

BRIARGATE SECTION TWO

627-31086

Section Two is located
and are hereby delivered to the

for/Developer
Real Development, L.L.C.
[Signature]
Subdivider

MERIDIAN PARK ESTATES
SECTION IV
INST. #040180773

980162427

MEDALLION
DRIVE

66TH STREET

County and State, separately
County not and State not official

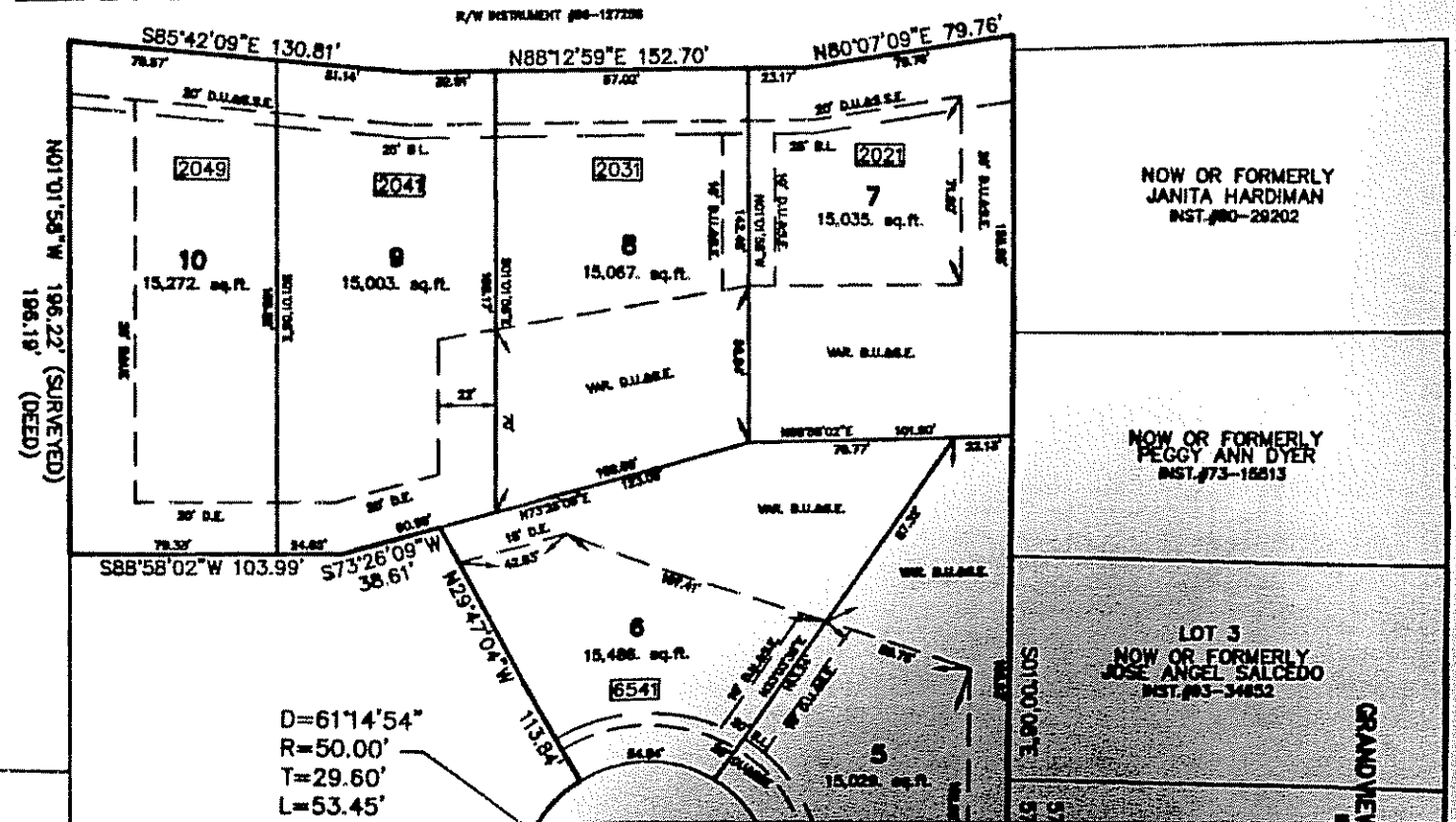
December 1986

Makey-Peace-Johnson & Co., P.C. - Collins
Print Name: *Maude Y. Dye Coy - Collins*



Warning: This instrument is to be placed in recording to remain on file and is not to be removed from the office of the recorder. It is the responsibility of the property owner, or his agent, to see that a copy of this instrument is filed in all places where it is required to be filed. The instrument is void if not so filed.

NOW OR FORMERLY
WRIGHT & LONGWARE
INST. #07-127117



D=61'14'54"
R=50.00'
T=29.60'
L=53.45'

*James M. Coy - Collins
Beverly M. Coy - Collins*

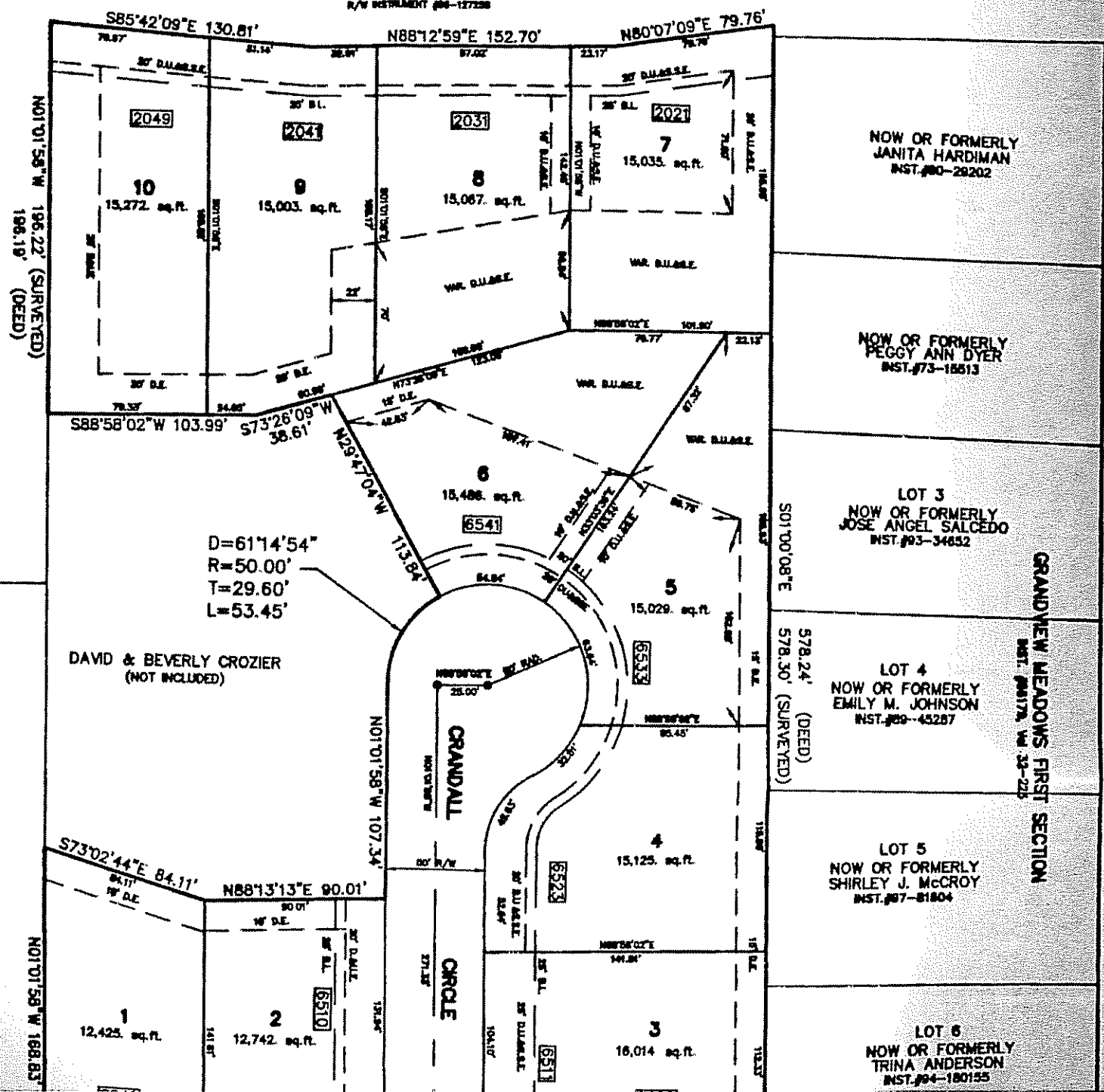


NOTICE: This plat is subject to all laws, ordinances, rules and regulations of the State of Indiana, and the County of Adams, Indiana, relating to the recording of surveys and the recording of deeds. It is the responsibility of the surveyor to ensure that this plat complies with all applicable laws and regulations. The surveyor does not warrant the accuracy of the information contained herein, and the user of this plat is advised to verify the accuracy of the information before relying on it.

NOW OR FORMERLY
WRIGHT & LONGWARE
INST.#97-127117

NOW OR FORMERLY
L. THOMASINE WRIGHT
INST.#72-15701

SOUTH LINE, E. 1/2, N.W. 1/4
SEC. 35-117N-R5E



66TH STREET

GRANDVIEW MEADOWS FIRST SECTION
INST.#917A, VA 32-225

NOW OR FORMERLY
JANITA HARDIMAN
INST.#90-29202

NOW OR FORMERLY
PEGGY ANN DYER
INST.#73-15513

LOT 3
NOW OR FORMERLY
JOSE ANGEL SALCEDO
INST.#93-34652

LOT 4
NOW OR FORMERLY
EMILY M. JOHNSON
INST.#89-45257

LOT 5
NOW OR FORMERLY
SHIRLEY J. MCCROY
INST.#87-81804

LOT 6
NOW OR FORMERLY
TRINA ANDERSON
INST.#94-180155

GRANDALL CIRCLE

2049 10 15,272 sq. ft.
2043 9 15,003 sq. ft.
2031 8 15,067 sq. ft.
2021 7 15,035 sq. ft.
6541 6 15,486 sq. ft.
6533 5 15,029 sq. ft.
6523 4 15,125 sq. ft.
6513 3 16,014 sq. ft.
6510 2 12,742 sq. ft.
6511 1 12,425 sq. ft.

D=61'14'54"
R=50.00'
T=29.60'
L=53.45'

DAVID & BEVERLY CROZIER
(NOT INCLUDED)

R/W INSTRUMENT #96-127288

66TH STREET

N01°01'58"W 196.22' (SURVEYED)
196.19' (DEED)

N01°01'58"W 168.83'

N01°01'58"W 107.34'

S01°00'08"E 578.24' (DEED)
578.30' (SURVEYED)

S85°42'09"E 130.81'
N88°12'59"E 152.70'
N80°07'09"E 79.76'
S88°58'02"W 103.99'
S73°28'09"W 38.61'
N29°47'04"W 113.84'
S73°02'44"E 84.11'
N88°13'13"E 90.01'
N01°01'58"W 196.22' (SURVEYED)
196.19' (DEED)
N01°01'58"W 107.34'
S01°00'08"E 578.24' (DEED)
578.30' (SURVEYED)
N01°01'58"W 168.83'

County and State, personally
L.C.
Surveyor and land and official

September 1988

James M. Collins
James M. Collins



In planning these easements right
to be placed or permitted to remain on
property here and in the adjoining
the case of a recorded property owner,
right to easements shall apply to all
the rest of a primary government or okay
be of such character under the
action of such right. No fence
is to be and the record book.

and violation of any of the
entire, the Association, or any Owner
are the easements, easements and
of less or a more, available under
and, including the right to secure
easements, and shall be limited to
incurred in a usual manner. The
is shall have no effect, power or
or other easements, easements in this
in this easements, easements in this
but nothing herein shall be
from easements, easements of
of easements, easements to approved

of land within
of the drainage
of all drainage

of land within the area
of any owner, easements
and the easements, easements
for issued by the
a law or other
on the portion of the
printed without
a real estate, the
easements, easements
of easements and
easements cover

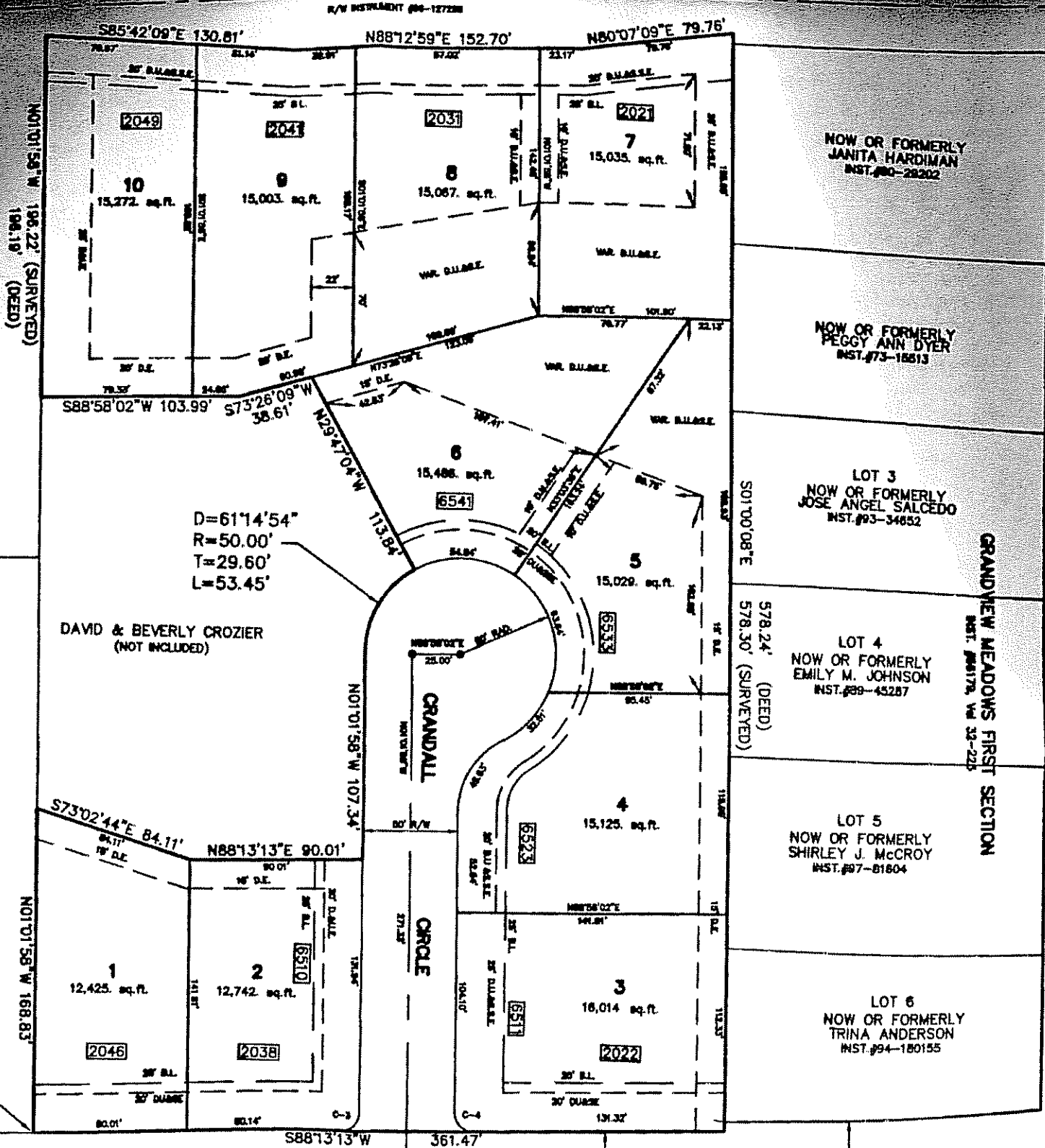
WEST LINE E. 1/2 N.W. 1/4
SEC. 33-117N-R3E

S.W. COR. E. 1/2 N.W. 1/4
SEC. 33-117N-R3E

(ASSUMED BEARING)
N. 88° 13' 13" E. 361.79'

NOW OR FORMERLY
WRIGHT & LONGWARE
INST. #87-127117

NOW OR FORMERLY
L. THOMASINE WRIGHT
INST. #72-13701



NOW OR FORMERLY
JANITA HARDIMAN
INST. #80-28202

NOW OR FORMERLY
PEGGY ANN DYER
INST. #73-15513

LOT 3
NOW OR FORMERLY
JOSE ANGEL SALCEDO
INST. #93-34652

LOT 4
NOW OR FORMERLY
EMILY M. JOHNSON
INST. #89-45287

LOT 5
NOW OR FORMERLY
SHIRLEY J. McCROY
INST. #87-81804

LOT 6
NOW OR FORMERLY
TRINA ANDERSON
INST. #94-180155

GRANDVIEW MEADOWS FIRST SECTION
INST. #84178, VA 23-225

P.O.B.

S88°13'13" W 361.47'

485523

~~STATE OF INDIANA, COUNTY OF MARION, SS:~~

~~Personally appeared before me, the undersigned, Stanley Selig and Dona Selig, husband and wife, who acknowledged the foregoing dedication of public highway as their voluntary act and deed.~~

~~Witness my hand and Notarial seal this 4th day of June, 1953.~~

~~Eleanor T. Thompson (LS)
Notary Public~~

~~My commission expires: January 24, 1954.~~

Plat Book
29 pages 23 and 24
Inst. #57734
Recorded
Aug. 23, 1954

-29-

PLAT OF BRIARGATE ADDITION

I, the undersigned, John C. Ryan, Registered Surveyor #2540 in the State of Indiana, do hereby certify that the within platted Addition "Briargate" was surveyed by me, and is true and correct of the following described part of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 17 North, Range 3 East, in Marion County, State of Indiana:

Beginning at a point in the West line thereof distant north therein 1717 feet of the south line of said Section 33, thence east parallel to the South line thereof 1344.74 feet to a point in the East line of said NE 1/4 of the SW 1/4 Section, thence north therein 929.5 feet to the northeast corner thereof, thence west in and along the north line thereof 1335 feet to the northwest corner thereof, thence south in and --- the West line thereof 941.4 feet to the place of beginning, containing 28.76 acres.

This sub-division contains 60 lots numbered 1 to 60 both inclusive.

Sizes of lots and widths of streets are in feet and decimal fractions thereof.

Witness my hand and seal this 31st day of July, 1954.

John C. Ryan (LS)
Reg. Land Surveyor #2540
State of Indiana

We, the undersigned, Harry Adler, Elizabeth Adler and Jon E. Blake, president and Clarence E. Chatfield, Secretary for the Blake Construction Co., Inc., being owners of all the real estate herein described, do hereby lay-off, subdivide and plat into lots and streets said described property, this subdivision to be known as Briargate Addition, Marion County, Indiana.
The streets are hereby dedicated to public use.

485523

There are strips of ground five feet in width as shown on the plat reserved for the use of the public utilities companies, (not including transportation companies) for the installation and maintenance of wires, poles, mains and ducts, subject at all times to the authority of the Marion County Planning Board and to the easement herein reserved.

No permanent or other structures shall be erected thereon by the owners of such lots, but such owners shall take their title subject -- said easement herein granted and reserved for ingress and egress in, along, across, and through the several strips of ground aforesaid.

Front yard and building lines are hereby established, adopted and designated in the above plat. Between such building lines and the property lines of the streets there shall not be erected or maintained any building or structure, other than open one story porches.

All the lots in said Addition shall be known and described as residential lots and no structure shall be erected thereon other than single detached family dwellings not to exceed two stories in height, and garages for use in connection therewith, not to exceed two car garages. No business building or structure of any kind shall be erected on any lot in this Addition.

All septic tanks built and constructed on any lot in said Addition shall be in conformity with, and meet the specifications and requirements established by the State Board of Health from time to time for the construction of septic tanks and finger systems thereto.

No lot shall be re-subdivided for the purpose of building additional residential buildings thereon, but each lot in the aforesaid Addition shall be restricted to one family dwelling houses.

No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot, shall at any time be used as a residence either temporarily or permanently.

No structure shall be moved onto any lot in said Addition, unless it shall conform to, and be in harmony with existing structures in said Addition.

A perpetual easement is expressly reserved over the rear five feet of each of the lots in the aforesaid addition for Utility installation as herein set out.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties hereto, and all parties claiming under, by or through them, and to any and all lots now owned by the respective parties as set forth above until the first day of January, 1981, at which time said covenants and restrictions shall terminate.

If the owner of any lot in said Addition shall violate any of the foregoing covenants and restrictions or attempt to violate the same, before January 1st, 1981 any person or persons ---- any of the other lots above

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described, may prosecute proceedings at law, or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, or may recover-----

The invalidity of any one or more of the foregoing covenants or restrictions by judgment or court order shall in no wise affect any of the remaining provisions, which shall remain in full force --- affect.

Harry Adler
Elizabeth Adler
Blake Construction Co., Inc.
(Corp. Seal)

By Jon E. Blake, President
Clarence E. Chatfield, Secretary
MARION COUNTY, STATE OF INDIANA, SS:

I, the undersigned being a duly authorized Notary Public, in and for said county, do hereby certify that Harry Adler, Elizabeth Adler, Jon E. Blake and Clarence E. Chatfield, personally appeared before me and signed the within instrument in my presence, and swore that such was their voluntary act and that they were familiar with all the acts herein expressed, and were in full accordance therewith.

Witness my hand and seal this 11 day of August, 1954.

Gerald H. Garshes (LS)
Notary Public

My commission expires June 15, 1958.
Approved this 19th day of August, 1954.

County Plan Commission
County of Marion (LS)

Frank J. Unversaw, President
Fred H. Norris, Secretary
Approved this 23rd day of August, 1954.
James W. Calbert,
Marion County Draftsman.

NOTE: Above platted real estate was changed from A-2 District Zoning to R-3 District Zoning, by virtue of application for said change filed July 27, 1954, and approval thereof by 8 members of the Marion County Plan Commission August 19, 1954.

~~Mortgage Record
17 page 49
Inst. #14842
June 9, 1896
recorded
Sept. 10, 1896
304~~

~~Marcellus H. Griffey
(signed Marcellas
Griffey) and Ida L. Griffey,
his wife, first parties
to
Alexander McKnight and
William J. Murphy, the
second parties~~ Lease

~~For the term of six months or so long as oil, gas,
or other mineral is found upon the premises in paying~~