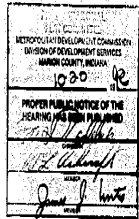


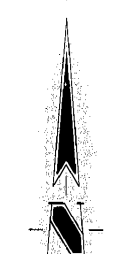
# PHEASANT RUN SECTION 6A

PART OF THE SOUTHWEST AND SOUTHEAST QUARTER  
SECTION 12-14-2E  
MARION COUNTY, INDIANA  
DECATUR TOWNSHIP  
SEE SHEET 2 FOR LAND DESCRIPTION

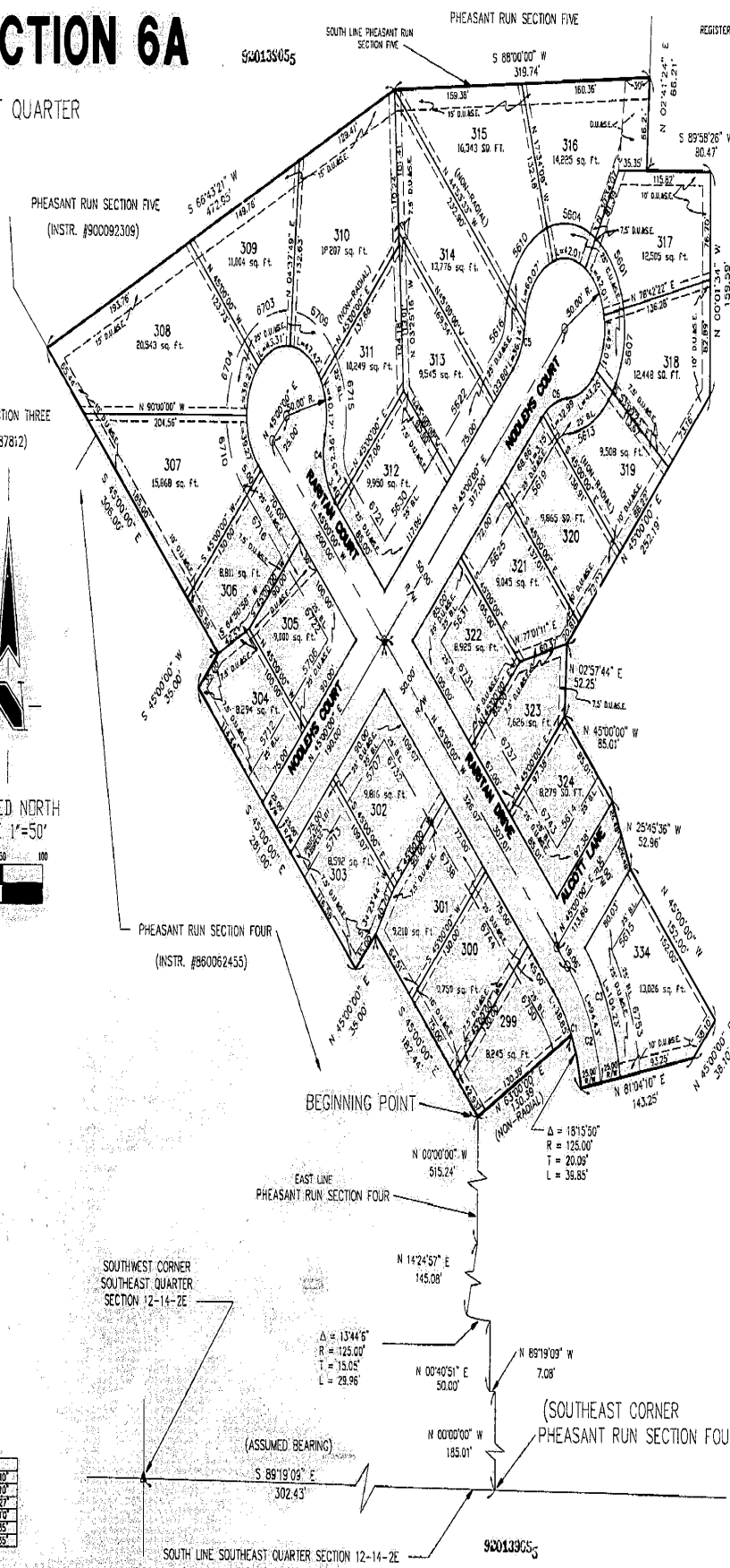
O - INDICATES CENTERLINE MONUMENTATION  
DUAISE - INDICATES DRAINAGE UTILITY AND SEWER EASEMENT  
BL - INDICATES BUILDING LINE  
S' DRAINAGE UTILITY & SEWER EASEMENT  
OFF EACH SIDE LOT LINE UNLESS OTHERWISE NOTED



VOID UNLESS RECORDED  
REFORM 6-2-93



ASSUMED NORTH  
SCALE: 1"=50'



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	125.00'	78.69'	40.70'	77.40'	N 25°37'35\"/>	
C2	150.00'	94.43'	49.82'	92.86'	N 25°37'35\"/>	
C3	175.00'	104.23'	53.71'	102.69'	N 25°37'35\"/>	
C4	200.00'	112.56'	56.71'	110.69'	S 15°00'00\"/>	
C5	300.00'	161.14'	81.90'	156.35'	N 24°17'43\"/>	
C6	500.00'	261.14'	129.99'	247.42'	S 69°42'12\"/>	

THIS INSTRUMENT WAS PREPARED  
BY EDWARD D. GIACLETTI  
REGISTERED LAND SURVEYOR - INDIANA NO. 12345  
SCHNEIDER ENGINEERING CORP.  
3225 NORTH POST ROAD  
INDIANAPOLIS, INDIANA 46226  
TELEPHONE: (317) 899-8222



91-P-25  
PREPARED FOR: PHEASANT RUN SECTION 6A, E000.6  
PREPARED BY: VITTEL CONSTRUCTION CO., INC.  
TITLE: 1"=50'  
SHEET: 1 OF 2

SCHNEIDER ENGINEERING CORPORATION  
INDIANAPOLIS, INDIANA 46226-4000  
P.O. BOX 888-888  
INDIANAPOLIS, INDIANA 46226-8888

Edward D. Giacletti  
REGISTERED LAND SURVEYOR  
CERTIFIED

920139055

# PHEASANT RUN SECTION 6A

PART OF S.W. 1/4 AND S.E. 1/4 OF SECTION 12-14-2E  
MARION COUNTY, INDIANA

THE UNDERSIGNED, VOGEL CONSTRUCTION CO., INC., BY HARRY A. WEAVER, JR., PRESIDENT, BEING THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, F.A.P. AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "PHEASANT RUN SECTION 6A", AN ADDITION TO MARION COUNTY, DECATUR TOWNSHIP, INDIANA.

**STREETS:** THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

**LAND USE:** ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING WITH ATTACHED ACCESSORY BUILDING AND NOT EXCEEDING 35 FEET IN HEIGHT.

**BUILDING LOCATION:** BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THE WITHIN PLAT, BETWEEN WHICH LINES AND NEAREST RIGHT OF WAY LINE OF THE STREET OR OTHER PROPERTY LINE NO STRUCTURE SHALL BE ERRECTED OR MAINTAINED, EXCEPT FENCES, BRICK WALLS, DRIVEWAYS AND WALKWAYS.

**SIGHT DISTANCE AT INTERSECTIONS:** NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 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 25 FEET FROM THE INTERSECTION OF SAID STREET LINES OR IN THE CASE OF FRONTCORNER PROPERTY CORNERS FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 40 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 DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

**FLOOR AREA:** NO ONE-STORY HOUSE SHALL BE ERRECTED 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 600 SQUARE FEET (1 900 SQUARE FEET OF TOTAL LIVING AREA) EXCLUSIVE OF OPEN PORCHES, GARAGES OR BASEMENTS.

**VEHICLES:** NO TRAILER, BOAT, CAMPER, MOTORCYCLE, TRUCK OR OTHER VEHICLE NOT RELATED TO RESIDENTIAL USE SHALL BE STORED, TEMPORARILY OR PERMANENTLY, ON ANY LOT WITHIN THIS SUBDIVISION.

**TEMPORARY STRUCTURES:** NO TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES IN ANY LOT IN THIS ADDITION.

**NOISANCES:** NO NOISIOUS 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.

**ANIMALS:** NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND 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 ANY COMMERCIAL PURPOSES.

**EASEMENTS:** THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.S.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SENSORS AND GRABINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES; AND TO THE EASEMENTS HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS EXCEPT FOR FENCES, DRIVEWAYS AND WALKWAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENTS HEREBY GRANTED FOR DRAINAGE AND SEWER IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

**ENFORCEMENT:** THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, 56-40-15, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

**TERM:** THE WITHIN COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF 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 EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

**DISCLAIMER:** IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DEVELOPMENT PLAN, INCLUDING PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS, INDIANAPOLIS, INDIANA, AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THIS PLAT.

**EASEMENTS:** THERE SHALL BE A TWENTY (20) FOOT DRAINAGE, UTILITY, AND SEWER EASEMENT OF THE FRONT OF EACH LOT UNLESS OTHERWISE NOTED. 15'x10' 20' D.U.S.E. APPLIES TO BOTH FRONTS ON CORNER LOTS.

**EASEMENTS:** THERE SHALL BE A FIVE (5) FOOT DRAINAGE EASEMENT ON EACH SIDE LOT LINE UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, VOGEL CONSTRUCTION CO., INC., BY HARRY A. WEAVER, JR., PRESIDENT HAVE HEREBY CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 21<sup>ST</sup> DAY OF AUGUST, 1992.

VOGEL CONSTRUCTION CO., INC.  
BY: *Harry Weaver, Jr.*  
HARRY A. WEAVER, JR., PRESIDENT  
*Judy A. Dunlap, Sec.*  
JUDY A. DUNLAP, SEC.

STATE OF INDIANA )  
COUNTY OF MARION )

BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED VOGEL CONSTRUCTION CO., INC., HARRY A. WEAVER, JR., PRESIDENT, JUDY A. DUNLAP, SEC. AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THEREON.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 21<sup>ST</sup> DAY OF AUGUST, 1992.

NOTARY PUBLIC: *HARRY RUMENJAS*  
HARRY RUMENJAS

MY COMMISSION EXPIRES 09/10/95 COUNTY OF RESIDENCE: *Maine*

THIS INSTRUMENT WAS PREPARED BY EDWARD D. GIACOLETTI REGISTERED LAND SURVEYOR-IND. #50660 SCHWEIDER ENGINEERING CORP. 3600 NORTH POST ROAD INDIANAPOLIS, INDIANA 46206 TELEPHONE - (317) 898-9082

### 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.

Part of the Southwest Quarter and part of the Southeast Quarter of Section 12, Township 34 North, Range 3 East of the Second Principal Meridian in Marion County, Indiana, being more particularly described as follows:

Commencing at the Southeast Corner of Pheasant Run Section Four, a subdivision in Marion County, Indiana, the plot of which is recorded as instrument no. 50662/55 in the office of the recorder of Marion County, Indiana (said point being South 89 degrees 19 minutes 09 seconds East (Magnetic Bearing) 372.9 Feet from the Southwest Corner of said Southwest Quarter Section (the next 160' described courses being along the East line of said Pheasant Run Section 4), thence North 00 degrees 00 minutes 00 seconds West (Assumed Bearing) a distance of 1851.0 feet; thence North 89 degrees 19 minutes 09 seconds West a distance of 763 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 3000 feet to a curve having a radius of 12500 feet, the radius point of which bears North 00 degrees 40 minutes 51 seconds East; thence Northwesterly along the arc of said curve a distance of 2897 feet to a point which bears South 14 degrees 24 minutes 57 seconds West from said radius point; thence North 14 degrees 24 minutes 57 seconds East a distance of 141.0 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 3132.5 feet to the BEGINNING POINT; thence North 03 degrees 00 minutes 00 seconds East a distance of 136.30 feet to a curve having a radius of 17500 feet, the radius point of which bears South 62 degrees 48 minutes 19 seconds West; thence Southwesterly along the arc of said curve a distance of 358.3 feet to a point which bears North 81 degrees 04 minutes 00 seconds East from said radius point; thence North 81 degrees 04 minutes 00 seconds East a distance of 1432.5 feet; thence North 45 degrees 00 minutes 00 seconds East a distance of 38.10 feet; thence North 45 degrees 00 minutes 00 seconds West a distance of 122.00 feet; thence North 55 degrees 45 minutes 36 seconds West a distance of 51.96 feet; thence North 45 degrees 00 minutes 00 seconds West a distance of 82.25 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 292.19 feet; thence North 00 degrees 00 minutes 34 seconds West a distance of 193.39 feet; thence South 89 degrees 51 minutes 34 seconds West, parallel with the North Line of the said Southwest Quarter Section, a distance of 8047 feet; thence North 82 degrees 41 minutes 24 seconds East a distance of 64.31 feet to the South Line of Pheasant Run Section Five, a subdivision in Marion County, Indiana, the plot of which is recorded as instrument no. 50662/309 in the office of the recorder of Marion County, Indiana (the next two (2) described courses being along the South Line of said Pheasant Run Section Five; thence South 81 degrees 00 minutes 00 seconds West a distance of 319.74 feet; thence South 64 degrees 43 minutes 24 seconds West a distance of 472.95 feet to the East line of Pheasant Run Section Three, a subdivision in Marion County, Indiana, the plot of which is recorded as instrument no. 50662/12 in the office of the recorder of Marion County, Indiana; thence South 45 degrees 00 minutes 00 seconds East along the East line of said Pheasant Run Section Three and along the East line of said Pheasant Run Section Four a distance of 3060.0 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 3100 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 30.00 feet; thence North 45 degrees 00 minutes 00 seconds East a distance of 3500 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 1824.44 feet to the BEGINNING POINT, containing 8533 acres, more or less.

This subdivision consists of 27 lots, numbered 299 through 325, both inclusive, together with streets, easements and public ways as shown hereon.

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

Witness my signature this 21<sup>ST</sup> DAY OF AUGUST, 1992.

*Edward D. Giacoletti*  
Edward D. Giacoletti  
Registered Land Surveyor  
Indiana - #50660



91-P-25 CIVIL ENGINEERING LAND SURVEYORS  
SCHWEIDER ENGINEERING CORPORATION  
3600 NORTH POST ROAD  
INDIANAPOLIS, INDIANA 46206  
P.O. BOX 8982  
INDIANAPOLIS, INDIANA 46217  
PLAT  
SHEET 2 OF 2

920139055