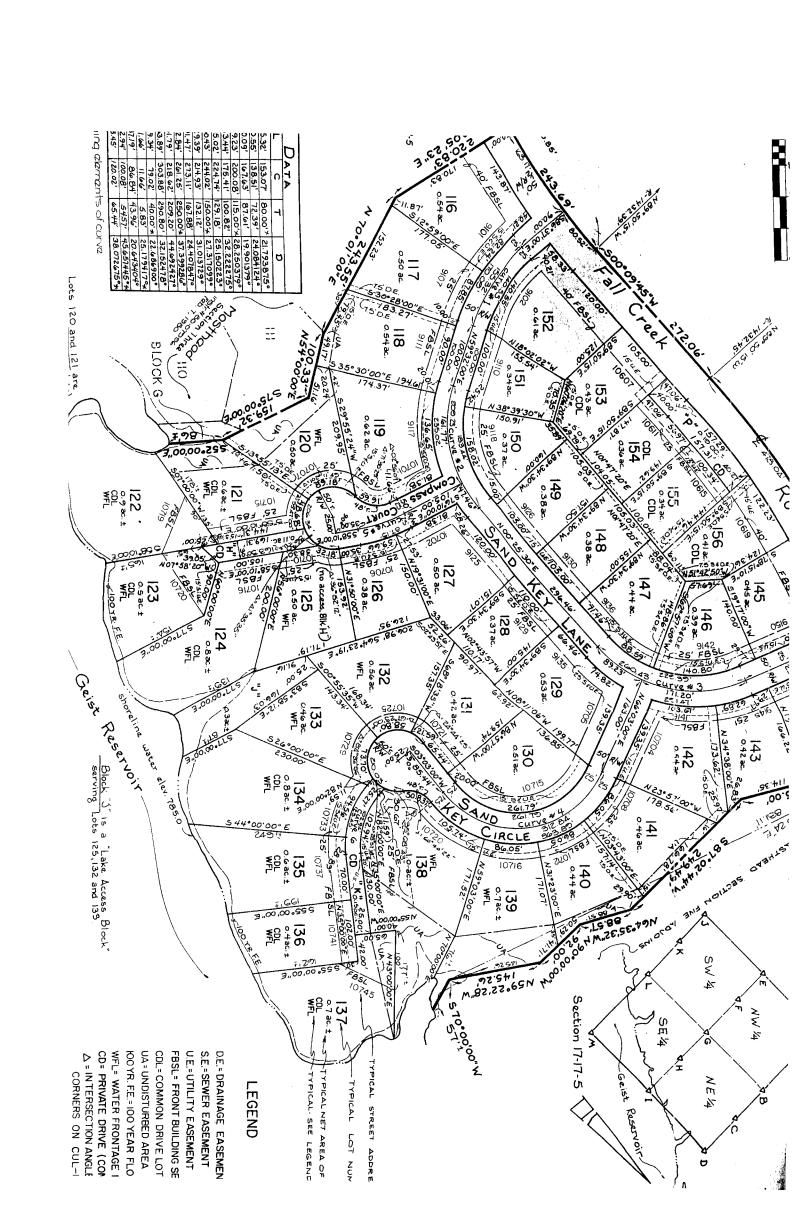


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This subdivision consists of 41 lots, numbered 116 through 156 inclusive and docks Total Control of the streets are total of the streets are total of the streets are place of beginning; spance more responds west 249.49 feet to a point which this bush of degrees 02 minutes 44 seconds west 249.49 feet to a cres, more or 1888.

seconds west 285.00 feet to the Place of Beginning, containing 20 acres, more or 1888. The size of Lots and blocks and widths of the streets are contains of / acres; Block "J"

witness my signature this 4 day of This survey was made under my direct supervision during the month of January, \mathbb{R}^2 JUNT 1990.

Contract of the second #13.12 OF

The undersigned, The Shorewood Corporation, being the owner of record of the above-deserted mult estate density certifies that they do lay off, plat and

this plat and certificate.

This subdivision shall be known and designated as "Wastwood - Jastica work"

All streets shown and not heretofore dedicated, are hereby dedicated EASEMENTS FOR DRAIMOE, SEWERS AND UTILITIES:
Lots are subject to drainage easements, sewer easements and utility easure nts, either separately on in comminstion of the three, as shown on the plat to the jubile ion its use.

utility companies and governmental agencies as follows: JHALLHARE MASENERIS (D.B.) - are created to provide paths and courses for area and local storm drainage, whicher overland or in adequate undergroun adjoining ground and/or public drainage system; and it shall be the Individual responsibility of the lot owner to maintain the drainage across his blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading construct the water flow in any manner. Said extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage are constructions.

C • EASEMENTS (S.B.) - are created for the use of the local governmental agency havin said system. jurisdiction over the storm and sanitary waste discosal s bach owner of a lot must commect with any pu

UTILITY MASEMBNIS (U.E.) - are created for the use of public utility companies, not including transfortation companies, for the addition for the purposes of installation and maintenance of sewers that are a part of installation of

c case of sewer easements.

The owners of all lots in this addition shall take title subject to the rights of public utilities, we were remained a encies, and the rights of ingress and egress in, along, and through the strips of ground for the purposes nerein stated.

N detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any garage, or accessory buildings constructed and shall conform to the general architecture and appearance of such residence. The minimum square postage of living space of dwellings constructed buildings and basements. occupations permitted in the Dwelling Districts Woning Ordinance of Narion County, Indiana. So structure small be a rected, altered, placed for single floor residence and 2000 square feet for two story or much estern recidence with the resund from DWELLING SIZE AND USE:
All lots in this subdivision shall be known and designated as residential tots. To business building shall be erected on said lots and or permi

۳ PRIVATE DAIVES: - BLOCK "H", BLOCK "K" AND BLOCK "F" AS SANK. IN ALIBEN FIRST.

Where private drives are shown on this plat and designated "C.D." they shall be owned in common with the education of such drives a majority of lot expers served to other lot expers served by such drive to contribute an equal share in the cost of maintenance of such drives. The residence of the contributes are some of such repair, then the expers such cost may fill a little of the seasonable relucions for the contribute owners paying such costs may fill a little owners fail to pay their allocate share of such repair, then the expers such costs may fill a little owners fail to pay their allocate share of such repair. the State of Indiana against any such lot and the owner thereof and recover the full accessment exad, to sit at the interest and read the state of indiana against any such lot and the owner thereof and recover the full accessment exad, to sit at the indiana against any such that the indiana against against any such that the indiana against against against any such that the indiana against (privite or public) to sarve said lots in which event the several property owners shall maintain the artificial activities maintain to the control of the co Lots 121, tard 124, 154 thru 137, and lots 153 thru 156 are the lots so served.

i :: There shall we no direct driveway 800080 D. Une ್ಷಾರ್ಥಿಗಳ ೧೭ Sign sola wouthing hall drook road, as Digital mesalt of 13: 13 14: 14:

probably the atract indicate and a second wide connecting the conn at sufficient height to prevent opetruction of sight lines. planting with a connection point, 25 foot trop, the intersection

6 iess otherwise provided in these restrictions Ç C 2005 recorded plat, in dredicin ta so

deneral - Uniess provided herein.

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s subdivicion shall be known and designated as "Maothead - Doctor Card.".

lat and certificate.

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Lots are subject to drainage easements, sower easements and utility easements, either separately or in combination of the three, as subject to drainage easements, sower easements and utility companies and governmental agencies as follows:

DHAINAGE EASEMENTS (D.E.) - are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground and line of the lot owner to maintain the drainage across his adjusting ground and/or public drainage system; and it shall be the individual responsibility of the lot owner to maintain the drainage areas. Said the local standard for the water flow in any manner. Said the local standard for the local standard fo

SEWER EASEMENTS (S.E.) - are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal sy addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner to must connect with any put

. case of sewer easements. EASEMBNIS (U.E.) - are created for the use of public utility companies, not including transportation companies, for the installation of

The owners of all lots in this addition shall take title subject to the rights of public utilities, governmental agencies, and the rights of the other ingress and egress in, along, and through the strips of ground for the purposes herein stated

ivi • detached single-family dwerring not to exceed two and one-half stories in height and residential accessory buildings. Any garage or accessory buildings and space of dwellings constructed and shall conform to the general erchitecture and appearance of such residence. The minimum square footage of living a minimum of 1200 square feet, exclosured from residence with the ground floor having a minimum of 1200 square feet, exclosured in a sample from residence with the ground floor having a minimum of 1200 square feet, exclosured in a sample footage of the sample footage in the sample footage of the sample footage. All lots in this subdivision shall be known and designated as residential Lots. To dusiness buildings shall be erected, altered, placed occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana. Wo structure shall be erected, altered, placed

۴ (prigure or public) to serve said lots in which event the several property owners shall maintain the utilities not otherwise maintained by the respecwots 121, turn 124, 134 thru 137, and into 153 thru 156 are the lots so served.

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NO Turk, tall had sor carms dender which obstructs sight lines at elevations between 2 and o feet above the street, shall be be the street lines and a line connectin, points at the intersection of said street lines. No trees shall be line is maintained at sufficient beight to provent obstruction of such within them. ac peseld pormitted to remain permitted

IDENTIAL SETTA ON ANAULIERABNIS: In Constal - Unloss otherwise provided in these restrictions refered bettycht; ٠٢<u>٠</u> CH 0.00 recorded plat, in dwelling house or above trade earmounts 2 2 2 L ೦೦

Jefinitions - "Side line" means a let buundary that extends from the mead on which a lot abuts to the rear line of said Jestellei to, the mead on which the let abuts, except that an corner lots, it may be determined from either abutting road.

From pards - The front building cases be lines sould be all by Tet forth upon this plat of 907)drawiorrani Jiat of Vhat

Out-De-Eass - If the particular lot abuts on a cut-de-sam, the iront outlding setback line shall be shown on the Espect - line side mand settisin i ; 13 ACC TIMES i Is स्त्र इंद्र इंद्र इंद्र 6.5 of twenty-two , movided. . 4. 6. 6. C. Service estas of

Rear setback Lines Shall oo at least twenty (No) feet from CITY CITY rear lot time excepting in the case of Later (rontage

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public utility companies, not including transportation companies, for the installation of sipes, mains, ducts and cables as well as for the uses specified

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signated as residential rots. To business buildings shall be erected on said lots and no business may be conducted on any part thereof, other than the home still ordinance of Marion County, Indiana. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one white ordinance of Marion County, Indiana. No structure shall be erected to accessory building erected shall be of a permanent type of construction appearance of Such residence. The minimum square footage of living space of dwellings constructed on all residential lots shall be 2000 square feet appearance of Such residence. The minimum square footage of living space of dwellings constructed on all residential lots shall be 2000 square feet appearance of such residences, garages, carports, accessory two styry or matteresters residence with the ground floor having a minimum of 1200 square feet, exclusive of porches, torrances, garages, carports, accessory and the storm residence with the ground floor having a minimum of 1200 square feet, exclusive of porches, torrances, garages, carports, accessory.

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The respective utility in the same manner as set out for private drives. A STATE OF THE STA

lail Crook road, as other means of acress have been rovided. rd 196 are the lets so served.

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y that extends from the road on which a lot abuts to the rear line of said of except that he holder lots, it may be determined from either abutting road. ္ • "bear line" means the lot boundary line that is farthest from, and substantially

small be all or bet forth upon this blat of the Development.

a cul-de-sau, the Front building setback line shall we shown on the clat of thet lot.

Than on expression or exempty-two (22) fact. Therefore, one factors is side wind some to on them eight (8) nest from the side line of the lot

east twenty (20) feet from the rear lot line excepting in the case of water frontage lot setuscks shall be twenty (20) fact or the horizontal location sheet 2 of three

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(S.E.) - are installation and maintenance of sewers that are a part of said system. created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county design Each owner of a lot must connect with any public sanitary sewer available.

S (U.E.) - are created for the use of ewer easements. public utility companies, not including transportation companies, for the installation of pipes, mains, ducts and cables as well

the state of the state of the state of the rights of public utilities, governmental agencies, and the rights of the other lot owners in this addition to said earess in, along, and through the strips of ground for the purposes herein stated.

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I are shown on this plat and designated "ADA" they shall be owned in common with the other lot owners serviced by private drive elect to repair such to such drive. Where a majority of lot owners served by private drive elect to repair such to such drive. Where a majority of lot owners served by private drive elect to repair the pescriped by such drive to contribute an equal that obtains such on st may file a libr for the reasonable value of labor performed and materials furnished as prescriped by the reasonable value of labor performed and materials furnished as prescriped by such drives of such repair. The reserved by private and the owners paying such drives a libr for the reasonable value of labor performed and materials furnished as prescriped by private and it shall be the obligation of each owners are the such drives. a against any such lot and the owner thereof and recover the full appossment owed, together with interest from and date and reasonable attorneys fees. to serve said tota in which event the several property owners shall maintain the utilities not otherwise maintained by thru 137, and lets 153 thru 156 are the lots so served. the respective utility in the same manner as set

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TOUR OTHERWISE WOOMED In these posteriotions or on the recorded plat, so dwelling source or above trade structure shall 50 constructed Or jla ced on n residential lot

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