

SOUTHERN LAKES ESTATES

SECTION 6

PT. S.W.1/4 & PT. N.W.1/4
SECTION 14-14N-4E

THIS INSTRUMENT WAS PREPARED
BY EDWARD D. GIACOLETTI
REGISTERED LAND SURVEYOR-INDIANA
SCHNEIDER ENGINEERING CORPORAT
3020 NORTH POST ROAD #
INDIANAPOLIS, INDIANA 46226
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TERMS: 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 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.

LAND DESCRIPTION

I, the undersigned, 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 Northwest Quarter of Section 14, Township 14 North, Range 4 East of the Second Principal Meridian in Marion County, Indiana, being more particularly described as follows:

Commencing at the Southwest Corner of said Southwest Quarter Section; thence North 00 degrees 17 minutes 40 seconds East (Assumed Bearing) along the west line of said Southwest Quarter Section a distance of 1606.53 feet to the Beginning Point; thence continuing North 00 degrees 17 minutes 40 seconds East along the said west line a distance of 70.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 144.68 feet to a curve having a radius of 630.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; thence Easterly along the arc of said curve a distance of 219.91 feet to a point which bears South 20 degrees 00 minutes 00 seconds East from said radius point; thence North 70 degrees 00 minutes 00 seconds East a distance of 286.70 feet; thence North 18 degrees 28 minutes 01 seconds West a distance of 245.66 feet; thence North 40 degrees 00 minutes 00 seconds West a distance of 62.88 feet; thence South 88 degrees 17 minutes 14 seconds West a distance of 189.43 feet; thence North 00 degrees 17 minutes 40 seconds East, parallel with the said West line, a distance of 600.00 feet to the North line of said Southwest Quarter Section; thence North 88 degrees 36 minutes 35 seconds East along the said north line a distance of 353.96 feet to the Southwest corner of the East Half of the West Half of the said Northwest Quarter Section; thence North 00 degrees 32 minutes 18 seconds East along the west line of said East Half West Half Northwest Quarter Section a distance of 428.11 feet; thence South 89 degrees 28 minutes 01 seconds East a distance of 140.07 feet; thence North 00 degrees 31 minutes 59 seconds East a distance of 16.57 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 145.68 feet to the Northwest corner of Southern Lakes Estates Section 4, a subdivision in Marion County, Indiana, the plat of which is recorded as Instrument #88-102820 in the Office of the Recorder of Marion County, Indiana (the next seven (7) described courses being along the West line of said Southern Lakes Estates Sec. 4); thence South 00 degrees 00 minutes 00 seconds West a distance of 198.93 feet; thence North 90 degrees 00 minutes 00 seconds East a

having a radius of 690.00 feet, the radius point of which bears North 26 degrees 55 minutes 10 seconds West; thence Easterly along the arc of said curve a distance of 37.10 feet to a point which bears South 30 degrees 00 minutes 00 seconds East from said radius point; thence South 30 degrees 00 minutes 00 seconds East a distance of 317.35 feet; thence South 50 degrees 00 minutes 00 seconds West a distance of 269.56 feet; thence North 50 degrees 00 minutes 12 seconds West a distance of 206.98 feet; thence South 70 degrees 00 minutes 00 seconds West a distance of 177.00 feet; thence North 20 degrees 00 minutes 00 seconds West a distance of 145.00 feet; thence South 70 degrees 00 minutes 00 seconds West a distance of 304.27 feet to a curve having a radius of 700.00 feet, the radius point of which bears North 20 degrees 00 minutes 00 seconds West; thence Westerly along the arc of said curve a distance of 244.35 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; thence South 90 degrees 00 minutes 00 seconds West a distance of 145.04 feet to the Beginning Point, containing 22.880 acres, more or less.

This subdivision consists of 62 lots, numbered 184 through 245 together with streets and easements as shown hereon.

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

Witness my signature this 28TH day of SEPTEMBER 1989.

21 11 4-61

EDWARD D. GIACOLETTI

500106099

SOUTHERN

THE UNDERSIGNED, LUXHART CORPORATION, BY JOHN BURKHART, VICE-PRESIDENT, FOR AND BEHALF OF SAID CORPORATION AS OWNER OF THE WITHIN DESCRIBED REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT, HEREBY LAYS OFF, PLATS AND SUBDIVIDES THE SAME INTO LOTS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "SOUTHERN LAKES ESTATES SECTION 6". A SUBDIVISION IN MARION COUNTY, FRANKLIN TOWNSHIP, INDIANA.

STREETS: THE STREETS 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 THEREOF, 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.

DRAINAGE: 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 (GRADING 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.

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION (ARTIFICIAL AND/OR NATURAL) 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 THE WITHIN PLAT.

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) FEET 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 RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF SAID STREET LINES OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN (10) FEET OF THE INTERSECTION OF A STREET RIGHT-OF-WAY 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.

BUILDING LOCATION: NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

ALL RESIDENCES WILL BE FOR SINGLE FAMILY USE. NO DOUBLES WILL BE PERMITTED EVEN ON CORNER LOTS AS OTHERWISE MIGHT BE PERMITTED BY THE D-3 ZONING ORDINANCE.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D. U. & S. E. (DRAINAGE, UTILITY AND SEWER EASEMENTS) 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, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN 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 TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

FENCES: NO FENCE SHALL BE ERRECTED IN THIS SUBDIVISION BETWEEN THE FRONT BUILDING LINE AND THE FRONT PROPERTY LINE (SIDE BUILDING LINE AND SIDE PROPERTY LINE FOR CORNER LOTS) OF THE STREETS AS SHOWN ON THE WITHIN PLAT.

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.

ENFORCEMENT: THE RIGHT TO ENFORCE THE WITHIN PROVISIONS, RESTRICTIONS AND COVENANTS BY INJUNCTION WITH THE RIGHT TO CAUSE REMOVAL BY DUE PROCESS OF LAW OF ANY SEPTIC TANK, ABSORPTION BED OR STRUCTURE ERRECTED 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 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.

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.

TERM: THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE IN FULL FORCE AND EFFECT FROM THE DATE OF RECORDING OF THIS PLAT. THESE COVENANTS SHALL BE AUTOMATICALLY EXTENDED TO ALL LOTS. IT IS AGREED TO CHANGE THE COVENANTS TO AFFECT ONLY THE LOTS WHICH DO NOT WISE AFFECT ANY OF THE OTHER PLATS.

I, the undersigned, being the owner of the lands surveyed, subscribe and certify that it is true and correct.

Part of the South Township 14 North County, Indiana, bearing

Commencing at the North 00 degrees 1 of said Southwest Point; thence continuing said west line a distance of 428.11 seconds East a distance of 140.07 radius point of which bears South 20 degrees North 70 degrees North 18 degrees North 40 degrees 08 88 degrees 17 minutes 600.00 feet to the degrees 36 minutes feet to the South Northwest Quarter along the west line distance of 428.11 distance of 140.07 distance of 16.57 distance of 145.68 4, a subdivision in Instrument #88-102 (the next seven (7) Lakes Estates Section distance of 198.93

ENFORCEMENT: THE RIGHT TO ENFORCE THE WITHIN PROVISIONS, RESTRICTIONS AND COVENANTS BY INJUNCTION WITH THE RIGHT TO CAUSE 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 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.

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, 58-A0-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

ALL RESIDENTIAL HOMES WILL CONTAIN AT LEAST 1200 SQUARE FEET OF LIVING SPACE AS REQUIRED UNDER THE PRESENT D-2 RESIDENTIAL DISTRICT ORDINANCE.

DRIVEMAYS: DRIVEMAYS WILL BE CONSTRUCTED TO SAID RESIDENCES AND WILL BE PAVED WITH A HARD SURFACE, SUCH CONSTRUCTION TO BE COMPLETED NO LATER THAN ONE (1) YEAR AFTER THE CONVEYANCE OF ANY LOT OR PARCEL IN THIS PROPOSED ADDITION, AND NO DRIVEWAY WILL BE CONSTRUCTED OVER STORM WATER DRAIN INLETS.

GARAGES: EACH RESIDENTIAL HOME WILL HAVE AT LEAST A TWO CAR ATTACHED GARAGE AND NO CARPORTS.

NO MOBILE HOMES WILL BE PLACED IN SAID ADDITION OR BE ALLOWED TO REMAIN IN SAID ADDITION.

ALL RESIDENTIAL HOMES FOR LOTS 234 THRU 241 WILL CONTAIN AT LEAST 1400 SQUARE FEET OF LIVING SPACE NOT INCLUDING GARAGE AREA.

LOTS 234 THRU 241 IN SOUTHERN LAKES ESTATES SECTION 6 (HEREINAFTER CALLED "LAKE LOTS") INCLUDE AS A PART OF THE LOTS A PORTION OF A BODY OF WATER (HEREINAFTER CALLED "LAKE") WHICH SERVES AS A RETENTION POND OR DRAINAGE OUTLET FOR AREAS LOCATED WEST, SOUTH, NORTH AND EAST OF SUCH LAKE. AN EASEMENT FOR THE LAKE AS DESIGNATED ON THE PLAT EXISTS OVER AND ACROSS A PORTION OF THE LAKE LOTS. THE OWNERS OF THE LAKE LOTS SHALL HAVE THE RIGHT TO USE THE LAKE FOR FISHING, PROVIDED HOWEVER, NO OWNER SHALL HAVE THE RIGHT TO ENTER INTO THE WATER TO FISH OR FOR ANY OTHER PURPOSE. SWIMMING IN THE LAKE IS PROHIBITED. BOATING ON THE LAKE IS PROHIBITED. THE OWNER OF LOTS WITHIN SOUTHERN LAKES ESTATES SECTION 6 WHOSE LOTS DO NOT INCLUDE A PART OF THE LAKE, SHALL HAVE NO RIGHT TO USE THE LAKE FOR ANY PURPOSE.

THE OBLIGATION TO MAINTAIN THE LAKE, IF ANY MAINTENANCE IS NECESSARY, SHALL REST WITH THE OWNERS OF THE LAKE LOTS (INCLUDING OWNERS OF LOTS IN OTHER SECTIONS WHOSE LOTS INCLUDE A PART OF THE LAKE). THE OWNERS OF THE LAKE LOTS SHALL DETERMINE BY A MAJORITY VOTE WHAT MAINTENANCE IS REQUIRED AND THE OWNERS OF THE LAKE LOTS SHALL BE OBLIGATED TO CONTRIBUTE AN EQUAL SHARE TOWARD THE COST OF SUCH MAINTENANCE.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 28TH DAY OF SEPTEMBER 1989

LUDHART CORPORATION

BY: *[Signature]*
JOHN BURKHART, VICE-PRESIDENT



STATE OF INDIANA)
COUNTY OF MARION)

distance of 140.07 feet; thence North 00 deg distance of 16.57 feet; thence North 90 deg distance of 145.68 feet to the Northwest corner 4, a subdivision in Marion County, Indiana, Instrument #88-102820 in the Office of the R (the next seven (7) described courses being also Lakes Estates Sec. 4); thence South 00 deg distance of 198.93 feet; thence North 90 deg distance of 70.00 feet; thence South 00 deg distance of 165.00 feet; thence South 45 deg distance of 97.65 feet; thence North 88 deg distance of 175.70 feet; thence South 05 deg distance of 412.41 feet; thence South 30 deg distance of 42.90 feet to the Northern most Section 5, a subdivision in Marion County, Indiana Instrument # 89-37958 in the said Recorder's Office courses being along the North and West line Section 5); thence South 42 degrees 56 minutes 00 seconds East 100.00 feet; thence North 47 degrees 03 minutes 19 seconds West 100.00 feet; thence South 42 degrees 56 minutes 41 seconds West 60.00 feet; thence South 60 degrees 00 minutes 00 seconds West 26.00 feet; thence South 26 degrees 55 minutes 10 seconds East 100.00 feet.

CURVE	RADIUS
C-1	630.00'
C-2	665.00'
C-3	700.00'
C-4	690.00'
C-5	725.00'
C-6	760.00'
C-7	50.00'
C-8	50.00'
C-9	50.00'
C-10	50.00'
C-11	300.00'
C-12	275.00'
C-13	250.00'
C-14	50.00'
C-15	215.00'
C-16	250.00'
C-17	285.00'
C-18	265.00'
C-19	300.00'
C-20	335.00'
C-21	975.00'
C-22	1000.00'
C-23	1025.00'