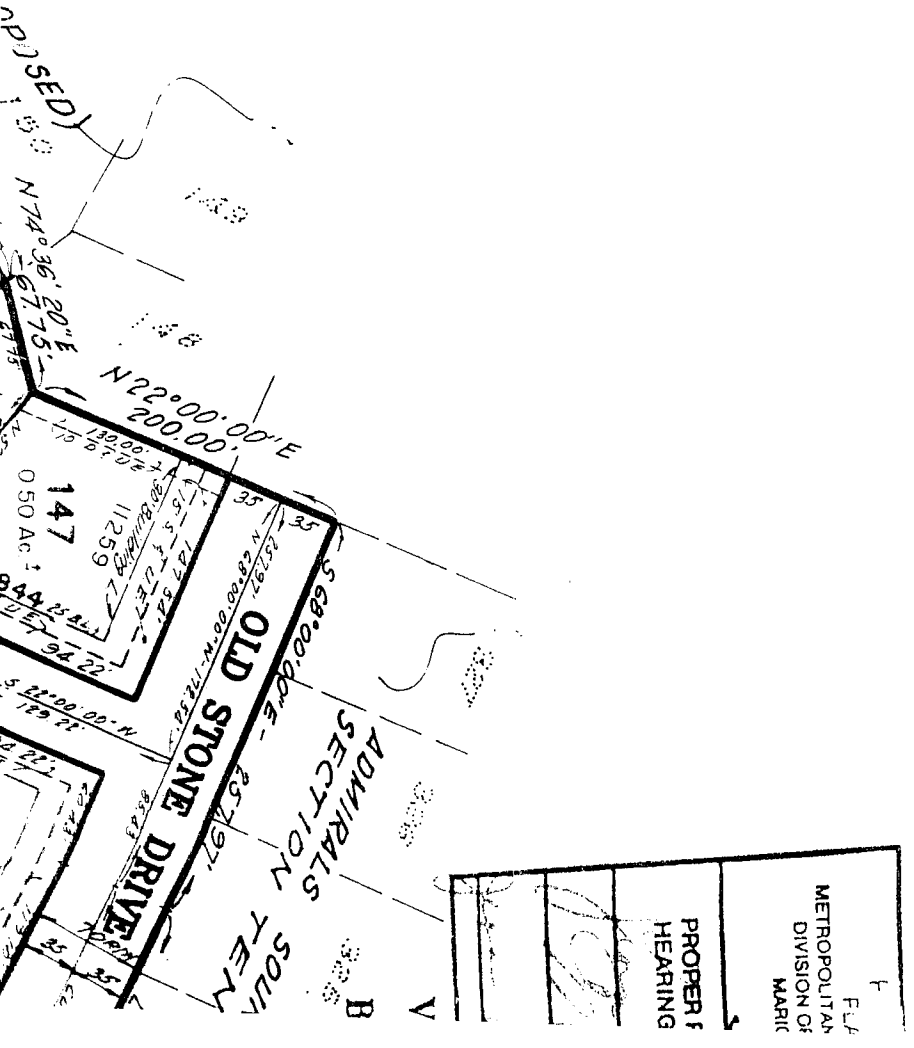
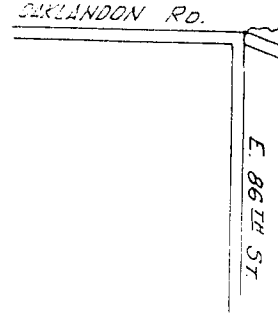
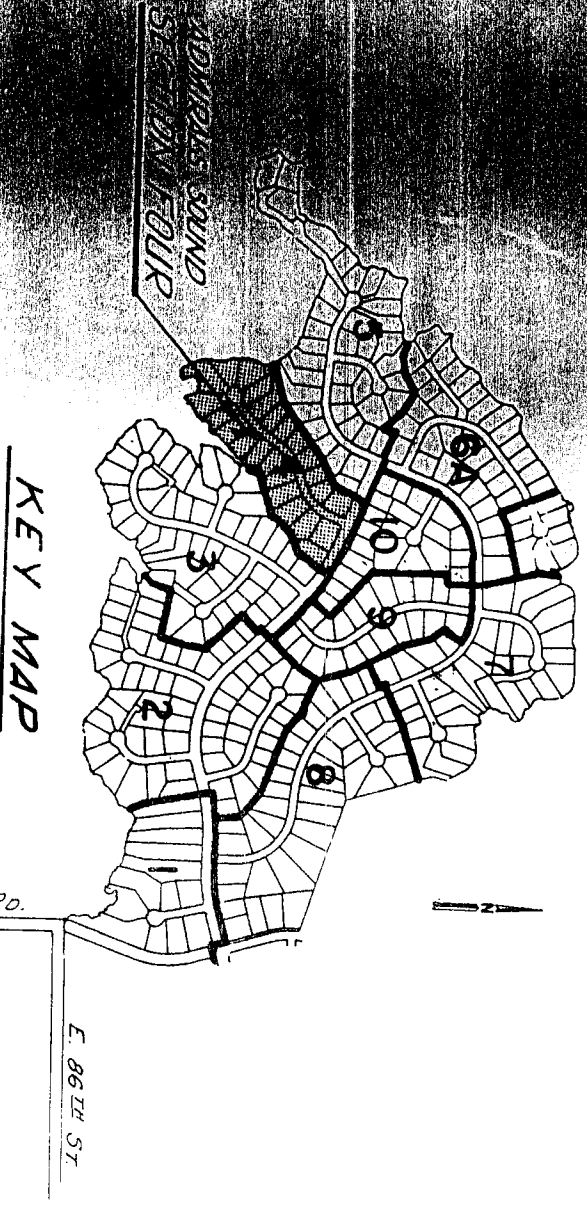


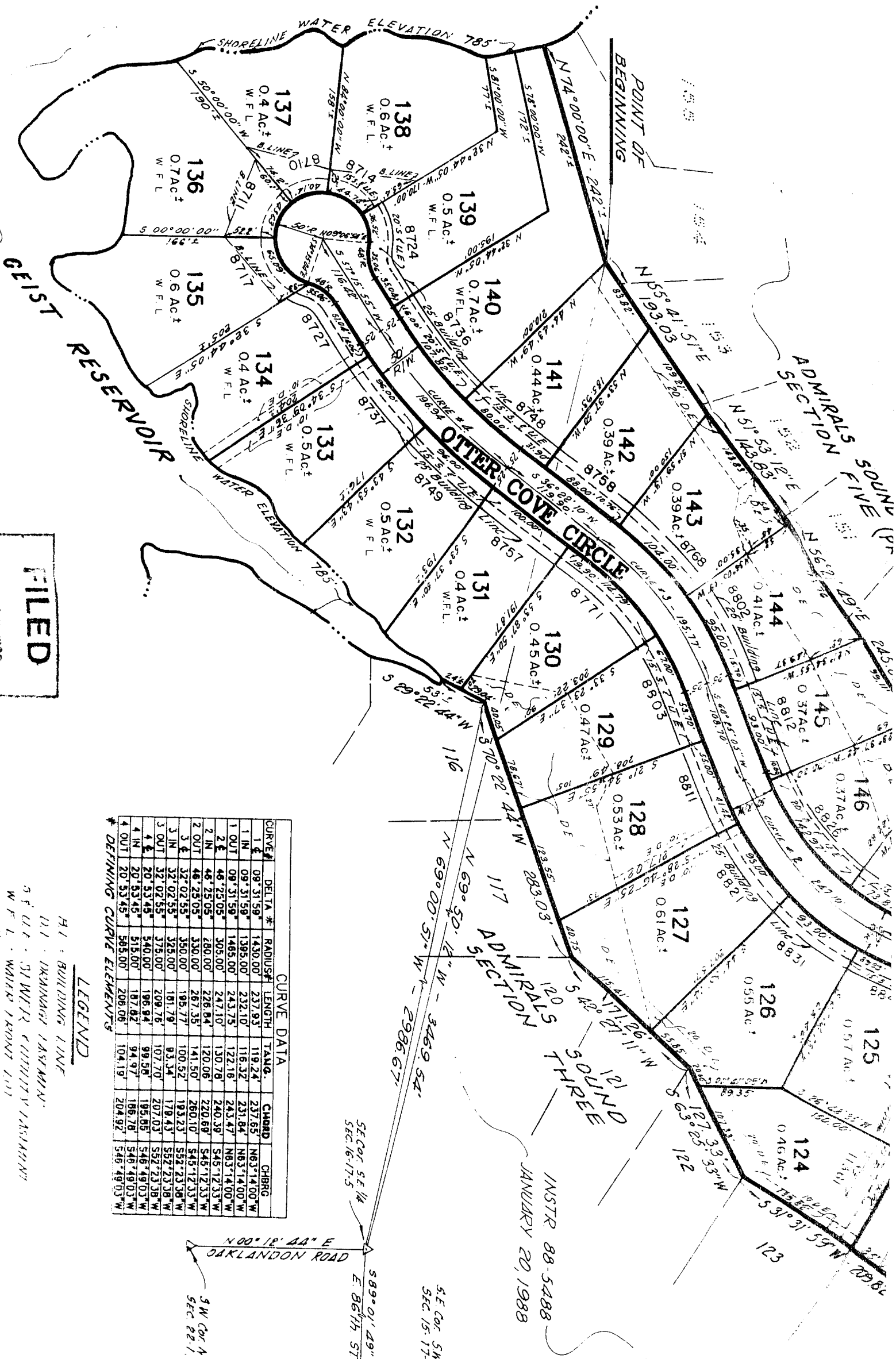
MASTERS
SUPERVISOR
JUN 28 0 15 189

DULY ENTERED
FOR TAXATION

880052717

ADMIRALS SOUND SECTION FOUR





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JAN 21 1988

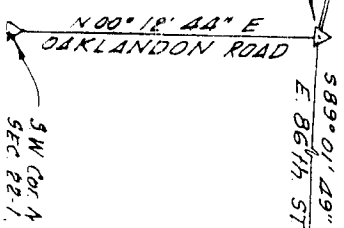
CURVE DATA					
CURVE #	DELTA #	RADIUS #	LENGTH	TANG.	CHORD
1	09° 31' 59"	1430.00'	237.93'	119.24'	237.65'
1	09° 31' 59"	1395.00'	232.10'	116.32'	231.84'
1	09° 31' 59"	1465.00'	243.75'	122.16'	243.47'
2	46° 25' 05"	247.10'	130.78'	240.39'	545° 12' 33" W
2	46° 25' 05"	280.00'	226.84'	120.06'	220.69'
2	46° 25' 05"	330.00'	287.35'	141.50'	280.10'
3	32° 02' 55"	350.00'	185.77'	100.52'	183.23'
3	32° 02' 55"	325.00'	181.79'	93.34'	179.43'
3	32° 02' 55"	375.00'	209.76'	107.70'	207.03'
4	20° 53' 45"	540.00'	186.94'	99.58'	185.85'
4	20° 53' 45"	515.00'	187.82'	94.97'	186.78'
4	20° 53' 45"	585.00'	206.08'	104.19'	204.92'

* DEFINING CURVE ELEMENTS

LEGEND

- H.I. BUILDING LINE
- 111 - DRAINAGE LASHMAN
- 5' U.L. - 51 WETZ FERTILITY LASHMAN
- W.F.L. - WATER POINT LOT
- P. - RADIUS

INSTR. 88-5488
JANUARY 20, 1988



SE COR. 5E 1/4
SEC. 16-17-5
589° 01' 29"
E. 867 1/2 ST
5 W. COR. 4
SEC. 22-1

PLAT RESTRICTIONS

The undersigned, The Shorewood Corporation, being the owners of record of the above described real estate, hereby certify that they do lay off, plat and subdivide the same into lots and streets in accordance with this plat and certificate.

This subdivision shall be known and designated as **ADMIRAL'S SOUND - SECTION FOUR**.

All streets shown are hereby dedicated to the public for its use.

1. EASEMENTS FOR DRAINAGE, SEWERS AND UTILITIES: Lots are subject to drainage easements, sewer easements and utility easements, either separately or in combination, as shown on the plat, which are reserved for the use of the lot owners, public utility companies and governmental agencies as follows:
 - A. DRAINAGE EASEMENTS (D.E.) - are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of the subdivision and adjoining ground and/or public drainage system; and it shall be the individual responsibility of the lot owner to maintain the drainage across his own lot. Under no circumstances shall said easement be blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading restrict the water flow in any manner. Said areas are subject to construction or reconstruction to any extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the subdivision.
 - B. SEWER EASEMENTS (S.S.E.) - are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county designated to serve the addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner of a lot must connect with any public sanitary sewer available.
 - C. UTILITY EASEMENTS (U.E.) - are created for the use of public utility companies, not including transportation companies, for the installation of pipes, mains, ducts and cables as well as for the uses specified in the case of sewer easements.
 - D. 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.
2. DWELLING SQUARE FOOTAGE REQUIREMENTS AND USE: All lots in this subdivision shall be known and designated as residential lots. No business building shall be erected on said lots and no business may be conducted on any part thereof, other than the home occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any garage, or accessory building erected shall be of permanent type of construction and shall conform to the general architecture and appearance of such residence.
 - A. WATER FRONT LOTS (W.F.L.) - Where Water Front Lots (W.F.L.) are shown on this plat and designated (W.F.L.) the minimum square footage of finished living space of dwellings constructed on all water front residential lots shall be 2600 square feet at the street level floor for a single story residence and 2600 square feet for a two story or multi-story residence with the street level floor having a minimum of 1300 square feet exclusive of porches, terraces, garages, carports, accessory buildings and basements. A multi-story dwelling shall be a dwelling with more than one story above the street floor level.
 - B. OFF WATER LOTS - All lots not designated on the above referenced plat as a Water Front Lot (W.F.L.) shall be designated as an Off Water Lot. For Off Water Lots the minimum square footage of finished living space of dwellings constructed on all Off Water Residential Lots shall be 2000 square feet at the street level floor for a single floor residence and 2400 square feet for a two story or multi-story residence with the street level floor having a minimum of 1200 square feet exclusive of porches, terraces, garages, carports, accessory buildings and basements. A multi-story building shall be a

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- B. OFF WATER LOTS - All lots not designated on the above referenced plat as a Water Front Lot (W.F.L.) shall be designated as an Off Water Lot. For Off Water Lots the minimum square footage of finished living space of dwellings constructed on all Off Water Residential Lots shall be 2000 square feet at the street level floor for a single floor residence and 2400 square feet for a two story or multi-story residence with the street level floor having a minimum of 1200 square feet exclusive of porches, terraces, garages, carports, accessory buildings and basements. A multi-story building shall be a dwelling with more than one story above the street floor level.
3. FENCES: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street shall be placed or permitted to remain on any corner lot within the triangular areas formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines. No trees shall be permitted to remain within said distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
4. RESIDENTIAL SETBACK REQUIREMENTS:
- A. In General - Unless otherwise provided in these restrictions or on the recorded plat, no dwelling house or above grade structure shall be constructed or placed on any residential lot in the Development except as provided herein.
- B. Definitions - "Side line" means a lot boundary that extends from the road on which a lot abuts to the rear line of said lot. "Rear line" means the lot 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 an aggregate of twenty two (22) feet. Provided, however, no side yard shall be less than eight (8) feet from the side lines of the lot.
- F. Rear Yards - Rear setback lines shall be at least twenty (20) feet from the rear lot line excepting in the case of water frontage lots where setbacks shall be twenty (20) feet or at the contour level of 788.4 feet above mean sea level, whichever is greater provided, however, the Indiana Department of Natural Resources may authorize an encroachment upon lands below 788.4 feet above mean sea level because of unusual topographic conditions.

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5. DEVELOPMENT CONTROL COMMITTEE: Prior to application for Improvement Location Permit from the Department of Metropolitan Development of the City of Indianapolis for the construction of a residence or other structure, site plans and building plans shall be approved in writing by the Development Control Committee as defined in the Declaration of Restrictions. Such approval shall include building design, color and location, private drives, tree preservation and proposed landscaping.

6. 100-YEAR FLOOD ELEVATION: A line depicted as "100 yr. F.E" on any lot in this addition denotes an area between such line and the water line of the reservoir in which no building or permanent structure may be erected without the prior written approval of the Indiana Department of Natural Resources.

7. CONTROLLING DOCUMENTATION: The restrictions contained in this plat are an implementation of the Declaration of Restrictions of Geist Harbours, recorded as Instrument No. 81-29285 in the Office of the Recorder of Marion County, Indiana and amended by Instrument No. 86-49344 and Instrument No. 87-14335 both of which were recorded in said Recorder's Office, and said Declaration of Restrictions of Geist Harbours and the amendments thereto shall apply in their entirety to the real estate being platted herein, shall run with the real estate covered by this plat, and is included and incorporated herein by reference. In the event of a discrepancy between Plat Restrictions and the Declaration, then the Declaration shall control.

8. DURATION: These covenants are to run with the land, and shall be binding to all parties and all persons claiming under them until January 1, 2069, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless changed in whole or in part by vote of those persons who are then the owners of a majority of the numbered lots in the development.

9. ENFORCEMENT: The right of enforcement of each of the foregoing restrictions by injunction, together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof, is reserved to the Control Committee and the owners of the lots in the subdivision, their heirs, personal representatives, successors and assigns, who are entitled to such relief without being required to show any damage of any kind to the Control Committee, any owner or owners, by or through any such violation or attempted violation.

10. SEVERABILITY: Every one of the Restrictions is hereby declared to be independent of, or severable from, the rest of the Restrictions and of and from every other one of the Restrictions, and of and from every combination of the Restrictions.

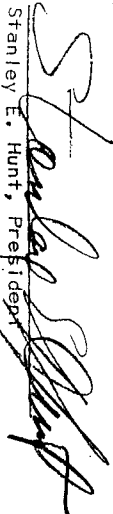
Therefore, if any of the Restrictions shall be held to be invalid or to be unenforceable, or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability or "running" quality of any other one of the Restrictions.

IN TESTIMONY WHEREOF, witness the signature of the Declarant this 26th day of April, 1988.

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

THE SHOREWOOD CORPORATION
100 Clarendon Drive
Noblesville, IN 46060

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, The Shorewood Corporation, by Stanley E. Hunt, President and John F. Culp, Assistant Secretary and acknowledge execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expressed.


Stanley E. Hunt, President

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-A0-3, as amended, or any conditions attached to approval of this plat by the Plat Committee.

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the Department of Public Works and the requirements of all sanitary sewer construction permits for this plan issued by said department.

Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement and right-of-way is granted without express written permission from the department. Such permission, when duly recorded, shall run with the real estate. The department, and its agents shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining said easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

RECEIVED FOR RECORD

88 JUN -2 PM 5:01

BETH O'LAUGHLIN
MARION COUNTY RECORDER