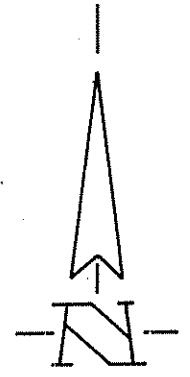


82 37610

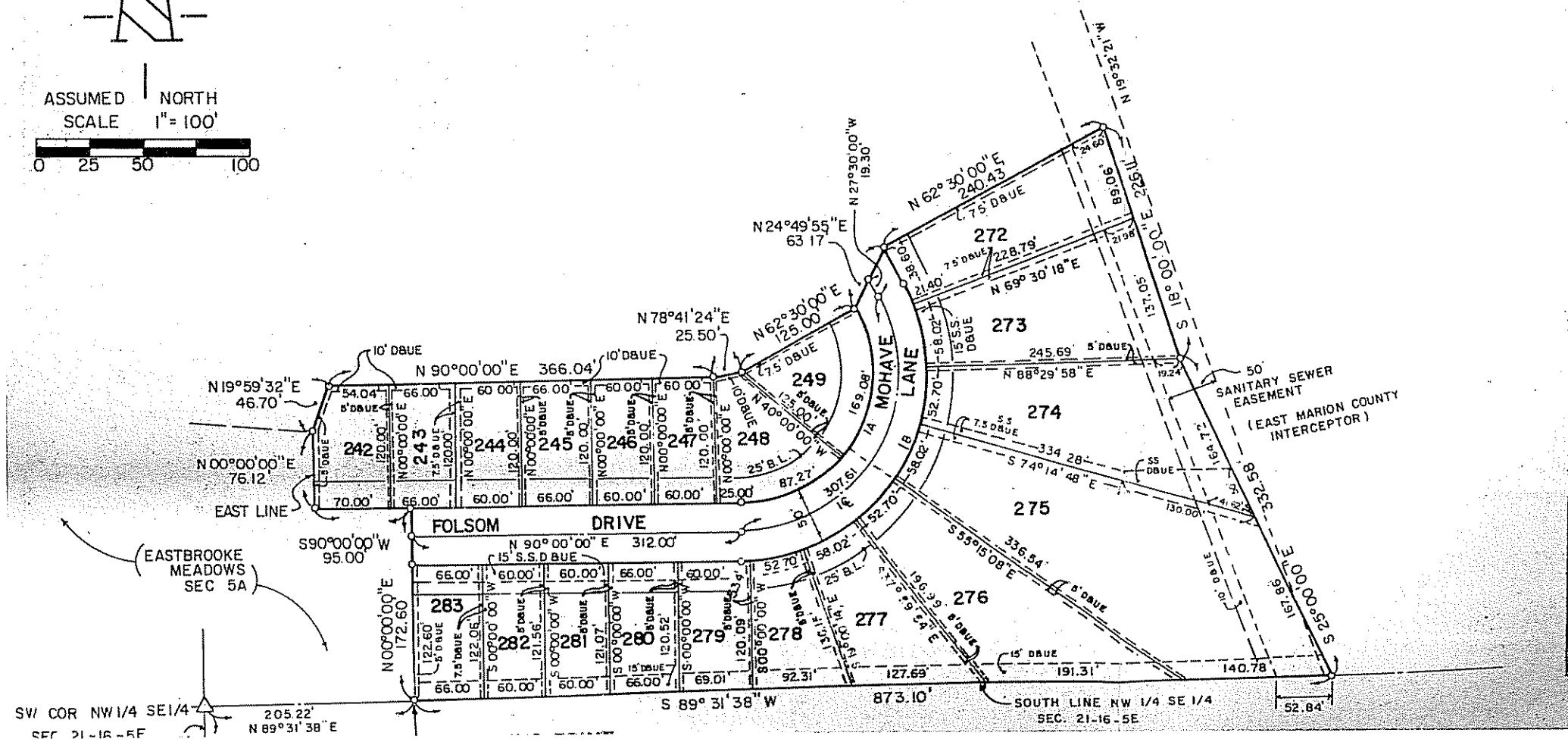
EASTBROOKE MEADOWS SECTION 5B



ASSUMED NORTH
SCALE 1" = 100'

NOTE:

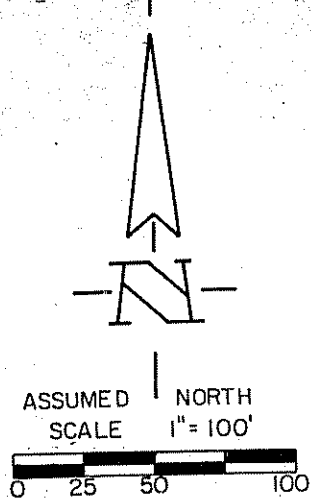
- 1. S.S. DBUE - SANITARY SEWER DRAINAGE AND UTILITY EASEMENT
- 2. B.L. - BUILDING LINE



ADDRESS AND

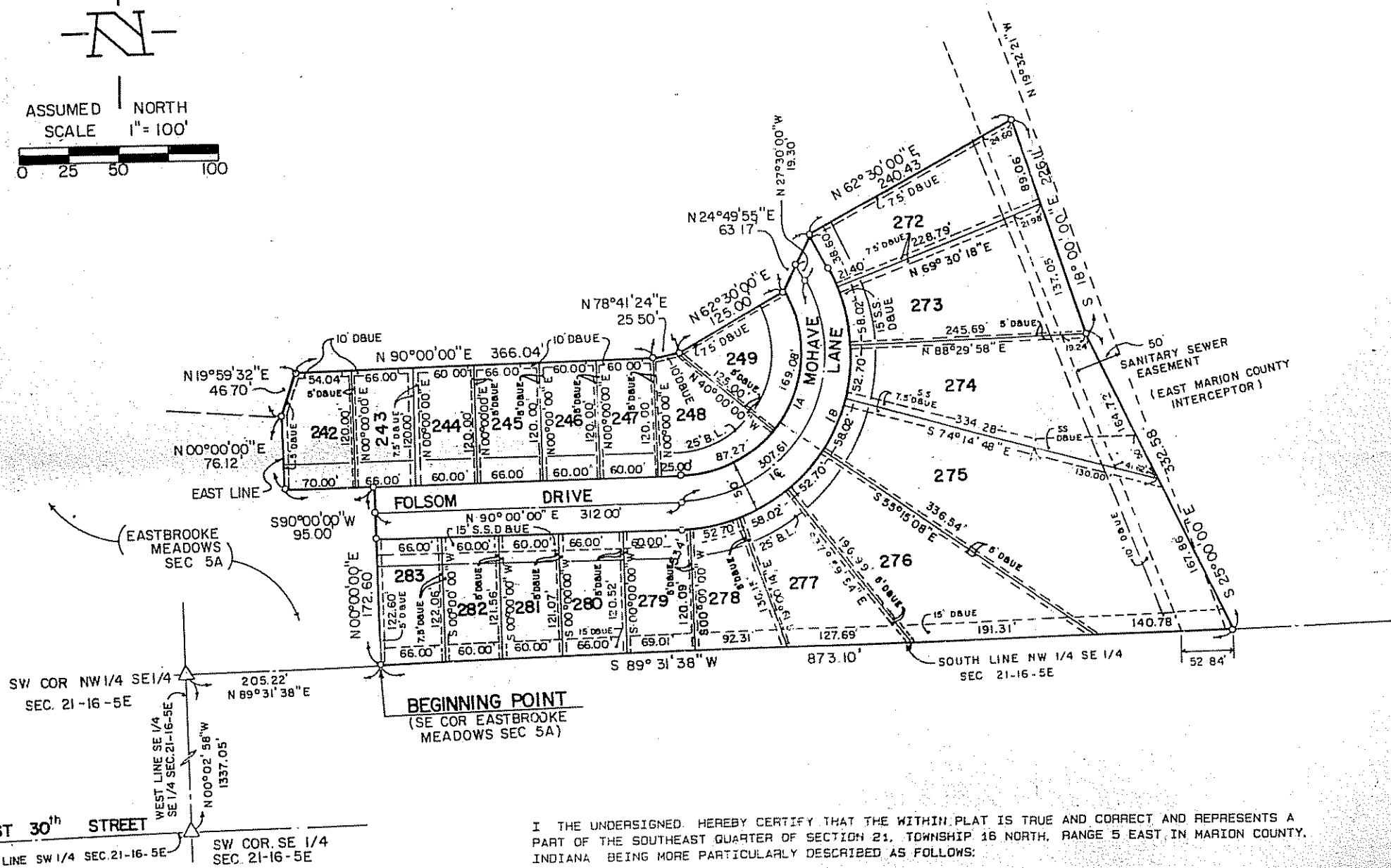
LOT	SQ. FOOTAGE
242	8050
243	7920
244	7200
245	7920
246	7200
247	7200
248	8517
249	10567
272	17353
273	22565
274	27163
275	48070
276	23609
277	13760
278	9006
279	8078
280	7973
281	7279
282	7309
283	8074

EASTBROOKE MEADOWS SECTION 5B



NOTE:

- 1 S.S.D&UE - SANITARY SEWER DRAINAGE AND UTILITY EASEMENT
- 2 B.L. - BUILDING LINE



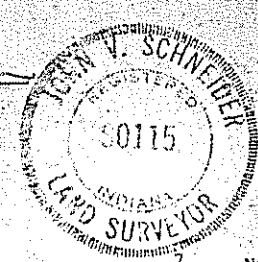
ADDRESS	
LOT	SQ. FC
242	8050
243	7920
244	7200
245	7920
246	7200
247	7200
248	8510
249	10560
272	17350
273	22560
274	27160
275	48000
276	23600
277	13700
278	9000
279	8000
280	7900
281	7200
282	7300
283	8000

I THE UNDERSIGNED, HEREBY CERTIFY THAT THE WITHIN PLAT IS TRUE AND CORRECT AND REPRESENTS A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 5 EAST IN MARION COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF THE SAID QUARTER SECTION 1337.05 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF

CURVE NO.
1A
1C
1B

JOHN V. SCHNEIDER
REG. LAND SURVEYOR - INDIANA #S0115



The undersigned, Edward Rose of Indiana, an Indiana Limited Partnership by Sheldon Rose, General Partner, being the owner of the above described real estate, do here lay off, plat and subdivide the same into lots and streets in accordance with the following plan. The within plat shall be known and designated as Eastbrook Meadows - North - and Addition in Section 24, T11N, R11E.

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. All proposed lots in this Addition shall be designated as residential lots. Only one single-family dwelling with accessory buildings and a structure exceeding 35 feet in height may be erected or maintained on said lot.
3. The boundary and sidelines are established as shown on this plat between which lines and the right-of-way lines of the street, no fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 4 and 7 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 way. Structures shall be permitted to remain within such distances of such intersection unless the building line is maintained at sufficient height to prevent obstruction of the sight line.
4. If a two-story house shall be erected on any lot in this Addition having a main floor area of less than 700 square feet and no residence with more than one story shall have a main floor area of less than 600 square feet exclusive of open porches, decks or balconies.
5. No cellar, 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.
6. No business or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done on which shall be or become a nuisance to the neighborhood.

7. No animals, cats, or other commercial.
8. There are no structures which are to be installed all times on the lots in this Addition and other lots in, along,
9. The right to absorb and reserve and the Met entitled to owner or ow shall be in time said c years unless the covenan court order full force
10. The within binding on
11. It shall be of this plat for this plat requirement

IN WITNESS WHEREOF, The Undersigned have hereunto caused its and their names to be subscribed this 15th day of July, 1982.



Before me a Notary Public in and for said County and State personally appeared for Edward Rose of Indiana, Sheldon Rose, General Partner, and acknowledged the execution of the above foregoing instrument as its voluntary act and deed.

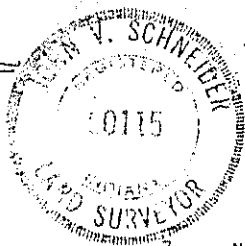
Witness my signature and notarial seal this 15th day of July, 1982.

Notary Public Thomas A. Salmon
Thomas A. Salmon

My Commission expires May 24, 1984

County of Residence Marion

JOHN V. SCHNEIDER
REG. LAND SURVEYOR - INDIANA #50115



Partnership by Sheldon Rose. General Partner in this
it and subdivide the same into lots and strips in accordance
granted as Eastbrook Meadows - South by a plat in

dedicated to the public.

residential lots. Only one single-family dwelling with accessory
ed or maintained on said lot

this plat between which lines and the right-of-way lines of the street, no
hedge, or shrub planting which obstructs sight lines at elevations
permitted to remain on any corner lot within the triangular area
g points 25 feet from the intersection of said street lines or in
ion of the street lines extended. No same right-of-way limitations
on of a street line with the edge of a sidewalk, pavement or alley
instances of such intersection unless the right-of-way line is maintained
line.

dition having a main floor area of less than 400 square feet and
floor area of less than 600 square feet, including of open porches,

outbuilding or temporary structure shall be used for temporary or

ly lot in this Addition nor shall any other use thereon which

and their names to be subscribed this 15th day of July, 1982.

personally appeared for
knowledge
ary act and deed.

July, 1982.

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 Drainage and Utility Easements (D & UE)
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 such
lots in this Addition, however, shall take their title subject to the rights of the public utilities
and other owners of said lots in this Addition to said easement herein granted for ingress and egress
in, along, and through the strips so reserved.

9. The right to enforce the within provisions, restrictions and covenants by injunction to-
gether 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,
and the Metropolitan Development 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. Such provisions
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. Invalidity of any 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.

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

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 and the
requirements of all drainage permits for this plat issued by said Department.

EDWARD ROSE OF INDIANA

SHELDON ROSE, GENERAL PARTNER