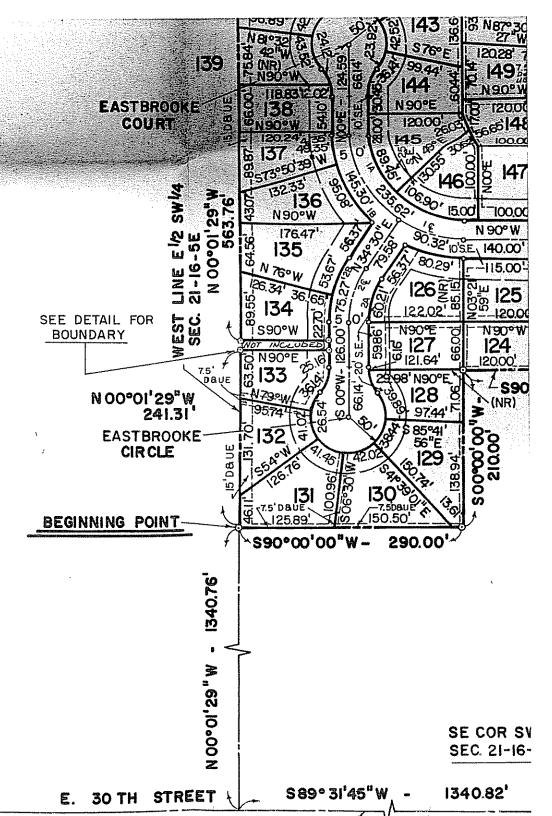
BOUNDARY DETAIL

78016791

CURVE DATA						
NO.	R	D	Τ	LC	L	Δ
IA	125.00	45.83664°	125.00	176.78	196.35	90°00'00"
16	150.00	38.19720°	150.00	212.13	235,62	n
IB	175,00	32.74046°	17500'	247.49	274.89	H
2A	100.00	57.29580°	31.06	59.31	60.21	34°30'00"
26	125.00	45.83664°	38.81	74 14	7527	11
2B	150.00	38.19720°	46.58	88.96'	9032'	11
3A 3 <u>C</u> 3B	125.00 ^t 150.00 ^t 175.00 ^t	45.83664° 38.19720° 32.74046°	27.14 ¹ 44.60 ¹ 61.53 ¹	53.04 ¹ 85.51 ¹ 116.09 ¹	5345 ¹ 86.71 ¹ 118.33 ¹	24°30'00" 33°07'15" 38°44'27"

EASTBROOKE MEADOWS SECTION 3A



NOTE:

V, SCHHELDER land Surveyor - Indiana #S0115

of Indiana, a Limited Partnership by Sheldon Rose, General Partier, being the owners of the above described real estate dehere lay off, plat and subdivide the same into ine undersigned common nose. The within plat. The within plat shall be known and designated as EASTBROOKE MEADOWS - SECTION 3A; an Addition to Marion County Indiana lots and streets in accordance with the within plat. The within plat shall be known and designated as EASTBROOKE MEADOWS - SECTION 3A; an Addition to Marion County Indiana

The streets shown and not heretofore dedicated are hereby dedicated to the public.

The streets shown and not nerecorde dedicated are never, dedicated to the pour.

All numbered lots in this Addition shall be designated as residential lots. Only one single farily with accessory building and not exceeding two stories in height may be erected or maintained on said all numbered lots in this Addition shall be designated as residential lots. Only one single farily with accessory building and not exceeding two stories in height may be erected or maintained on said All numbered lots in this addition shall be designated as less control lots. Only one single later, new accessory deliging and not exceed or maintained. No fence, wall, hedge or shrub Front and side building lines are established as shown on this plat between which line and the property lines of the street no structure shall be erected or maintained. No fence, wall, hedge or shrub front and side building lines are established as shown on this plat between which line and the property lines of the street no structure shall be erected or maintained. No fence, wall, hedge or shrub Front and side duffding lines are established as shown on this placed or maintained and street within the triangular area formed by the street propert planting which obstructs sight lines at elevations between 2 and 6 feet above the street propert planting which observed a significant and a contraction of said street lines or in the lase of a rounded property corners, from the intersection of the street lines extended. The same sightli lines and a line connecting points 25 feet from the intersection of said street lines or in the lines and a line connecting points 25 feet from the intersection of said street lines or in the lines are sightly lines and a line connecting points 25 feet from the intersection of said street lines or in the lines are sightly lines and a line connecting points 25 feet from the intersection of said street lines or in the lines are sightly lines and a line connecting points 25 feet from the intersection of said street lines or in the lines are sightly lines and a line connecting points 25 feet from the intersection of said street lines or in the lines are sightly lines and a line connecting points 25 feet from the intersection of said street lines or in the lines are sightly lines and a line connecting points 25 feet from the intersection of said street lines or in the lines are sightly lines are sightly lines are sightly lines are sightly lines and lines are sightly lines are sigh lines and a line connecting points 25 real 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 distance 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 distance 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 distance 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 distance 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 distance 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 distance limitations and the line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distance limitations are provided by the line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distance limitations are provided by the line with the edge of a driveway pavement or alley line.

of such intersection unless the foliago line is maintained at sufficient height to prevent obstruction of the sight line. of such intersection unless the corresponding a ground floor area of less than 900 square feet and no one and one-relf story house having a ground floor area of less than 660 No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one-relf story house having a ground floor area of less than 660

square feet exclusive of open porches, garages, or basements.

square reet exclusive of open porches, garages, of basements.

No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in this Addition

no trailer tent, shack basement, garage bash of composition of the shall anything be done thereon which shall be or become a nuisance to the neighborhood to not one thereon which shall be or become a nuisance to the neighborhood no noxious of othersive trade shart of calling on applicant of the shart of problems and anything be used thereby which shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual net animal or bird.

Ho poultry or larm animals shall be raised of harmanies on any locality reserved for the use of public utility companies not including transporta. There are strips of ground as shown on the within plat marked "Drainage Easements" and/or "Utility Easements" which are hereby reserved for the use of public utility companies not including transporta there are strips of ground as shown on the market parties and the easements and trains, subject at all times to the authority of Harion County, Indiana, and to the easements herein companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and trains, subject at all times to the authority of Harion County, Indiana, and to the easements herein companies to the instance and to the easements never companies of the sweet of the subject to the rights of the public reserved. Ho permanent or other structures shall be erected or maintained on said strips. The sweets of such lots in this Addition, however, shall take their title subject to the rights of the public reserved. reserved no permanent of other structures shall be encoused of maintained on said strips. The summers of said lots in this Addition to said Easement herein granted for ingress and egress in along, and through the strips so reserved.

The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns. The Metropolitan Development Commission, erected or maintained in violetion thereof, is hereby dedicated and reserved to the owners of the successors or assigns who shall be entitled to such relief without being required to show any damage of any kins to any such owner or owners by or through any such violation or attempted violation their successors or assigns who shall be entitled to such relief without being required to show any damage of any kins to any such owner or owners by or through any such violation or attempted violation Such provisions shall be in full force and effect for a period of 25 years from date of recording, at which time said covenants shall be automatically extended for successive period of 10 years unless by vote of the majority of the then owner of the lots, it is agreed to change the covenants in wole or in part. Invalidation 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.

arrect any or the other provisions which shall remain in for force and effect.

The within covenants. limitations, and restrictions are to run with the land and shall be binding on all parties claiming under them.

The undersigned, being owners of the 12 foot strip of land immediately adjacent to the South line of Lot 134 and the North line of Lot 133 covenant that said strip shall only be used for the installat.

and maintenance of utilities, and that other uses such as ingress and egress to adjacent lands except for the purpose of installing and maintaining utilities shall not be permitted

of Indiana. a Limited Partnership by Sheldon Rose, General Partner, have hereunto caused its and his name to be subscribed this a day of indiana. IN WITHESS WHEREOF. Edward Rose FIRML APPROVAL STATE OF INDIANA) | Sefore me, a Notary Public in and said County and State personally PLAY COMMITTEE SS appeared Edward Rose of Indiana, a Limited Partnership, by THE CHOLD AN EQUAL PROSED OF ANY LINE LAND COURTY OF MARION) Sheldon Rose, General Partner, and acknowledge the execution of the FOR EUROPE DESCRIPTION FOR THE above foregoing instrument as its voluntary act and deed. Witness my signature and notarial seal this 1977 day of Texture 1973 EDWARD ROSE OF INDIANA 75.53553

This Instrument was prepared by JOHN V. SCHNEIDER OF SCHNEIDER ENGINEERING CORP

JULY 1977

June 8 1979 REVISIONS DRAWN BY DATE CHECK NO. BY DATE CHECK CHANGED LOT HO'S SMC 5-10-76 1 357 6121

SHELDON ROSE General Partner TO B UNILESS & CORDET

EASTBROOKE MEADOWS - SEC. 3A PREPARED FOR EDWARD ROSE

SCHNEIDER ENGINEERING CORPORATION 3675 NORTH POST ROAD INDIANAPOLIS. INDIANA 40226

(317) 898-8282

NESS MY SIGNATURE this 47 day of 1000. V SCHNEIDER Land Surveyor - Indiana #80115 JOHN Rea. of Indiana, a Limited Partnership by Sheldon Rose, General Partier, being the owners of the above described real estate, do here lay off plat and subdivide the same into e undersigned. Command nose or indiana, a ciniced ractice ship by shelloun nose, deneral ractice, being the owners of the above described lear estate, denere lay or the above described lear estate. But and indianal to and streets in accordance with the within plat. The within plat shall be known and designated as EASTBROOKE MEADOWS - SECTION 3A: an Addition to Marion County indianal to and streets in accordance with the within plat. The within plat shall be known and designated as EASTBROOKE MEADOWS - SECTION 3A: an Addition to Marion County indianal to an accordance with the within plat. the streets shown and not nerecorder dedicated are nereby dedicated to the public.

All numbered lots in this Addition shall be designated as residential lots. Only one single family with accessory building and not exceeding two stories in height may be erected or maintained on said lots.

All numbered lots in this Addition shall be designated as residential lots. Only one single family with accessory building and not exceeding two stories in height may be erected or maintained on said lots. Only one single family with accessory building and not exceeding two stories in height may be erected or maintained on said lots. All numbered lots in this addition shall be designated as residential lots. Only one single family with accessory building and not exceeding two stories in neight may be designated as residential lots. Only one single family with accessory building and not exceeding two stories in neight may be described as shown on this plat between which line and the property lines of the street, no structure shall be erected or maintained. No fence wall, hedge or shribed and side building lines are established as shown on this plat between which line and the property lines of the street, no structure shall be erected or maintained on said lines. The shall be exceeded by the street of the stree rrong and side building lines are established as shown on this place between which line and the property lines of the street, no structure shall be elected of maintained. No lence wall, neage of shift placed or permitted to remain on any corner lot within the triangular area formed by the street property 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 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 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 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 planting the street planti planting which obstructs signt lines at elevations between 2 and bleet above the street shall to 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 lase of a rounded property corners from the intersection of the street lines extended. The same sightline lines and a line connecting points 25 feet from the intersection of said street lines or in the lase of a rounded property corners from the intersection of the street lines extended. lines and a line connecting points 25 seet from the intersection of said street lines or in the sase of a rounded property corners, from the intersection of the street lines and distances 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 the following the following line is majorated at sufficient bright to account of the following the fol No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one and one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less than 900 square feet and no one-ralf story house having a ground floor area of less tha square teet exclusive of open porches, garages, or pasements.
No trailer, tent, shack, basement, garage barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in this Addition No trailer, tent, snack, basement, garage bain or other outcornaing or temporary of shall be or become a nuisance to the neighborhood no noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood no noxious or oriensive crace sharr be carried on upon any for in this restriction shall not prohibit a resident from keeping an usual net animal or bird. Ho poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual net animal or bird. Ho poultry or tarm animals shall be raised or maintained on any lot. Inis restriction shall not promote a resident from keeping an usual net animal of bild.

There are strips of ground as shown on the within plat marked "Drainage Easements" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including transportation. There are strips of ground as shown on the within plat marked "Drainage Easements" and/or "Utility Easements" which are hereby reserved for the use of public utility companies. inere are strips of ground as shown on the within plac marked prainage casements and/or office) casements which are defeby reserved for the use of public offices, and to the easements herein companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and frains, subject at all times to the authority of Harion County, Indiana, and to the easements herein companies for the installation and maintenance of mains, quits, poles, lines, wires, sewers and grains, subject at all times to the authority of harron county, indiana, and to the easements herein reserved. Ho permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public reserved. Ho permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public reserved. reserved. No desimality of other structures shall be elected of maintained on said strips. The shall be strips so reserved. Utilities and to those of the owners of said lots in this Addition to said Easement herein granted for ingress and egress in along, and through the strips so reserved. urilizies and to those of the owners of salo lots in this Adultion to salo casement herein grantic for ingress and egress in along, and inrough the strips so reserved.

The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by one process of law of any septic tank, absorption bed of structure of the right to cause the removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of law of any septic tank, absorption bed of structure removal by one process of the septic tank of the septic removal by one process of the septic removal by one proces erected or maintained in violation thereby dedicated and reserved to the owners of the several lots in this subdivision. Their nears and assigns, the metroportian beveropment commission, their successors or assigns who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation their successors or assigns who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. their successors or assigns who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such prior and effect for a period of 10 years unlest Such provisions shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force and effect for a period of 25 years from date of recording at which time said covenants shall be in full force. Such provisions shall be in full force and ellect for a period of 25 years from date of recording at which time said covenants shall be automatically extended for successive period of 10 years unless by vote of the majority of the then owner of the lots, it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise by vote of the majority of the then owner of the lots, it is agreed to change the covenants in whole or in part. Invalidation 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.

The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties claiming under them.

The undersigned, being owners of the 12 foot strip of land immediately adjacent to the South line of Lot 134 and the North line of Lot 133 covenant that said strip shall only be used for the installation. ine undersigned, being owners of the 12 your strip of the purpose of installing and maintaining utilities shall not be permitted and maintenance of utilities, and that other uses such as ingress and egress to adjacent lands except for the purpose of installing and maintaining utilities. of Indiana, a Limited Partnership by Sheldon Rose, General Partner. have hereunto caused its and his name to be subscribed this and a subscribed this and a subscribed this and subscribed this and subscribed this are day of the subscribed the subscribed this are day of the subscribed the s H WITHESS WHEREOF, Edward Rose PLAY COMMOTER TATE OF INDIANA) Before me, a Notary Public in and said County and State, personally SS appeared Edward Rose of Indiana, a Limited Partnership, by TENCHOLITIAN COVELS PASSONS WITH COM-TO THE PERSON SHE COUNTY OF HARION) Sheldon Rose, General Partner and acknowledge the execution of the above foregoing instrument as its voluntary act and deed. EDWARD ROSE OF INDIANA titness my signature and notarial seal this 1977 day of Toward 1978 **学、森特的3**星 SHELDON ROSE General Partner

EDWARD ROSE

FASTBROOKE MEADOWS - SEC. 3A

REPARED FOR

SCHNEIDER ENGINEERING CORPORATION

3675 NORTH POST ROAD INDIAHAPOLIS INDIANA 46276

(317) B9B-8282

JULY 1977

This Instrument was prepared by JOHN V. SCHREIDER OF SCHNEIDER ENGINEERING CORP

TO D UNIL 235 L CORDED

June 8 1379

DRAWN

BY DATE CHECK NO. BY DATE CHECK CHANGED LOT NO'S PER 1 357 512 1 SMC 5-10-76

REVISIONS