

N O T A R I A L S U R V E Y O F F I C E

POINTS & MARKERS

- cast concrete monument vertically and flush with
- 1/2 dia. copper coated steel tapered cap with a cut 'X' and flush with finished

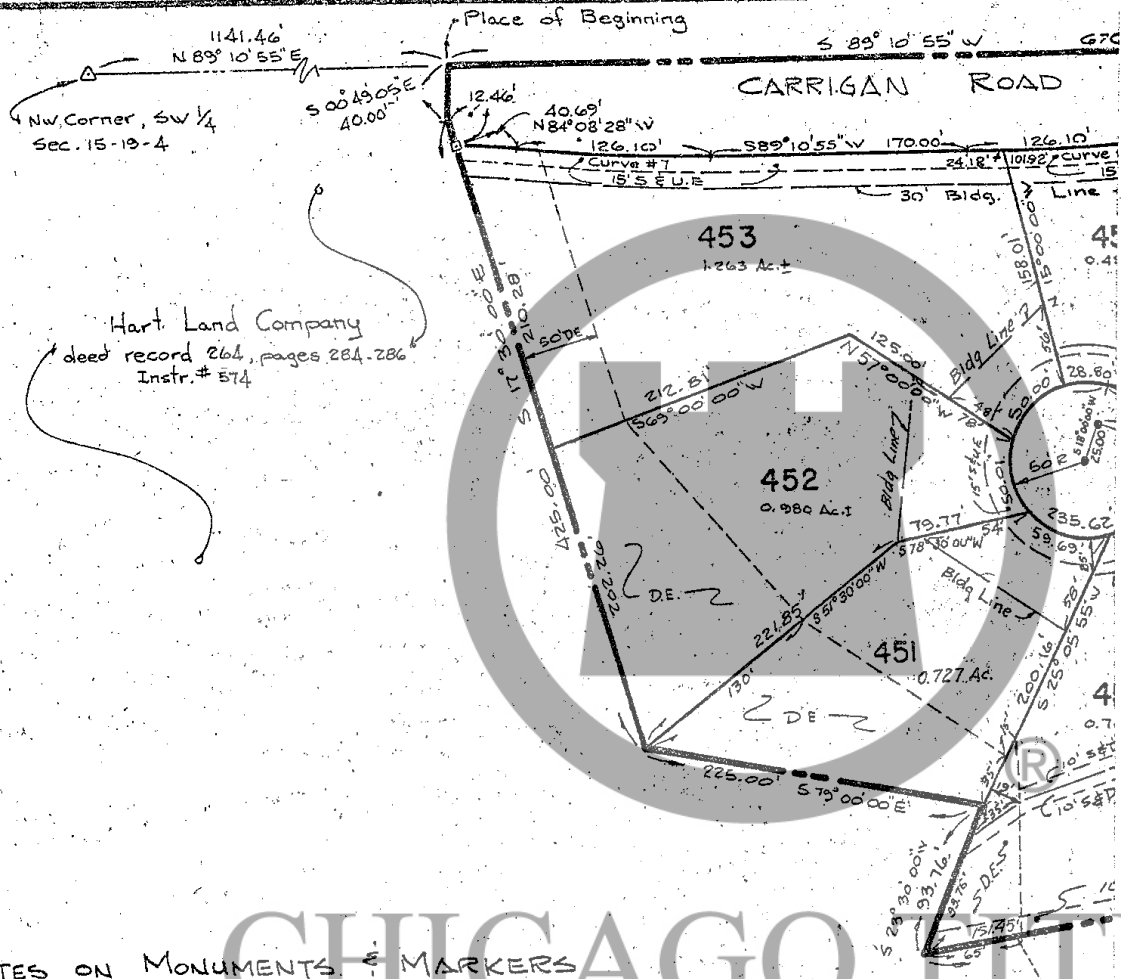
46
55'E

Place of Beginning

CARRIGAN ROAD

Company
Pages 284, 286

NE Corner, SW 1/4
Sec. 15-19-A



NOTES ON MONUMENTS & MARKERS

- = Denotes 4x4x30 long pre-cast concrete monument with cut cross in top, set vertically and flush with finish grade.
- = Denotes "COPPERWELD", 1/2" dia. copper coated steel rod, 6" long with 1 1/2" dia. tapered cap with a cut 'X' in top, set vertically and flush with finished asphalt surface course.

CURVE		
NO.	Δ	R

NORTH HARBOUR, SECTION SIXTEEN
Plat Book 7 pages 39-40
Recorded May 16, 1978

Entry No.

Page No.

I, the undersigned, hereby certify that the within plat is true and correct and represents a survey of a part of the Southwest Quarter of Section Fifteen, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the said Quarter Section; thence South 00 degrees 41 minutes 20 seconds West along the East line of the said Quarter Section 170.00 feet to the Place of Beginning; thence South 89 degrees 10 minutes 55 seconds West parallel with the North line of the said Quarter Section 110.00 feet; thence North 00 degrees 41 minutes 20 seconds East parallel with the East line of the said Quarter Section 170.00 feet to the North line of the said Quarter Section; thence South 89 degrees 10 minutes 55 seconds West along the North line of the said Quarter Section 308.47 feet; thence South 00 degrees 49 minutes 05 seconds East 302.26 feet; thence South 11 degrees 00 minutes 00 seconds East 147.06 feet; thence South 75 degrees 00 minutes 00 seconds West 172.99 feet to a point on a curve having a radius of 763.77 feet, the radius point of which bears North 75 degrees 00 minutes 00 seconds East; thence Southerly along the said curve 20.00 feet to a point which bears South 73 degrees 30 minutes 00 seconds West from the said radius point; thence South 16 degrees 30 minutes 00 seconds East 95.00 feet to a curve having a radius of 701.31 feet, the radius point of which bears South 73 degrees 30 minutes 00 seconds West; thence Southerly along the said curve 208.95 feet to a point which bears South 89 degrees 25 minutes 46 seconds East from the said radius point, said point also being South 89 degrees 21 minutes 36 seconds West 482.20 feet from a point on the East line of the said Quarter Section, which lies South 00 degrees 41 minutes 20 seconds West 808.50 feet from the North east corner of the said Quarter Section; thence North 89 degrees 21 minutes 36 seconds East 482.20 feet to the East line of the said Quarter Section; thence North 00 degrees 41 minutes 20 seconds East along the East line of the said Quarter Section 638.50 feet to the place of beginning, containing 7.907 acres, more or less.

This subdivision consists of 14 lots, numbered 457 through 470, inclusively. The size of the lots and widths of the streets are shown in figures denoting feet and decimal parts thereof.

This survey was made by me during the month of October, 1977.

Witness my signature this 20th day of October, 1977.

(SEAL)

James E. Dankert, Registered Land Surveyor #4028

The undersigned, The Shorewood Corporation, being owner of record of all the included tract, does hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

Noblesville Title and Abstract Company

Noblesville, Indiana

This subdivision shall be known as NORTH HARBOUR --SECTION SIXTEEN.

A. Street Dedication: All streets shown and not heretofore dedicated are hereby dedicated to the public for its use.

B. Easements: There are strips of ground as shown on the within plat marked "Drainage Easements" (D.E.), "Sewer Easements" (S.E.) and "Utility Easements" (U.E.) either separately or in any combination of the three, which are reserved for the use of public utility companies and governmental agencies, as follows: "Drainage Easements" (D.E.) are created to provide paths and courses for area and local storm drainage either overland or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structure, including fences, shall be built upon said easement, which will obstruct flow from the area being served. "Sewer Easements" (S.E.) are created for the use of the local governmental agency bearing jurisdiction over the storm and sanitary waste disposal system of said city and/or county for the purpose of installation and maintenance of sewers that are a part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies, not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires; and also all rights and uses specified for sewer easements above designated. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies, and the rights of the other lot owners in this addition, to said easement herein granted for ingress and egress in, along and through the strips of ground for the purposes herein stated.

C. Enforcement: 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 structures erected or maintained in violation therein is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Noblesville City Plan Commission, their successors 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 provision shall be in full force and effect until July 1, 2001, at which time said covenants shall be automatically extended for successive periods of ten (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 judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

D. Restrictions: There are, recorded in the Office of the Recorder of Hamilton County, by Instrument #402, "Declaration of Restrictions for North Harbour Development Project", which shall as a condition, precedent to ownership be made a part hereof. In addition to restrictions noted on said recorded Instrument #402, no boats, trailers or campers may be stored in the open on any lot in this addition.

E. Covenants Run with Land: The foregoing covenants limitations, and restriction, together with the above mentioned "Declaration of Restrictions" are to run with the land and are binding on all parties and persons claiming under them.

F. Side and Rear Yard Building Lines: The side yard set-back lines shall not be less than nine (9) feet from the side line of the lot on one side and not less than nine (9) feet from the side line of the lot on the other side, and the total of both side yards shall not be less than twenty per cent (20%) of the entire width of the lot. The rear set-back line shall be at least twenty (20) feet from the rear line, but if the lot abuts on Morse Reservoir, the committee established by the restriction in the total development may determine that the location of the building line adjacent to the Reservoir shall be otherwise.

STATE OF INDIANA)
COUNTY OF HAMILTON) SS

Personally appeared before me the undersigned, a Notary Public, in and for said County and State, The Shorewood Corporation, by Hayes T. O'Brien, Senior Vice President, Phillip W. Klinger, Secretary and acknowledge execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expressed.

Donald L. Dunk, Notary Public

My commission expires November 5, 1981.

UNDER AUTHORITY PROVIDED BY CHAPTER 17L-ACTS OF 1977, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE AS FOLLOWS:

Adopted by the City Plan Commission at a meeting held November 21, 1977,

NOBLESVILLE CITY PLAN COMMISSION

G.F. Fearneley, President

Gary L. Holt, Secretary

I, GARY L. HOLT, DIRECTOR OF PLANNING AND ZONING FOR THE CITY OF NOBLESVILLE, HEREBY CERTIFY THAT THE APPLICATION FOR APPROVAL OF THIS PLAN MEETS ALL THE MINIMUM REQUIREMENTS SET FORTH IN THE MASTER PLAN OF NOBLESVILLE, INDIANA AND SUCH OTHER APPLICABLE REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCE OF THE CITY OF NOBLESVILLE - DECEMBER 11, 1961, AS AMENDED:

Gary L. Holt, Director of Planning & Zoning Date..... 11-21-77

Entry No.

Page No. 4

Date this 19th day of April, 1978.

THE SHOREWOOD CORPORATION
100 North Clarendon Drive
Noblesville, Indiana 46060

Hayes F. O'Brien, Senior Vice President
Phillip W. Klinger, Secretary

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS
AND SAFETY OF THE CITY OF NOBLESVILLE, INDIANA AT A MEETING HELD ON
THE 21st day of April 1978.

Robert V. Wical, Chairman
Bette J. Donoff, Secretary

This instrument prepared by Paul I. Gripe, Inc., by James E. Dankert,
Secretary, this 20th day of October, 1977.

CHICAGO TITLE