

SEP 20 257 39

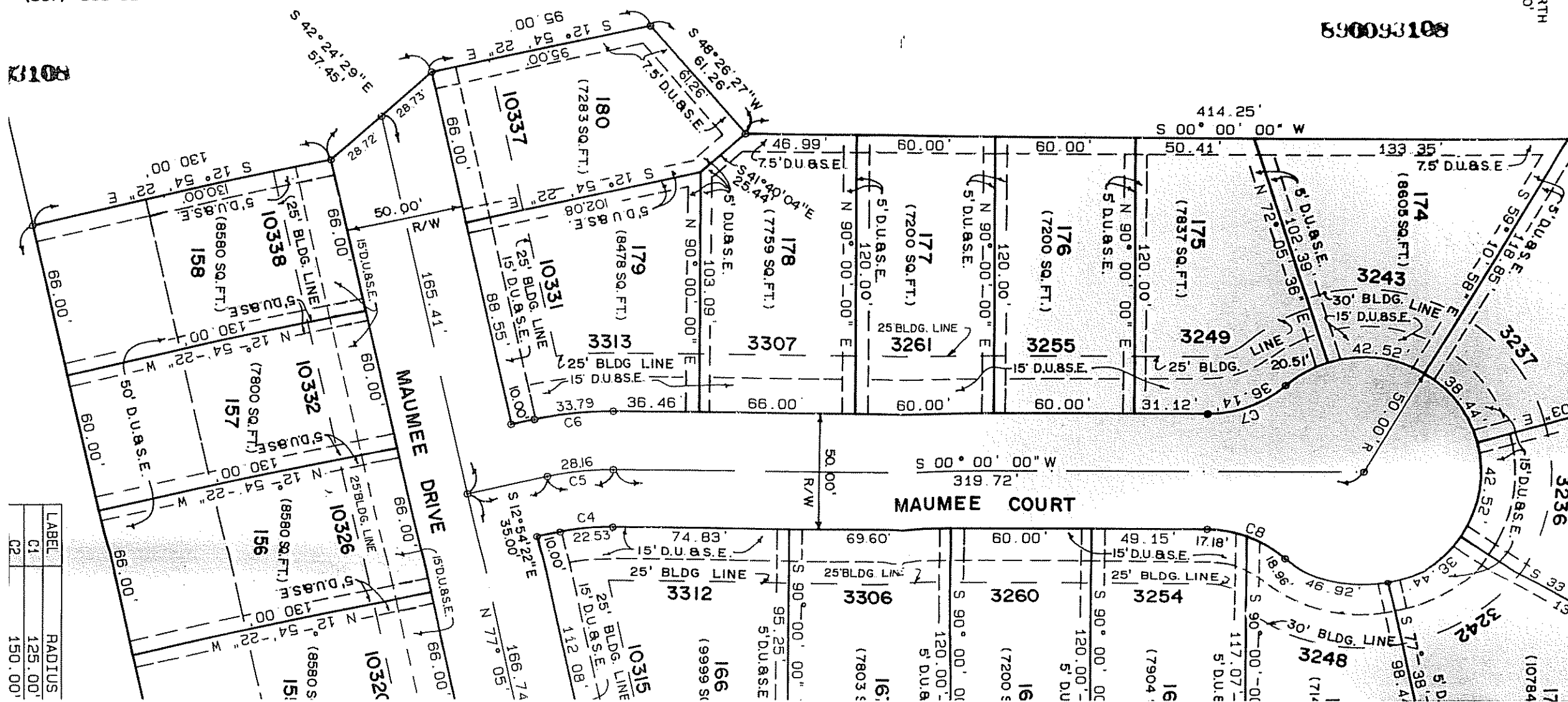
MENT WAS PREPARED
D D. GIACOLETTI
LAND SURVEYOR-INDIANA #S0560
ENGINEERING CORP.
RTH POST ROAD
S, INDIANA 46226
(317) 898-8282

EASTBROOKE MEADOWS SECTION 3B

20
ASSUMED NORTH
SCALE 1" = 40'

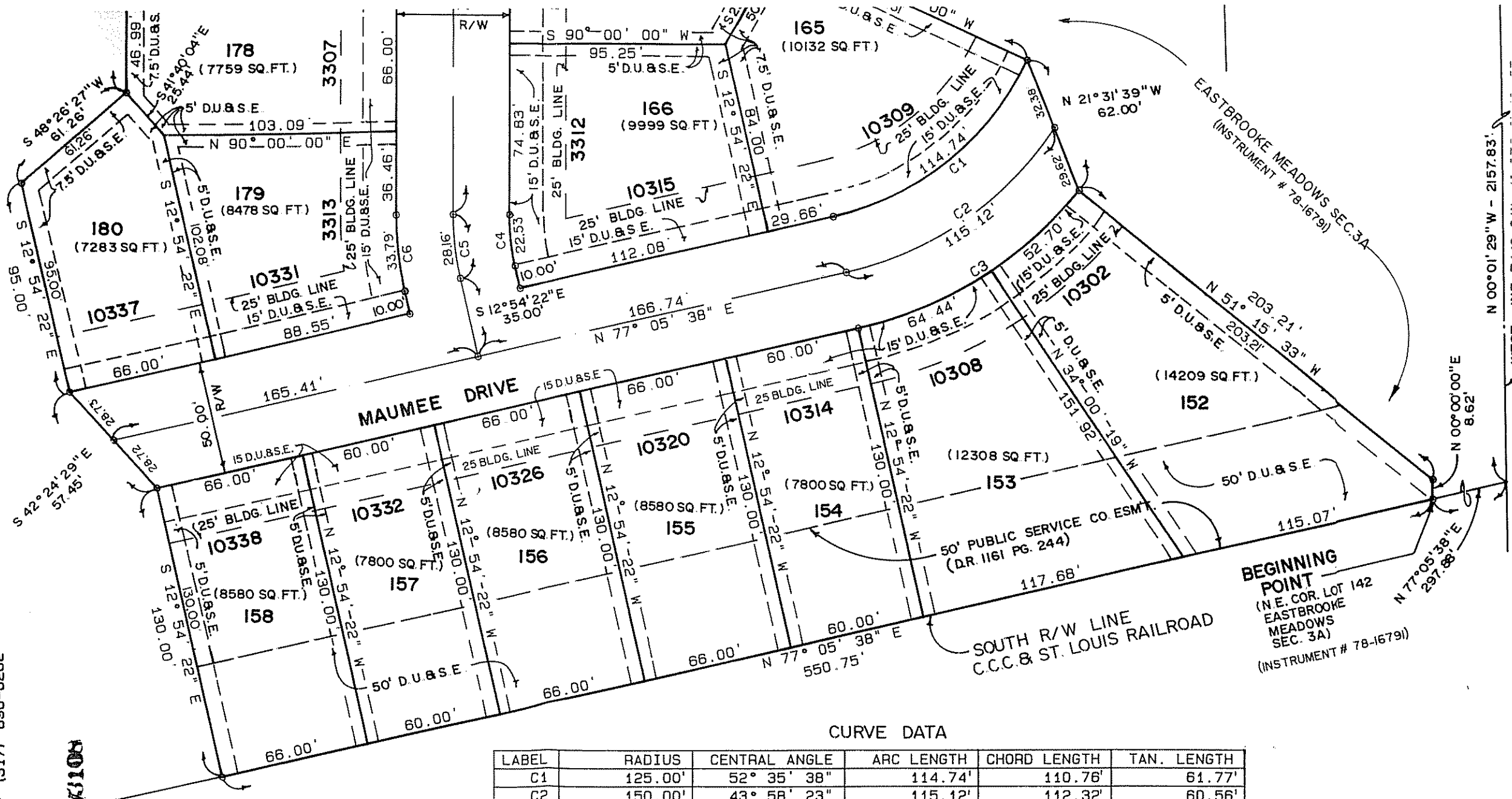
890093108

6108



LABEL	RADIUS
C1	125.00'
C2	150.00'

83000101



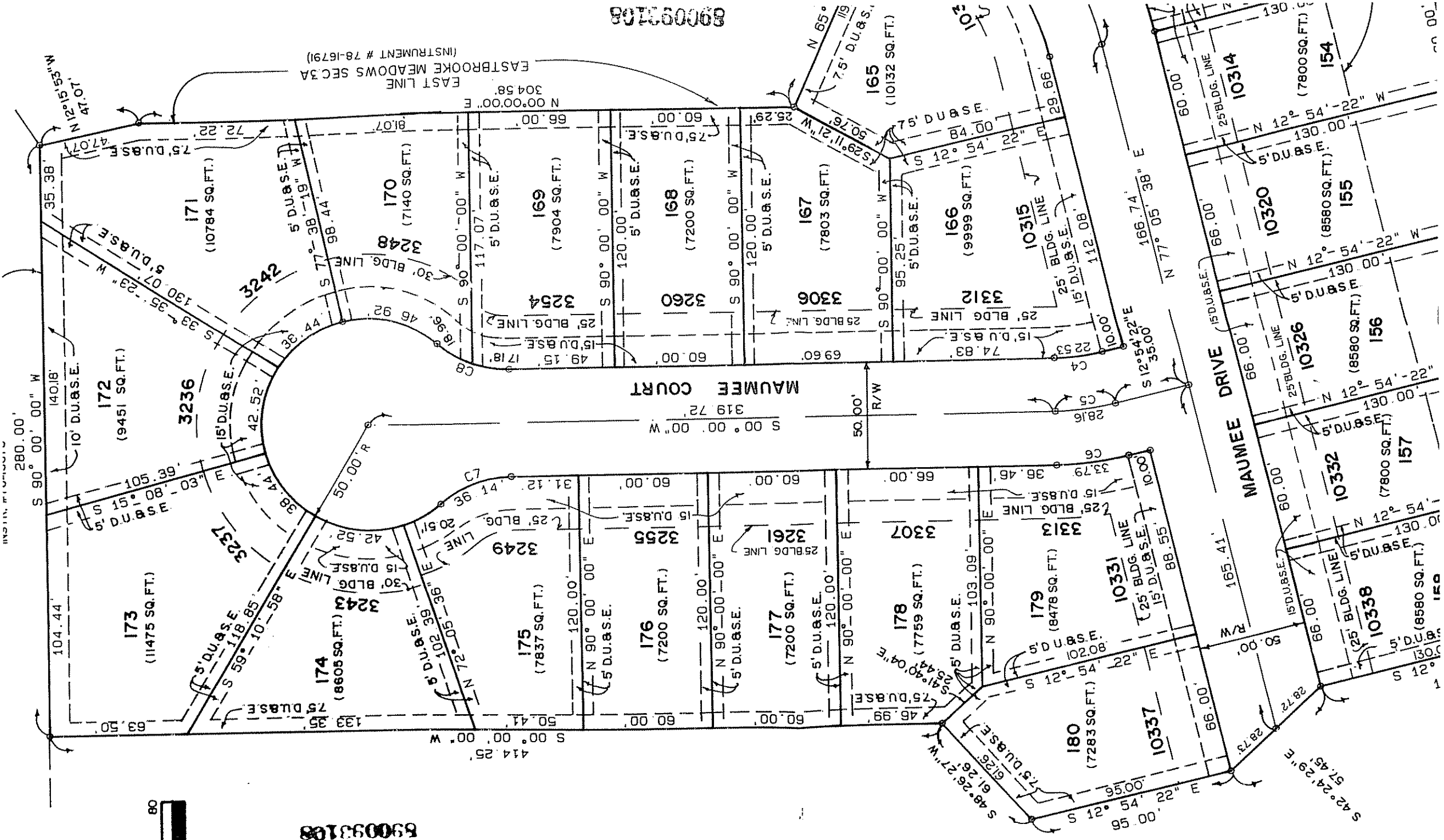
CURVE DATA

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	TAN. LENGTH
C1	125.00'	52° 35' 38"	114.74'	110.76'	61.77'
C2	150.00'	43° 58' 23"	115.12'	112.32'	60.56'
C3	175.00'	38° 21' 11"	117.14'	114.97'	60.86'
C4	100.00'	12° 54' 22"	22.53'	22.48'	11.31'
C5	125.00'	12° 54' 22"	28.16'	28.10'	14.14'
C6	150.00'	12° 54' 22"	33.79'	33.72'	16.97'
C7	50.00'	41° 24' 35"	36.14'	35.36'	18.90'
C8	50.00'	41° 24' 35"	36.14'	35.36'	18.90'

SECTION 3B

890093108

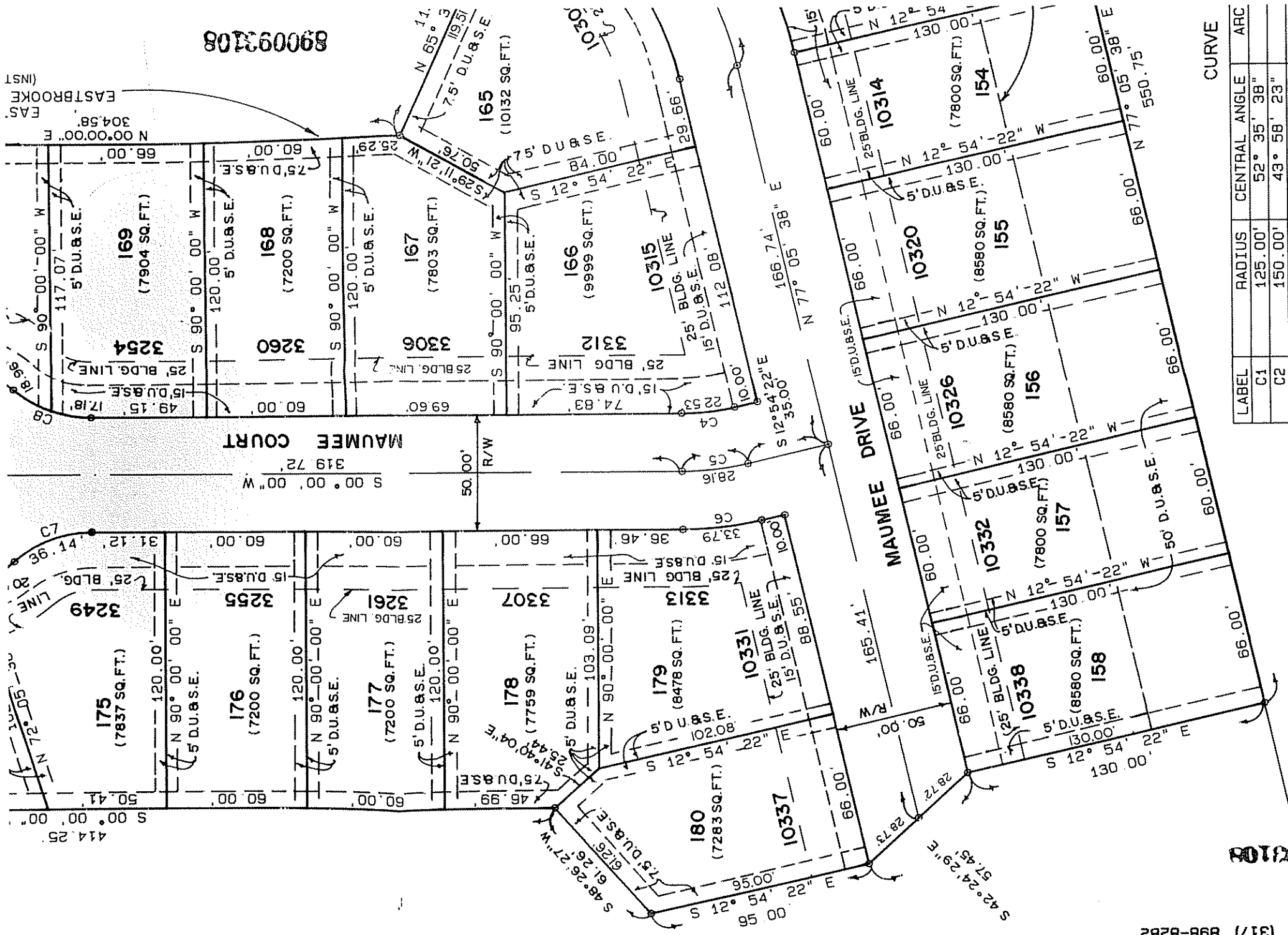
MEASUREMENT NORTH
SCALE 1" = 40'



890093108

EASTBROOK MEADOWS SEC 3A
INSTRUMENT # 78-16791

SECTION 3B



EAS. EASTBROOKE (NST)
 304.58' E
 N 00° 00' 00" E
 66.00'

890093108

MAUMEE COURT

MAUMEE DRIVE (15' D.U.S.E.)

890093108

SCHNEIDER ENGINEERING CORP.
 3020 NORTH POST ROAD
 INDIANAPOLIS, INDIANA 46226
 TELEPHONE - (317) 898-8282

CURVE

LABEL	RADIUS	CENTRAL ANGLE	ARC
C1	125.00'	52° 35' 38"	
C2	150.00'	43° 58' 23"	
C3	175.00'	38° 21' 11"	
C4	100.00'	12° 54' 22"	
C5	125.00'	12° 54' 22"	
C6	150.00'	12° 54' 22"	
C7	50.00'	41° 24' 35"	
C8	50.00'	41° 24' 35"	

THE UNDERSIGNED, EDWARD ROSE OF INDIANA, AN INDIANA LIMITED PARTNERSHIP BY SHELDON ROSE, GENERAL PARTNER, BEING THE OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, DO HERE LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS EASTBROOKE MEADOWS - SECTION 38, AN ADDITION IN MARION COUNTY, INDIANA.

1. THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

2. ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. ONLY ONE SINGLE-FAMILY DWELLING WITH ACCESSORY BUILDING AND NOT EXCEEDING 35 FEET IN HEIGHT MAY BE ERECTED OR MAINTAINED ON SAID LOT.

3. NO ONE-STORY HOUSE SHALL BE ERECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 800 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 680 SQUARE FEET EXCLUSIVE OF OPEN PORCHES, GARAGES OR BASEMENTS.

4. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE IN ANY LOT IN THIS ADDITION.

5. FRONT BUILDING AND SIDELINES ARE ESTABLISHED AS SHOWN ON THIS PLAT BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET, NO STRUCTURE SHALL BE ERECTED OR MAINTAINED, 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 ROUNDED PROPERTY CORNERS FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE 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 INTERSECTION UNLESS THE FOLIAGE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

6. 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.

7. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

8. THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U. 65 E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES NOT INCLUDING TRANSPORTATION COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE CITY OF INDIANAPOLIS, INDIANA, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS, THE OWNERS OF LOTS IN THIS ADDITION SHALL TAKE THEIR TITLE SUBJECT TO THE PUBLIC UTILITIES EASEMENT HEREIN, WHICH GRANTS INGRESS AND EGRESS TO OTHER OWNERS IN THIS ADDITION AND TO THE PUBLIC UTILITIES.

9. THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, 58-40-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

10. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR TWENTY-FIVE (25) YEARS FROM RECORDING DATE. AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

11. 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 DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS, INDIANA AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS FOR THIS PLAT ISSUED BY SAID DEPARTMENT.

12. THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM.

IN WITNESS WHEREOF, I
2877 DAY OF

STATE OF INDIANA

COUNTY OF MARION

BEFORE ME A NOTAI
INDIANA, SHELDON ROSE
ITS VOLUNTARY ACT AND

WITNESS MY SIGNA
1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVED
DAY OF
ASSESS

890093108