

LANTERN FARMS

SECTION 1 SECONDARY PLAT SEC. 25-18N-4E

DECLARATION OF COVENANTS

The utility easements shown on the within plat are reserved as an easement for use by the city or county in which this subdivision is located, owners in this subdivision, and public utility companies for the installation, use, maintenance, repair and removal of sewers, water mains, utility poles, wires and other facilities and utilities necessary or incidental to the common welfare and use and occupancy for residential purposes of the houses to be erected in this subdivision. No building or other structure, except walks or driveways, shall be erected or maintained upon, over, under, or across any such utility easement for any use except as set forth herein. The owners in this subdivision shall take their title to the land contained in such utility easement subject to the perpetual easement herein reserved.

The drainage easements shown on the within plat are reserved for the drainage of storm water, whether by swale, ditch or storm sewer. No structure other than storm water drainage structures, retaining walls, or elevated walks and driveways shall be erected in, on, over, under, or across any such easement, except that a drainage easement may also be used as a utility easement, and structures permitted in a utility easement may be erected thereon, provided that they do not interfere with the flow of water. The owners in this subdivision shall take their title to the land contained in such drainage easements subject to the perpetual easement herein reserved.

In the event storm water drainage from any lot or lots flows across another lot, provision shall be made to permit such drainage to continue without restriction or reduction, across the downstream lot and into the natural drainage channel or course, even though no specific drainage easement for such flow of water is provided on the within plat.

Easement Maintenance: On drainage easements, the Town of Fishers shall be responsible for the care, maintenance, repair and/or replacement of actual structures in place, such as sewer pipes, manholes casting, etc. and each property owner as it pertains to his lot or lots shall maintain surface drainage systems and open swales. The Town shall have access rights over and across said easements.

No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and such items shall not be kept, except in sanitary containers.

No campers, trailers, boats, or similar vehicles shall be parked on any lot in this subdivision unless the same shall be parked in such a manner that it is not visible to the occupants of other lots in this subdivision or the users of any streets in this subdivision.

No animals, livestock or poultry of any description 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 commercial purposes.

The right to enforce the within restrictions, limitations, and covenants by injunction is hereby dedicated and reserved to the owners of lots in this subdivision, their heirs and assigns, who shall be entitled to such relief without being required to show any damage of any kind to such owner or owners, by or through any such violation or attempted violation. Said provisions shall be and continue in full force and effect for a period of twenty (2) years from the date of this plat and thereafter unless and until by a vote of the then owners of a two-thirds majority of the total lots in this subdivision it is agreed to change to covenants in whole or in part. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Owners of Lots within Lantern Farms Section 1 shall be members of an incorporated association known as Lantern Farms Property Owners Association, Inc. and shall be subject to an additional declaration of covenants recorded in Hamilton County, Indiana, as Instrument #90-22332.

WITNESS OUR HANDS THIS 30TH DAY OF OCTOBER 1990.

THOMPSON LAND COMPANY, INC.
AN INDIANA CORPORATION

Corby D. Thompson
CORBY D. THOMPSON
PRESIDENT

Jeffrey E. Thompson
JEFFREY E. THOMPSON
SECRETARY

STATE OF INDIANA)
COUNTY OF MARION) 55

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED CORBY D. THOMPSON, PRESIDENT, AND JEFFREY E. THOMPSON, SECRETARY, AND EACH SEPARATELY AND SEVERALLY 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 30TH DAY OF OCTOBER 1990.

P. Elaine Good
Notary Public P. ELAINE GOOD
MY COMMISSION EXPIRES OCTOBER 1, 1994

THIS INSTRUMENT PREPARED BY CORBY D. THOMPSON, PRESIDENT, THOMPSON LAND CO., INC. AN INDIANA CORPORATION.

Instrument No. 9027752
P.C. No. 1 Slide No. 131

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Charles R. Clary
HAMILTON CO. RECORDER



LANTERN F

SECTION SECONDARY F SEC. 25-18N-4E

DECLARATION OF COVENANTS

The undersigned, Thompson Land Company, Inc. by Corby D. Thompson, President, and Jeffrey Z. Thompson, Secretary, of Hamilton County, in the State of Indiana, being the owners of record of all of the within described real estate, do hereby lay off, plat and subdivide into lots and streets such tracts and do hereby dedicate for public use any of such streets not previously dedicated, in accordance with the within plat. The following restrictions, limitations, and covenants are hereby imposed and shall run with the land contained in such plat.

The within plat shall be known and designated as Lantern Farms, Section 1, a subdivision in The Town of Fishers, Delaware Township, Hamilton County, in the State of Indiana.

Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.

The area of the main structure, exclusive of one-story open porches and garages, shall be not less than one thousand four hundred (1400) square feet in the case of a one-story structure, nor less than one thousand eight hundred (1800) square feet in the case of a multiple story structure. All garages shall be attached to the residence dwelling and be a minimum of two car size.

No trailer, tent, back attached shed, basement, garage, or temporary building shall be used for temporary or permanent residence on any lot in this subdivision. An attached garage, tool shed, or detached storage building erected or used as an accessory to a residence in this subdivision shall be of a permanent type of construction and conform to the general architecture and appearance of such residence.

No fences shall be erected in this subdivision between the building lines and the right-of-way lines of the streets as shown on the within plat, except with approval of the Architectural Control Committee, which fences shall not exceed 42 inches in height and shall be of a decorative nature.

No building, structure or accessory building shall be erected closer to the sidewalk of any lot than ten (10) feet. Where buildings are erected on more than one abutting lot, this restriction shall apply to the sidelines of the extreme boundaries of the multiple lots.

No structure in this subdivision shall exceed 2 and 1/2 stories or twenty-five (25) feet in height measured from finish grade to the under side of the eave line, and no structure other than an open porch shall be erected between the building lines and the right-of-way lines of the street as designed on the within plat.

The utility easements shown on the within plat are hereby dedicated to the city or county in which this subdivision is located, and public utility companies for the repair and removal of sewers, water mains, utility poles and utilities necessary or incidental to the common use of the houses to be erected on the within plat for residential purposes of the houses to be erected on the within plat, except as set forth herein. The owners in this subdivision reserve the right to use any such easement subject to the provisions herein reserved.

The drainage easements shown on the within plat are hereby dedicated to the city or county in which this subdivision is located, and public utility companies for the repair and removal of storm water drainage structures, retaining walls, or shall be erected in, on, over, under, or across any drainage easement may also be used as a utility easement in a utility easement may be erected therein, provided with the flow of water. The owners in this subdivision reserve the right to use any such drainage easement subject to the provisions herein reserved.

In the event storm water drainage from any lot in this subdivision shall be made to permit such drainage to be reduced, across the downstream lot and into the street, even though no specific drainage easement is provided on the within plat.

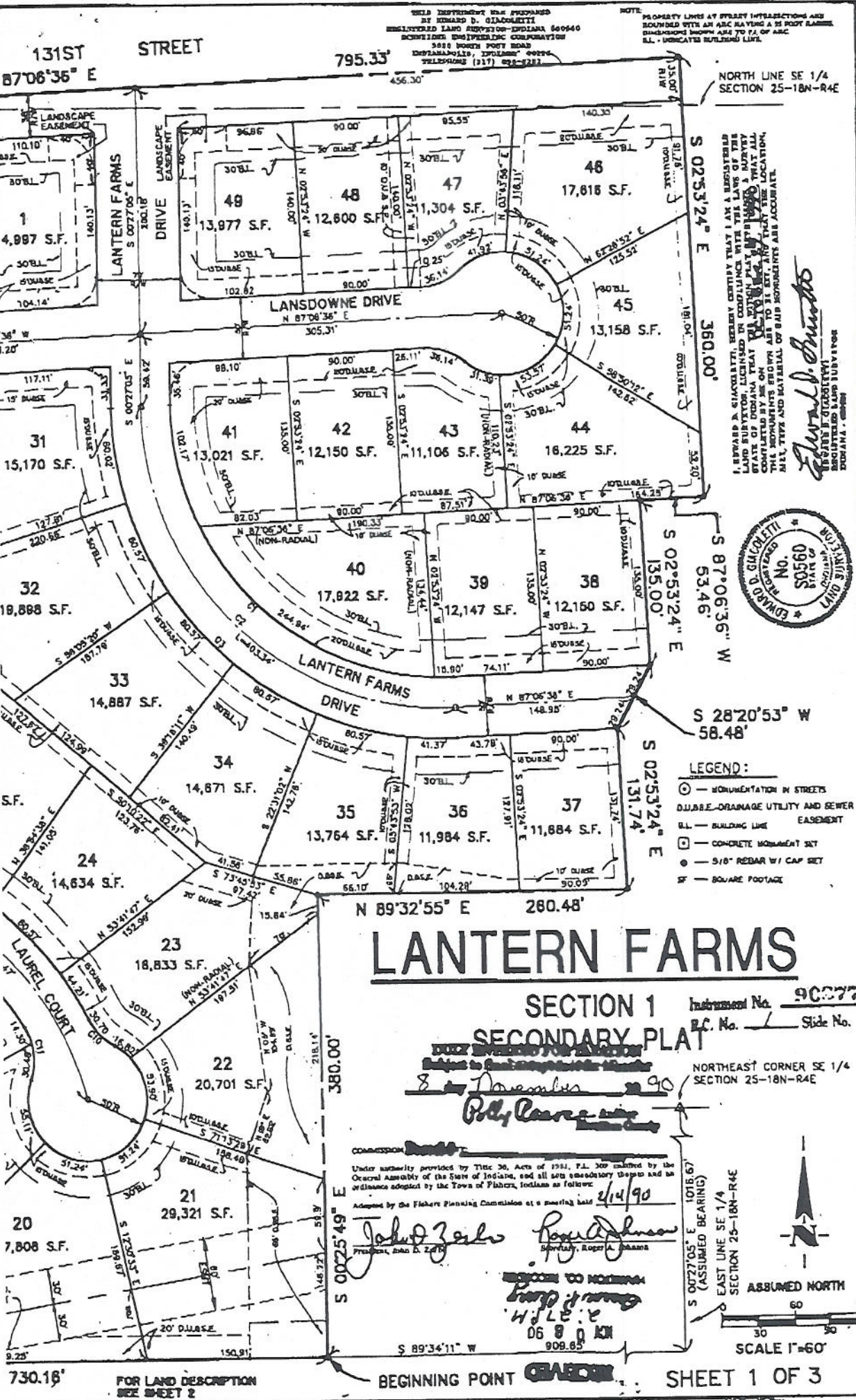
Easement Maintenance: On drainage easements, the owner of the lot or lots immediately adjacent to the easement shall be responsible for the care, maintenance, repair and replacement of structures in place, such as sewer pipes, manholes and other structures. The owner of the lot or lots shall maintain open swales. The Town shall have access rights over the easement.

No lot in this subdivision shall be used or maintained for the storage of rubbish, trash, garbage, or other waste, and such waste shall be stored in sanitary containers.

No campers, trailers, boats, or similar vehicles shall be parked in this subdivision unless the same shall be parked in such a manner as to not obstruct the view of the occupants of other lots in this subdivision or subdivision.

No animals, livestock or poultry of any description shall be kept on any lot, except that dogs, cats, or other household pets may be kept, bred, or maintained for commercial purposes.





FIELD INSTRUMENT WAS PROVIDED BY EDWARD D. GUALANDETTI REGISTERED LAND SURVEYOR-INDIANA 600640 SCHWENKER ENGINEERING CORPORATION 5818 BOWEN PORT ROAD INDIANAPOLIS, INDIANA 46204 TELEPHONE (317) 924-2282

NOTE: PROPERTY LINES AT STREET INTERSECTIONS ARE SHOWN WITH AN ABC RA YING A 35 FOOT WALKWAY BOUNDARY BEING 45 TO 75 FT. OF ABC R.L. INDICATED BUILDING LINE

EDWARD D. GUALANDETTI
REGISTERED LAND SURVEYOR
INDIANA 600640
No. 50560



- LEGEND:
- ⊙ - MONUMENTATION IN STREETS
 - D.U.B.L.E. - DRAINAGE UTILITY AND SEWER
 - B.L. - BUILDING LINE
 - EASEMENT
 - - CONCRETE MONUMENT SET
 - - 5/8" REBAR W/ CAP SET
 - - SQUARE FOOTAGE

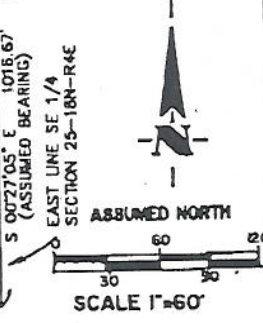
LANTERN FARMS

SECTION 1 Instrument No. 900777-2
PLAT No. / Side No. 138

DICK BROWN FOR SECTION
Subject to Final Map of the State
8 by Domenico 2090
Poly Line

NORTHEAST CORNER SE 1/4 SECTION 25-18N-R4E

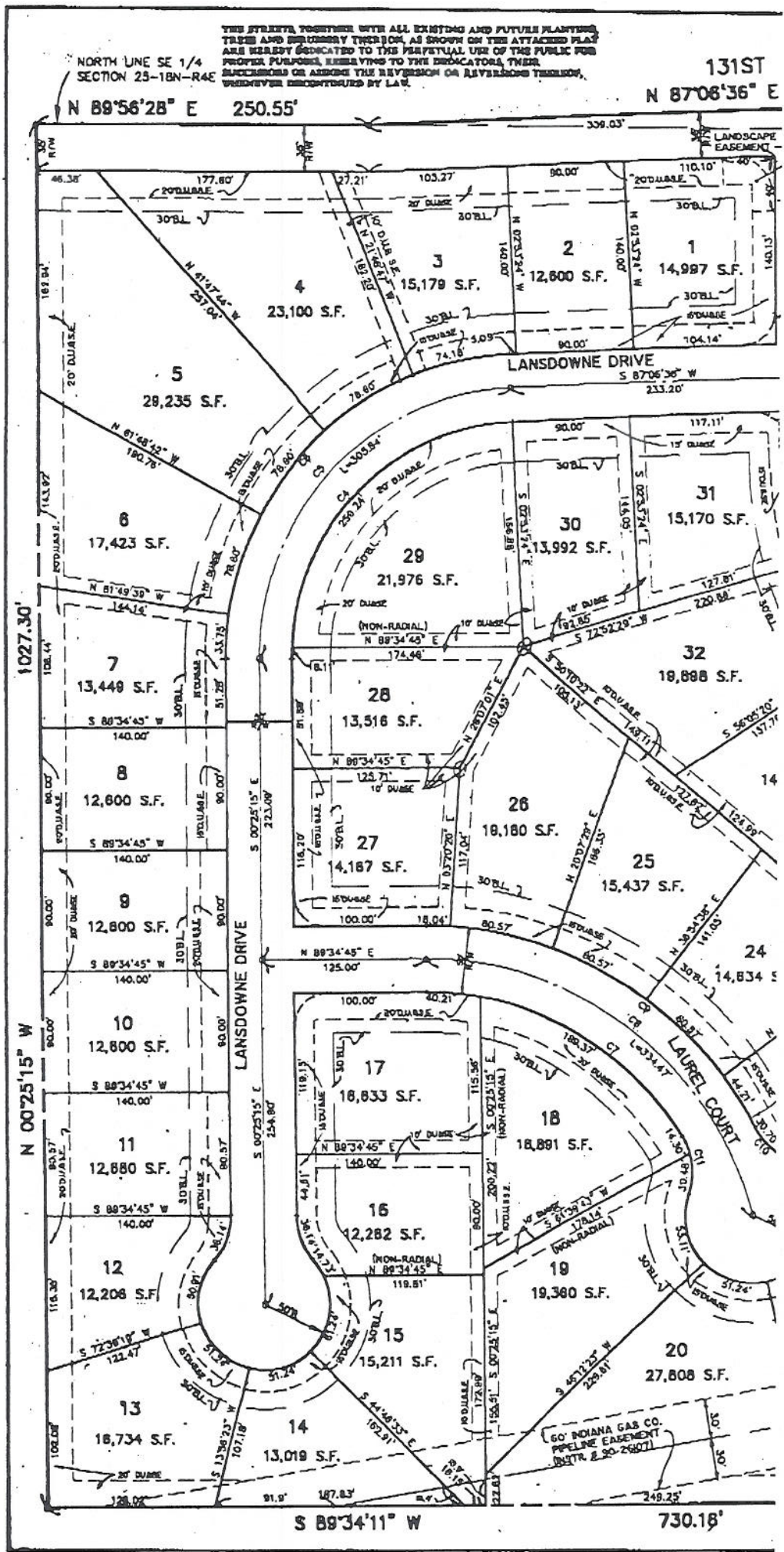
Under authority provided by Title 36, Acts of 1931, P.L. 300 enacted by the General Assembly of the State of Indiana, and all laws amendatory thereto and an ordinance adopted by the Town of Fishers, Indiana as follows:
Adopted by the Fishers Planning Commission at a meeting held 4/14/90
John Zerler President, John D. Zerler
Roger Johnson Secretary, Roger A. Johnson



FOR LAND DESCRIPTION SEE SHEET 2

BEGINNING POINT SHEET 1 OF 3

JOB # 71



D

THIS INSTRUMENT WAS PREPARED
 BY EDWARD D. GIACOLETTI
 REGISTERED LAND SURVEYOR-INDIANA #50560
 SCHNEIDER ENGINEERING CORPORATION
 3020 NORTH POST ROAD
 INDIANAPOLIS, INDIANA 46226
 TELEPHONE (317) 898-8282

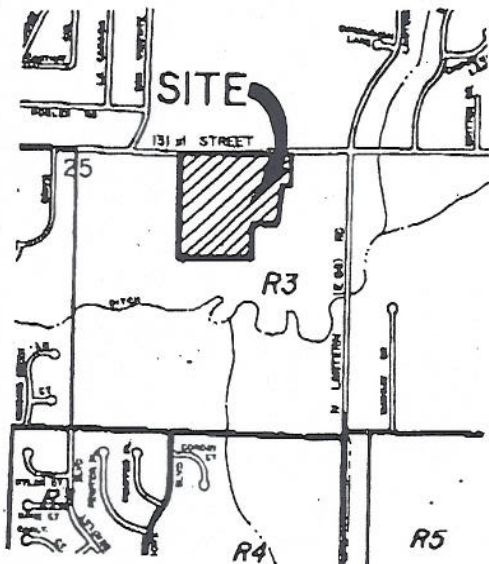
LANTERN FARMS

SECTION 1 SECONDARY PLAT PART OF SECTION 25-18N-4E HAMILTON COUNTY, INDIANA

DELTA
822819
922819
922919
873131
873131
873131
582731
783231
831840
83172
81194

SUBDIVIDER/OWNER

THOMPSON LAND COMPANY
 11911 LAKESIDE DRIVE
 FISHERS, INDIANA 46038
 (317) 849-7607



STATION OF
 MY DIRECT
 CORRECT TO

South Half of
 Section 25 in Hamilton

action; thence
 along the East line
 of Section South 89
 the Beginning
 a distance of
 100 feet North 89
 a distance of 250.55
 feet of 795.33 feet;
 of 360.00 feet;
 16 feet; thence
 thence South
 of Section South 02
 of Section South 89
 of Section South 00
 the Beginning

with streets,
 from denoting

XP



COMMISSION CERTIFICATE:

Under authority provided by Title 36, Acts of 1981, P.L. 309 enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto and an ordinance adopted by the Town of Fishers, Indiana as follows:

Adopted by the Fishers Planning Commission at a meeting held 2/14/90

John D. Zerbo
 President, John D. Zerbo

Roger A. Johnson
 Secretary, Roger A. Johnson

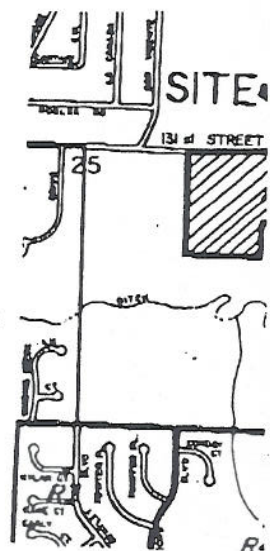
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 2:27 P.M.
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Charles R. Cherry
 HAMILTON CO. RECORDER

Instrument No. 9027752
 P.C. No. 1 Slide No. 138

CURVE DATA TABLE

THIS INSTRUMENT WAS
BY EDWARD D. GIAC
REGISTERED LAND SURVEYOR
SCHNEIDER ENGINEERING
3020 NORTH POST
INDIANAPOLIS, INDIANA
TELEPHONE (317) 8

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	BETA
C1	225.00	363.01	234.79	374.90	S 44°40'33" E	87°28'18"
C2	250.00	403.34	280.87	381.00	S 46°40'15" E	87°28'18"
C3	275.00	443.67	304.88	397.10	S 48°40'15" E	87°28'18"
C4	175.00	287.35	187.82	242.10	S 43°20'40" W	87°31'51"
C5	200.00	305.24	181.88	278.88	S 43°20'40" W	87°31'51"
C6	225.00	343.73	215.31	311.47	S 43°20'40" W	87°31'51"
C7	225.00	343.73	215.31	311.47	N 81°11'24" W	88°27'39"
C8	250.00	384.17	197.64	310.00	N 52°05'25" W	76°39'21"
C9	275.00	424.60	189.61	288.73	N 58°45'30" W	53°18'49"
C10	50.00	76.60	15.85	30.22	S 44°40'33" E	35°11'24"
C11	50.00	76.60	15.85	30.22	N 08°18'04" W	51°18'04"



LAND DESCRIPTION

I HEREBY CERTIFY THAT THE WITHIN PLAT 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 North Half of the Southeast Quarter and a part of the South Half of the Northeast Quarter of Section 25, Township 18 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 27 minutes 05 seconds East (Assumed Bearing) along the East line of said Southeast Quarter Section a distance of 1016.67 feet; thence South 89 degrees 34 minutes 11 seconds West a distance of 309.63 feet to the Beginning Point; thence continuing South 89 degrees 34 minutes 11 seconds West a distance of 730.16 feet; thence North 00 degrees 25 minutes 15 seconds West a distance of 1027.30 feet to the North line of said Southeast Quarter Section; thence North 89 degrees 36 minutes 28 seconds East along the said North line a distance of 250.55 feet; thence North 87 degrees 06 minutes 36 seconds East a distance of 795.33 feet; thence South 02 degrees 53 minutes 24 seconds East a distance of 360.00 feet; thence South 87 degrees 06 minutes 36 seconds West a distance of 33.46 feet; thence South 02 degrees 53 minutes 24 seconds East a distance of 135.00 feet; thence South 28 degrees 20 minutes 33 seconds West a distance of 58.48 feet; thence South 02 degrees 53 minutes 24 seconds East a distance of 131.74 feet; thence South 89 degrees 32 minutes 35 seconds West a distance of 260.48 feet; thence South 00 degrees 25 minutes 49 seconds East a distance of 380.00 feet to the Beginning Point, containing 21.904 acres, more or less.

This subdivision consists of 49 lots, numbered 1 through 49, together with streets, easements and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE THIS 29TH DAY OF OCTOBER, 1990.

Edward D. Giacometti
EDWARD D. GIACOMETTI
REGISTERED LAND SURVEYOR - INDIANA #00560

