

E 695.00' NORTH LINE S 1/2 SEC. 12-14-2E

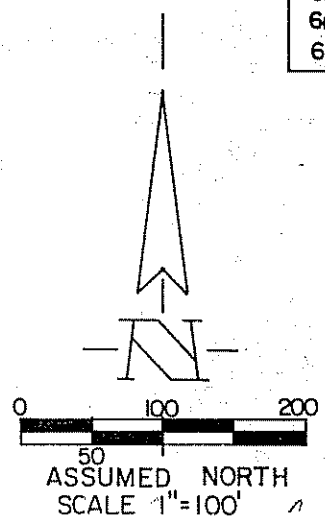
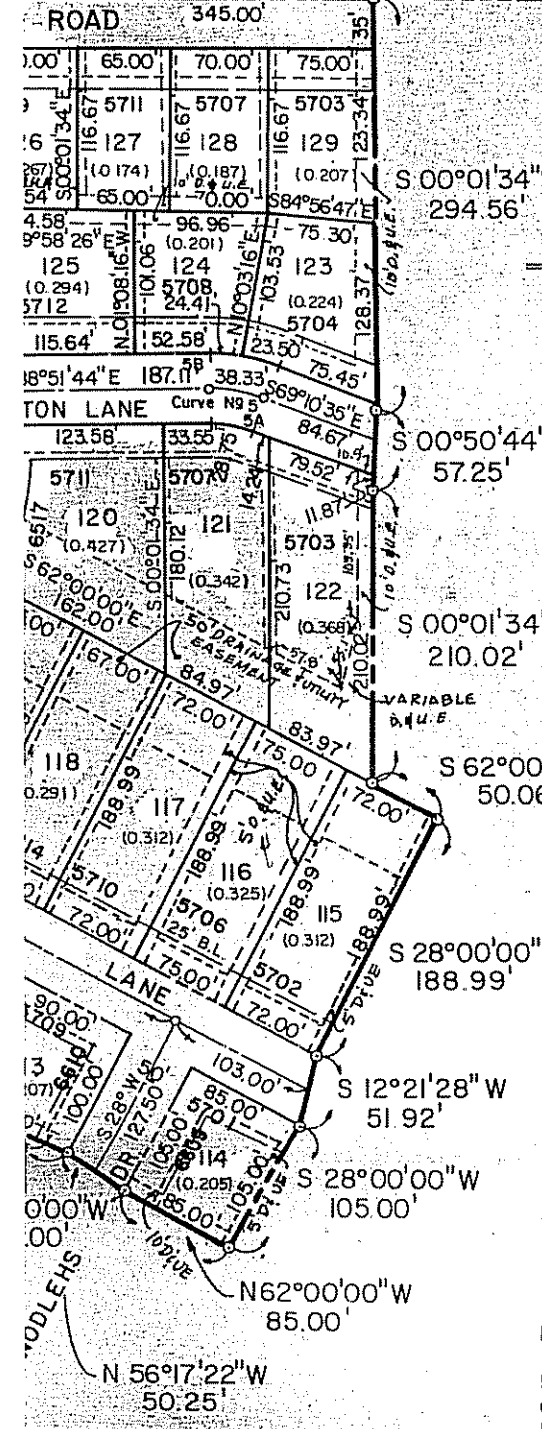
79 87812

CROSS REFERENCE

CURVE DATA

NO.	Δ	R	L	LC	T	D°
1A	47°59'21"	175.00'	146.58'	142.33'	77.90'	32.74045°
1C	"	200.00'	167.51'	162.66'	89.02'	28.64789°
1B	"	225.00'	188.44'	182.99'	100.15'	25.46479°
2A	25°00'39"	175.00'	76.39'	75.79'	38.81'	32.74045°
2C	"	200.00'	87.30'	86.61'	44.36'	28.64789°
2B	"	225.00'	98.22'	97.44'	49.90'	25.46479°
3A	45°00'00"	125.00'	98.17'	95.67'	51.78'	45.83662°
3C	"	150.00'	117.81'	114.81'	62.13'	38.19719°
3B	34°23'00"	175.00'	105.02'	103.45'	54.14'	32.74045°
4A	14°05'43"	115.00'	28.29'	28.22'	14.22'	49.82242°
4C	16°58'26"	150.00'	44.44'	44.28'	22.38'	38.19719°
4B	"	404.56'	119.85'	119.41'	60.37'	14.16249°
5A	21°57'41"	75.00'	28.75'	28.57'	14.55'	76.39437°
5C	"	100.00'	38.33'	38.10'	19.40'	57.29578°
5B	"	125.00'	47.91'	47.62'	24.25'	45.83662°
6A	50°31'22"	193.97'	171.04'	165.55'	91.53'	29.53847°
6C	"	218.97'	193.08'	186.89'	103.33'	26.16604°
6B	"	243.97'	215.13'	208.23'	115.12'	23.48476°

NOTE:
 5' DRAINAGE AND UTILITY EASEMENT OFF EACH LOT SIDE & REAR LINE UNLESS OTHERWISE NOTED.
 20' DRAINAGE AND UTILITY EASEMENT ON THE FRONT OF EACH LOT UNLESS OTHERWISE NOTED.



PHEASANT RUN SECTION THREE

I, the undersigned, hereby certify that the within plat is true and correct and represents a part of the South-Half of Section 12, Township 14 North, Range 2 East in Marion County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the East Half of the Southwest Quarter of said Section 12, thence South 89 degrees 50 minutes 04 seconds East along the South line of the said Southwest Quarter Section 666.79 feet; thence North 02 degrees 59 minutes 21 seconds East along the East line extended South and the East line of "Pheasant Run - Section Two", a subdivision in Marion County, Indiana, the plat of which is recorded as Instrument numbered 78054446 in the Office of the Recorder of Marion County, Indiana, and along the East line of "Pheasant Run - Section One", a subdivision in Marion County, Indiana the plat of which is recorded as Instrument numbered 78054443 in the Office of the Recorder of Marion County, Indiana, 1029.48 feet to the POINT OF BEGINNING OF THIS DESCRIPTION; thence North 02 degrees 59 minutes 21 seconds East along the said East line and East line extended North 1637.72 feet to the North line of the South-Half of said Section 12; thence North 89 degrees 58 minutes 26 seconds East along the said North line 695.00 feet; thence South 00 degrees 01 minutes 34 seconds East 210.02 feet; thence South 62 degrees 00 minutes 00 seconds East 50.06 feet; thence South 28 degrees 00 minutes 00 seconds West 188.99 feet; thence South 12 degrees 21 minutes 28 seconds West 51.92 feet; thence South 28 degrees 00 minutes 00 seconds West 105.00 feet; thence North 62 degrees 00 minutes 00 seconds West 85.00 feet; thence North 56 degrees 17 minutes 22 seconds West 50.25 feet; thence North 62 degrees 00 minutes 00 seconds West 90.00 feet;

RECEIVED FOR RECORD
 LOCAL CLERK
 RECORDER-MARION CO.
 NOV 13 12 03 PM '79

PHEASANT RUN SECTION THREE

RESTRICTED COVENANTS

The undersigned, **Vogel Construction Co. Inc.** by **Harry A. Weaver Jr.**, President and **Bonnie Jean Weaver**, Assistant Secretary

being the owners of the described real estate do here 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 **PHEASANT RUN - SECTION THREE** an Addition in Marion County, Indiana

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. All numbered lots in this Addition shall be designated as residential lots. Only one single family residence with attached accessory building and not exceeding 35 feet in height may be erected or maintained on said lots.
3. Front building lines are established as shown on this plat between which lines and the right of way lines of the street no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations two (2) and six (6) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area 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 corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within ten (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 distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- D-4 4. No one story residence shall be erected on any lot in this Addition having a main floor area of less than 900 square feet and no residence with more than one story shall have a main floor area of less than 660 square feet nor less than 900 square feet of total living area exclusive of open porches, garages or basements.
5. No trailer, boat, camper, motorcycle, truck or other vehicle not related to residential use shall be stored, temporarily or permanently, on any lot in this subdivision, nor shall any tent, shack, barn or other outbuilding or temporary structure be used for temporary or permanent residence purposes or any other purpose in any lot in this Addition.
6. 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.
7. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual pet animal or bird.
8. There are strips of ground as shown on the within plat marked Drainage Easements and/or Utility Easements which are hereby reserved for the use of public utility companies not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains subject at all times to the authority of the City of Indianapolis, Indiana and to the easements 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 title subject to the rights of the public utilities.
9. 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 and assigns, and the Metropolitan Development 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. Such provisions shall be in full force and effect for twenty-five (25) years from recording date, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by 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 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.
10. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.
11. A strip of ground twenty (20) feet wide is reserved for drainage and utility easement along the front of all lots unless otherwise noted.
12. There shall be a five (5) foot Drainage Easement on each side lot line unless otherwise noted.