

White Harvest Church of God
Instr No 77-2320

man 21st 86
James G. Galt

FINAL APPROVAL
PLAT FEE
THE COMMISSION
ON LANDS & FORESTING
MAR 31 1986
MAY 19 86
PER PUBLIC NOTICE OF THE
HEARING HAS BEEN PUBLISHED
W. C. Galt
James G. Galt
W. C. Galt

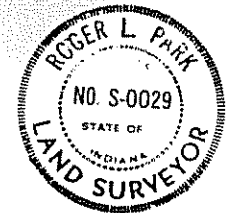
VOID UNLESS RECORDED
BEFORE 9-14-86

NOTE: Property lines at all street intersections are rounded by an arc having a 15' radius. However, the dimensions shown are to the P.I. of the arc.

Lot Address **3712**
N.R. = Non-Radial
U & D = Utility and Drainage Easement

Connecting at the Southeast Corner of the...
Quarter of said Section 20, thence South 90° 00' 00" West an and along the South
Quarter of said Section 20, thence South 90° 00' 00" West a distance of 417.00 feet to the Point of
Beginning, thence commencing along the following course: (1) North 00° 00' 00" East a
distance of 200.00 feet to the Southeast Corner of Country Walk Section 13,
the plat of which is returned as instrument No. 87-00078 in the Office of the
Recorder of said County, thence on the following ten courses: along said
Country Walk Section 13: (1) North 00° 00' 00" East a distance of 106.171
feet; (2) North 18° 01' 23" West a distance of 199.657 feet; (3) North
30° 00' 00" West a distance of 93.474 feet; (4) North 90° 00' 00" West a distance
of 346.816 feet; (5) South 82° 00' 31" West a distance of 37.816 feet; (6)
North 43° 47' 00" East a distance of 124.286 feet; (7) North 22° 32' 17" West a
distance of 52.927 feet to a point on a curve concave Southeastward, having a
Southeasterly bearing along said curve an arc distance of 96.143 feet (said
arc being subtended by a chord having a bearing of North 60° 17' 46" East and a
length of 96.264 feet); (8) North 19° 37' 26" West a distance of 110.010 feet;
(9) North 00° 00' 00" East a distance of 42.353 feet; thence North 90° 00' 00"
East parallel with the South line of said Half-Quarter section a distance of
357.54 feet; thence North 00° 00' 00" East a distance of 158.36 feet; thence
North 28° 51' 34" West a distance of 123.79 feet; thence North 47° 31' 56" East a
distance of 168.17 feet to a point on a curve concave Southeastward, having a
central angle of 10° 01' 23" and a radius of 425.00 feet; thence Southeastward
along said curve an arc distance of 74.35 feet (said arc being subtended by a
chord having a bearing of South 37° 27' 22" East and a length of 78.25 feet);
thence North 57° 33' 19" East a distance of 106.51 feet; thence South 41° 29' 23"
East a distance of 138.75 feet; thence North 67° 15' 00" East a distance of
175.00 feet to a point that is 300.00 feet south of the North line of said
Half-Quarter section, and 436.50 feet West of the East line of said
Half-Quarter section, as measured parallel with said East and North lines;
thence South 89° 57' 55" East parallel with said North line a distance of
436.500 feet to said East line; thence South 01° 19' 01" West along said East
line a distance of 619.85 feet to a point that is 417.00 feet North of the
Southeast corner of said Half-Quarter section; thence South 90° 00' 00" West
parallel with the South line of said Half-Quarter section a distance of 417.00
feet; thence South 01° 19' 01" West parallel with said East line a distance of
417.00 feet to the Point of Beginning, containing in all 18.298 acres;
subject, however, to all legal highways, rights-of-way and easements of record.

This subdivision consists of 56 lots, numbered from 147 to 202, both inclusive, and streets as shown hereon. The size of lots and widths of streets are shown on this plat by figures denoting feet and decimal parts thereof.



Certified this 14th day of September, 1985.
AmTech Engineering, Inc.

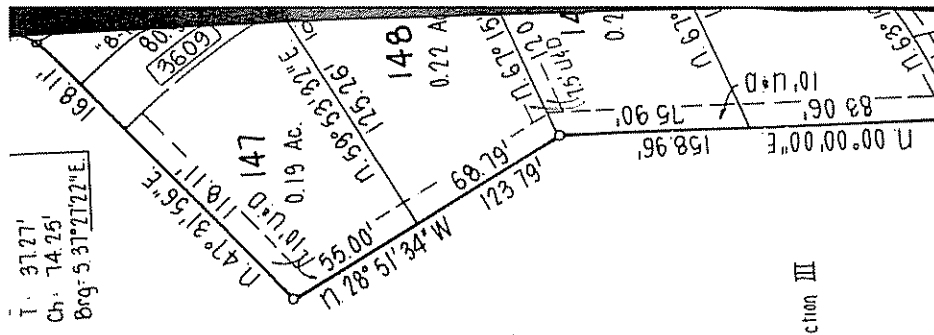
Roger L. Park
Roger L. Park
Indiana Registered Land Surveyor #00029

SE Corner
5 1/2 SE 1/4
Section 20-14-4

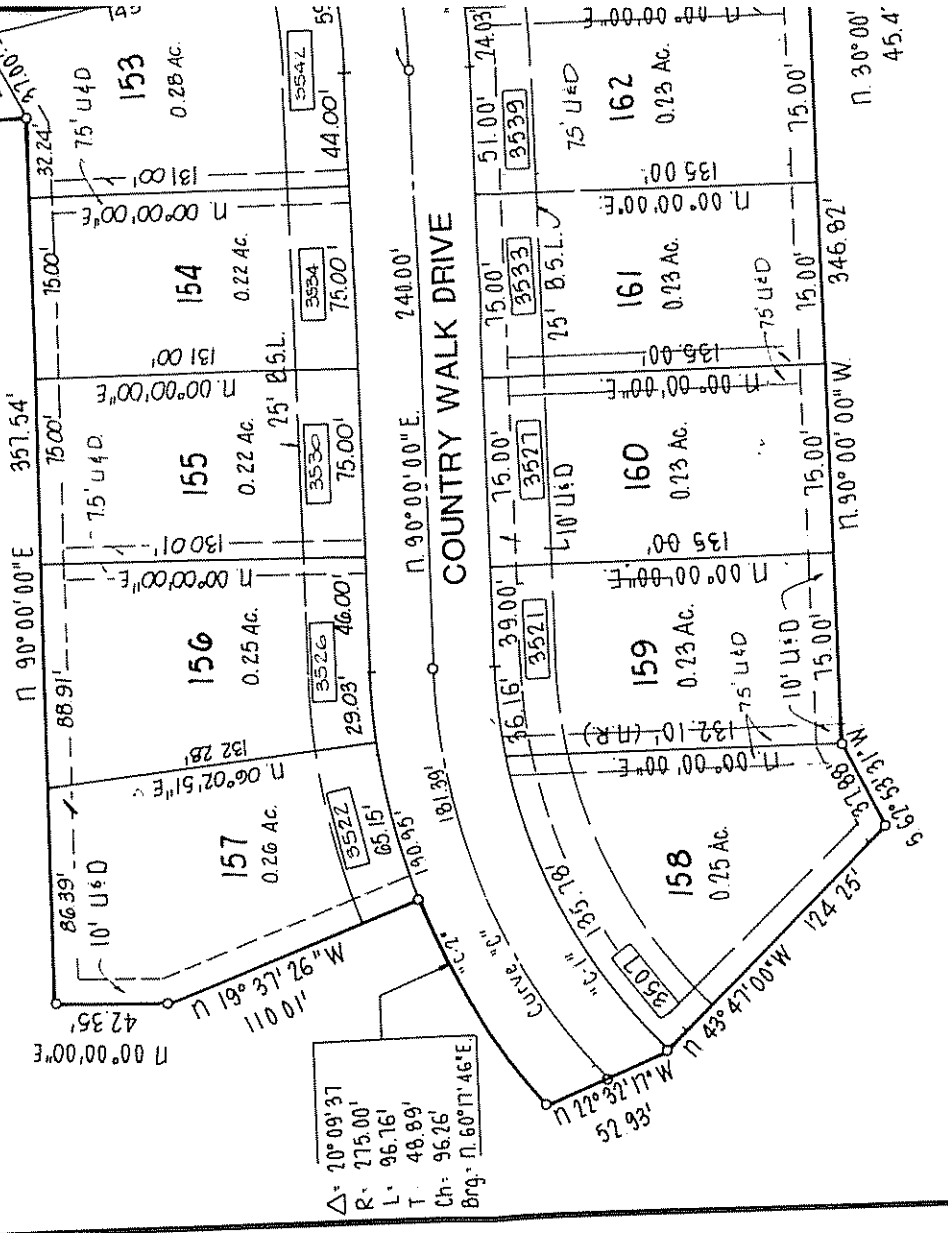
AmTech Engineering, Inc.
MAR 21 1986 022832

COUNTRY WALK SECTION IV FINAL PLAT

Curve	Delta	Radius	Tangent	Length	Chord	Chord Bearing
A	67°15'00"	400.00	266.01	469.49	443.00	N 56°22'30" W
A-1	41°10'38"	375.00	140.87	269.50	263.74	N 69°24'41" W
A-2	18°32'16"	375.00	61.20	121.33	120.80	N 32°01'08" W
A-3	18°52'35"	425.00	70.65	140.02	139.40	N 32°11'12" W
A-4	41°37'39"	425.00	161.56	308.78	302.03	N 69°11'10" W
B	19°43'04"	400.00	69.51	137.66	136.98	N 32°36'32" W
B-1	19°43'04"	375.00	65.17	129.06	128.42	N 32°36'32" W
B-2	19°43'04"	425.00	73.86	146.26	145.54	N 32°36'32" W
C	41°36'18"	250.00	94.90	181.39	177.44	S 69°12'51" W
C-1	43°47'00"	225.00	90.41	171.94	167.78	S 68°06'30" W
C-2	39°47'03"	275.00	99.50	190.95	187.14	S 70°06'29" W
D	45°00'00"	250.00	103.55	196.35	191.34	S 67°30'00" W
D-1	45°00'00"	225.00	93.20	176.71	172.21	S 67°30'00" W
D-2	25°02'06"	275.00	61.05	120.15	119.20	S 77°28'59" W
D-3	09°32'03"	275.00	22.93	45.76	45.71	S 49°46'01" W
E	31°30'00"	400.00	112.81	219.91	217.15	N 60°45'00" E
E-1	21°07'39"	375.00	69.93	138.28	137.50	N 55°33'49" E
E-2	22°52'46"	425.00	86.00	169.72	168.59	N 56°26'23" E
F	15°00'00"	300.00	39.50	78.54	78.32	S 37°45'00" E
F-1	15°00'00"	275.00	36.20	72.00	71.79	S 37°45'00" E
F-2	15°00'00"	325.00	42.79	85.08	84.84	S 37°45'00" E
G	41°50'58"	48.00	18.35	35.06	34.28	-----
H	263°41'56"	50.00	-----	230.12	31.03	N 49°01'10" E
I	37°43'12"	48.00	16.40	31.60	31.03	N 89°46'34" E
J	47°17'50"	48.00	21.02	39.62	38.51	-----
K	263°15'55"	50.00	-----	229.74	-----	-----

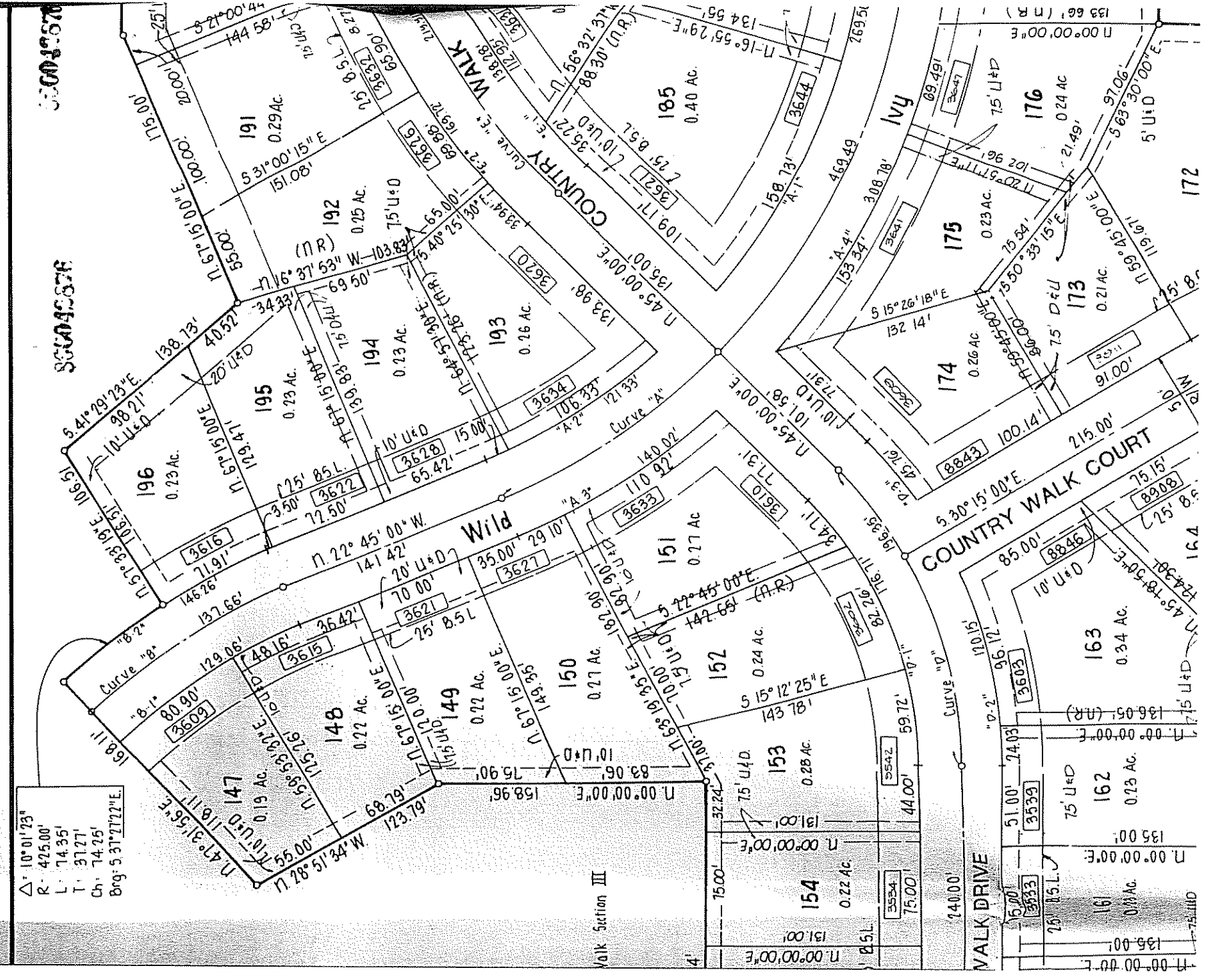


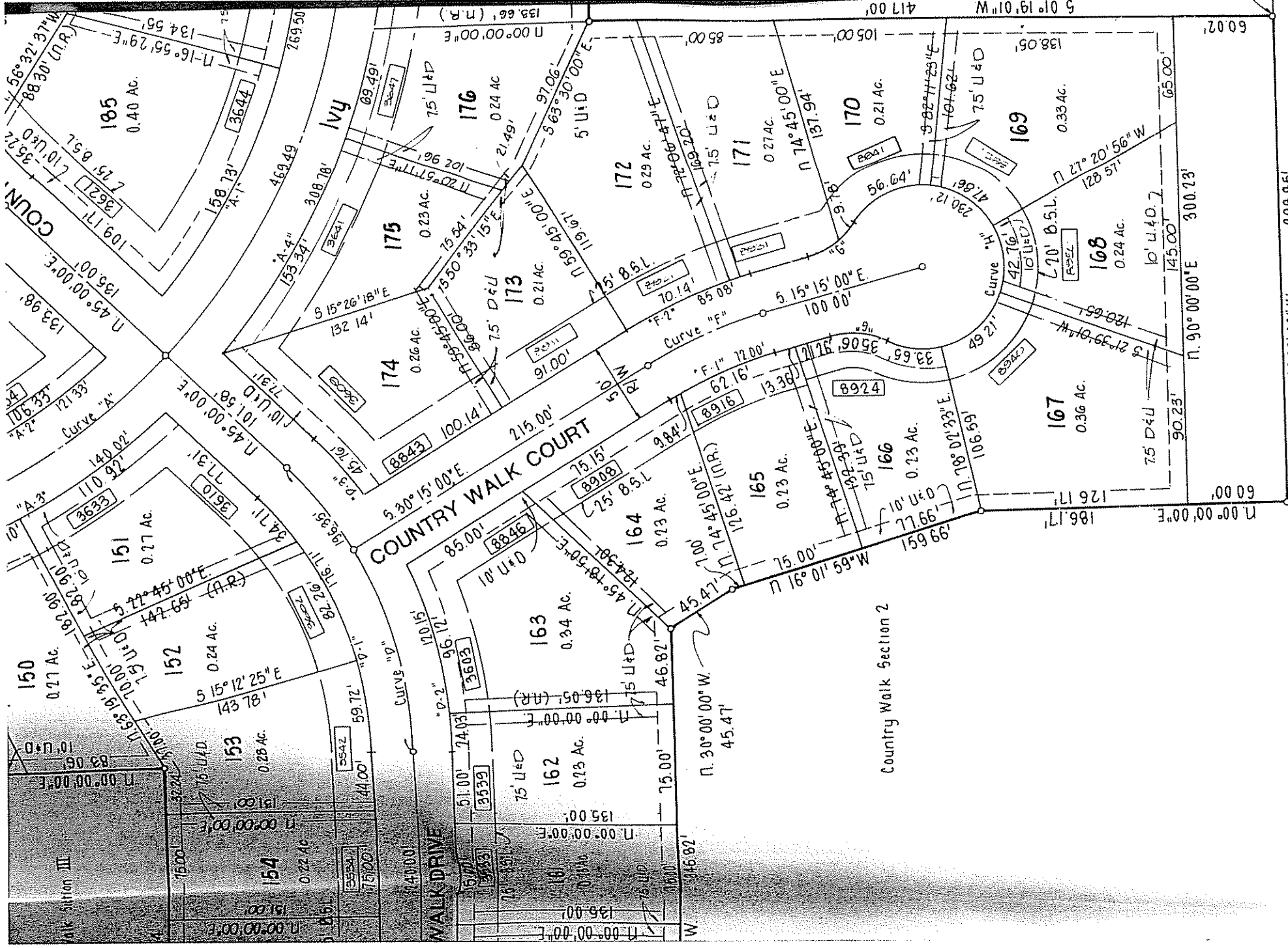
Country Walk Section III



Δ : 10° 01' 23"
 R: 425.00'
 L: 74.35'
 T: 37.77'
 Ch: 74.75'
 Brg: S 31° 77' 22" E

SC0049537E
 SC0049537E
 SC0049537E





County Line Road

5.90° 00' 00" W. 198.85'

60.00'

1.00° 00' 00" E

126.17'

186.17'

75' D&U

90.23'

145.00'

10' U&D

145.00'

300.23'

N. 90° 00' 00" E

65.00'

128.57'

N. 27° 20' 56" W

70' B.S.L.

101.62L

5.82° 44' 23" E

75' U&D

101.62L

137.94'

N. 74° 45' 00" E

0.27 AC.

171

75' U&D

102.96'

133.34'

1.4"

208.78'

469.49'

269.50'

134.55'

N. 16° 55' 29" E

88.33' (U.R.)

56° 32' 13" W

88.33' (U.R.)

134.55'

N. 16° 55' 29" E

134.55'

139.66' (N.R.)

N. 00° 00' 00" E

139.66' (N.R.)

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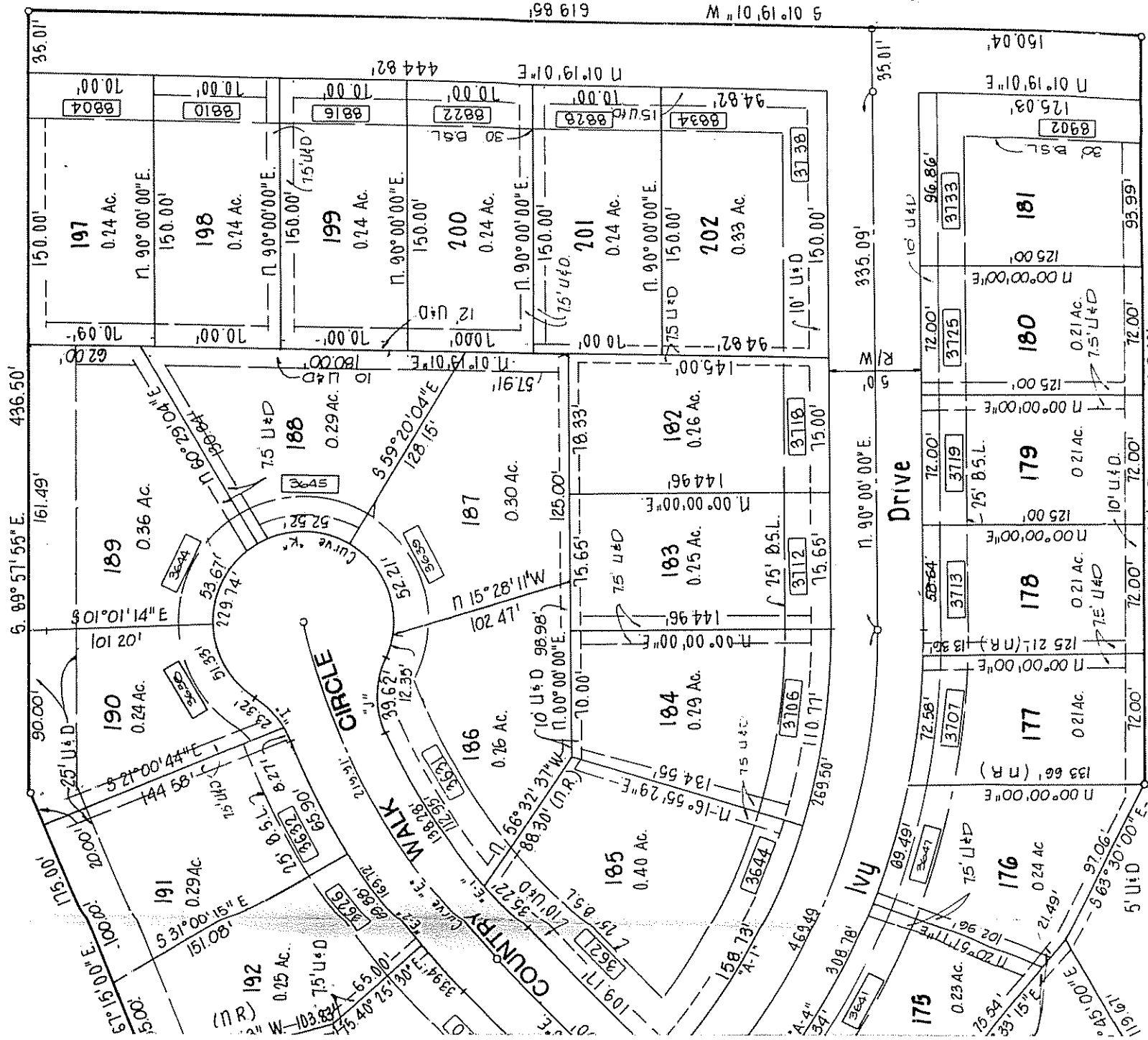
139.66' (N.R.)

139.66' (N.R.)

139.66' (N.R.)

550012578

Comille & Lillian Bodenreidner
Instr. No. 78-3303



5 01° 19' 01" W
619 85'

than an aggregate of 1500 square feet.
No hotel building, boarding house, mercantile or factory building or building of any kind for commercial use shall be erected or maintained on any lot in this subdivision.

No trailers, shacks or outhouses of any kind shall be erected or situated on any lot herein, except that for use by the builder during the construction of a proper structure.

No farm animals, fowls, or domestic animals for commercial purposes shall be kept or permitted on any lot or lots in this subdivision.

No noxious, unlawful, or otherwise offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No fence shall be erected on or along any lot line, nor on any lot, the purpose or result of which will be to obstruct reasonable vision, light or air, and all fences shall be kept in good repair and erected reasonably so as to enclose the property and decorate the same without hindrance or obstruction to any other property. No fence shall be erected between the front property lines and the building setback line other than a fence of a decorative nature not exceeding three (3) feet, six (6) inches in height.

No private, or semi-private water supply and/or sewage disposal system may be located upon any lot in this subdivision, which is not in compliance with regulations or procedures as provided by the Indiana State Board of Health, or other civil authority having jurisdiction. No septic tank, absorption field, or any other method of sewage disposal shall be located or constructed on any lot or lots herein except as approved by said health authority.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation, by a committee composed of the undersigned owners of the herein described real estate, or by their duly authorized representatives. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. If the committee fails to act upon any plans submitted to it for its approval within a period of fifteen (15) days from the submission date of the same, the owner may proceed then with the building according to the plans as approved. Neither the committee members nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

The undersigned, owner(s) of the above described real estate, hereby certify that they do lay off, plat and subdivide the same in accordance with this plat and certificate.

This subdivision shall be known and designated as "Country Walk", a subdivision in Marion County, Indiana.

The streets, if not heretofore dedicated, are hereby dedicated to the public.

There are strips of ground as shown on this plat and marked U & D Easement & Drainage Easement which are hereby reserved for the use of public utilities, not including transportation companies, for the installation and maintenance of poles, mains, ducts, drains, lines and wires, subject at all times to the proper authorities and to the easements herein granted and reserved. No permanent structures are to be erected or maintained upon said utility easements. Owners of lots in this subdivision shall take title subject to the rights of the public utilities, said rights also including the right of ingress and egress, in, along, across and through said utility easements, and to the rights of owners of the other lots in this addition.

Building set-back lines are hereby established on this plat, between which lines and the property lines of the streets, shall be erected or maintained or no building or structure.

No building, structure, or accessory building shall be erected closer to the side of any lot than five (5) feet, and a total aggregate of not less than thirteen (13) feet (Variance #79-V2-38) at the building line, whichever is the lesser, except fences. Where buildings are erected on more than one single lot, this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

All lots in this subdivision shall be known and designated as residential lots. 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 a private garage for not more than two cars and residential accessory buildings. No private driveways shall be permitted off County Line Road.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet in the case of a one-story structure, nor less than 660 square feet in the case of a multiple story structure, provided no structure of more than one story shall have less than an aggregate of 1320 square feet of finished and livable floor area.

No hotel building, boarding house, mercantile or factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision.

No trailers, shacks or outhouses of any kind shall be erected or situated on any lot herein, except that for use by the builder during the construction of a proper structure.

No farm animals, fowls, or domestic animals for commercial purposes shall be kept or permitted on any lot or lots in this subdivision.

No noxious, unlawful, or otherwise offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No fence shall be erected on or along any lot line, nor on any lot, the purpose or result of which will be to obstruct reasonable vision, light or air, and all fences shall be kept in good repair and erected reasonably so as to enclose the property and decorate the same without hindrance or obstruction to any other property. No fence shall be erected between the front property lines and the building setback line other than a fence of a decorative nature not exceeding three (3) feet, six (6) inches in height.

No private, or semi-private water supply and/or sewage disposal system may be located upon any lot in this subdivision, which is not in compliance with regulations or procedures as provided by the Indiana State Board of Health, or other civil authority having jurisdiction. No septic tank, absorption field, or any other method of sewage disposal shall be located or constructed on any

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No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation, by a committee composed of the undersigned owners of the herein described real estate, or by their duly authorized representatives. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. If the committee fails to act upon any plans submitted to it for its approval within a period of fifteen (15) days from the submission date of the same, the owner may proceed then with the building according to the plans as approved. Neither the committee members nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of these covenants, restrictions, provisions or conditions herein, it shall be lawful for any other person owning any real property situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so, or to recover damage or other dues for such violation.

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 area formed by the street property lines and a line connecting points 25 feet from the intersection of said 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 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 line is maintained at sufficient height to prevent obstruction of such sight lines.

13. Metropolitan Indianapolis Community Development Commission and Associates, Inc. ("MDC") is a public utility, and as such, its successors and assigns, their heirs, assigns, agents, attorneys, and any successors, covenants, commitments, restrictions, or other limitations contained in any deed other than those specifically mentioned herein, shall be subject to the Metropolitan Commission's authority to develop, register, or limit other limitations that expressly run in favor of the Metropolitan Commission, provided further, that nothing herein shall be construed to prevent the Metropolitan Commission from enforcing any provisions of any ordinance, resolution, or ordinance, as amended, or any conditions or restrictions approved or established by the Planning Committee.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at Indianapolis, Indiana, this 14th day of August, 1983.

Farhill Downs Land Corp.
Farhill Downs Land Corp.
4822 Carry Back Lane
Indianapolis, IN 46227

County of Marion)
) SS:
State of Indiana)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above and acknowledged the execution of this instrument as their voluntary act and deed and affixed their signatures thereto.

Witness my signature and seal this _____ day of _____, 1983.

[Signature]
Notary Public

My Commission Expires _____