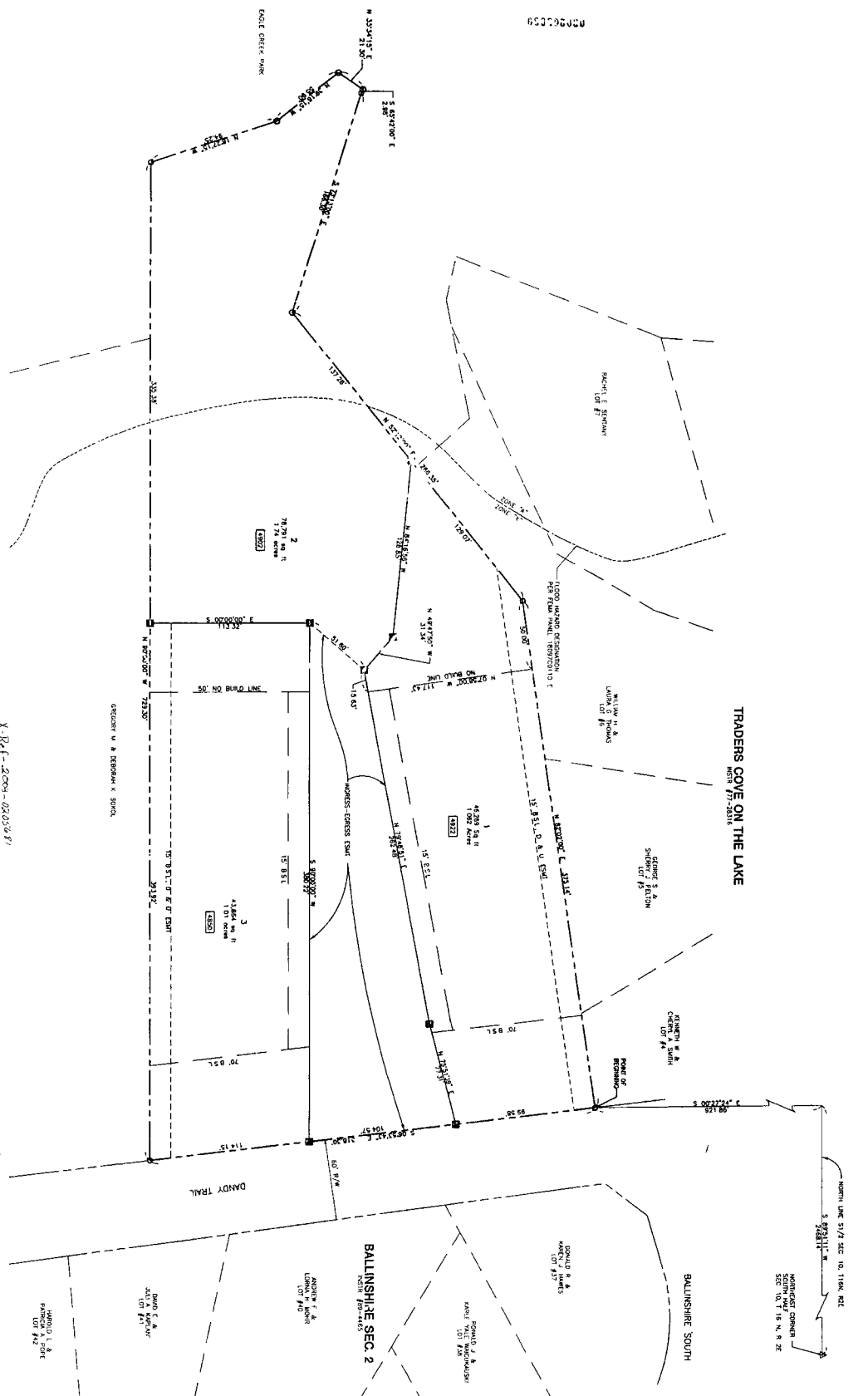


**OWNER/DEVELOPER**  
 FISHER LARRY L. JAMES L. MARION  
 8500 GARDNER ROAD, SUITE 4206  
 MARION, INDIANA 46953  
 TELEPHONE: (317) 871-0900  
 FAX: (317) 871-2600

**FINAL PLAN FOR DANDY TRAIL ESTATES ON THE LAKE**  
**FISHER MINOR PLAN**  
 SECTION 10, TOWNSHIP 16 NORTH, RANGE 2 EAST  
 MARION COUNTY, INDIANA

2003-0205680

APPROVED BY: JAMES L. FISHER  
 925232 ST 29 E  
 MARION, INDIANA 46953



**LEGAL DESCRIPTION**

Section 10, Township 16 North, Range 2 East, Marion County, Indiana. This plan is subject to the provisions of the Plat of the Ballinsshire South, Marion County, Indiana, as recorded in the Public Records of Marion County, Indiana, Book 34, Page 122, and the Plat of the Ballinsshire North, Marion County, Indiana, as recorded in the Public Records of Marion County, Indiana, Book 34, Page 123.

X-REF: 2003-0205680

APPROVED BY: JAMES L. FISHER  
 925232 ST 29 E  
 MARION, INDIANA 46953



**PREPARED BY:**  
 ROBERT L. JAMES  
 4536-1102  
 MARION, INDIANA 46953  
 FAX: 317-273-2605  
 SEPTEMBER 16, 2003

**STREET ADDRESSES**

LOT NO.	STREET ADDRESS
1	925232 ST 29 E
2	925232 ST 29 E
3	925232 ST 29 E
4	925232 ST 29 E
5	925232 ST 29 E

**GENERAL NOTES**  
 1. ZONING CLASSIFICATION: R2  
 2. LOT AREA: 1.000 ACRES



**APPROVED THIS:**  
 DAY OF SEPTEMBER, 2003  
 ROBERT L. JAMES  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 11023

**Plat Restrictions**

The undersigned, owner of all of the real estate shown and ~~described on Exhibit "A" attached hereto and made a part hereof~~, hereby certifies that he has caused to be laid out, platted and subdivided said real estate in accordance with the attached plat to be known as "The D. J. Fisher Minor Plat," a subdivision consisting of three (3) lots, inclusive designated Lot 1, Lot 2 and Lot 3, respectively, located in the City of Indianapolis, Pike Township, Marion County, Indiana.

The following restrictions and commitments are adopted for all the Lots within this Subdivision to be known as "Dandy Trail Estates on the Lake."

1. The real estate is divided into three (3) Lots, each of which shall be restricted to a single-family residential structure containing not less than 3,500, square feet of finished and useable living area, exclusive of porches and garages. The ground floor area of each structure shall be not less than 2,500 square feet.

2. There shall be no detached garages and no temporary structures permitted on any Lot. All residences are required to have a garage which will accommodate at least two (2) standard size automobiles. No trailers, shacks, outhouses or detached storage sheds or tool sheds of any kind shall be erected or situated on any Lot except (a) during construction of a residence, and (b) a detached shed may be located on a Lot on the west side of the residence or on Lot 2 in a location no further East than the east side of the residence on that Lot. There shall be no parking on the shared portion of the common driveway.

3. No farm animals, fowls, or domestic animals for commercial purposes shall be kept or permitted on any Lot. No noxious, unlawful or otherwise offensive activity shall be carried out on any Lot; nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

4. Utility easements are hereby granted as shown on the plat along the north and west sides of Lot 1 and on the south and west sides of Lot 3, as shown on this Plat. Utility easements may be used for or by any public utility service, including but not limited to sanitary sewers. Lots 1 and 3 will be required to connect to public water and sewer service. Lot 2 will be required to connect to public water service and to connect to public sewer service if and when the existing septic system fails to function properly.

5. Fences on any Lot shall be limited to either vinyl chain link fences painted black or green, or of wrought iron or wrought iron look, which are no more than 48 inches in height. Also, privacy fences of wood or similar materials up to six (6) feet in height may be installed in the rear yards of a Lot. Wood fences shall not extend in front of the rear face of the house, nor shall any fence be constructed between Dandy Trail and the front face of a house, except that a fence may be constructed east of the residence on Lot 2, provided such fence does not extend east of the west line of Lot 3.

6. Building setback lines are established on the Plat. No building shall be erected or maintained between the established setback line and the Lot lines of said Lot, including the no build lines on the west sides of Lot 1 and Lot 3. No residence or accessory building shall be erected closer than 25 feet to the west line of a lot, to the North line of Lot 1 or to the South line of Lot 3. No building or attached accessory building shall be erected closer to the side line of a Lot closer than 10 feet. If a building is erected on more than one single Lot, this restriction shall apply to the side lines of the extreme boundary lines of the multiple Lots.

7. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 9 feet above the street shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street and the property lines and a line connecting points 25 feet from the intersection of said street lines. The same sight limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement. No tree shall be permitted to remain within such distance of such intersection, unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

8. No camper, motor home, truck or recreational vehicle of any kind may be stored on any Lot except in closed garage. All boat docks shall strictly comply with the then applicable rules of any public authorities. Any boats shall be kept on the water abutting a Lot or away from view from Dandy Trail.

9. No sign of any kind shall be displayed to the public view on any Lot except that one (1) sign of not more 6 square feet may be displayed for the purpose of advertising the property for sale or rent, or may be displayed by a builder to advertise the property during construction and sale.

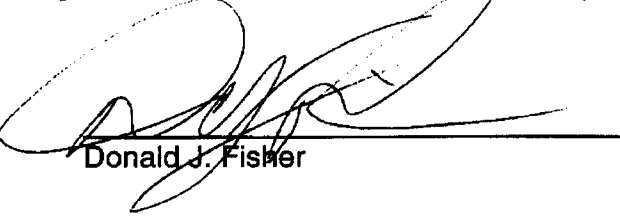
10. No antennae on any Lot shall exceed 5 feet above the roof peak. No satellite dish on any Lot shall exceed 39 inches in diameter.

11. No metal, fiberglass or similar type material awnings or patio covers shall be permitted on any Lot.

12. No above-ground swimming pool will be permitted on any Lot.

These restrictions shall remain binding on each of the Lots for twenty (20) years following the date of filing of this Plat, and they shall automatically be extended for successive terms of ten years each unless revoked by a recordable instrument signed by the Owner of Lot 2 and the Owner of one other Lot on or before the date of any automatic renewal.

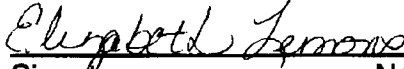
IN WITNESS WHEREOF, the undersigned has set his hand on this 18<sup>th</sup> day of September, 2003.

  
Donald J. Fisher

STATE OF INDIANA )  
                              ) SS:  
COUNTY OF MARION )

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Donald J. Fisher and personally acknowledged the execution of the foregoing Plat Restrictions for D. J. Fisher Minor Plat.

WITNESS MY HAND AND NOTARIAL SEAL this 18<sup>th</sup> day of September, 2003.

  
Signature    Notary Public  
Elizabeth Lemons  
Printed

My commission expires:  
11-9-06

My County of residence:  
Marion

APPROVED THIS 25<sup>th</sup>  
DAY OF September 2003  
PIKE TOWNSHIP ASSESSOR  
DRAFTSMAN J.O. Chis *Verand*



RATIFICATION OF DANDY TRAIL ESTATES ON THE LAKE FISHER  
MINOR PLAT

This Ratification of DANDY TRAIL ESTATES ON THE LAKE FISHER  
MINOR PLAT ("Plat") is executed this 27th day of  
APRIL, 2004, by DONALD J. FISHER AND LINDA L. FISHER, HUSBAND  
AND WIFE ("FISHER"), and arises out of the following  
circumstances:

A. On SEPTEMBER 15 2003, FISHER owned the real estate in  
MARION County, Indiana, described on the Plat (hereinafter  
described) (the "Real Estate").

B. On SEPTEMBER 29, 2003, the plat of DANDY TRAIL ESTATES  
ON THE LAKE FISHER MINOR PLAT was recorded by the MARION County  
Recorder as instrument number 2003-0205680 (the "Plat").

C. Through inadvertence the Plat was not executed by  
FISHER.

THEREFORE, the undersigned intending to be legally bound  
does hereby execute this Ratification and states as follows:

1. The above recitations are hereby adopted and made a  
part of this ratification.

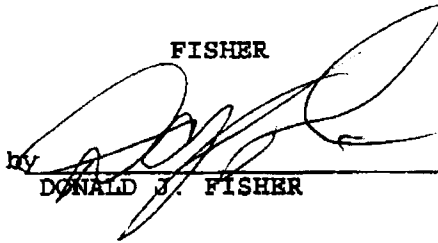
2. FISHER, as Owner of the Real Estate, does hereby lay  
off, plat and subdivide the same into lots and streets in  
accordance with the Plat, and the Plat shall be known and  
designated as "DANDY TRAIL ESTATES ON THE LAKE FISHER MINOR  
PLAT", an addition in MARION County, Indiana.

3. Front and side yard building setback lines and  
easements are hereby established as shown on the Plat.

4. In all other respects FISHER does hereby ratify the  
Plat and the recording thereof as though FISHER had executed  
such Plat prior to the recording thereof.

In witness whereof, the undersigned FISHER has executed this Ratification the day and year first above written.

FISHER

by   
DONALD J. FISHER

by   
LINDA L. FISHER

Subscribed and sworn to before me, a Notary in and for said County and State, this 27 day of APRIL, 2004.

My Commission Expires:

January 21, 2012

  
Notary Public

Melissa C. Jones  
Printed

County of Residence: Marion

Instrument prepared by: Wade R. Nichols, Attorney at Law.  
Morgan and Associates, Inc., 540 Westfield Road, Noblesville,  
Indiana 46060