

Plats 119, 118, 117, 116 & pt 109 See 86-25299 (Easement)

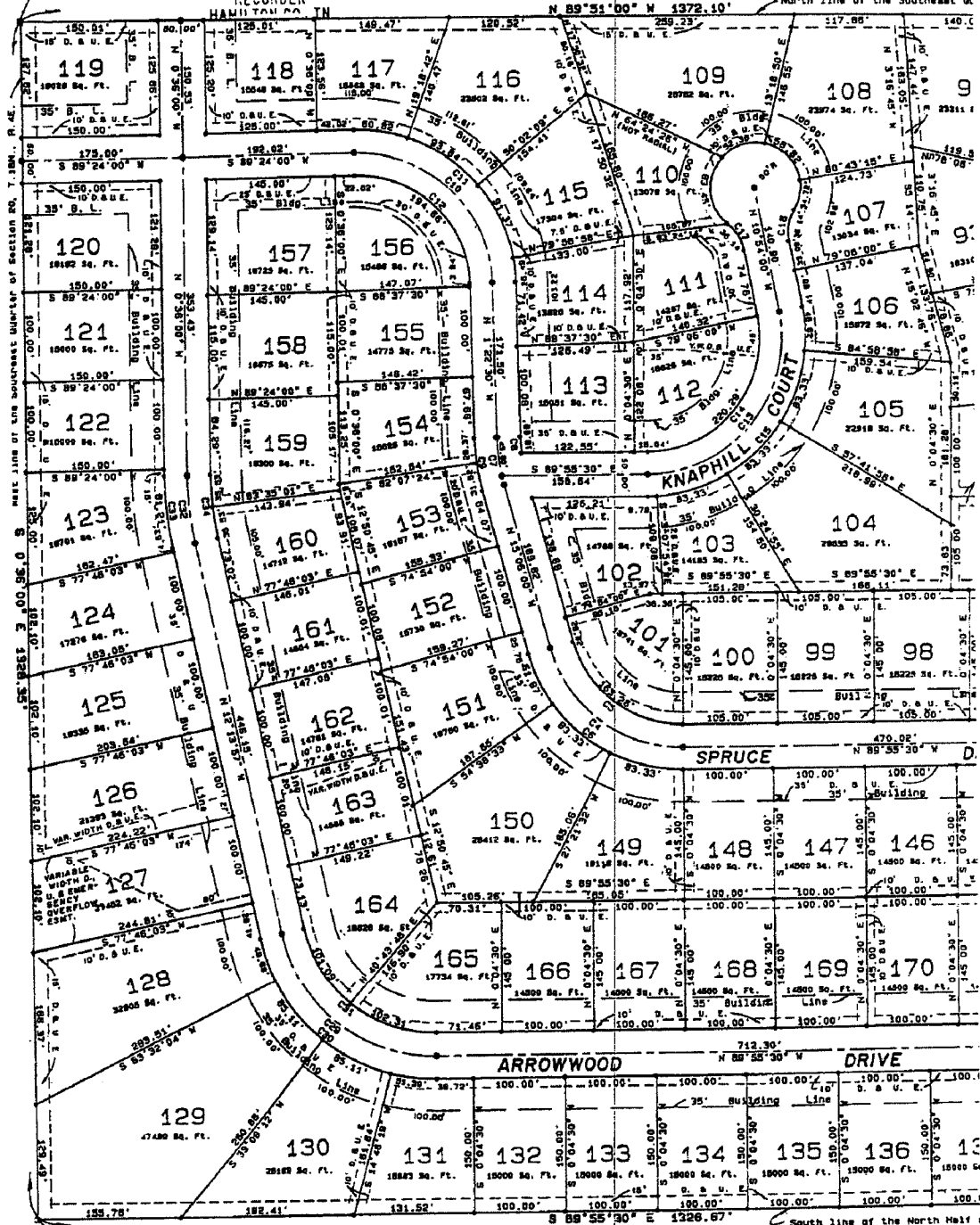
SMOKEY KNOLL -- SECTION 20, T.18N., R.4E. SECONDARY PLAT

8746431 Nov 4 2 26 PM '87

H. W. Cannon of the S.W. 1/4
Section 20, T.18N., R.4E. HAMILTON CO. IN
RECORDED

Submission Date: Aug. 6, 1987

Revised: Aug. 13, 1987



S.W. Corner of the N. 1/2 of the S.E. 1/4 Section 20, T.18N., R.4E.

PLAT APPROVED: 10-21-87 BOARD OF PUBLIC WORKS

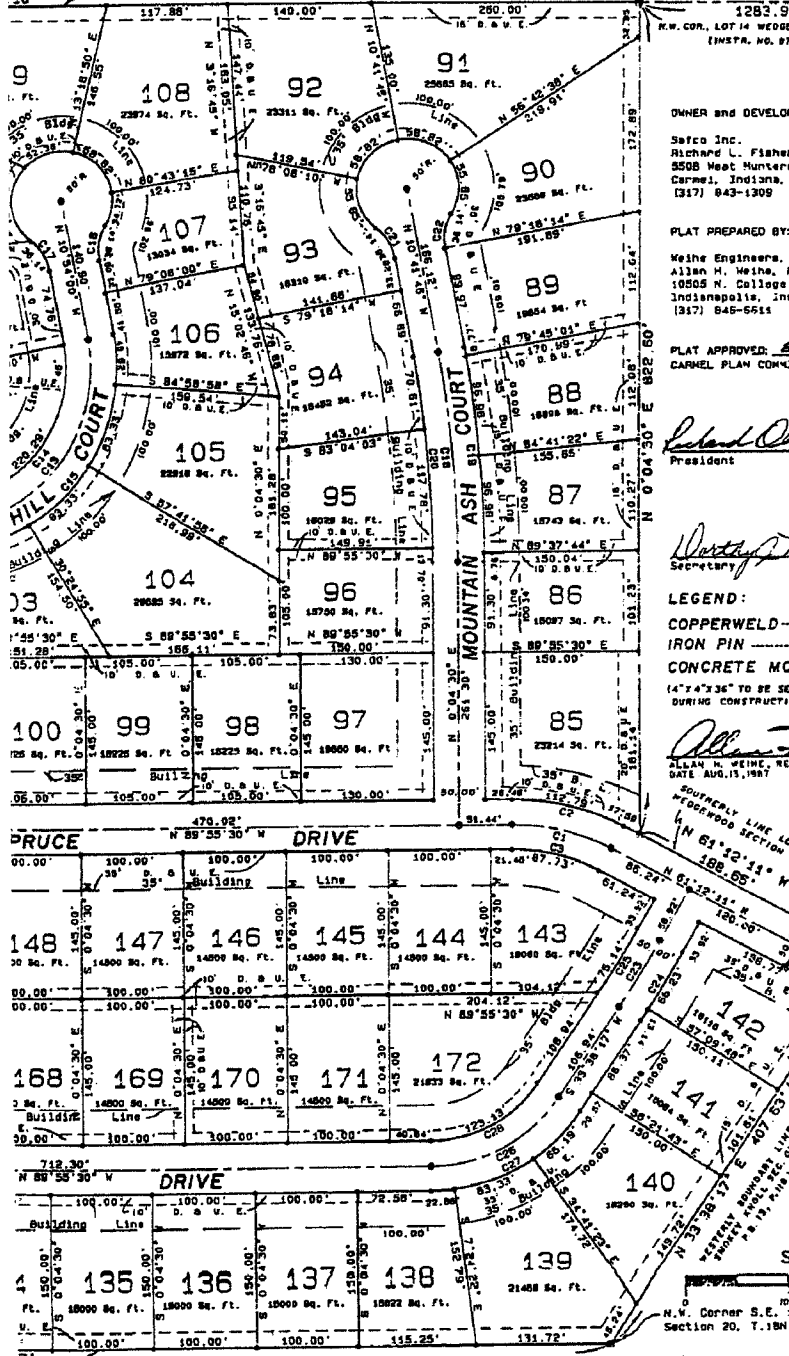
[Signature] *[Signature]* *[Signature]*

Gene A. Reiman, Mayor Dorothy J. Hightack, Clerk - Treasurer Fred Sullit, Member Billy Walker, Member

-- SECTION TWO PLAT

Aug. 13, 1987

North line of the Southeast Quarter of Section 20, T.18N., R.4E. N 89°51'00" W (assumed bearing)



SOURCE OF TITLE:
RECORDED 8-1-86
DEED BOOK 358, PAGE 410
INSTRUMENT NO. 8613983

N.E. Corner of the S.E. 1/4
Section 20, T.18N., R.4E.

N.W. COR., LOT 14 WEDGEWOOD SEC. TWO
(INSTR. NO. 8724108)

OWNER and DEVELOPER

Safco Inc.
Richard L. Fisher, President
5508 West Hunters Drive
Carmel, Indiana, 46032
(317) 843-1309

PLAT PREPARED BY:

Weibe Engineers, Inc.
Allan H. Weibe, President
10505 N. College Avenue
Indianapolis, Indiana, 46280
(317) 845-6511

PLAT APPROVED: *Alvarez*
CARMEL PLAN COMMISSION

Richard O'Donoghue
President

Wendy J. Neuber
Secretary

LEGEND:
COPPERWELD ---●---
IRON PIN ---●---
CONCRETE MONUMENT ---○---
1/4" x 3/8" TO BE SET IN FIELD
DURING CONSTRUCTION

Allan H. Weibe
ALLAN H. WEIBE, REG. L.S. - INDIANA # 10388
DATE AUG. 13, 1987



COURTESY LINE LOT 14
WEDGEWOOD SECTION TWO
N 83° 12' 14" W
168.65'

N 89° 55' 30" W
470.92'

N 89° 55' 30" W
100.00'

N 89° 55' 30" W
100.00'

N 89° 55' 30" W
100.00'

N 89° 55' 30" W
100.00'

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100.00'

N 89° 55' 30" W
100.00'

N 89° 55' 30" W
100.00'

N 89° 55' 30" W
100.00'

South line of the North Half of the Southeast Quarter of Section 20, T.18N., R.4E.

IC WORKS
Wendy J. Neuber
ed Swift, Member

Billy Walker, Member

Sheet 1 of 4

Scale 1" = 100'

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SMOKEY KNOLL -- SECTION TWO SECONDARY PLAT

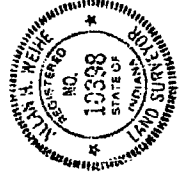
I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that the attached plat represents a subdivision of Part of the North Half of the Southeast Quarter of Section 26 Township 18 North, Range 4 East in Clay Township, Harrison County, Indiana, described as follows:

Beginning on the North line of the Southwest Quarter of Section 26, Township 18 North, Range 4 East at the Northwest corner of Lot #14 in KODENWOOD, SECTION TWO, 2
being located 1285.58 feet North 89 degrees 31 minutes 00 seconds West (bearing) from the Northeast corner of said Southwest Quarter; thence North 89 degrees 31
minutes 00 seconds West on said North line 1372.10 feet to the Northwest corner of said Southwest Quarter; thence South 00 degrees 00 seconds East on the
West line of said Southwest Quarter 1285.58 feet to the Southeast corner of the Southwest Quarter; thence North 89 degrees 31 minutes 00 seconds East
on the South line of said Southwest Quarter 1372.10 feet to the Northeast corner of said Southwest Quarter; thence South 00 degrees 00 seconds West on the
boundary of the Recorder on Harrison County, Indiana, the Plat of which is recaptured in Plat Book 13, pages 116 through 118 in the
Plat of the Recorder on Harrison County, Indiana, thence North 33 degrees 36 minutes 17 seconds East on said westerly boundary line 407.63 feet to the Southernly
right-of-way line of Spurge Drive in said SMOKEY KNOLL; thence North 61 degrees 12 minutes 11 seconds West on said right-of-way line 81.77 feet; thence North 28 degrees
47 minutes 49 seconds East 50.00 feet to the Southernly line of Lot #10 in the aforesaid KODENWOOD, SECTION TWO; thence North 61 degrees 12 minutes 11 seconds West on
said Southernly line 141.05 feet to the West line of said KODENWOOD; thence North 00 degrees 00 minutes 30 seconds East on said West line 825.60 feet to the place of
beginning, containing 42.06 acres, more or less.

Subject to all legal easements and rights-of-way.

This subdivision consists of 20 lots numbered 05 through 172, both inclusive, and streets as shown thereon. The size of the lots and the width of the street
right-of-way is shown in figure denoting feet and decimal parts thereof.

Witness my signature this 5th day of August, 1987.



Allen H. Wehne
Allen H. Wehne, Reg. L.S. - Indiana 710398

No trailer, tent, shack, attached shed, basement, garage, barn, or other out-building or temporary structure shall be used for temporary or permanent residence on any lot in this subdivision. An attached garage, tool shed or detached storage building erected or used as an accessory to a residence in this subdivision shall be of permanent type of construction and conform to the general architecture and appearance of such residence.

No fence shall be erected in this subdivision between the building lines and the property line of the streets as shown on the within plat, except with the approval of the Developer, which fences shall not exceed 42 inches in height and shall be of a decorative nature.

No building structure or accessory building shall be erected closer to the side of any lot than Ten (10) feet. Where buildings are erected on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

No structure in this subdivision, without special approval from the Developer shall exceed two and one-half (2 1/2) stories or Twenty-five (25) feet in height measured from finished grade to the underside of the eave line, and no structure other than an open porch shall be erected between the building line as designated on the plat and the property line of the street.

No boat, trailer, or camper of any kind (including but not in limitation thereof, house trailers, camping trailers, or boat trailers), or any disabled vehicle shall be kept or parked on any lot except within a garage or other approved structure.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation, by Developer, owner of the herein described real estate, or by their duly authorized representatives. The standards established in these covenants are minimum standards only. In reviewing plans and specifications, SAFCO Development Co., may require that the minimum standards be exceeded in order to maintain conformity and harmony with existing structures. If the Developer fails to act upon any plans submitted to it for its approval within a period of fifteen (15) days from the submission date of the same, the owner may proceed then with the building according to the plans as approved. Neither Developer nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

In the event storm water drainage from any lot flows across another lot, provision shall be made to permit such drainage to continue, without restriction or reduction, across the downstream lot and into the natural drainage channel or course, even though no specific drainage easement for such flow of water is provided on said plat.

Outlets for sump pump water will be provided for each lot in this subdivision by the developer or home builder at the time of lot development. If during excavation of the foundation for crawl space or basement ground water is encountered, or if the house location is in an area of high water table (as per Hamilton County Surveyor or City of Carmel), an outlet will be provided directly to a storm sewer or approved open ditch with plastic pipe. The route of outlet will be via plated easements and approved by proper agencies. Where a storm sewer exists on or directly adjacent to a subject lot, all sump pumps shall tie directly to storm sewer via underground pipe. Lots not located in an area of high water table may outlet sump pump water in the rear yard, no closer than 25 feet from established lot-lines-or-platted-easements.

Construction of any sump pump outlet will commence only when appropriate construction plans have been submitted and approved by the proper agencies and applicable permits issued from the local building authority. Where construction will be in established drainage and/or utility easements, approval must be obtained from City of Carmel or Hamilton County Surveyor. The maintenance of drainage pipes and facilities for discharging sump pumps shall be the responsibility of the individual homeowner and/or a homeowner's association.

The owners of the lots in this subdivision are responsible for the maintenance of the entry signs.

Geo-thermal heat pumps shall be of the closed loop type only.

No noxious, unlawful, or other offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

This instrument prepared by Richard Fisher

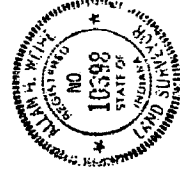
Sheet 3 of 4

Allen H. Meier, Reg. U.C. UTDINA 10398

PLAT APPROVED: *Edgar* 10-27
CARMEL PLAN COMMISSION
Edgar
President
Robert
Secretary

PLAT APPROVED: *10-21-87*
BOARD OF PUBLIC WORKS
John A. Reimold
Mayor
Dorothy J. Hancock
Clerk
Fred Swift
Member

Billy Welner
Billy Welner, Member



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SHARON L. CHERRY
RECLAMATION
HAMILTON CO IN
PLAT 66 14 PB 146

The undersigned, SAMPICO L.L.C. by Richard Fisher, owner of the real estate shown and described herein, does hereby certify that he has laid off, platted and subdivided and does hereby lay off, plat and subdivide, said real estate in accordance with the within plat. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land contained in such plat.

This subdivision shall be known and designated as SHOKEY KNOLL SECTION TWO in Hamilton County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure. There are strips of ground as shown on this plat and marked Drainage and Utility Easement, reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of public utilities.

All lots in this subdivision are reserved for residential use, and no building other than a one-family residence or structure or facility necessary in use thereto shall be erected thereon. Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than Nineteen Hundred (1900) square feet in the case of a one story structure, nor less than Twelve Hundred (1200) square feet in the case of a multiple story structure, provided no structure of more than one story shall have less than an aggregate of Nineteen Hundred (1900) square feet of finished and livable floor area. All garages shall be attached to the residence dwelling and be a minimum of two car size. No trailer, tent, shack, attached shed, basement, garage, barn, or other out-building or temporary structure shall be used for temporary or permanent residence on any lot in this subdivision. An attached garage, tool shed or detached storage building erected or used as an accessory to a residence in this subdivision shall be of permanent type of construction and conform to the General Architecture and appearance of such residences.

No fence shall be erected in this subdivision between the building lines and the property line of the streets as shown on the within plat, except with the approval of the Developer, which fences shall not exceed 42 inches in height and shall be of a decorative nature. No building structure or accessory building shall be erected closer to the side of any lot than Ten (10) feet. Where buildings are erected on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

No structure in this subdivision, without special approval from the Developer shall exceed two and one-half (2 1/2) stories or Twenty-five (25) feet in height measured from finished grade to the underside of the eave line and no structure other than an open porch shall be erected between the building line as designated on the plat and the property line of the street. No boat, trailer, or camper of any kind (including but not in limitation thereof, house trailers, camping trailers, or boat trailers), or any disabled vehicle shall be kept or parked on any lot except within a garage or other approved structure.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation. The standards established in these covenants are estate, or by their duly authorized representatives. The standards established in these covenants are

PLAT APPROVED 10-21-87
CARMEL PLAN COMMISSION
President
Secretary

PLAT APPROVED 10-21-87
BOARD OF PUBLIC WORKS
Mayor
Secretary

Dorothy J. Bonczek
Clerk, Treasurer
Fred Swift, Member

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OFFICE

No animals, livestock, or poultry of any description 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 commercial purposes.

Developer/builder will be required to install or have installed, at least one gas or electric "dusk to dawn" yard light in the front yard. All gates opening to the street shall automatic door controls.

No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and shall not be kept, except in sanitary containers. Trash shall not be burned, except in suitable incinerators.

Lot owners, upon taking title, agree to waive all rights to oppose future zoning changes and special permits necessary to complete the Master Plans of SHOEY KNOLL SECTION TWO.

It shall be the duty of the owner of each lot in the subdivision to keep the grass on the lot properly cut and to keep the lot free from weeds and trash and otherwise neat and attractive in appearance. Should any owner fail to do so then the Developer may take such action as it deems appropriate in order to make the lot neat and attractive and the owner shall upon demand reimburse Developer for the expense incurred in so doing.

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them for a period of Twenty-five (25) years from the date of this plat, at which time said covenants, (or restrictions), shall be automatically extended for successive periods of Ten (10) years unless changed by vote of a majority of the then owners of the buildings covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgement or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

No owner of any lot shown herein shall have the right to remonstrate against annexation of that lot to the City of Carmel.

OWNERS AND SUBDIVIDERS
SAYCO INC.

Richard Fisher
Richard Fisher

State of Indiana }
County of Hamilton }

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Richard Fisher, who acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notarial Seal this 10th day of October, 1987.

Notary Public *Susan D. Hedden*
Susan L. Goipes
My Commission Expires 9-25-91 County of Residence Brown

UNDER AUTHORITY PROVIDED BY CHAPTER 178, ACTS OF 1979, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL AS FOLLOWS:

Adopted by the Carmel City Plan Commission at a meeting held August 8, 1987.

CARMEL CITY PLAN COMMISSION

1987-08-13

OWNERS AND SUBDIVIDERS
SAFCO INC.

by Richard Fisher
Richard Fisher

State of Indiana) ss:
County of Hamilton)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Richard Fisher, who acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notarial Seal this 13th day of October, 1987.

Notary Public Susan L. Hecker
SUSAN L. HECKER
My Commission Expires 9-22-91

County of Residence Carmel

UNDER AUTHORITY PROVIDED BY CHAPTER 176, ACTS OF 1979, 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 CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL AS FOLLOWS:

Adopted by the Carmel City Plan Commission at a meeting held August 8, 1987.

CARMEI CITY PLAN COMMISSION

Richard Altmyer
President

Misty Decker
Secretary

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF CARMEL, INDIANA AT A MEETING HELD ON: 10-21-87

John A. Reiman
Mayor

Dorothy J. Hennessy
Fred Swift, Member
Billy Welner, Member

This instrument prepared by Richard Fisher

Sheet 4 of 4

Allen H. Weihe
Allen H. Weihe, Reg L S - Indiana # 10398
Date: Aug 13, 1987

