

RECEIVED FOR RECORD
 BETH C. LAUGHLIN
 RECORD ENGINEER CO.

JAN 15 8 04 AM '85

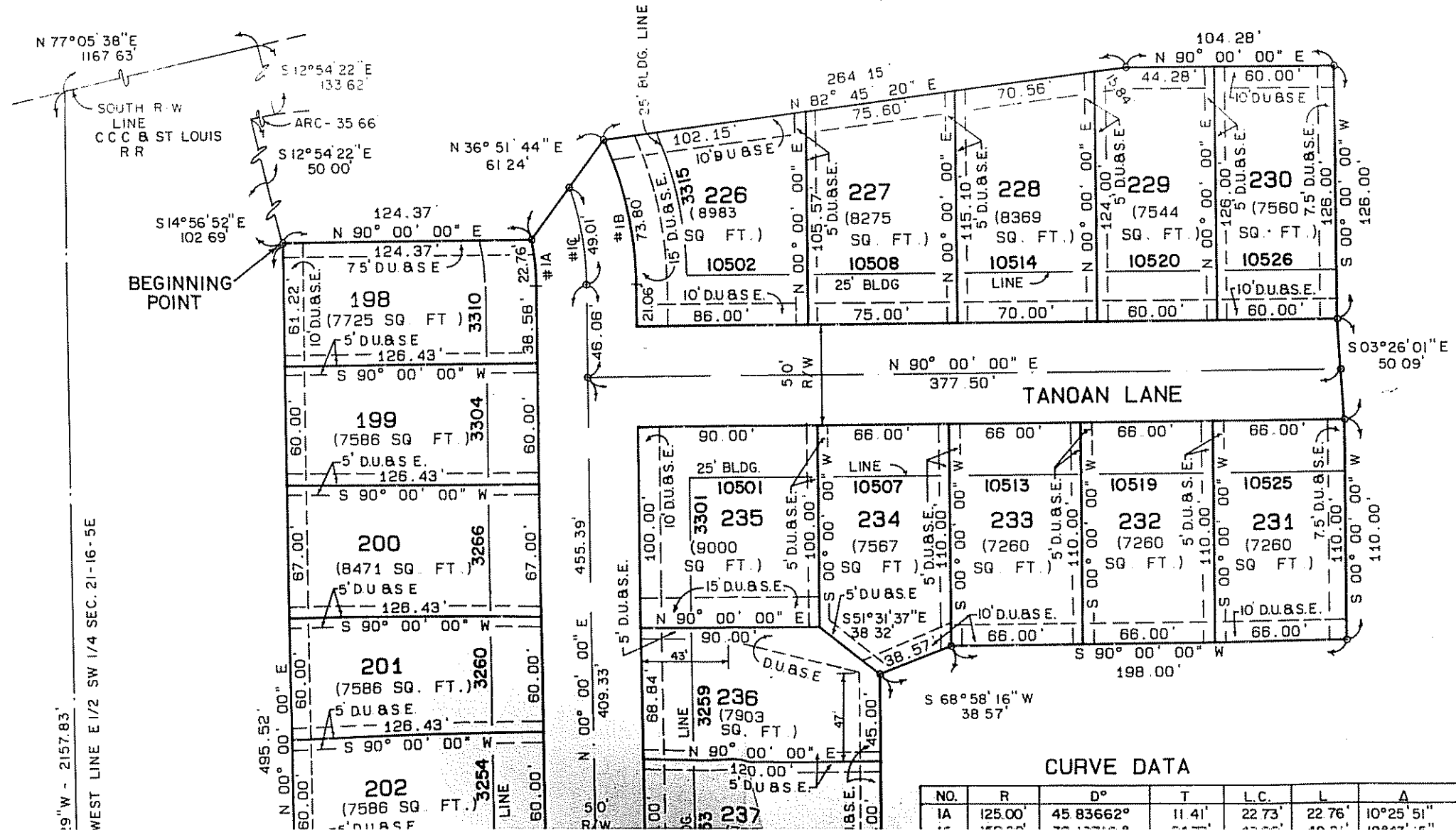
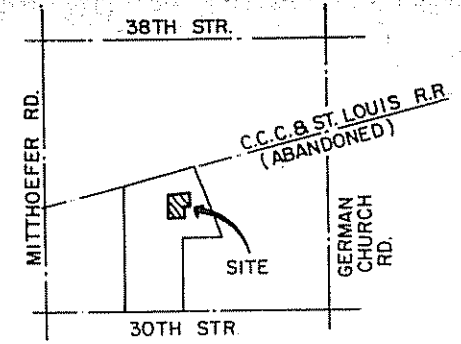
EASTBROOKE MEADOWS

SECTION 4

PART S.E. 1/4 & S.W. 1/4 SEC. 21-16N-5E

THIS INSTRUMENT WAS PREPARED BY SCHNEIDER ENGINEERING CORP.
 JOHN V SCHNEIDER, PRESIDENT
 3675 NORTH POST ROAD
 INDIANAPOLIS, INDIANA 46226
 TELEPHONE - (317) 898-8282

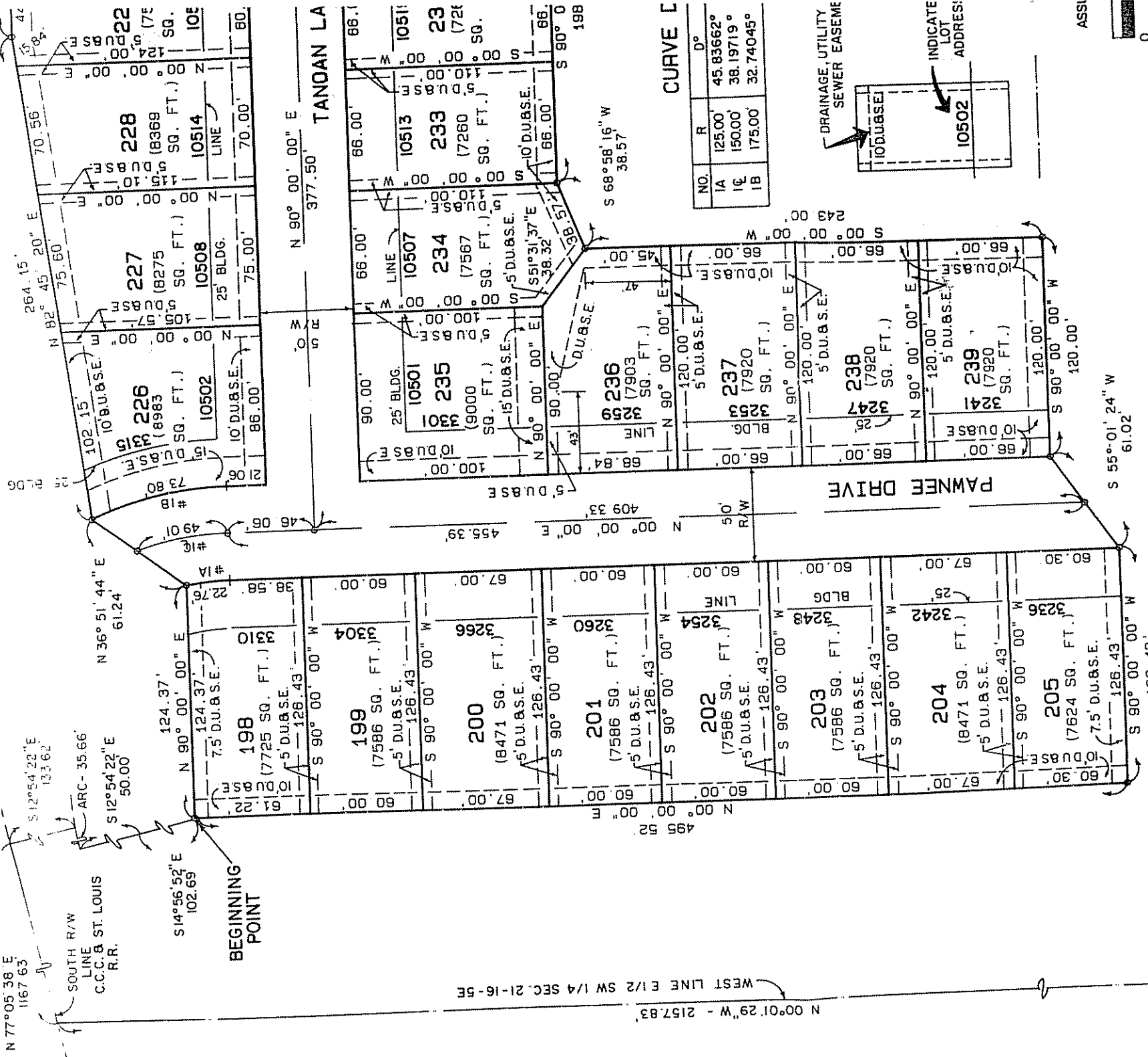
85000J717



CURVE DATA

NO.	R	D°	T	L.C.	L	Δ
1A	125.00'	45.83662°	11.41'	22.73'	22.76'	10°25'51"

DRAWN BY
 EDWARD D. GIACOLETTI - PROJECT ENGINEER



LINE SW 1/4
S.E. COR SW 1/4
SEC. 21-16-5E
S 89° 31' 45" W
1340.82'
(ASSUMED BRG.)

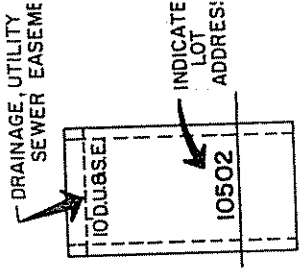
SURVEYOR'S CERTIFICATE

I, [Name], HEREBY CERTIFY THAT THE WITHIN PLAT IS A REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED AND PLATTED UNDER [Commission] AND CONTROL AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; [Signature]

BEFORE PARTICULARLY DESCRIBED AS FOLLOWS:
SOUTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION: THENCE SOUTH 89 DEGREES 31 MINUTES 45 SECONDS WEST (ASSUMED) 1340.82 FEET TO THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHWEST QUARTER SECTION 29 SECONDS WEST ALONG THE SAID WEST LINE 2157.83 FEET TO THE SOUTH RIGHT-OF-WAY OF THE ST. LOUIS RAILROAD; THENCE NORTH 77 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF THE ST. LOUIS RAILROAD; THENCE SOUTH 12 DEGREES 54 MINUTES 22 SECONDS EAST; THENCE WESTERLY ALONG THE SAID CURVE 35.66 FEET TO A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 54 MINUTES 22 SECONDS WEST FROM SAID POINT OF BEGINNING TO THE BEGINNING POINT; THENCE NORTH 14 DEGREES 56 MINUTES 52 SECONDS EAST 102.69 FEET TO THE BEGINNING POINT; THENCE NORTH 14 DEGREES 56 MINUTES 52 SECONDS EAST 61.24 FEET; THENCE SOUTH 00 SECONDS EAST 124.37 FEET; THENCE NORTH 36 DEGREES 51 MINUTES 44 SECONDS EAST 104.28 FEET; THENCE SOUTH 00 SECONDS WEST 264.15 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 50.09 FEET; THENCE SOUTH 00 SECONDS WEST 110.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 126.43 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 126.43 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 24 SECONDS WEST 61.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 126.43 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 495.52 FEET TO THE

CURVE I

NO.	R	D°
1A	125.00'	45.83662°
1C	150.00'	38.19719°
1B	175.00'	32.74045°



ASSI



THE UNDERSIGNED, EDWARD ROSE OF INDIANA, AN INDIANA LIMITED PARTNERSHIP BY SHELDON ROSE, GENERAL PARTNER, BEING THE OWNERS OF THE BELOW 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 4 , 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 900 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 660 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. & S.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 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 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-A0-3, 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

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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-A0-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE
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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.