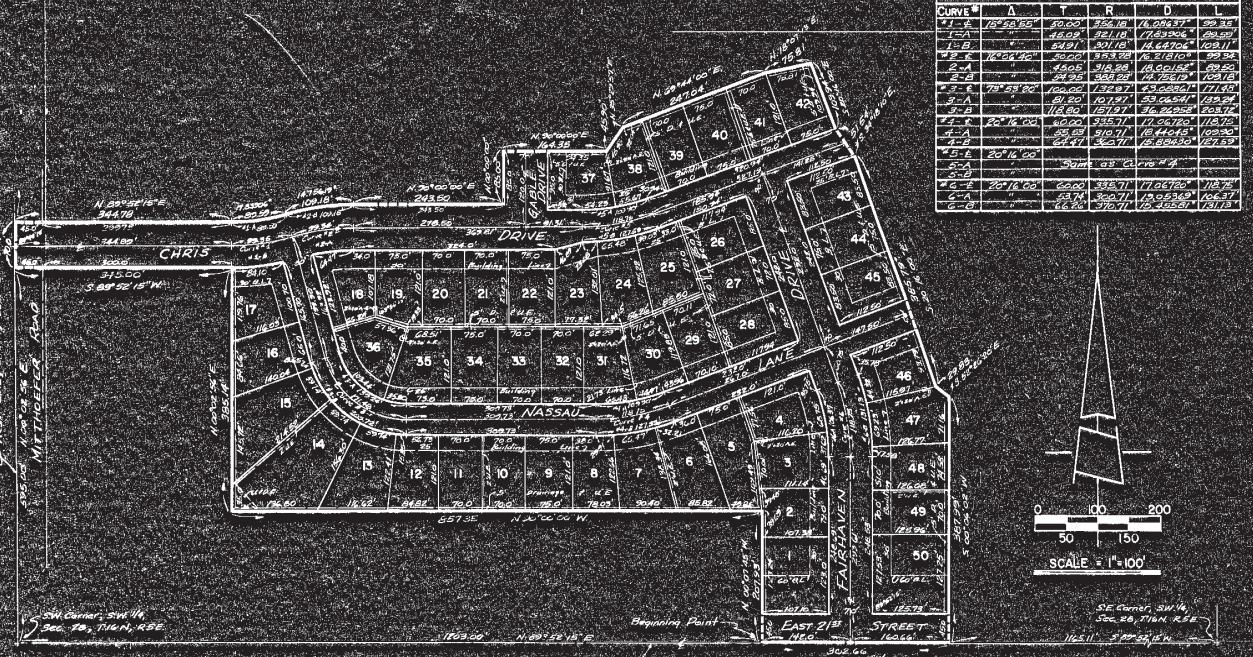
VOL-32-Page 175 37568



HAVENFAIR- FIRST SECTION

CURVE DATA					
CURVE #	Δ	T	R	D	L
#1-E	15°58'55"	50.00'	356.18'	16.08637°	99.36'
1-A	"	45.09'	321.18'	17.83906°	89.59'
1-B	"	54.91'	301.18'	14.64706°	109.11'
#2-E	16°06'50"	50.00'	353.28'	16.21810°	99.34'
2-A	"	45.05'	318.28'	18.00152°	89.50'
2-B	"	54.95'	388.28'	14.75619°	109.18'
#3-E	73°53'20"	100.00'	132.97'	43.08861°	171.48'
3-A	"	81.20'	107.97'	53.06541°	139.24'
3-B	"	118.80'	157.97'	36.26958°	203.72'
#4-E	20°16'00"	60.00'	335.71'	17.06720°	118.75'
4-A	"	55.53'	310.71'	18.44043°	109.90'
4-B	"	64.47'	360.71'	15.88430°	127.59'
#5-E	20°16'00"				
5-A	"	Same as Curve #4			
5-B	"				
#6-E	20°16'00"	60.00'	335.71'	17.06720°	118.75'
6-A	"	53.74'	300.71'	19.05369°	106.37'
6-B	"	66.26'	370.71'	15.45581°	131.13'

I hereby certify that the within plat is true and correct and represents a survey of a part of the Southwest Quarter, of Section 28, Township 16 North, Range 5 East in Marion County, Indiana, being more particularly described as follows, towit:

Beginning at a point on the South line of said Quarter Section a distance of 1203.00 feet North 89 degrees 52 minutes 15 seconds East of the Southwest corner of said Quarter Section; running thence North 00 degrees 07 minutes 45 seconds West a distance of 207.93 feet to a point; running thence North 90 degrees 00 minutes 00 seconds East a distance of 857.35 feet to a point; running thence North 00 degrees 02 minutes 56 seconds East and parallel to the West line of said Quarter Section a distance of 385.14 feet to a point; running thence South 89 degrees 52 minutes 15 seconds West and parallel to the South line of said Quarter Section a distance of 345.00 feet to a point on the West line of said Quarter Section, (said point being 595.00 feet North 00 degrees 02 minutes 56 seconds East of the Southwest corner of said Quarter Section); running thence North 00 degrees 02 minutes 56 seconds East upon and along said West line a distance of 70.00 feet to a point; running thence North 89 degrees 52 minutes 15 seconds East a distance of 344.78 feet to a point of curvature of a 17.83906 degree curve, (said curve having a radius of 321.18 feet and said point of curvature being 00 degrees 00 minutes 00 seconds South of the radius point of said curve); running thence in a Northeasterly direction to the left upon and along said curve a distance of 89.59 feet to the point of curvature of a 14.75619 degree curve, (said curve having a radius of 388.28 feet and said point of curvature being the point of tangency of the first described curve, said point of curvature also being North 16 degrees 06 minutes 40 seconds West of the radius point of said curve); running thence in a Northeasterly direction to the right a distance of 109.18 feet to a point; running thence North 90 degrees 00 minutes 00 seconds East and tangent to the last described curve a distance of 243.50 feet to a point; running thence 00 degrees 00 minutes 00 seconds North a distance of 85.00 feet to a point; running thence North 90 degrees 00 minutes 00 seconds East a distance of 164.35 feet to a point; running thence North 35 degrees 29 minutes 57 seconds East a distance of 45.90 feet to a point; running thence North 69 degrees 44 minutes 00 seconds East a distance of 247.04 feet to a point; running thence North 78 degrees 07 minutes 13 seconds East a distance of 75.81 feet to a point; running thence South 20 degrees 16 minutes 00 seconds East a distance of 109.94 feet to a point; running thence South 34 degrees 18 minutes 10 seconds East a distance of 51.54 feet to a point; running thence South 20 degrees 16 minutes 00 seconds East a distance of 385.79 feet to a point; running thence South 52 degrees 26 minutes 20 seconds East a distance of 29.83 feet to a point; running thence South 00 degrees 06 minutes 02 seconds West and parallel to the East line of said Quarter Section a distance of 387.99 feet to a point on the South line of said Quarter Section, (said point being a distance of 1165.11 feet South 89 degrees 52 minutes 15 seconds West of the Southeast corner of said Quarter Section; running thence South 89 degrees 52 minutes 15 seconds West upon and along said South line a distance of 302.66 feet to the point of beginning, containing 16.182 acres, more or less.

This subdivision consists of 50 lots numbered 1 through 50 inclusive. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during the month of November, 1961.

Witness my signature this 9th day of December, 1961.

James E. Dankert
JAMES E. DANKERT
REGISTERED
No. 4028

IMAGE/C

176

James E. Dankert
Registered Land Surveyor #4028

JAMES E. DANKERT REGISTERED No. 4028 STATE OF INDIANA LAND SURVEYOR

The undersigned, Carl C. Schwier and Iona Schwier, husband and wife, and Laura P. Schwier, widow and unmarried, and Perine Development Corp., by Thomas A. Perine, President, and Thomas B. Meser, Secretary, being the owners of the above described real estate, do hereby 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 "Ravenfair - First Section", an Addition in Marion County, Indiana.

A. The streets shown and not heretofore dedicated are hereby dedicated to the public, excepting there is reserved to Perine Development Corp., its successors and assigns, in each of said streets, a permanent easement for installation, maintenance and repair of private sanitary sewer lines so long as the lots in this Addition are serviced to a private sanitary utility.
B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
C. Front and side building lines are established as shown on this plat between which lines and the property 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 with 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 a rounded property corner, 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 line is maintained at a sufficient height to prevent obstruction of the sight line.
D. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one half or two story house having a ground floor area of less than 660 square feet, exclusive of open porches, garages or basements.
E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition.
F. 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.
G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 8437.5 square feet.
H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
I. There are strips of ground as shown on the within plat marked "Drainage Easement" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement 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 titles subject to the rights of the public utilities and to those of the other owners of lots in this Addition, to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
J. The right to enforce the within provisions, restrictions and covenants by injunction, together 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 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. Said provisions shall be in full force and effect until June 1, 1986, at which time said covenants shall be automatically extended for successive periods of 10 years unless by a 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 one 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.
K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, Carl C. Schwier and Iona Schwier, husband and wife, and Laura P. Schwier, widow and unmarried, and Perine Development Corp., by Thomas A. Perine, President, and Thomas B. Meser, Secretary, have hereunto caused its and their names to be subscribed this 24th day of April, 1961.

PERINE DEVELOPMENT CORPORATION

Laura P. Schwier
Laura P. Schwier

Carl C. Schwier
Carl C. Schwier

Thomas A. Perine, President

Iona Schwier
Iona Schwier

Thomas B. Meser, Secretary

FINAL APPROVAL
PLAT COMMITTEE OF
METROPOLITAN PLAN COMMISSION
MARION COUNTY, INDIANA
APRIL 25, 1962
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED
Paul R. Young
Stephen W. Burns
Warren G. Kirk
MEMBER

RECEIVED FOR RECORD
APR 27 1962
and recorded in
Record 35 Page
RECORDER MARION COUNTY

DULY ENTERED FOR TAXATION
APR 27 1962
Clem Smith
COUNTY AUDITOR

APPROVED THIS 27th
DAY OF April 1962
AUDITOR OF MARION COUNTY
Jim McNally DRAFTSMAN

STATE OF INDIANA)
COUNTY OF MARION) SS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, this 24th day of April, 1961, Carl C. Schwier and Iona Schwier, husband and wife, and Laura P. Schwier, widow and unmarried and Perine Development Corp., by Thomas A. Perine, President, and Thomas B. Meser, Secretary, and acknowledged the execution of the above and foregoing certificate as its and their voluntary act and deed for the use and purposes herein expressed.

Carol M. Crosby
Notary Public

Notary Public Expires: September 19, 1964

This instrument prepared by Paul I. Cripe, Inc., by James E. Dankert, Secretary, this 9th day of December, 1961.

RECEIVED FOR RECORD
APR 27 1962
2.35