

FAUNSBROOK WOODS

131ST STREET

NORTH LINE S.W. 1/4 SEC. 25-18W-94E

N 89° 25' 56" W
722.04'

THIS INSTRUMENT WAS PREPARED BY EDWARD D. DIACOLETTI REGISTERED LAND SURVEYOR-IND. #90590 SCHNEIDER ENGINEERING CORP. 3020 NORTH POST ROAD INDIANAPOLIS, INDIANA 46226 TELEPHONE - (317) 698-8282

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS FAUNSBROOK WOODS, A SUBDIVISION IN HAMILTON COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

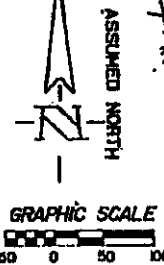
83000 DENOTES STREET ADDRESS

QUA S.E.C. DENOTES DRIVE, U.D.G., & Secondary Street Easement

N 89° 25' 56" W = 471.08'

SEE SHEET 2

SEE SHEET 3



PLAN COMMISSION UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1891, P. L. 300 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS, INDIANA AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD ON THE 13th DAY OF August 1988.

Edward D. Diacoletti PRESIDENT
John M. Cullen SECRETARY

I, EDWARD D. DIACOLETTI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON 8/17/88; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF SAID MONUMENTS ARE ACCURATE.

SEE SHEET 4 FOR LEGAL DESCRIPTION, CURVE AND TANGENT DATA

PROJECT: FAUNSBROOK WOODS 584
PREPARED FOR: FAUNSBROOK WOODS DEV. CO.
DATE: []
SCALE: 1"=80'

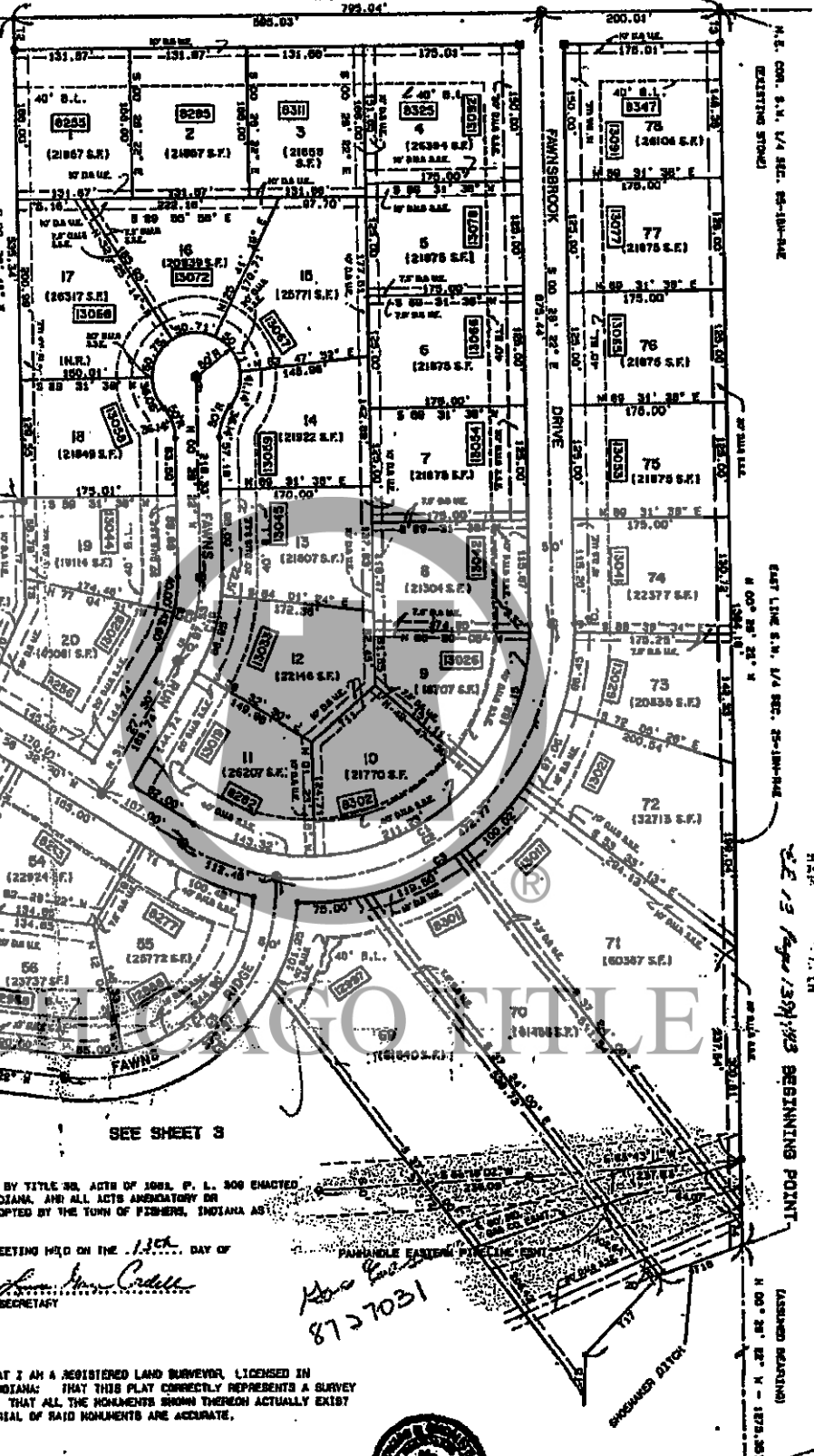
SCHNEIDER ENGINEERING CORPORATION
3020 NORTH POST ROAD
INDIANAPOLIS, INDIANA 46226
EDWARD D. DIACOLETTI
REGISTERED LAND SURVEYOR-IND. #90590



BY	DATE	CHECK

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INDIANAXEROX COPY CENTER
Bely. Pearce
11/11/88



ASSUMED NORTH

SEE SHEET 1

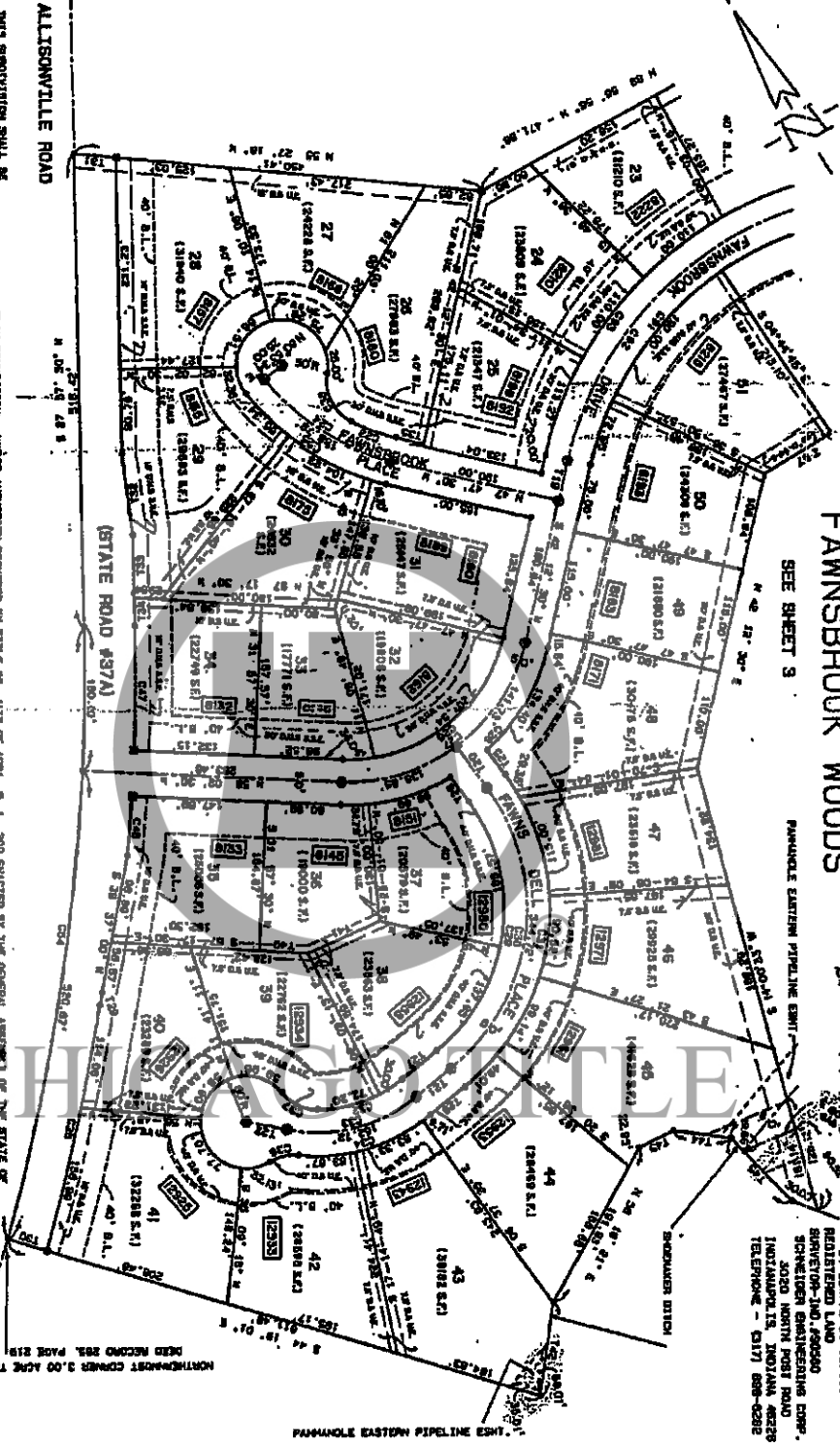
FAWNSBROOK WOODS

SEE SHEET 3

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11/11 11:20 AM '87

HARRIS CO. IN
11/13/87

THIS INSTRUMENT WAS PREPARED BY EDWARD D. BRADOLLETT, REGISTERED LAND SURVEYOR-IND. #60000 SCHNEIDER ENGINEERING CORP., 3020 NORTH POST ROAD INDIANAPOLIS, INDIANA 46228 TELEPHONE - (317) 688-0282



ALLISONVILLE ROAD

(STATE ROAD #97A)

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS FAWNSBROOK WOODS, A SUBDIVISION IN HAMILTON COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

PLAN COMMISSIONER UNDER AUTHORITY PROVIDED BY TITLE 36, ART. 6, SECT. 1-1, 300 STATUTES OF THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND BY RESOLUTIONS ADOPTED BY THE TOWN OF FLEMING, HAMILTON CO., INDIANA.

APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD ON THE 11th DAY OF NOVEMBER 1987.

Edward D. Bradollett
REGISTERED LAND SURVEYOR

James H. ...
RECIPIENT

DEED RECORD CORNER 3.00 ACRE TRACT

PANHANDLE EASTERN PIPELINE EAST

DEED RECORD CORNER 3.00 ACRE TRACT

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PANHANDLE EASTERN PIPELINE EAST

DEED RECORD CORNER 3.00 ACRE TRACT

SEE SHEET 4 FOR LEGAL DESCRIPTION, CURVE AND TANGENT DATA

PROJECT NO. 594
FAWNSBROOK WOODS
 PREPARED FOR
FAWNSBROOK WOODS DEV. CO.
 TITLE **PLAT**
 SCALE 1" = 60'

SCHNEIDER ENGINEERING CORPORATION
 3020 NORTH POST ROAD
 INDIANAPOLIS, INDIANA 46228
 EDWARD D. BRADOLLETT
 REGISTERED LAND SURVEYOR



NO.	DATE	CHECK	DRAWN

GRAPHIC SCALE
 0 50 100

LEGEND:
 DASHED LINE - SHADING GRITTY & SEWAGE EASEMENT
 SOLID LINE - SHADING LINE
 SOLID LINE WITH DASHES - CONCRETE EASEMENT NET
 SOLID LINE WITH DASHES - 3" DIA. ALUMINUM ROD W/CLIP SET
 SOLID LINE WITH DASHES - 3" DIA. ALUMINUM ROD W/CLIP SET
 SOLID LINE WITH DASHES - 3" DIA. ALUMINUM ROD W/CLIP SET

RECEIVED
FOR - 11-28-18
MAY 11 11 28 AM '18

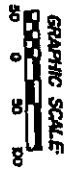
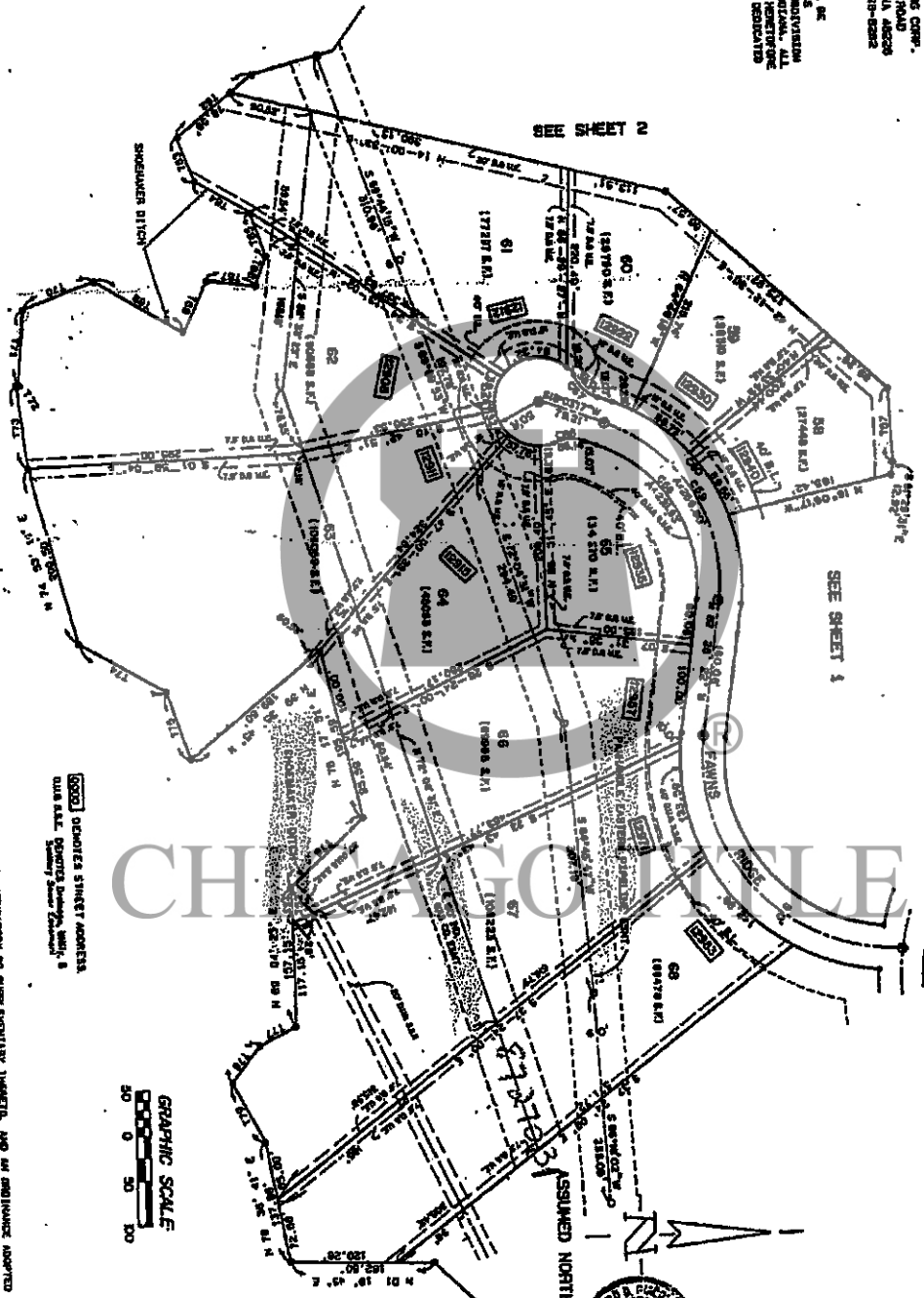
RECORDED
HAMILTON CO., ILL.
PAGE 13
FANNBROOK WOODS

THIS INSTRUMENT WAS PREPARED BY EDWARD D. STADLETTI REGISTERED LAND SURVEYOR - NO. 60000 SCHEIDT ENGINEERING CO., 3020 NORTH ARNOLD AVE. CHICAGO, ILL. 60641 TELEPHONE - (312) 908-8882

THIS SURVEYOR SHALL BE BOUND AND HELD TO THE HIGHEST STANDARD OF ACCURACY IN HIS PROFESSION IN HAMILTON COUNTY, ILLINOIS. ALL SURVEYS SHALL BE MADE IN ACCORDANCE WITH THE STATUTES OF THIS STATE AND THE HIGHEST STANDARD OF ACCURACY TO THE PUBLIC.

ONLY ENTERED FOR TAXATION
11 May 1918
Belly, Clara
Hamilton County

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 24, ACTS OF 1881, P. 1, 208 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ILLINOIS, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THEREIN, AND AN ORDINANCE ADOPTED BY THE TOWN OF FANNBROOK, ILLINOIS, AS FOLLOWS:
APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD BY THE TOWN PLAN COMMISSION ON MAY 11, 1918.
Resident
Resident



SEE SHEET 4 FOR LEGAL DESCRIPTION, CURVE AND TANGENT DATA

PROJECT: FANNBROOK WOODS 594
PREPARED FOR: FANNBROOK WOODS DEV. CO.
TITLE: PLAT

SCHNEIDER ENGINEERING CORPORATION
1000 NORTH WEST ROAD
MILWAUKEE, WISCONSIN 53233
DATE: 11-28-18
SCALE: 1" = 30'



NO.	DATE	REVISION	BY

FAUNSBROOK WOODS

CURVE DATA

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH	DEG. OF CURVE
C1	280.00	121 55' 52"	632.02	437.18	S 80 29' 34" W	456.37	22 55' 06"
C2	275.00	121 55' 52"	626.23	430.85	N 80 29' 34" E	459.41	20 50' 05"
C3	300.00	121 00' 35"	638.43	524.80	N 89 28' 34" E	548.45	19 05' 58"
C4	180.00	83 29' 14"	308.08	275.71	S 90 47' 31" E	201.87	30 08' 20"
C5	215.00	99 30' 00"	373.37	325.19	N 47 48' 38" E	293.87	28 38' 37"
C6	240.00	92 48' 28"	368.54	347.48	N 51 06' 57" E	281.83	23 52' 24"
C7	150.00	91 55' 52"	313.60	22.82	S 15 29' 34" W	42.81	38 11' 50"
C8	175.00	91 55' 52"	97.93	96.27	N 15 29' 34" E	57.22	28 38' 52"
C9	250.00	91 55' 52"	111.48	110.02	N 15 29' 34" E	122.01	38 48' 46"
C10	160.00	79 28' 21"	221.93	204.88	N 87 47' 28" E	153.79	30 58' 28"
C11	185.00	79 28' 21"	238.60	234.62	S 27 47' 28" W	174.87	17 17' 08"
C12	210.00	79 28' 21"	291.25	249.49	S 67 47' 28" W	189.30	11 4 30' 30"
C13	80.00	41 24' 38"	26.14	25.38	S 28 46' 54" W	18.50	11 4 30' 30"
C14	50.00	41 24' 38"	26.14	21.35	N 02 37' 05" W	26.58	25 27' 53"
C15	225.00	13 28' 33"	82.88	81.80	N 41 03' 11" W	87.78	22 58' 08"
C16	250.00	38 41 04"	186.79	185.61	S 28 28' 25" E	88.63	10 50' 05"
C17	275.00	38 41 04"	185.87	182.17	S 28 28' 25" E	37.27	114 25' 30"
C18	50.00	79 28' 54"	84.05	80.78	N 02 23' 00" E	148.18	52 44' 26"
C19	175.00	79 28' 54"	243.58	224.38	S 82 05' 00" W	187.08	28 38' 52"
C20	200.00	79 28' 54"	278.38	251.45	N 82 05' 00" E	187.88	10 27' 53"
C21	225.00	79 28' 54"	313.18	288.60	N 82 05' 00" E	192.41	28 38' 52"
C22	200.00	67 48' 58"	308.42	277.32	S 38 42' 11" W	216.46	25 27' 53"
C23	225.00	67 48' 58"	344.72	311.98	N 38 42' 11" E	240.51	22 58' 08"
C24	200.00	67 48' 58"	389.02	348.85	N 38 42' 11" E	85.17	38 11' 50"
C25	180.00	38 02' 17"	302.80	106.24	N 74 24' 20" E	81.80	32 44' 26"
C26	175.00	50 00' 00"	152.72	147.62	S 78 57' 31" E	82.82	28 38' 52"
C27	200.00	44 53' 36"	159.71	157.73	S 78 08' 23" E	18.81	114 25' 30"
C28	60.00	37 09' 20"	38.42	34.58	S 24 58' 05" W	39.72	114 25' 30"
C29	50.00	30 45' 25"	44.30	41.87	N 41 38' 29" E	138.88	27 07' 07"
C30	2336.83	06 41' 42"	273.08	272.80	S 38 28' 00" W	342.88	02 30' 00"
C31	2281.83	17 01' 00"	690.87	678.17	S 38 28' 00" W	33.27	02 30' 00"
C32	2346.83	04 27' 36"	89.54	138.82	S 28 40' 31" W	89.44	02 28' 20"
C33	2346.83	03 29' 23"	139.24	148.43	N 81 50' 00" E	288.60	18 22' 13"
C34	350.00	78 15' 00"	484.11	519.99	N 81 50' 00" E	310.50	15 18' 44"
C35	375.00	78 15' 00"	519.99	475.32	N 81 50' 00" E	331.20	14 18' 28"
C36	400.00	78 15' 00"	553.27	510.21	S 81 50' 00" E		

THIS INSTRUMENT WAS PREPARED BY EDWARD D. BIAGIOLINI REGISTERED LAND SURVEYOR SCHNEIDER ENGINEERING CORP. 3030 NORTH POST ROAD INDIANAPOLIS, INDIANA 46228 TELEPHONE - (317) 888-6282

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS FAUNSBROOK WOODS, A SUBDIVISION IN HAMILTON COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1901, P. L. 300 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS, INDIANA AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD ON THE 13th DAY OF August, 1986.
 John J. Zales, PRESIDENT
 Patricia Marie Carter, SECRETARY

I, EDWARD D. BIAGIOLINI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON 08/16/86. THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF SAID MONUMENTS ARE ACCURATE.

LEGAL DESCRIPTION

I, the undersigned, hereby certify that the within plot is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief. A part of the Southeast Quarter of Section 15, Township 19 North, Range 4 East, located in Delaware Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at a point of the East line of the Southwest Quarter of Section 15, Township 19 North, Range 4 East, said point of beginning being North 88 degrees 22 minutes 22 seconds West (azimuth bearing) 1215.33 feet from the Southeast corner of said Southwest Quarter, said point of beginning also being the intersection of the East line of Southwest Quarter and the southeast corner of the Northeast Quarter of Section 15, Township 19 North, Range 4 East, located in Delaware Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at a point of the East line of the Southwest Quarter of Section 15, Township 19 North, Range 4 East, said point of beginning being North 88 degrees 22 minutes 22 seconds West (azimuth bearing) 1215.33 feet from the Southeast corner of said Southwest Quarter, said point of beginning also being the intersection of the East line of Southwest Quarter and the southeast corner of the Northeast Quarter of Section 15, Township 19 North, Range 4 East, located in Delaware Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at a point of the East line of the Southwest Quarter of Section 15, Township 19 North, Range 4 East, said point of beginning being North 88 degrees 22 minutes 22 seconds West (azimuth bearing) 1215.33 feet from the Southeast corner of said Southwest Quarter, said point of beginning also being the intersection of the East line of Southwest Quarter and the southeast corner of the Northeast Quarter of Section 15, Township 19 North, Range 4 East, located in Delaware Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at a point of the East line of the Southwest Quarter of Section 15, Township 19 North, Range 4 East, said point of beginning being North 88 degrees 22 minutes 22 seconds West (azimuth bearing) 1215.33 feet from the Southeast corner of said Southwest Quarter, said point of beginning also being the intersection of the East line of Southwest Quarter and the southeast corner of the Northeast Quarter of Section 15, Township 19 North, Range 4 East, located in Delaware Township, Hamilton County, Indiana, being more particularly described as follows:

TANGENT DATA

LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
T1	N 88 32' 50" W	40.08	T17	N 00 28' 18" N	135.00
T2	N 00 28' 18" N	25.00	T18	N 00 28' 18" N	30.00
T3	S 00 28' 18" E	30.00	T19	S 31 27' 30" W	102.43
T4	S 01 18' 48" W	42.35	T20	N 28 39' 59" E	107.38
T5	N 00 28' 18" N	135.00	T21	N 28 39' 59" E	36.00
T6	S 31 27' 30" W	102.43	T22	N 41 28' 31" W	85.00
T7	N 28 39' 59" E	107.38	T23	N 41 28' 31" W	85.00
T8	N 41 28' 31" W	85.00	T24	S 01 17' 24" E	102.00
T9	S 01 17' 24" E	102.00	T25	S 07 22' 33" W	84.34
T10	S 07 22' 33" W	84.34	T26	S 38 18' 41" E	106.30
T11	S 38 18' 41" E	106.30	T27	N 68 50' 29" E	82.88
T12	N 68 50' 29" E	82.88	T28	N 30 18' 20" E	71.10
T13	N 30 18' 20" E	71.10	T29	N 21 31' 28" E	82.87
T14	N 21 31' 28" E	82.87	T30	S 88 48' 04" E	33.20
T15	S 88 48' 04" E	33.20	T31	S 07 38' 38" W	55.23
T16	S 07 38' 38" W	55.23	T32	S 08 38' 04" E	119.88
T17	N 00 28' 18" N	135.00	T33	S 20 29' 58" W	30.44
T18	N 00 28' 18" N	25.00	T34	S 19 31' 18" E	88.20
T19	S 00 28' 18" E	30.00	T35	S 08 38' 00" E	1.80
T20	S 01 18' 48" W	42.35	T36	N 83 06' 49" E	80.13
T21	N 00 28' 18" N	135.00	T37	N 83 06' 49" E	122.32
T22	S 31 27' 30" W	102.43	T38	N 70 04' 18" E	81.80
T23	N 28 39' 59" E	107.38	T39	S 45 31' 30" E	119.88
T24	N 41 28' 31" W	85.00	T40	S 27 28' 01" E	30.44
T25	S 01 17' 24" E	102.00	T41	S 28 29' 58" E	51.70
T26	S 07 22' 33" W	84.34	T42	S 07 11' 17" E	78.87
T27	S 38 18' 41" E	106.30	T43	S 00 36' 40" W	46.48
T28	N 68 50' 29" E	82.88	T44	N 80 36' 40" E	46.48
T29	N 30 18' 20" E	71.10	T45	N 44 19' 01" W	45.00
T30	N 21 31' 28" E	82.87	T46	S 08 37' 18" E	45.30
T31	S 88 48' 04" E	33.20	T47	S 47 47' 30" E	31.88
T32	S 07 38' 38" W	55.23	T48	S 21 32' 20" E	88.44
T33	S 08 38' 04" E	119.88	T49	S 87 87' 30" W	88.58
T34	S 20 29' 58" W	30.44	T50	S 27 07' 30" W	30.77
T35	S 19 31' 18" E	88.20	T51	S 38 41' 30" W	14.28
T36	S 08 38' 00" E	1.80	T52	S 84 23' 54" E	87.00

GO TIT

DUEY RETURNED FOR TAXATION
 11 May 1987
 Betty Pearce Carter
 Hamilton Co. Ind.



PROJECT FAUNSBROOK WOODS SHEET NO. 584	SCHNEIDER ENGINEERING CORPORATION 3030 NORTH POST ROAD INDIANAPOLIS, INDIANA 46228	DRAWN BY DATE CHECKED BY DATE	TITLE PLAT
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HAMILTON CO., IN
22 13 Page 14

FAMNSBROOK WOODS

COVENANTS AND RESTRICTIONS

THE UNDERSIGNED, FAMNSBROOK WOODS DEVELOPMENT CO., AND INDIANA LIMITED PARTNERSHIP, K.F. THOMPSON, INC., GENERAL PARTNER BY KENNETH E. THOMPSON AND CORY D. THOMPSON, PRESIDENT AND SECRETARY RESPECTIVELY, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS FAMNSBROOK WOODS, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED S.U.-SS.-E. (DRAINAGE, UTILITY AND SEWER EASEMENTS) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAIN, DUCT, PULVER, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS EXCEPT FOR FENCES, DRIVEWAYS AND WALKWAYS. 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 EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

THE USE OF ALL LOTS IN THE WITHIN PLAT SHALL BE IN ACCORDANCE WITH THE TOWN OF FISHERS, INDIANA ZONING ORDINANCE NOVEMBER 3, 1960, AND ANY AMENDMENTS THERETO.

NO LOT HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.

NO SIGN OR BILLBOARD EXCEPT PROFESSIONAL OR "FOR SALE" SIGNS SHALL BE ERECTED ON ANY LOT IN THIS PLAT AND NO BARN, STABLE OR OTHER OUT BUILDING HOUSING DOMESTIC ANIMALS OR POULTRY, EXCEPT HOUSEHOLD PETS, SHALL BE PERMITTED.

NO TRAILER, TENT, BASEMENT, GARAGE OR OTHER OUT BUILDING ERECTED IN THIS PLAT SHALL AT ANYTIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY BUILDING OR A TEMPORARY CHARACTER BE ERECTED.

NO FENCE SHALL BE ERECTED NEARER THE FRONT LOT LINE THAN THE FRONT HOUSE LINE UNLESS SAID FENCE SHALL BE A FIBRUS GROWTH OR HEDGE, NOT TO EXCEED FOUR (4) FEET IN HEIGHT OR FIFTEEN (15) FEET IN LENGTH.

NUISANCES: 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.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. ANY LOT AREA DESIGNATED FOR THE NATURAL FLOW OF SURFACE WATER SHALL AT ALL TIMES BE KEPT FREE FROM ANY OBSTRUCTION TO THE NATURAL FLOW OF SURFACE WATER AND ANY IMPROVEMENTS MADE ON OR UNDER ANY EASEMENTS BY THE PROPERTY OWNER ARE AT THE RISK OF THE PROPERTY OWNER.

ALL YARD DIMENSIONS AND RESTRICTIONS SHALL BE IN ACCORDANCE WITH THE TOWN OF FISHERS, INDIANA ZONING ORDINANCE NOVEMBER 3, 1960, AND ANY AMENDMENTS THERETO.

ALL FENCES SHALL BE NO MORE THAN FOUR (4) FEET IN HEIGHT IF SAID FENCE IS WITHIN TWENTY (20) FEET OF ANY SIDE OR REAR LOT LINE.

LIGHTS: IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERECT AND MAINTAIN A "DOME TALL DOME" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

THE MINIMUM LIVING AREA FOR A SINGLE STORY HOUSE SHALL BE 1600 SQUARE FEET AND FOR A MULTI LEVEL HOUSE SHALL BE 1800 SQUARE FEET. A MINIMUM TWO CAR ATTACHED GARAGE SHALL BE REQUIRED FOR BOTH THE SINGLE STORY AND MULTI LEVEL HOUSE. THE GARAGE AREA SHALL NOT BE INCLUDED IN THE TOTAL LIVING AREA.

SIDEWALKS: A SIDEWALK NO LESS THAN FOUR (4) FEET IN WIDTH, SHALL BE REQUIRED ACROSS THAT PORTION OF A LOT WHICH IS CONSIDERED THE FRONTAGE. INSTALLATION AND MAINTENANCE OF SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT-OWNERS.

ALL HOUSES SHALL HAVE BRICK TO SHAKE.

ALL HOUSES TO HAVE DRIVEWAYS AND ALL DRIVEWAYS TO BE HARD SURFACE.

THE FOREGOING COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1988, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

ENFORCEMENT: THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO LAUNCE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

RECEIVED
FOR RECORD

MAY 11 11 26 AM '87

SHA- MERRY
RECORDED
HAMILTON CO., IN
RR 13 Page 143

MAINTENANCE UP SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT-OWNERS.
ALL HOUSES SHALL HAVE BRICK TO GRADE.
ALL HOUSES TO HAVE DRIVEWAYS AND ALL DRIVEWAYS TO BE HARD SURFACE.
THE FOREGOING COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1988. AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
ENFORCEMENT: THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY THE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

FANNBROOK WOODS DEVELOPMENT CO.
AN INDIANA LIMITED PARTNERSHIP
K.E. THOMPSON, INC. GENERAL PARTNER

WITNESS OUR HANDS AND SEAL THIS 11TH DAY OF OCTOBER, 1987.



STATE OF INDIANA) ss
COUNTY OF HAMILTON)
I, the undersigned Notary Public, in and for the County and State, personally appeared FANNBROOK WOODS DEVELOPMENT CO., AN INDIANA LIMITED PARTNERSHIP, K.E. THOMPSON, INC., GENERAL PARTNER, BY KENNETH E. THOMPSON, PRESIDENT AND CORY D. THOMPSON, SECRETARY AND EACH SEPARATELY AND BEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF OCTOBER, 1987.
MY COMMISSION EXPIRES May 31, 1988.
NOTARY PUBLIC *Kenneth E. Thompson*
COUNTY OF RESTORANCE



DUPLICATE FOR TAXATION
11/10/87
Belg, Clara, Auditor
Hamilton County

Page 1

THIS INSTRUMENT PREPARED BY KENNETH E. THOMPSON, PRESIDENT, FANNBROOK WOODS DEVELOPMENT CO.
AN INDIANA LIMITED PARTNERSHIP K.E. THOMPSON, INC. GENERAL PARTNER

PROJECT	JOB NO.	DATE	PRICE
FANNBROOK WOODS	594		
PREPARED FOR			
FANNBROOK WOODS DEV. CO.			
TITLE	SCALE		
COVENANTS			

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