

CHURCHMAN MANOR, SECTION 3- FINAL PLAT

PART OF THE E 1/2, SW 1/4 SEC. 35-T15N-R4E. FRANKLIN TOWNSHIP, MARION COUNTY, INDIANA

081331

JOSEPH P. DONOHUE MARION COUNTY ASSESSOR

A201300122048

10/04/2013 10:38 AM ALL INFORMATION ON RECORDED INSTRUMENTS IS AVAILABLE ONLINE AT: MARION COUNTY RECORDS

CURVE TABLE with columns: #, Radius, Delta, Length, Chord, Chord Bearing. Includes data for curves 1 through 22.

HARRISON MONUMENT FOUND

OWNER'S CERTIFICATE OF PLATTING STATEMENT OF DEDICATION AND COVENANTS

I, the undersigned, owner of the real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

There are strips of land as shown on the within plat marked as Sanitary Sewer Easement (S.S.E.), Drainage Easement (D.E.), and Utility Easement (U.E.), either separately or in any combination of the same. Such strips of land are hereby subjected to easements, which are hereby created and reserved for the uses defined as follows: Where easements are combined in the same strip of ground, all uses specified by each easement description below shall apply.

'Sanitary Sewer Easements' are hereby created for the use of the Developer, and of the Utility, public or private, having jurisdiction over the sanitary waste disposal system or their assigns. Sanitary Sewer Easements shall be used solely and exclusively to construct, operate, inspect, maintain, reconstruct and remove mains, ducts, or other related utility structures of sanitary sewers that are part of said system, and for ingress and egress thereto.

'Exclusive Sanitary Sewer Easements' are hereby created for the use of the City of Indianapolis Department of Public Works for the operation, maintenance, reconstruction, and inspection of sanitary sewer facilities. Utilities may encroach into these easements, but only for perpendicular crossings (less than 45 and 90 degrees). Parallel encroachments (less than 45 degrees) are prohibited without written permission of the Department.

'Drainage Easements' are created for the use of the Developer and any governmental agency having jurisdiction over the drainage and storm sewer systems or their assigns to provide paths and courses and a system for natural area and local drainage, including the installation and maintenance of mains, ducts, poles, lines, wires, drains, pipes and other utility structures of drainage systems. Drainage Easements shall be used solely and exclusively to grade, construct, operate, inspect, maintain, reconstruct, and remove mains, ducts or other related utility structures of storm sewers that are part of said system, and for ingress and egress thereon. The owners of all lots are and shall be required to keep any areas of their lots designed for the natural flow of water unimpeded, and any improvements made on or under any such easements by the owner are, and shall be, at the risk of the property owner.

'Utility Easements' are created for the use of all public utility companies or their assigns, excluding transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, drains, pipes and other utility installations to be used solely and exclusively for the purpose of furnishing gas, electricity, water and sanitary sewer utility services, and for ingress and egress thereon.

All of the foregoing easements shall be deemed to include the necessary rights of ingress and egress, in and along and through the same to permit the construction, maintenance, beneficial use and enjoyment thereof solely and exclusively for their intended and combined purposes. The owners of all lots in this subdivision shall take title to their lots subject to all of the foregoing easements, and to the rights of any entity entitled to use of said easements for their intended purpose.

This subdivision shall be known and designated as CHURCHMAN MANOR, SECTION 3, an addition to the City of Indianapolis, Marion County, Indiana. All streets shown and not heretofore dedicated, are hereby dedicated to the City of Indianapolis and Marion County.

Respective covenants are recorded as Instrument No. 2011-21066 in the Office of the Recorder of Marion County, Indiana. Each owner of a lot depicted on this plat take title to their lot subject to the terms and conditions of the Plat Covenant and Restrictions.

Restrictive Covenants are recorded as Instrument No. 2011-21066 in the Office of the Recorder of Marion County, Indiana. Each owner of a lot depicted on this plat take title to their lot subject to the terms and conditions of the Plat Covenant and Restrictions.

Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to the approval of this plat by the Plat Committee.

Site obstruction: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between those (2) and nine (9) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of such 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 to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of such sight lines.

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 drainage plan as approved for this plat by the Division of Compliance of the Department of Metropolitan Drainage of the City of Indianapolis and the requirements of all drainage permits for this plat issued by such department.

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 Division of Compliance of the Department of Metropolitan Drainage and the requirements of all sanitary sewer construction permits for this plat issued by such Division. 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 are granted without express written permission, when duly recorded, shall run with the real estate. The Division of Compliance and the Department of Public Works and their agents, shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right of way, when necessary to construct, repair or maintain sanitary sewer facilities.

The right to enforce these covenants by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several Owners of the several Lots in the Subdivision and to their heirs and assigns.

In witness whereof, I have executed this instrument this 23rd day of September, 2013.

Signature: Curtis Reeder, President Bevo, LLC 6666 East 75th Street, Suite 400 Indianapolis, IN 46226

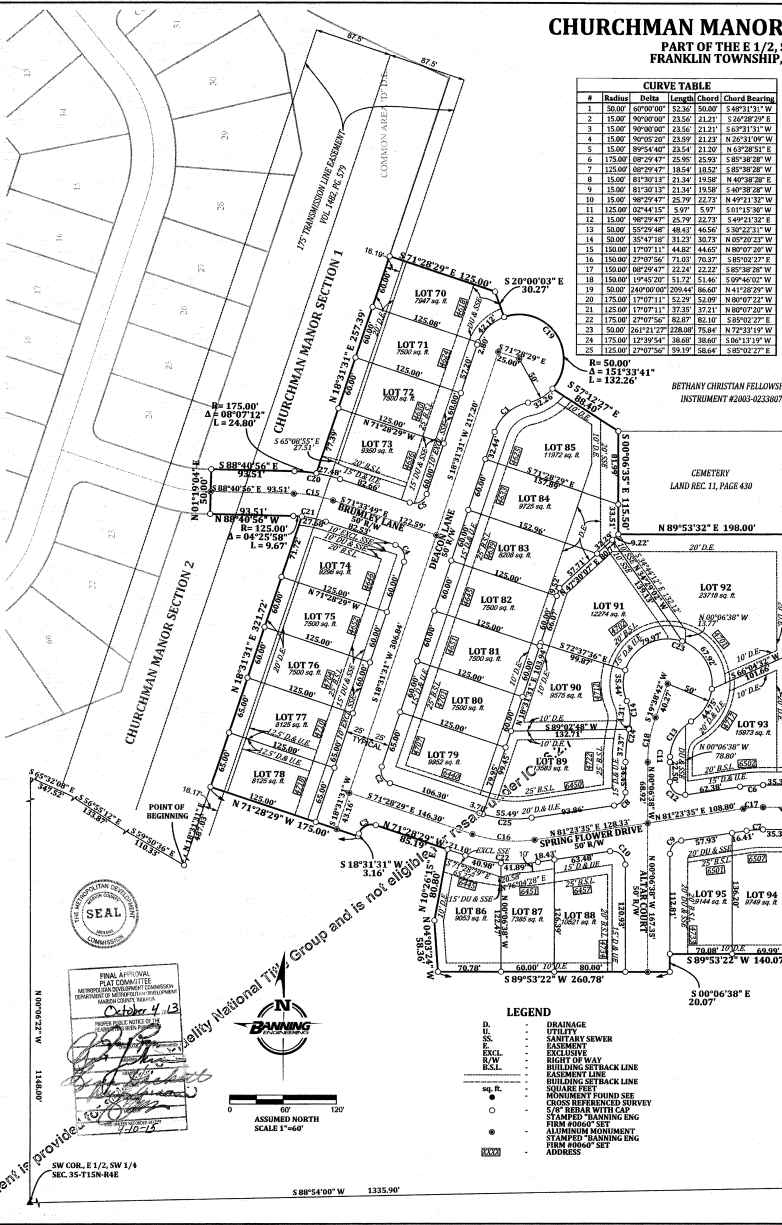
State of Indiana) County of Marion)

Before me, a notary public in and for said County and State, personally appeared Bevo LLC, its president, Curtis Reeder, Owner(s) of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 28th day of September, 2013.

Signature: M. Deborah Aponte Printed: M. Deborah Aponte County of Residence: Marion My Commission Expires: 1/17/15

REVIEWED AND APPROVED MARION COUNTY ASSESSOR OCT 4 2013



LAND DESCRIPTION Churchman Manor, Section 3 That portion of the East Half of the Southwest Quarter of Section 35, Township 15 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, described as follows:

Commencing at a Harrison Monument found marking the southeast corner of said Southwest Quarter; thence South 88 degrees 54 minutes 00 seconds West (bearing based upon Instrument Number 2003-32576, Arbor Investments, LLC) along the south line of said Southwest Quarter 1335.90 feet to the southwest corner of said East Half Quarter Section; thence North 00 degrees 06 minutes 22 seconds East along the west line thereof 1148.00 feet to the center line of the Harting Legal Drain and the southwest corner of Churchman Manor, Section 3, as per plat thereof recorded as Instrument Number 201200030486 in the Office of the Recorder of said county (the following three (3) courses are along said centerline and the south line of said plat): 1) thence South 45 degrees 32 minutes 08 seconds East 347.52 feet; 2) thence South 54 degrees 55 minutes 10 seconds East 133.87 feet; 3) thence South 59 degrees 50 minutes 26 seconds East 110.23 feet (the following three (3) courses are along the east and north lines of said plat): 1) thence North 18 degrees 31 minutes 31 seconds East 407.03 feet to the POINT OF BEGINNING; 2) thence continue North 18 degrees 31 minutes 31 seconds East 321.72 feet to the beginning of a curve to the left having a radius of 125.00 feet, a central angle of 04 degrees 25 minutes 58 seconds, and a radial line passing through said point which bears North 05 degrees 45 minutes 02 seconds East; 3) thence westerly along the arc of said curve 9.67 feet; 4) thence North 88 degrees 40 minutes 56 seconds West 93.51 feet to the southeast corner of Brunley Lane in Churchman Manor, Section 1, as per plat thereof recorded as Instrument Number 2011-21067 in said county records (the following four (4) courses are along the easterly line of said plat): 1) thence North 01 degrees 19 minutes 04 seconds East 50.00 feet; 2) thence South 88 degrees 49 minutes 56 seconds East 93.51 feet to the beginning of a tangent curve to the right having a radius of 175.00 feet and a central angle of 08 degrees 07 minutes 12 seconds; 3) thence easterly along the arc of said curve 24.80 feet; 4) thence North 18 degrees 31 minutes 31 seconds East 257.29 feet to the southwest corner of the land of Bethany Christian Fellowship, Inc. as described in Instrument Number 2003-233807 in the Office of the Recorder of said county (the following four (4) courses are along the south line thereof): 1) thence South 71 degrees 28 minutes 29 seconds East 125.00 feet; 2) thence South 20 degrees 00 minutes 03 seconds East 30.27 feet to the beginning of a non-tangent curve to the right having a radius of 50.00 feet, a central angle of 151 degrees 33 minutes 41 seconds, and a radial line passing through said point which bears North 24 degrees 00 minutes 03 seconds West; 3) thence easterly, southeasterly and southerly along the arc of said curve 132.23 feet; 4) thence South 57 degrees 12 minutes 12 seconds East 88.40 feet to the northwest corner of a cemetery tract described in Land Record 11, Page 430 in said county records (the following two (2) courses are along the west and south lines thereof): 1) thence South 09 degrees 06 minutes 25 seconds East 115.50 feet; 2) thence North 89 degrees 53 minutes 32 seconds East 198.00 feet to the east line of said East Half Section; thence South 89 degrees 06 minutes 35 seconds East along said east line 473.09 feet; thence South 89 degrees 53 minutes 22 seconds West 144.07 feet; thence South 00 degrees 06 minutes 39 seconds East 20.07 feet; thence South 89 degrees 53 minutes 22 seconds West 520.78 feet; thence North 04 degrees 03 minutes 24 seconds West 58.36 feet; thence North 10 degrees 26 minutes 15 seconds East 80.80 feet; thence North 71 degrees 28 minutes 29 seconds West 85.19 feet to the beginning of a tangent curve to the left having a radius of 15.00 feet and a central angle of 96 degrees 00 minutes 00 seconds; thence westerly and southwesterly along the arc of said curve 23.56 feet; thence South 18 degrees 31 minutes 31 seconds West 5.16 feet; thence North 71 degrees 28 minutes 29 seconds West 175.00 feet to the POINT OF BEGINNING, containing 7,558 acres, more or less.

SURVEYOR'S CERTIFICATE The above described parcel shall be divided into 26 lots, numbered 70 through 95, inclusive, together with the streets, easements and other public ways as shown on the plat, and shall be known as CHURCHMAN MANOR, SECTION 3. In addition to the City of Indianapolis, Marion County, Indiana.

The size of the Lots, Common Areas and widths of Right of way and Easements are shown in figures denoting feet and decimal parts thereof.

All monuments shown on the within Plat actually exist and their location, size, type, and material are accurately shown.

I hereby state that the within plat is true and correct to the best of my knowledge and belief and represents a survey completed under my direct supervision. There have been no change from the matters of survey revealed by the above cross-referenced survey on any lines that are common with this plat. I further state that all monuments shown actually exist, and that all dimensions and data shown are true and correct to the best of my knowledge.

Witness my seal and signature this 28th day of September, 2013.

Signature: Brian L. Haggard Indiana Registered Land Surveyor Brian L. Haggard #122900001

NOTES: 1) Cross-reference is hereby made to the Boundary Survey of record which is recorded under Instrument Number 020010612 and a Surveyor's Correction thereof recorded under Instrument Number 2002-158339 in the Office of the Recorder of Marion County, Indiana.

2) Cross-reference is hereby made to the owner's record source of title which is recorded under Instrument Number 2003-32576 in the Office of the Recorder of Marion County, Indiana.

3) Current zoning is DP. 4) Refer to 2002-200-838 for commitments. 5) This subdivision has been designed to include a stormwater quality best management practice (BMP(S)) that must be maintained by the BMP's owner. Said BMP's are currently maintained by the developer; however, upon the activation of the homeowner's association, the Operations and Maintenance Manual for such BMP's shall be the responsibility of said association subject to all fees and other city requirements.

6) Refer to Instrument Number 2011-21066 in the Office of the Recorder of Marion County, Indiana, for the Operations and Maintenance Manual for BMP.

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Sectional Security number in this document, unless required by law. Brian L. Haggard

This instrument prepared by Brian L. Haggard, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46160

Vertical sidebar containing project information, Banning Engineering logo, and contact details.

This document is provided by Velocity National Title Group and is not eligible for recording.