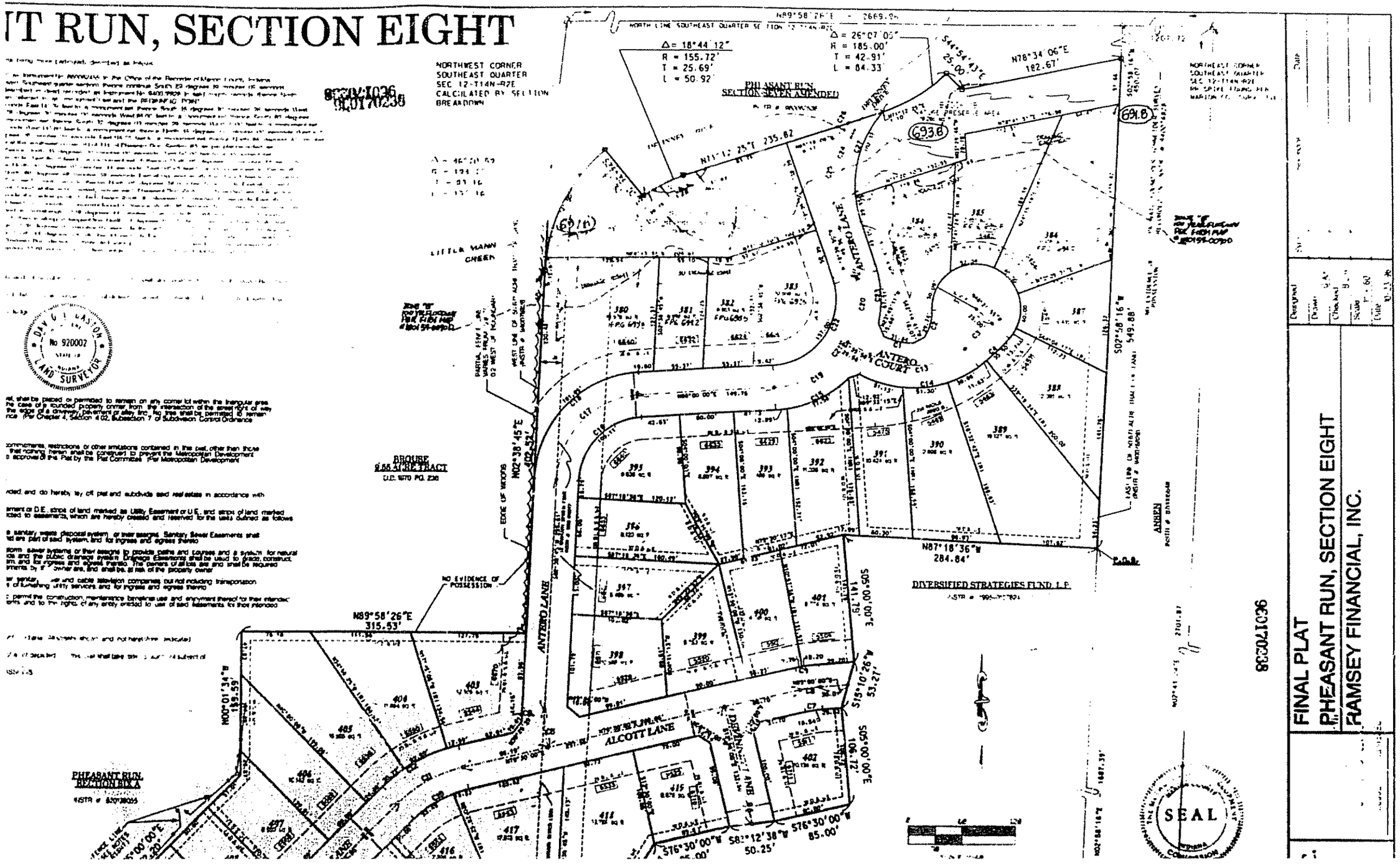
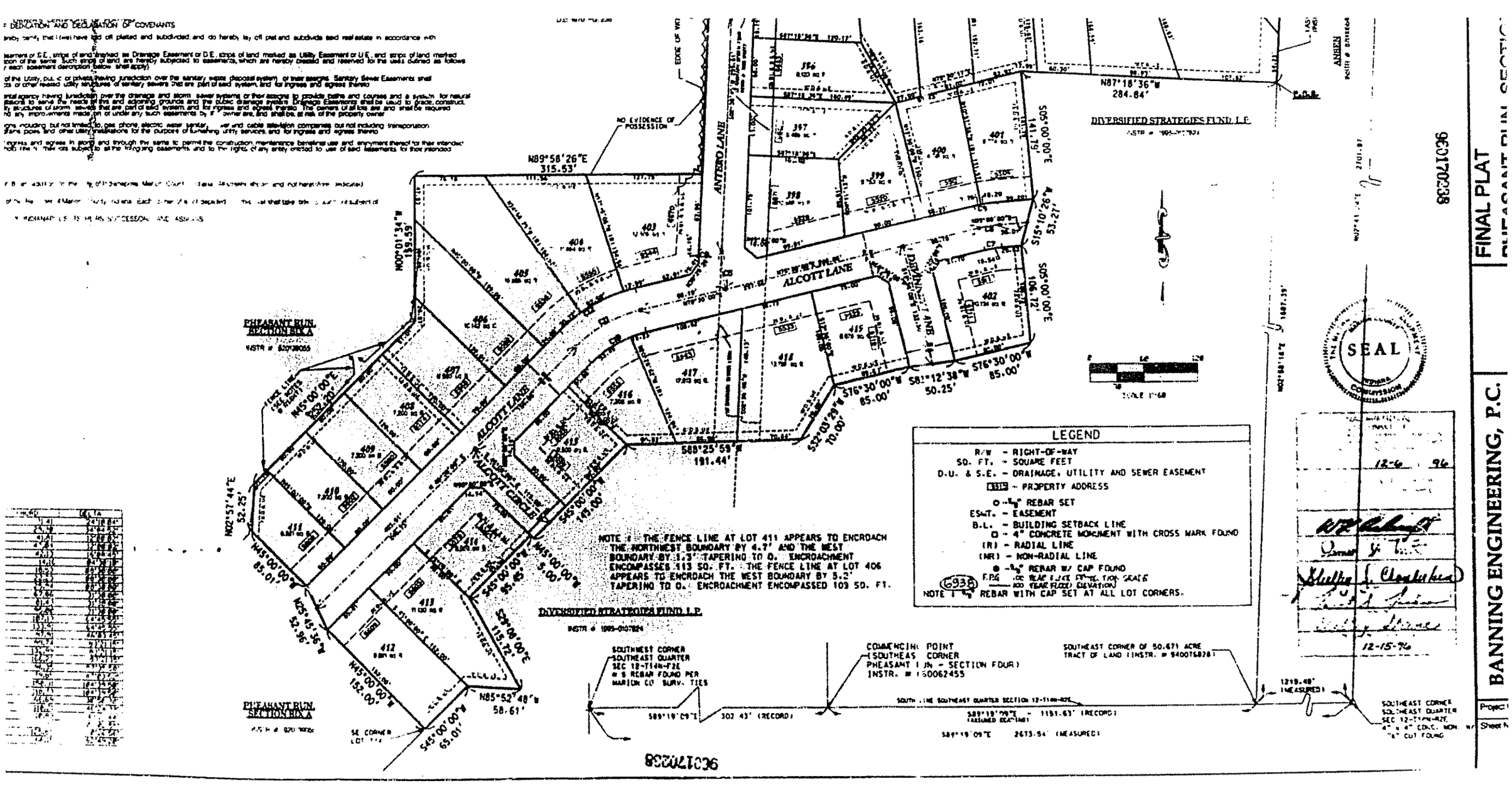
IT RUN, SECTION EIGHT



FINAL PLAT
PHEASANT RUN, SECTION EIGHT
RAMSEY FINANCIAL, INC.

Designed
Drawn
Checked
Scale 1" = 60'
Date

9601700238



DEDICATION AND DECLARATION OF COVENANTS
ANTERO LANE
ALCOTT LANE
ALCOTT CIRCLE
DIVERSIFIED STRATEGIES FUND, L.P.
PHEASANT RUN, SECTION SIX A
N89°58'26"E 315.53'
N87°18'36"W 284.84'
S05°00'00"E 141.79'
S15°10'26"W 53.27'
S05°00'00"E 106.72'
S76°30'00"W 85.00'
S82°12'38"W 50.25'
S52°03'29"W 70.00'
S88°25'59"W 191.44'
S45°00'00"W 145.00'
S45°00'00"W 95.45'
S29°08'00"E 115.72'
N85°52'48"W 58.61'
S45°00'00"W 65.01'
N45°00'00"W 152.00'
N25°45'36"W 52.96'
N45°00'00"W 85.01'
N02°57'44"E 52.25'
N00°01'34"W 159.59'
NO EVIDENCE OF POSSESSION
SCALE 1"=60'
LEGEND
R/W - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
D.U. & S.E. - DRAINAGE, UTILITY AND SEWER EASEMENT
- PROPERTY ADDRESS
- REBAR SET
ESMT. - EASEMENT
B.L. - BUILDING SETBACK LINE
- 4" CONCRETE MONUMENT WITH CROSS MARK FOUND
(R) - RADIAL LINE
(NR) - NON-RADIAL LINE
- REBAR W/ CAP FOUND
NOTE : REBAR WITH CAP SET AT ALL LOT CORNERS.
NOTE : THE FENCE LINE AT LOT 411 APPEARS TO ENCROACH THE NORTHWEST BOUNDARY BY 4.7' AND THE WEST BOUNDARY BY 1.3' TAPERING TO 0. ENCROACHMENT ENCOMPASSES 113 SQ. FT. THE FENCE LINE AT LOT 406 APPEARS TO ENCROACH THE WEST BOUNDARY BY 5.2' TAPERING TO 0. ENCROACHMENT ENCOMPASSED 109 SQ. FT.
SOUTHWEST CORNER SOUTHEAST QUARTER SEC 12-T14N-R2E
COMMENCING POINT (SOUTHEAST CORNER PHEASANT RUN - SECTION FOUR) INSTR. # 160062455
SOUTHEAST CORNER OF 50.671 ACRE TRACT OF LAND (INSTR. # 940076828)
SOUTHEAST CORNER SOUTHEAST QUARTER SEC 12-T14N-R2E
SEAL
12-6 96
12-15-96
FINAL PLAT
BANNING ENGINEERING, P.C.
96 017023 8

PHEASANT RUN, SECTION E

AND DESCRIPTION

9600170238

9600170238

November 19

Indiana Registered Land Surveyor

No 920002

STATE OF INDIANA

LAND SURVEYOR

SITE DISTANCE COVENANT

ENFORCEMENT COVENANT

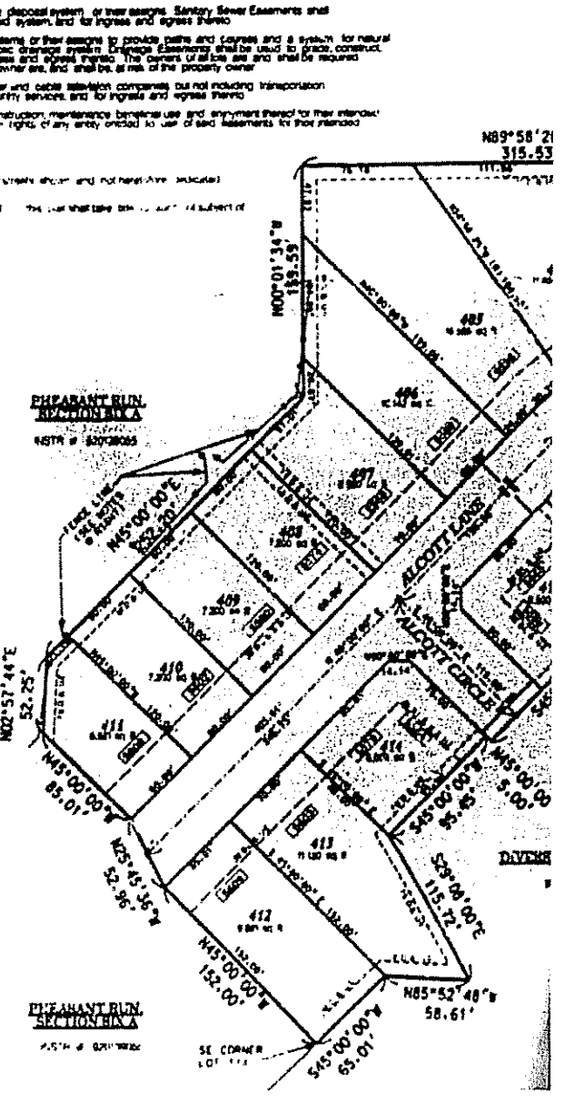
OWNERS CERTIFICATE OF PLATTING
STATEMENT OF DEDICATION AND DECLARATION OF COVENANTS

Diversified Strategies Fund L.P. an Illinois limited partnership
General Partner Ramsey Financial, Inc.
by: Ira P. Ramsey, President

State of Indiana
SS
County of _____

Before me the undersigned Notary Public in and for said County and State, personally appeared the above owner and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purpose therein expressed. Witness my hand and notarial seal this _____ day of _____ 199

Notary Public

My Commission Expires _____

My County of Residence _____