#13.67

MUIRFIELD SUBDIVISION-SECTION THREE

LEGAL DESCRIPTION

INDIANA, DESCRIBED AS FOLLOWS: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISON OF

AND CONTAINING 38.931 ACRES, MORE OR LESS. THENCE NORTH 29 DEGREES 25 MINUTES 24 SECONDS WEST 12.27 FEET; THENCE NORTH 60 DEGREES 34 MINUTES 36 SECONDS EAST 220.00 FEET; THENCE NORTH 29 DEGREES 25 MINUTES 24 SECONDS WEST 5.87 FEET; THENCE NORTH 60 DEGREES 34 MINUTES 36 SECONDS EAST 125.00 FEET; THENCE SOUTH 29 DEGREES 25 MINUTES 24 SECONDS EAST 240.00 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 35 SECONDS EAST 90.35 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST 253.52 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 46 SECONDS WEST 31.22 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST 324.24 FEET TO THE POINT OF BEGINNING WEST 662.26 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 01 DEGREES 09 MINUTES 50 SECONDS EAST 1341.51 FEET ALONG SAID WEST LINE; THENCE NORTH 60 DEGREES 34 MINUTES 36 SECONDS EAST 240.00 FEET; SOUTH 29 DEGREES 25 MINUTES 24 SECONDS EAST 42.73 FEET; THENCE NORTH 60 DEGREES 34 MINUTES 36 SECONDS EAST 240.00 FEET; SAID EAST LINE; THENCE NORTH 89 DEGREES 01 MINUTES 05 SECONDS WEST 685.07 FEET; THENCE SOUTH 01 DEGREES 06 MINUTES 35 SECONDS WEST 336.70 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 36 MINUTES 09 SECONDS BEGINNING ON THE EAST LINE OF SAID QUARTER SECTION, SOUTH 01 DEGREES 06 MINUTES 35 SECONDS WEST 1345.91 FEET, FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 01 DEGREES 06 MINUTES 35 SECONDS WEST 1033.79 FEET ALONG

SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS OF RECORD

THIS SUBDIVISION CONSISTS OF 114 LOTS NUMBERED FROM 207 TO 320 BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

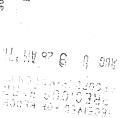
WITNESS MY SEAL AND SIGNATURE THIS DAY OF JULY 22, 1976



1, 31810 P

SRIPER I. WHICOX #10415





- DRACCORE

STABLES OF RECORD OF ALL THE INCLUDED TRACT, AGREE:

DAY OF ALL THE INCLUDED TRACT, AGREE: DAY OF AUGUST

PRESENT D-2 RESIDENTAL DISTRICT ORDINANCE. TO BUILD RESIDENTIAL HOMES WHICH WILL CONTAIN AT LEAST 1200 SQUARE FEET OF LIVING SPACE ASAAREQUICHE DIVINDERLIJHE COUNTY Balin Ingeli

THAT NO MOBILE HOMES WILL BE PLACED IN SAID ADDITION OR ALLOWED TO REMAIN IN SAID ADDITION.

EACH RESIDENTIAL HOME WILL HAVE AT LEAST A SINGLE CAR ATTACHED GARAGE AND NO CARPORTS.

THAT DRIVEWAYS WILL BE CONSTRUCTED TO SAID RESIDENCES AND WILL BE PAVED WITH A HARD SURFACE, COMPLETED NO LATER THAN ONE (1) YEAR AFTER THE CONVEYANCE OF ANY LOT OR PARCEL IN THIS PROPOSED ADDITION, DRIVEWAY WILL BE CONSTRUCTED OVER A STORM WATER DRAIN INLET. SUCH CONSTRUCTION

OF THE APPLICABLE ZONING ORDINANCE. THAT NO FENCES WILL BE ERECTED IN FRONT OF THE SETBACK LINES UNLESS THAT POLICY IS CHANGED BY PROPER AMENDMENT

EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH 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. DISTANCES OF SUCH INTERSECTION UNLESS FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION (6) FEET ABOVE THE STREET, SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA THAT NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX

ALL RESIDENCES WILL BE SINGLE FAMILY USE, NO DOUBLES EVEN ON CORNER LOTS AS OTHERWISE PERMITTED BY THE D-3

INDIVIDUAL PROPERTY OWNERS, AND THAT NO FENCE, SHRUBBERY PLANTING TO REMAIN WITHIN THE EASEMENT WHICH WILL IMPEDE THE FLOW OF WATER. THAT THE DRAINAGE EASEMENT INURES TO THE BENEFIT OF EVERYONE WITHIN THE FEATHER RUN WATERSHED, NOT MERELY TO PLANTING, OR STRUCTURE WILL BE PLACED OR PERMITTED

TTEMPTED VIOLATION, AND THAT ANY CHANGES, MODIFICATIONS OR TERMINATION OF SAID AGREEMENT MAY BE EXECUTED THE PARTIES HERETO, THEIR OR ASSIGNS. EING REQUIRED TO SHOW ANY DAMAGE OF ANY KIND TO ANY SUCH OWNER, OR OWNERS BY OR THROUGH ANY SUCH VIOLATION OR ETROPOLITAN DEVELOPMENT COMMISSION, THEIR SUCCESSORS OR ASSI∯NS\$ WHO SHALL BE ENTITLED TO SUCH RELIEF WITHOUT HE RIGHT TO ENFORCE THE SAME SHALL EXTEND TO THE PARTIES TO ITH THE LAND. ERVICE CORPORATION AND ARE INCLUDED IN THE PLAT OF THIS ADDITION AND SHALL BIND THE SUBJECT PREMISES AND RUN ÖWNSHIP CIVIC ASSOCIATION, AND BUNKER HILL NE GHBORHOOD ASSOCIATION) EXECUTED SEPTEMBER 5, 1975, BUT LSO RICHARD D. MÜIR, CLARENCE E. WALTERS, CO-)RUSTEES OF MUIRFIELD DEVELOPMENT CO., AS ASSIGNEES OF FORTRESS HE ABOVE COVENANTS SHALL BIND NOT ONLY THE PARTIES TO THE AGREEMENT, IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES, THAT THE AGREEMENT AND COVENANTS THEREIN AND AID AGREEMENT, THEIR HEIRS AND ASSIGNS, AND THE (BETWEEN FORTRESS SERVICE CORPORATION, FRANKLIN

WARRES AND CORPORATE SEAL THIS

YAG

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Carlot William

J. A. Line