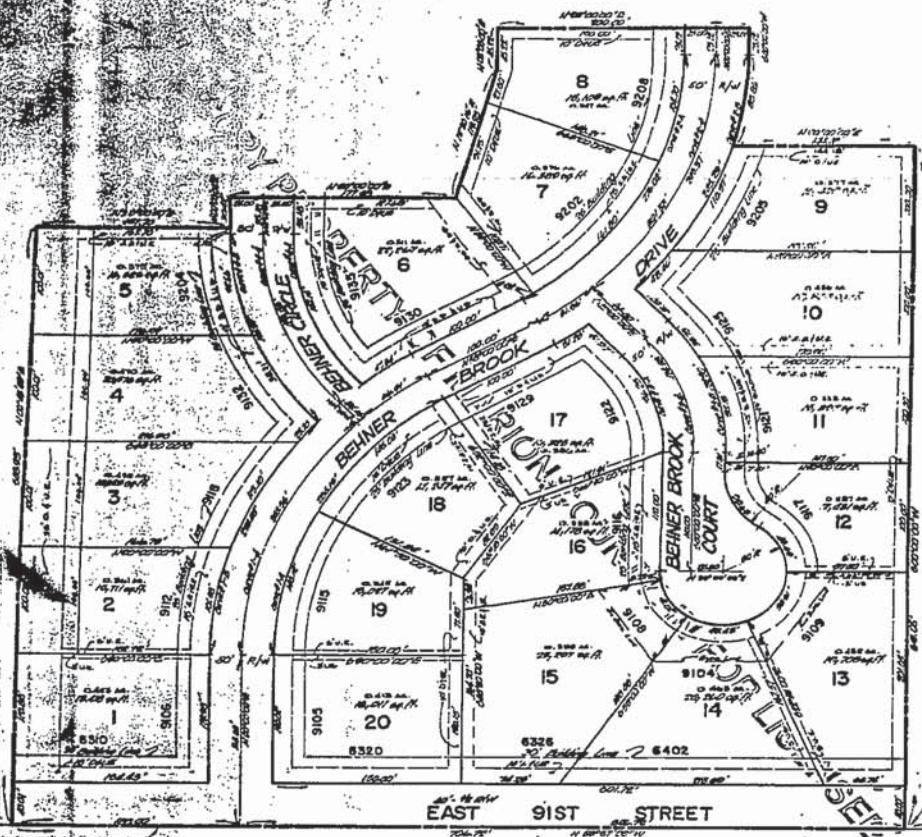


CASTLE KNOLL FARMS - SECTION ONE



"CASTLE KNOLL FARMS"
SECTION TWO

	CURVE	DATA	TABLE
A	1	2	3
B	4	5	6
C	7	8	9
D	10	11	12
E	13	14	15
F	16	17	18
G	19	20	

The undersigned, hereby certify that the above plat is true and correct and represents a survey of a part of the Northeast Quarter of Section 15, Township 17 North, Range 4 East in Marion County, Indiana, being more particularly described as follows: A platted Subdivision known as Castle Knoll Farms - Section One, which bears North 29 degrees 37 minutes 29 seconds West 1700.75 feet from the Southwesterly corner of said Quarter Section, thence North 30 degrees 57 minutes 42 seconds West 400.00 feet along said Southwesterly line, thence South 39 degrees 07 minutes 29 seconds East from the Southwesterly corner of said Quarter Section, thence North 00 degrees 00 minutes 00 seconds, distance of 10.46 feet to a point; thence North 00 degrees 00 minutes 00 seconds East a distance of 200.00 feet to a point; thence South 00 degrees 00 minutes 00 seconds, distance of 20.33 feet to the point of a curve having a radius of 197.77 feet and a central angle of 22.97 degrees, thence North 00 degrees 00 minutes 00 seconds East a distance of 200.00 feet to a point; thence South 00 degrees 00 minutes 00 seconds, distance of 322.67 feet from the radius point of said curve; thence South 00 degrees 00 minutes 00 seconds East a distance of 196.10 feet to a point; thence South 00 degrees 00 minutes 00 seconds East 196.10 feet to the place of beginning, containing 10.05 acres, more or less.

This subdivision consists of 20 lots, numbered 1 through 20, inclusively. The size of the lots and widths of the streets are shown in figures denoting feet and decimal parts thereof.

This survey was made by me during the month of April, 1977.

Witness my signature this 25th day of November, 1977.

The undersigned, Castle Knoll, Inc., being the owner of record of all the included tracts, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

- The subdivision shall be known and designated as Castle Knoll Farms - Section One, in addition to Marion, Indiana.
- A. Street Dedication:** All streets herein and heretofore dedicated are hereby dedicated to the public for its use.
- B. Residential Lots:** All numbered lots in the subdivision shall be residential lots. Only on single family dwelling with secondary building and not exceeding two and one-half (2½) stories in height may be erected or otherwise developed. No fence, wall, hedge or shrub shall exceed three (3) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed five (5) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed six (6) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed seven (7) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed eight (8) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed nine (9) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed ten (10) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed eleven (11) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed twelve (12) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed thirteen (13) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed fourteen (14) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed fifteen (15) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed sixteen (16) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed seventeen (17) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed eighteen (18) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed nineteen (19) feet in height from the top of the fence line. No fence, wall, hedge or shrub shall exceed twenty (20) feet in height from the top of the fence line.
- C. Buildings:** Residential buildings, except those which are temporary, shall be of wood frame construction with a minimum thickness of two (2) inches and no greater than four (4) inches. No wooden or wire fence shall be permitted to extend forward of the established building lines. No partition shall be erected closer than seven (7) feet from the front entrance of a single story building. The width of a drive or alley shall not be less than eight (8) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than seven (7) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than eight (8) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than nine (9) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than ten (10) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than eleven (11) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than twelve (12) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than thirteen (13) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than fourteen (14) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than fifteen (15) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than sixteen (16) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than seventeen (17) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than eighteen (18) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than nineteen (19) feet and no greater than twenty (20) feet. The width of a driveway or alley shall not be less than twenty (20) feet and no greater than twenty (20) feet.
- D. Prohibited Uses:** No trailer tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition and no boat, trailer, motor home, mobile home, or any other vehicle shall be displayed on the public ways, streets, alleys, driveways, or parking areas. No more than one (1) such vehicle shall be displayed on the public ways, streets, alleys, driveways, or parking areas. Signs, fences and other structures shall be removed when the structure or building is no longer in use and the same shall be closed up.
- E. Prohibited Uses - Residential Lots:** Any dwelling accessory building, not to exceed thirty (30) feet in dimension, shall be erected on any residential lot. All buildings on residential lots shall not exceed thirty percent (30%) of the total lot area.
- F. Motor Vehicles:** All motor vehicles belonging to members of a household shall have permanent parking spaces in garages or carports and no disabled vehicle shall be openly stored on any residential lot. Only passenger cars and sport utility vehicles shall be parked in the driveway or on the street.
- G. Trash and Waste:** All trash, garbage and refuse stored outside any building shall be stored in covered receptacles to the rear of principal buildings and screened from view.
- H. Gasoline Stations:** At no time shall any lot or parcel be striped of its topsoil, trees or allowed to go to waste by being neglected, excavated, unknown, or having refuse or trash thrown or dumped upon it. In however, no gasoline station shall be located within five (5) feet in height, which shall be adequate to protect persons, children or animals from danger or harm, and shall be equipped with a self-sealing, anti-vibration, anti-spill device, rubber tank, and nozzles.
- I. Swimming Pools:** Private swimming pools may be constructed only in the rear half of any residential lot, no closer than twenty (20) feet to any side or rear lot line, and shall be enclosed in a substantial, tight-seal screen which does not exceed five (5) feet in height, and shall be adequately to protect persons, children or animals from danger or harm, and shall be equipped with a self-sealing, anti-vibration, anti-spill device, rubber tank, and nozzles.
- J. Businesses:** No obvious or offensive trade shall be carried on upon any lot in this addition, nor shall anything be done thereon which shall be income a nuisance to the neighborhood.
- K. Governmental Agencies:** There are strips of ground as shown on the within plat marked "Drainage Easements" (D.E.), "Sewer Easements" (S.E.) and "Utility Easements" (U.E.) either severally or in any combination or the entire addition. These are reserved for the use of the public utility companies and governmental agencies, as follows: "Drainage Easements" (D.E.) are created to provide paths and routes for storm and sewer drainage systems which will serve the area being served. "Sewer Easements" (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said addition and/or county for the purpose of installing and maintaining of sewers that are part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies, including gas, electric, telephone, cable television, etc. In the event that any interest in any of these easements shall become subject to the rights of the public utility companies, governmental agencies, and the rights of other lot owners in this addition, to said easements herein created for ingress and egress, in, along and through the strips of ground for the purpose herein mentioned.
- L. Deed Restrictions:** No residence or outbuildings may be erected on the above described property for a period of twenty (20) years from the date agreed, until the plan elevation and grade thereof have been approved by the Board of Zoning Appeals, unless some specific period of time is provided in the original construction permit, and during the period of twenty (20) years, no changes or alterations shall be made in the exterior design of any such residence or outbuildings after the original construction permit, unless specifically provided, otherwise, such approval shall be presumed unless notification in writing to the contrary has been provided by Donald Knoll, his heirs, successors or assigns, within fifteen (15) days following submission of any such plans.
- M. Covenants:** The right to enforce the within provisions, restrictions and covenants by injunction, together with the right, in cause the removal or non-removal of any structure omitted or maintained in violation therof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to sue in its name, or in the name of any co-plaintiff, any person or persons who may violate the provisions of this addition, or to whom any person or persons may apply for injunctive relief against any structure omitted or maintained in violation of the covenants, restrictions and conditions herein, for a period of twenty (20) years, unless a vote of the majority of the lot owners in this addition is given to the contrary in whole or in part. Injunction of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- N. Exemptions:** The foregoing covenants, limitations and restrictions are to run with the land and are binding on all parties and persons interested therein.

STATE OF INDIANA
COUNTRY OF MARION

Personally appeared before me, the undersigned, a notary public in and for said County and State, Donald Knoll, Inc., by Gary A. Marvin, President and Morris W. Herpin, Secretary, and their heirs and assigns, whose true names and addresses are as follows, and their voluntary act and deed for the uses and purposes therein expressed.

My Commission Expires Nov. 25, 1978 Notary Public Seal

Castle Knoll, Inc.

By Mary L. Searin
Mary, Secretary

Attest:
Morris W. Herpin, Secretary

void after May 25, 1978
before May 25, 1978

PAGE ONE OF ONE SECTION ONE

Approved by Paul J. Cripe, Inc.
for the use of Indiana

