

PLAT COVENANTS AND RESTRICTIONS

EMERALD SPRINGS

The undersigned, Centex Homes, a Nevada general partnership (the "Developer"), is the Owner of the real estate more specifically described in Exhibit "A" attached hereto (the "Real Estate"). The Developer is concurrently platting and subdividing the Real Estate as shown on the foregoing plat for Emerald Springs, which is filed of record simultaneously herewith in the office of the Recorder of Hancock County, Indiana (the "Plat") and desires in the Plat to subject the Real Estate to the provisions of these Plat Covenants and Restrictions. The subdivision created by the Plat (the "Subdivision") is to be known and designated as part of "Emerald Springs." In addition to the covenants and restrictions hereinafter set forth, the Real Estate is also subject to those covenants and restrictions contained in the Declaration of Covenants and Restrictions of Emerald Springs, dated SEPTEMBER 10, 2003 and recorded on OCTOBER 10, 2003 as Instrument No. 03-0977-096 in the office of the Recorder of Hancock County, Indiana, as the same may be amended or supplemented from time to time as therein provided (the "Declaration"), and to the rights, powers, duties and obligations of Emerald Springs Homeowners Association, Inc. (the "Association") set forth in the Declaration. If there is any conflict between any of the covenants and restrictions contained herein and any of the covenants and restrictions contained in the Declaration, the covenants and restrictions contained in the Declaration shall govern and control, but only to the extent of the conflict, it being the intent hereof that all covenants and restrictions contained herein shall be applicable to the Real Estate to the fullest extent possible. Capitalized terms used herein shall have the same meaning as given in the Declaration.

In order to provide adequate protection to all present and future Owners of Lots or Dwelling Units in the Subdivision, the following covenants and restrictions, in addition to those set forth in the Declaration, are hereby imposed upon the Real Estate:

- PUBLIC RIGHT OF WAY.** The rights-of-way of the streets as shown on the Plat, if not heretofore dedicated to the public, are hereby dedicated to the public for use as a public right-of-way.
- COMMON AREAS.** There are areas of ground on the Plat marked "Common Area". Developer hereby declares, creates and grants a non-exclusive easement in favor of each Owner for the use and enjoyment of the Common Areas, subject to the conditions and restrictions contained in the Declaration. Common Areas are created as open space and shall not be used for residential home construction.
- UTILITY DRAINAGE AND SANITARY SEWER EASEMENTS.** There are areas of ground on the Plat marked "Utility Easements, Drainage Easements and Sanitary Sewer Easements", either separately or in combination. The Utility Easements are hereby created and reserved for the use of all public utility companies (not including transportation companies), governmental agencies and the Association for access to and installation, maintenance, repair or removal of poles, mains, ducts, drains, lines, wires, cables and other equipment and facilities for the furnishing of utility services, including cable television services. The Drainage Easements are hereby created and reserved for (i) the use of Developer during the "Development Period" (as such term is defined in the Declaration) for access to and installation, repair or removal of a drainage system, either by surface drainage or appropriate underground installations, for the Real Estate and adjoining property and (ii) the use of the Association and the Hancock County Drainage Board ("Drainage Board") for access to and maintenance, repair and replacement of such drainage system. The Owner of any Lot in the Subdivision subject to a Drainage Easement, including any builder, shall be required to keep the portion of said Drainage Easement on his Lot free from obstructions so that the storm water drainage will be unimpeded and will not be changed or altered without a permit from the Drainage Board and prior written approval of the Developer or the Association. The Sanitary Sewer Easements are hereby created and reserved for the use of the Town of McCordsville and, during the Development Period, for the use of Developer for access to and installation, repair, removal, replacement or maintenance of an underground storm and sanitary sewer system. The delineation of the Utility Easements, Drainage Easements and Sanitary Sewer Easement areas on the Plat shall not be deemed a limitation on the rights of any entity for whose use any such easement is created and reserved to go on any portion of any Lot subject to such easement temporarily to the extent reasonably necessary for the exercise of the rights granted to it by this Paragraph 3. Except as installed by Developer or installed as provided above, no structures or improvements, including without limitation decks, patios, pools, landscaping, fences or walkways, shall be erected or maintained upon said easements.
- LANDSCAPE EASEMENTS.** There are areas of ground on the Plat marked "Landscape Easements", "Landscape Maintenance Access Easements" and/or "Sign Landscape Easements" (all being collectively referred to as "Landscape Easements"). Such Landscape Easements are hereby created and reserved for the use of the Developer, during the Development Period, and the Association for access to and the installation, maintenance and replacement of foliage, landscaping, screening materials, entrance walls, lighting, irrigation and other improvements. Except as installed by Developer or installed and maintained by the Association or with the approval of the Architectural Review Committee, no structures or improvements, including without limitation piers, decks, walkways, patios and fences, shall be erected or maintained upon said Landscape Easements.
- REGULATED DRAINAGE EASEMENTS.** There are areas of ground on the Plat marked "Regulated Drainage Easements". Such Regulated Drainage Easements are hereby created and reserved: (i) for the use of Developer during the Development Period for access to and installation, repair or removal of a drainage system, either by surface drainage or appropriate underground installations, for the Real Estate and adjoining property and (ii) the use of the Association, the Hancock County Drainage Board for access to and maintenance, repair and replacement of such drainage system. The Owner of any Lot in the Subdivision subject to a Regulated Drainage Easement, including any builder, shall be required to keep the portion of said Regulated Drainage Easement on his Lot free from obstructions so that the storm water drainage will be unimpeded and will not be changed or altered without a permit from the Hancock County Drainage Board and prior written approval of the Developer or the Association.
- BUILDING LOCATION - FRONT, BACK AND SIDE YARD REQUIREMENTS.** Building setback lines are established on the Plat. No building shall be erected or maintained between said setback lines and the front, rear or side lot line (as the case may be) of a Lot. The minimum front yard set back shall be as designated on the Plat. The minimum rear yard setback shall be twenty (20) feet. The minimum side yard setback shall be as shown the Zoning Development Standards defined in Paragraph 7 hereof.
- RESIDENTIAL UNIT SIZE AND OTHER REQUIREMENTS.** All homes shall comply with the Zoning Development Standards of Emerald Springs and the Town of McCordsville overlay District in effect as of April 25, 2002 (the "Zoning Development Standards").
- RESIDENTIAL UNIT USE.** All Lots in the Subdivision shall be used solely for residential purposes. No business building shall be erected on any Lot, and no business may be conducted on any part thereof in violation of the Declaration or any home occupation provisions of the applicable zoning ordinance. No building shall be erected, placed or permitted to remain on any Lot other than one detached single-family residence and permanently attached residential accessory buildings. Any garage, tool shed, storage building or any other attached building erected or used as an accessory building to a residence shall be of a permanent type of construction, shall conform to the general architecture and appearance of such residence, and shall be approved by the Architectural Review Committee as set forth in the Declaration. Nothing contained in these plat covenants and restrictions shall limit Developer's right to operate and maintain a sales office as provided in the Declaration.
- ACCESSORY AND TEMPORARY BUILDINGS.** No trailers, shacks, outhouses or detached or unenclosed storage sheds, tool sheds, garages or accessory buildings of any kind shall be erected or situated on any Lot in the Subdivision, except that used by the Developer or by a builder during the construction of a residential building on the property, which temporary construction structures shall be removed upon completion of construction of the Subdivision or building, as the case may be.
- TEMPORARY RESIDENCE.** No trailer, camper, motor home, truck, shack, tent, boat, recreational vehicle, basement or garage may be used at any time as a residence, temporary or permanent; nor may any other structure of a temporary character be used as a residence.
- NUISANCES.** No domestic animals raised for commercial purposes and no farm animals or fowl 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 a serious annoyance or nuisance to the neighborhood.
- SITE OBSTRUCTIONS.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (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 twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.

- 13. **VIOLATION.** Violation or threatened violation of these covenants and restrictions shall be grounds for an action by the Developer, the Association or any person or entity having any right, title or interest in the Real Estate, and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants or restrictions. Available relief in any such action shall include recovery of damages for such violation, injunctive relief against any such violation or threatened violation, declaratory relief and the recovery of costs and attorneys reasonable fees incurred by any party successfully enforcing these covenants and restrictions; provided, however, that neither the Developer nor the Association shall be liable for damages of any kind to any person for failing to enforce such covenants or restrictions.
- 14. **AMENDMENT.** These covenants and restrictions may be amended at any time by a vote of no less than seventy-five percent (75%) of the Lots in all Subdivisions which are now or hereafter made subject to and annexed to the Declaration; provided, however, that until all of the Lots in the Subdivision have been sold by Developer, any such amendment shall require the prior written approval of Developer. Each such amendment shall be evidenced by a written instrument, which instrument shall set forth facts sufficient to indicate compliance with this paragraph and the amendment requirements contained in the Declaration and shall be recorded in the office of the Recorder of Hancock County, Indiana.
- 15. **TERM.** The foregoing plat covenants and restrictions, as the same may be amended from time to time, shall run with the land and shall be binding upon all persons or entities from time to time having any right, title or interest in the Real Estate and on all persons or entities claiming under them, until December 31, 2030, and thereafter they shall continue automatically in effect unless terminated by a vote of no less than ninety percent (90%) of the then Owners of the Lots in the Subdivision; provided, however, that no termination of these covenants and restrictions shall affect any easement hereby created and reserved unless all persons entitled to the beneficial use of such easement shall have consented thereto in writing.
- 16. **SEVERABILITY.** Invalidation of any of the foregoing covenants or restrictions by judgment or court order shall in no way affect any of the other covenants and restrictions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Developer, as the owner of the Real Estate, has hereunto caused its name to be subscribed this 30th day of September, 2003.

Owner
Centex Homes
a Nevada general partnership
By: Centex Real Estate Corporation
a Nevada Corporation
Its: Managing General Partner

By: _____
Its: _____
By: [Signature]
Timothy K. McMahon,
Division President

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Timothy K. McMahon, Division president of Centex Homes a Nevada general partnership, By: Centex Real Estate Corporation a Nevada Corporation, Its: Managing General Partner, who acknowledged the execution of this instrument as his voluntary act and deed on behalf of said corporation and general partnership.

Witness my signature and Notarial Seal this 30th day of September, 2003.

[Signature]
Notary Public
Stephany Lyn Elias

My Commission Expires: January 30, 2009
My County of Residence: Marion

Stell Sue
TAXES CURRENT
AS OF 10-10-03
018 1016300
[Signature]

EMERALD SPRINGS
SECTION 2

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Northwest Quarter of Section 24, Township 17 North, Range 5 East, Hancock County, Indiana, more particularly described as follows:

Commencing at the Southwest Quarter of said Quarter Section; thence North 00 degrees 07 minutes 25 seconds East along the West line of said Quarter Section 253.49 feet; thence North 87 degrees 31 minutes 39 seconds East parallel to the South line of said Quarter Section 65.07 feet to the POINT OF BEGINNING; thence North 00 degrees 07 minutes 25 seconds East 123.95 feet; thence North 45 degrees 07 minutes 25 seconds East 49.50 feet; thence South 89 degrees 52 minutes 35 seconds East 61.65 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 00 degrees 07 minutes 25 seconds East 280.00 feet from said point; thence easterly along said curve 128.84 feet to the point of tangency of said curve, said point being North 26 degrees 14 minutes 27 seconds West 280.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave southerly, the radius point of said curve being South 26 degrees 14 minutes 17 seconds East 20.00 feet from said point; thence easterly along said curve 29.52 feet to the point of tangency of said curve, said point being North 58 degrees 18 minutes 41 seconds East 20.00 feet from the radius point of said curve; thence North 59 degrees 51 minutes 54 seconds East 50.02 feet to a point on a curve concave easterly, the radius point of said curve being North 58 degrees 18 minutes 50 seconds East 20.00 feet from said point; thence northerly along said curve 31.42 feet to the point of tangency of said curve, said point being North 31 degrees 41 minutes 10 seconds West 20.00 feet from the radius point of said curve; thence North 58 degrees 18 minutes 50 seconds East 271.73 feet to a point on a curve concave northwesterly, the radius point of said curve being North 31 degrees 41 minutes 10 seconds West 325.00 feet from said point; thence northeasterly along said curve 71.83 feet to the point of tangency of said curve, said point being North 44 degrees 20 minutes 55 seconds West 325.00 feet from the radius point of said curve; thence North 45 degrees 39 minutes 05 seconds East 22.72 feet; thence North 26 degrees 33 minutes 55 seconds East 130.00 feet; thence North 00 degrees 07 minutes 25 seconds East 516.80 feet; thence South 89 degrees 52 minutes 35 seconds East 122.93 feet; thence North 63 degrees 14 minutes 00 seconds East 104.08 feet; thence North 21 degrees 16 minutes 17 seconds West 132.10 feet to a point on a curve concave northwesterly, the radius point of said curve being North 21 degrees 16 minutes 17 seconds West 325.00 feet from said point; thence northeasterly along said curve 31.17 feet to the point of tangency of said curve, said point being South 26 degrees 46 minutes 00 seconds East 325.00 feet from the radius point of said curve; thence North 63 degrees 14 minutes 00 seconds East 50.00 feet to a point on a curve concave southerly, the radius point of said curve being South 26 degrees 48 minutes 28 seconds East 20.00 feet from said point; thence easterly along said curve 31.42 feet to the point of tangency of said curve, said point being North 63 degrees 14 minutes 00 seconds East 20.00 feet from the radius point of said curve; thence North 63 degrees 14 minutes 00 seconds East 50.00 feet to a point on a curve concave easterly, the radius point of said curve being North 63 degrees 14 minutes 00 seconds East 20.00 feet from said point; thence northerly along said curve 31.42 feet to the point of tangency of said curve, said point being North 26 degrees 46 minutes 00 seconds West 20.00 feet from the radius point of said curve; thence North 63 degrees 14 minutes 00 seconds East 100.00 feet; thence South 26 degrees 46 minutes 00 seconds East 114.63 feet; thence South 16 degrees 38 minutes 10 seconds East 188.65 feet; thence South 02 degrees 28 minutes 21 seconds East 170.00 feet; thence South 87 degrees 31 minutes 39 seconds West 8.40 feet; thence South 02 degrees 28 minutes 21 seconds West 171.67 feet; thence South 87 degrees 31 minutes 39 seconds West 165.52 feet; thence South 05 degrees 31 minutes 29 seconds West 26.34 feet to a point on said curve, said point being South 06 degrees 09 minutes 02 seconds West 175.00 feet from said point; thence westerly along said curve; thence South 26 degrees 48 minutes 07 seconds East 523.85 feet; thence South 18 degrees 39 minutes 07 seconds West 62.86 feet; thence South 02 degrees 28 minutes 21 seconds East 899.51 feet; thence North 00 degrees 07 minutes 25 seconds East 253.49 feet; thence South 87 degrees 31 minutes 39 seconds West 285.37 feet to the place of beginning. Containing 23.995 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.


This subdivision consists of 60 lots numbered 1-52, 224-226, 265-269 (all inclusive) and 4 Common Areas labeled 4-5, 7-8 (both inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey plat prepared by Gibson Surveying Group recorded as Instrument Number 032012885 in the Office of the Recorder of Hancock County, Indiana.

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of the survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this 25th day of September, 2003.

S:\435330S2\Legal\Sec2--Plat--Rev
August 19, 2002
TWF (R) WAB (F)


Dennis D. Olmstead
Registered Land Surveyor
No. 900012



DRAINAGE COVENANTS

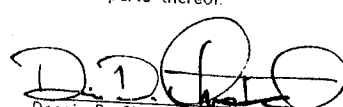
- (a) "Open channel and tile drains within all drain easements shall be regulated drains subject to Indiana Code 36-9-27 and its amendments."
- (b) "It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Hancock County Drainage Board through its agents, the Hancock County Surveyor and the Hancock County Engineer, and the requirements of all drainage permits for this plat by said Hancock County Drainage Board."
- (c) "The property shall be graded pursuant to the final construction plan and may not thereafter be changed without the written approval of the Hancock County Surveyor, whose decision may be appealed to the Hancock County Drainage Board."
- (d) "No trees or shrubs shall be planted, nor any structures erected in any drainage easement, unless otherwise approved by the Hancock County Surveyor and the Hancock County Engineer."
(When requested in writing, the above covenant may be waived or modified by the Hancock County Drainage Board for good cause.)
- (e) "Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled, or otherwise changed without the written permission of the Hancock County Drainage Board (Commissioners). Property owners must maintain these swales as sodded grassways, or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed or ditches only when appropriate sized culverts are installed as set out in Section 7.1-47 (5) of the Hancock County Subdivision Control Article."
- (f) "Any property owner altering, changing, or damaging these swales or ditches will be held responsible for such action and will be given ten (10) days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Drainage Board (Commissioners) will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment."

S/Legal/DrawingCovenants

SURVEYOR'S CERTIFICATE

I, Dennis D. Olmstead, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; and I do hereby further certify that I have surveyed the property described in the above caption and that I have subdivided the same into blocks and lots as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown will be set and all lots will be staked within 60 days after the street construction is completed. Dimensions shown are in feet and decimal parts thereof.

FORMS/SURCERT


Dennis D. Olmstead
Registered Land Surveyor
No. 900012



SLIDE: 141
CABINET: C
INSTRUMENT # 030022095

COUNTY APPROVAL

HANCOCK COUNTY COMMISSION:

This is to certify that this plat has been approved by the Hancock County Area Plan Commission the 6th day of October, 2003, under the authority provided by Chapter 174 Act of 1947 of the General Assembly, State of Indiana and all sets amendatory thereto.

[Signature]

[Signature]

DEED OF DEDICATION

I, the undersigned Centex Homes, a Nevada general partnership, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Emerald Springs, Section 2. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property line of the streets there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Easement" are reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

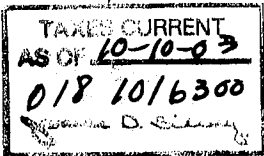
FORMS/OEED

Approved by the McCordsville Town Council on 7 October 2003

[Signature]

Still due

Max Meise
President



CERTIFICATE OF OWNERSHIP

State of Indiana)
) SS:
County of Marion)

I, Timothy K. McMahon, Division president, Centex Homes, a Nevada general partnership, By: Centex Real Estate Corporation, a Nevada Corporation, Its: Managing General Partner, do hereby certify that I am the owner of the property described in the above caption and that as such owner I have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as my own free and voluntary act and deed. This subdivision shall be known and designated as Emerald Springs, Section 2, a subdivision in Hancock County, Indiana.

Owner
Centex Homes
a Nevada general partnership
By: Centex Real Estate Corporation
a Nevada Corporation
Its: Managing General Partner

By: *[Signature]*
Timothy K. McMahon,
Division President

State of Indiana)
) SS
County of Marion)

Before me, a Notary Public in and for said County and State, personally appeared Timothy K. McMahon, Division president of Centex Homes a Nevada general partnership, By: Centex Real Estate Corporation a Nevada Corporation, Its: Managing General Partner, who acknowledged the execution of this instrument as his voluntary act and deed on behalf of said corporation and general partnership.

[Signature]
Notary Public
[Signature]
Printed Name

County of Residence: Marion
My commission expires: January 30, 2009

EMERALD SPRINGS

SECTION 2

RECORD PLAT

THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 STOEPPELWERTH AND ASSOCIATES INC.
 9940 ALLISONVILLE ROAD
 P.O. BOX 509007
 INDIANAPOLIS, INDIANA 46250
 PHONE: (317) 849-5935

SLIDE: 140
 CABINET: C
 INSTRUMENT # 0301

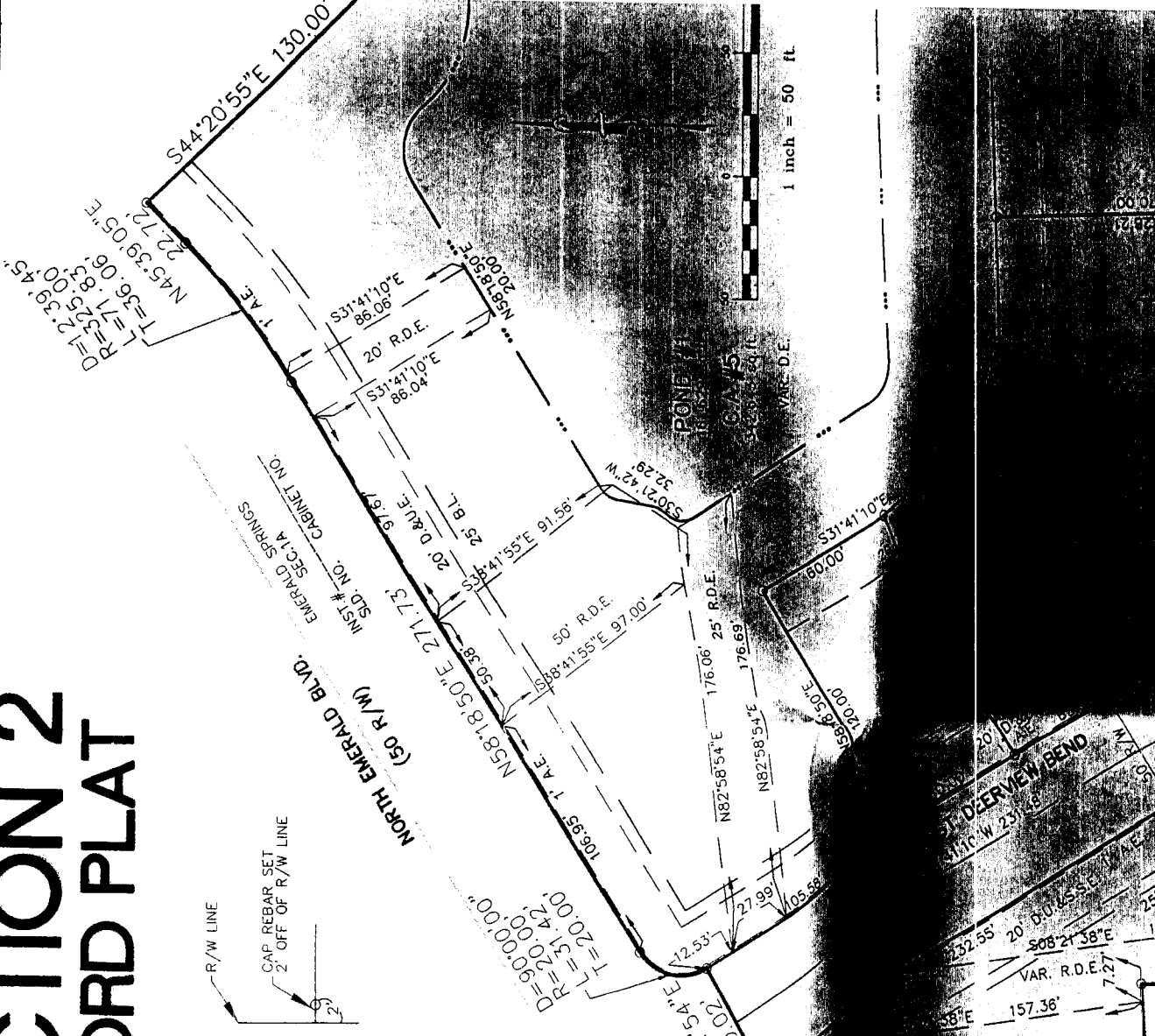
IT IS UNDERSTOOD BY THE OWNERS THAT THE ABOVE DESCRIBED REAL PROPERTY LIES IN CLOSE PROXIMITY TO AN OPERATING AIRPORT AND THAT THE OPERATION OF THE AIRPORT AND THE LANDING AND TAKEOFF OF AIRCRAFT MAY GENERATE HIGH NOISE LEVELS.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C-18	150.00'	159.14'	87.98'	151.78'	S62°04'46"E	60°47'11"
C-19	150.00'	235.62'	150.00'	212.13'	N42°31'39"E	90°00'00"
C-20	300.00'	101.62'	51.30'	101.13'	S07°13'52"W	19°24'26"
C-21	150.00'	50.81'	25.65'	50.57'	S82°46'08"E	19°24'26"
C-22	150.00'	50.81'	25.65'	50.57'	S82°46'08"E	19°24'26"
C-23	300.00'	228.82'	120.30'	223.31'	N04°54'58"W	43°42'04"
C-24	20.00'	31.42'	20.00'	28.28'	S28°03'55"E	90°00'00"
C-25	20.00'	31.42'	20.00'	28.28'	S61°56'05"W	90°00'00"
C-26	20.00'	31.73'	20.32'	28.51'	S28°31'06"E	90°54'20"
C-27	20.00'	31.25'	19.83'	28.16'	S61°41'27"W	89°30'44"

MINIMUM SETBACKS:

SIDE YARD: 7 FT. MIN.
 REAR YARD: 20 FT. MINIMUM

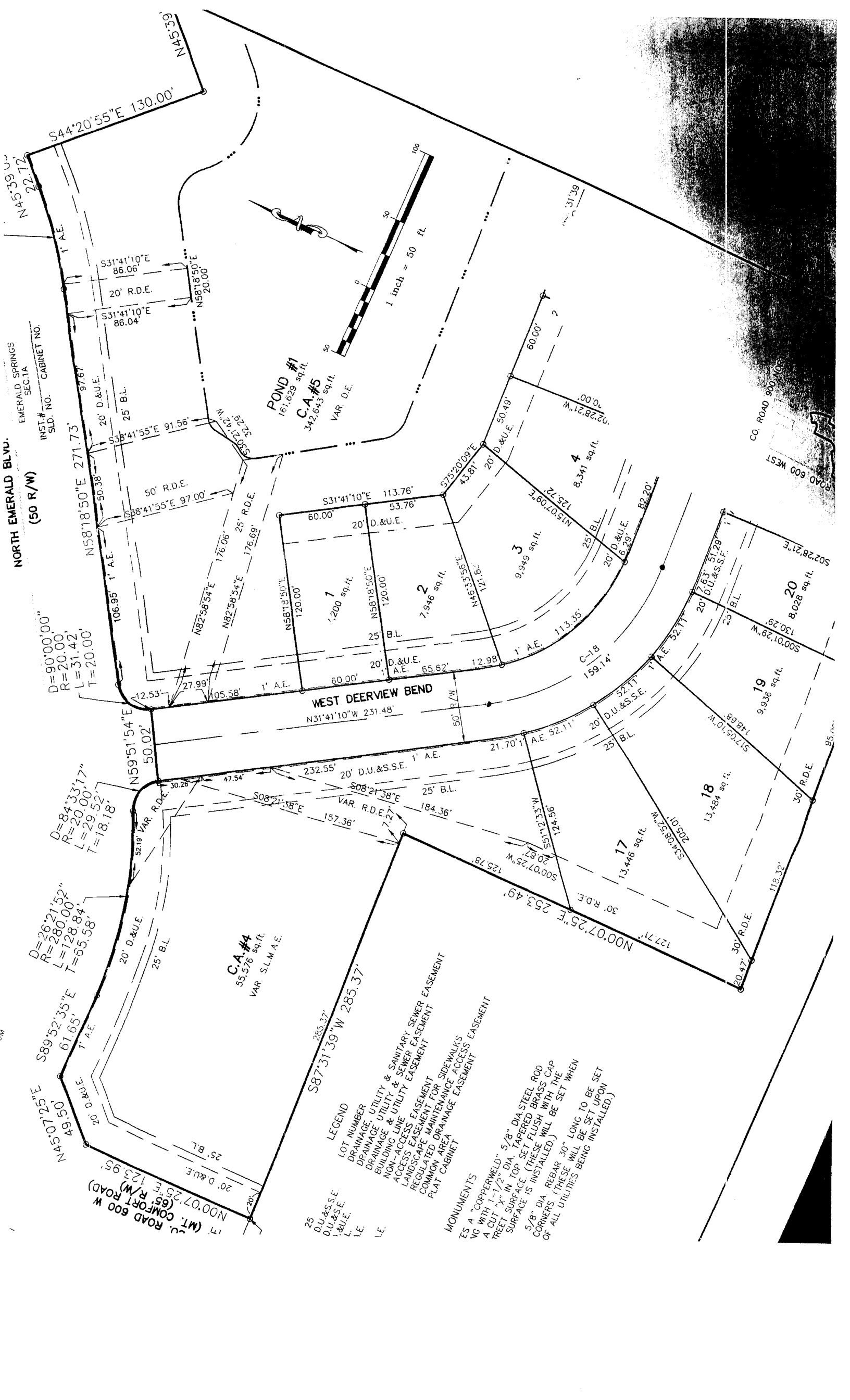


C.A. # 44
 55,576 sq. ft.
 VAR. S.L.M.A.E.

CO. ROAD
 (MT. COMFO.
 65)
 N00°07'25"E
 20' D.A.U.E.
 25' B.L.

285.37

1 inch = 50 ft.



NORTH EMERALD BLVD. (50 R/W)

EMERALD SPRINGS SEC. 1A

INST. # _____

SLD. NO. _____

CABINET NO. _____

POND #1
161,829 sq. ft.

C.A. #5
342,643 sq. ft.

VAR. D.E.

WEST DEERVIEW BEND

C.A. #4
55,576 sq. ft.

VAR. S.L.M.A.E.

LEGEND

- 25' D.U. & S.S.E.
- 20' D.U. & S.S.E.
- 1' A.E.
- 25' B.L.
- 1' A.E.

MONUMENTS

- ES A "COPPERWELD" 5/8" DIA STEEL ROD
- VG WITH 1-1/2" DIA. TAPERED BRASS ROD
- FREET SURFACE (THESE WILL BE SET UPON
- 5/8" DIA REBAR 30" LONG TO BE SET
- CORNERS. (THESE WILL BE SET UPON
- OF ALL UTILITIES BEING INSTALLED.)

LOT 1
1,200 sq. ft.

LOT 2
7,946 sq. ft.

LOT 3
9,949 sq. ft.

LOT 4
8,341 sq. ft.

LOT 17
13,446 sq. ft.

LOT 18
13,484 sq. ft.

LOT 19
9,936 sq. ft.

LOT 20
8,028 sq. ft.

25' D.U. & S.S.E.

20' D.U. & S.S.E.

1' A.E.

25' B.L.

1' A.E.

NON-ACCESS EASEMENT

ACCESS EASEMENT FOR SIDEWALKS

REGULATED MAINTENANCE ACCESS EASEMENT

COMMON AREA

PLAT CABINET

CO. ROAD 600 W (MT. COMFORT ROAD) (65' R/W)

CO. ROAD 600 WEST

D=84°33'17"

R=20.00'

L=29.00'

T=18.18'

D=26°21'52"

R=280.00'

L=128.84'

T=65.58'

D=89°52'35"E

S89°52'35"E 61.65'

1' A.E.

20' D.&U.E.

25' B.L.

N45°07'25"E 49.50'

N00°07'25"E 123.95'

20' D.&U.E.

25' B.L.

N59°51'54"E 50.02'

50' R.O.E.

30.26'

47.54'

232.55'

20' D.U. & S.S.E.

1' A.E.

25' B.L.

S08°21'38"E 157.36'

S08°21'38"E 184.36'

VAR. R.O.E. 7.27'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N82°58'54"E 176.06'

N82°58'54"E 176.69'

50' R.O.E.

S88°41'55"E 97.00'

S88°41'55"E 91.56'

S33°41'55"E 91.56'

S33°41'55"E 86.04'

S31°41'10"E 86.06'

S31°41'10"E 86.04'

20' R.O.E.

20' D.&U.E.

25' B.L.

97.67'

N58°18'50"E 20.00'

S307°12'47"W 32.28'

S31°41'10"E 113.76'

S31°41'10"E 53.76'

60.00'

20' D.&U.E.

25' B.L.

20' D.&U.E.

1' A.E.

12.98'

N45°07'25"E 123.95'

N45°07'25"E 49.50'

N45°39'00" 22.72'

S44°20'55"E 130.00'

N45°39'00" 22.72'

1' A.E.

20' D.&U.E.

25' B.L.

97.67'

N58°18'50"E 20.00'

S307°12'47"W 32.28'

S33°41'55"E 91.56'

S33°41'55"E 86.04'

S31°41'10"E 86.06'

S31°41'10"E 86.04'

20' R.O.E.

20' D.&U.E.

25' B.L.

97.67'

N58°18'50"E 20.00'

S307°12'47"W 32.28'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

1 inch = 50 ft

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

1' A.E.

65.62'

12.98'

N58°18'50"E 120.00'

N58°18'50"E 120.00'

25' B.L.

20' D.&U.E.

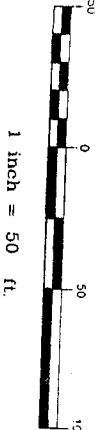
1' A.E.

65.62'

12.98'

LEGEND

- LOT NUMBER
 - D.U.&S.S.E.
 - D.U.&S.E.
 - D.&U.E.
 - B.L.
 - N.A.E.
 - A.E.
 - T.M.A.E.
 - R.D.E.
 - C.A.
 - P.C.
- LOT 15
DENOTES A "COPPERWELD" 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE. (THESE WILL BE SET WHEN THE FINAL SURFACE IS INSTALLED.)
- DENOTES A 5/8" DIA. REBAR 30" LONG TO BE SET AT ALL LOT CORNERS. (THESE WILL BE SET UPON COMPLETION OF ALL UTILITIES BEING INSTALLED.)



POND #1
161,629 sq.ft.

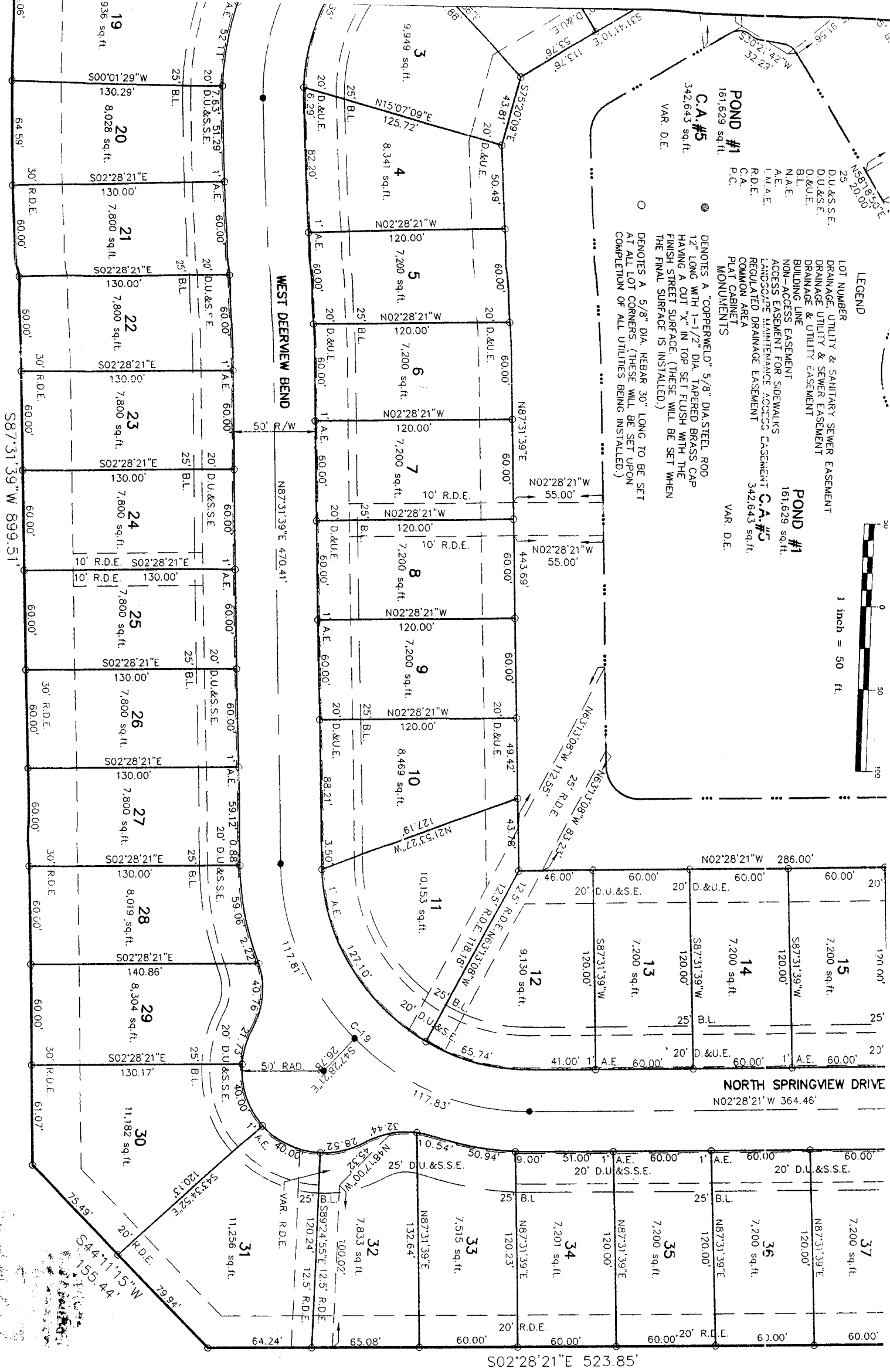
C.A.#5
342,643 sq.ft.
VAR. D.E.

POND #1
161,629 sq.ft.

C.A.#5
342,643 sq.ft.
VAR. D.E.

WEST DEERVIEW BEND

NORTH SPRINGVIEW DRIVE

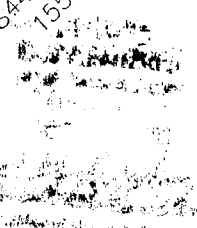
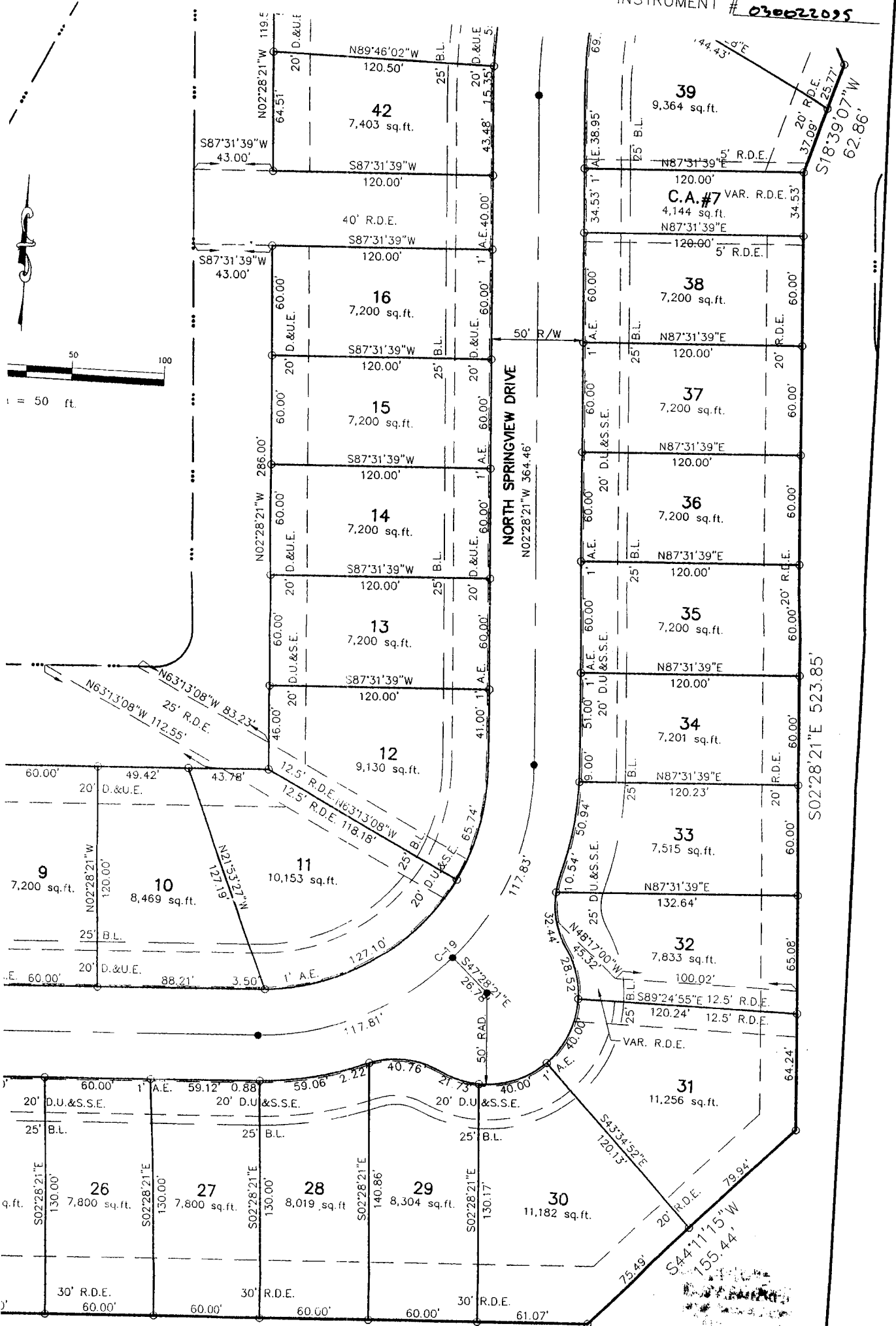
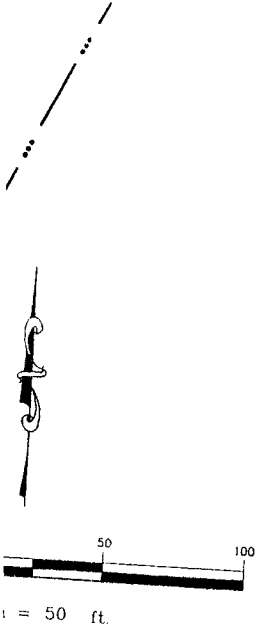


S02'28'21"E 523.85'

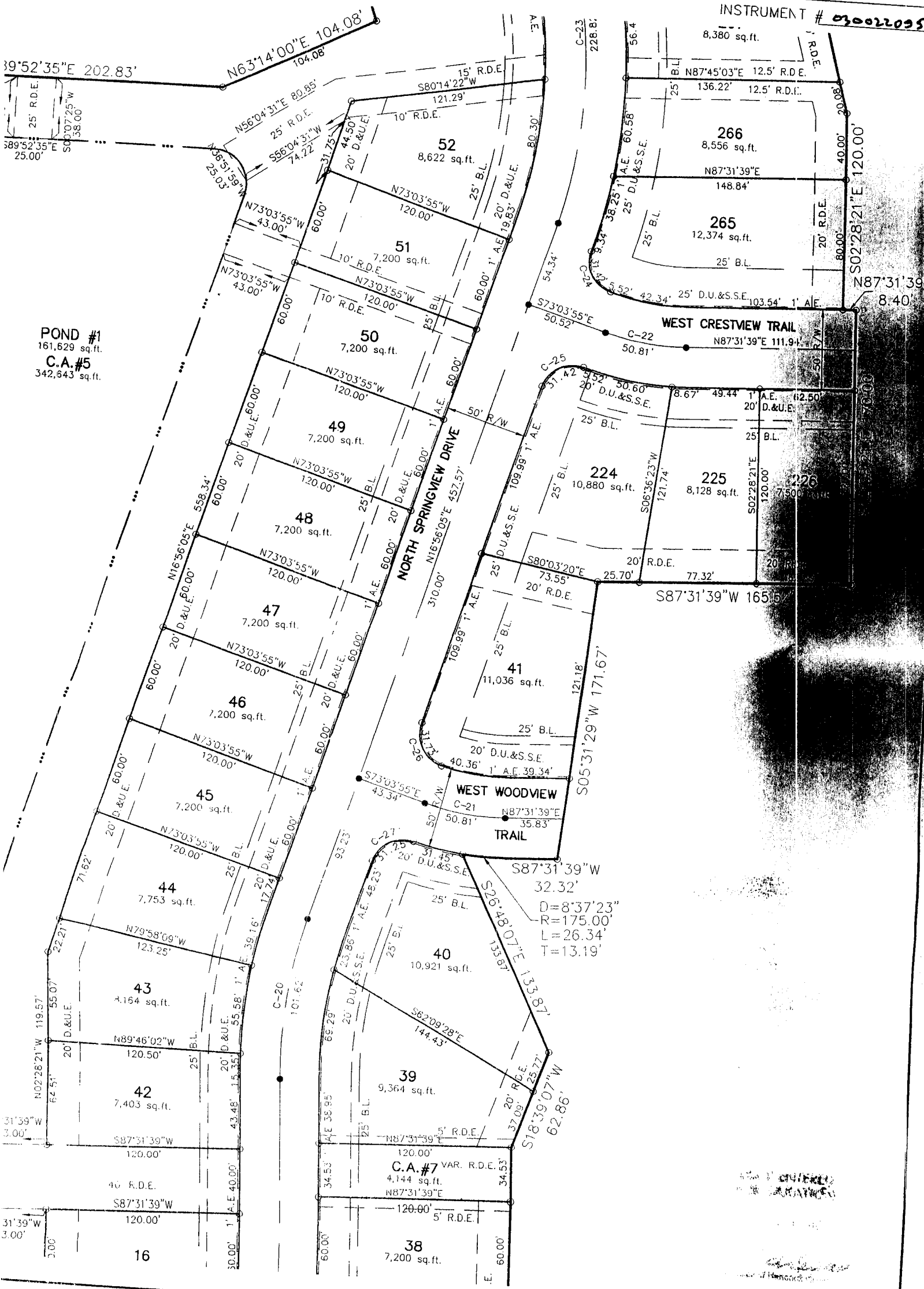
S87'31'39"W 899.51'

S44'11'15"W
155.44'

SLIDE: 140
 CABINET: C
 INSTRUMENT # 030022095



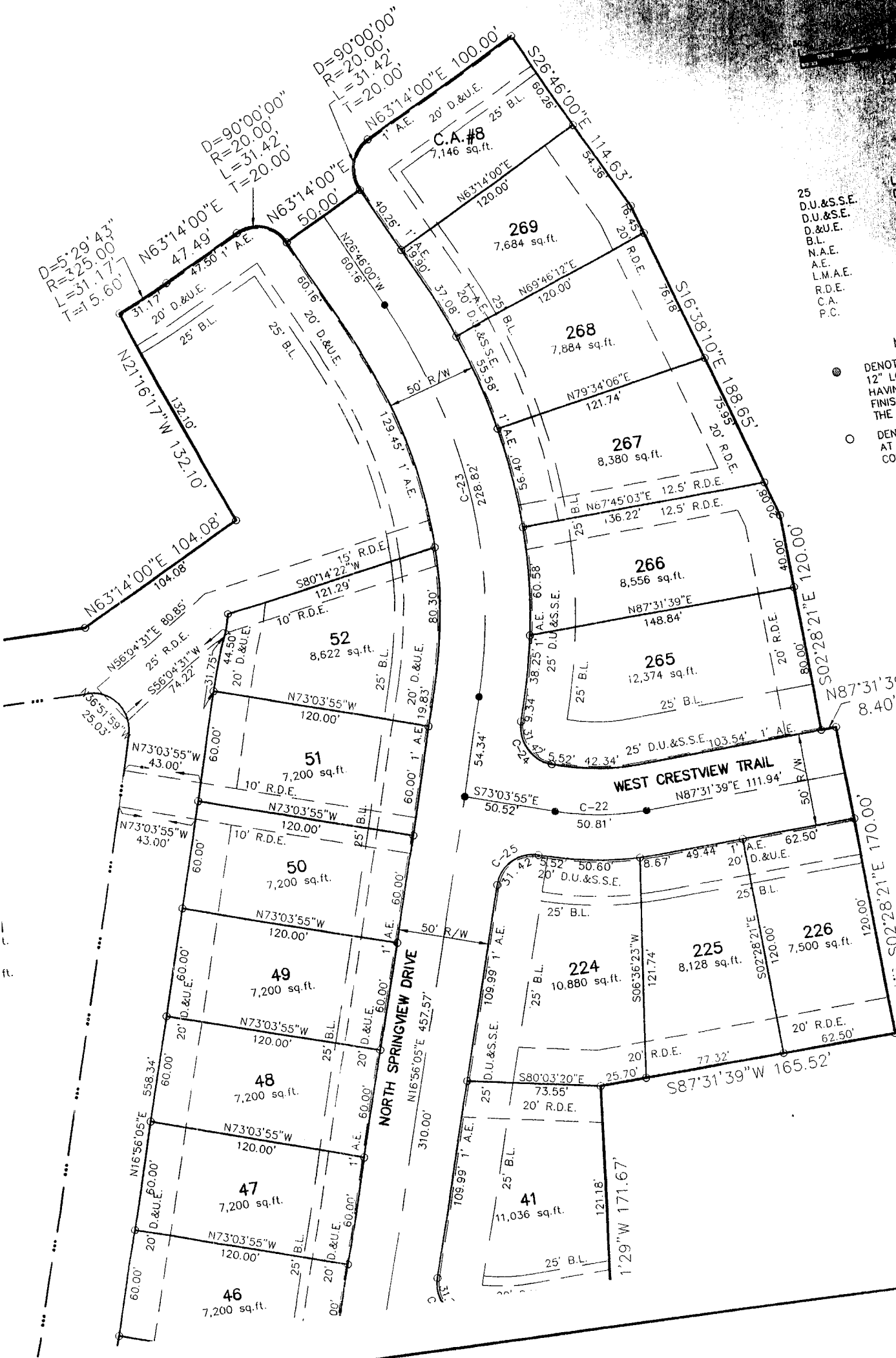
SCALE: 1/4"
CABINET: C
INSTRUMENT # 030022095



POND #1
161,629 sq.ft.
C.A.#5
342,643 sq.ft.

C.A.#7
4,144 sq.ft.
N87°31'39"E

D=8°37'23"
R=175.00'
L=26.34'
T=13.19'



LEGEND

- 25 LOT NUMBER
- D.U.&S.S.E. DRAINAGE UTILITY
- D.&U.E. DRAINAGE UTILITY
- B.L. BUILDING LINE
- N.A.E. NON-ACCESS EASEMENT
- A.E. ACCESS EASEMENT FOR LANDSCAPE MAINTENANCE
- L.M.A.E. REGULATED DRAINAGE COMMON AREA
- R.D.E. COMMON AREA
- C.A. PLAT CABINET
- P.C.

MONUMENTS

- DENOTES A "COPPERWELD" 5/8" 12" LONG WITH 1-1/2" DIA. HAVING A CUT "X" IN TOP SURFACE. STREET SURFACE (THE FINISH SURFACE) IS INSTALLED AT ALL LOT CORNERS (UPON COMPLETION OF ALL UTILITIES)
- DENOTES A 5/8" DIA. REBAR AT ALL LOT CORNERS (UPON COMPLETION OF ALL UTILITIES)