. 880042

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