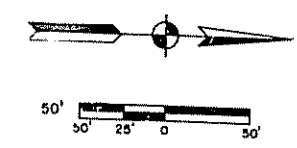


83 41183

RECEIVED FOR RECORD
BETH OF AUGUSTIN
RECORDING DIVISION
JUN 13 3 07 PM '83

CURVE DATA						
CURVE NO	DELTA	RADIUS	LENGTH	CHORD	TANGENT	D. C.
11	29°01'57"	375.00	189.88	187.96	97.08	15°16'44"
1	29°01'57"	400.00	202.65	200.49	103.55	14°19'26"
21	29°01'57"	425.00	215.91	215.02	110.02	13°28'03"
31	3°54'41"	170.90	11.67	11.67	5.84	33°31'33"



LEGAL DESCRIPTION

That part of the West half of the East half of the Southwest quarter of Section 10, Township 14 North, Range 4 East of the Second Principal Meridian located in Franklin Township, Marion County, Indiana, described as follows:

Commencing at the Northwest corner of the Southwest quarter of said section, South 89 degrees 43 minutes 48 seconds West (Assumed bearing) on and along the north line of said quarter section, a distance of 669.88 feet to the northwest corner of the West half of the east half of said quarter section, also being the northeast corner of the Boulders - Third Section subdivision as per plat thereof recorded as Instrument Number 80-46576, in the Office of the Recorder of Marion County; thence South 01 degree 15 minutes 12 seconds West, on and along the east line of said half-half quarter section and west line of said subdivision, a distance of 51.02 feet to the POINT OF BEGINNING; thence continuing South 01 degree 15 minutes 12 seconds West on and along said line, a distance of 946.44 feet to a point in the center of Little Buck Creek; thence North 62 degrees 57 minutes 43 seconds West on and along said center line, a distance of 88.00 feet; thence South 74 degrees 07 minutes 21 seconds West on and along said center line, a distance of 113.32 feet; thence North 86 degrees 01 minute 24 seconds West on and along said center line, a distance of 187.45 feet; thence North 43 degrees 00 minutes 20 seconds West on and along said center line, a distance of 71.11 feet; thence North 04 degrees 23 minutes 55 seconds West on and along said center line, a distance of 121.87 feet; thence North 47 degrees 02 minutes 06 seconds West on and along said center line, a distance of 69.69 feet; thence South 76 degrees 31 degrees 10 minutes 02 seconds West on and along said center line, a distance of 72.46 feet; thence South 23 degrees 51 minutes 02 seconds East on and along said center line, a distance of 51.94 feet; thence South 40 degrees 42 minutes 48 seconds West on and along said center line, a distance of 106.46 feet; thence North 48 degrees 21 minutes 51 seconds West on and along said center line, a distance of 16.74 feet to a point on the west line of the said half-half quarter section also being on the east line of the Boulders - Second Section subdivision as per plat thereof recorded as Instrument Number 77-801911 and replat Instrument Number 80-43066, in the Office of the Recorder of Marion County; thence North 01 degree 12 minutes 14 seconds East, on and along said line, a distance of 890.74 feet to a point minutes 29 seconds East, a distance of 170.90 feet and also being the south right-of-way of Lava Lane; thence along the arc of said curve 11.67 feet on and along said distance of 130.90 feet from the radius point of said curve; thence North 89 degrees 43 minutes 48 seconds East, on and along said right-of-way, a distance of 658.17 feet to the point of beginning and containing 13.39 acres.

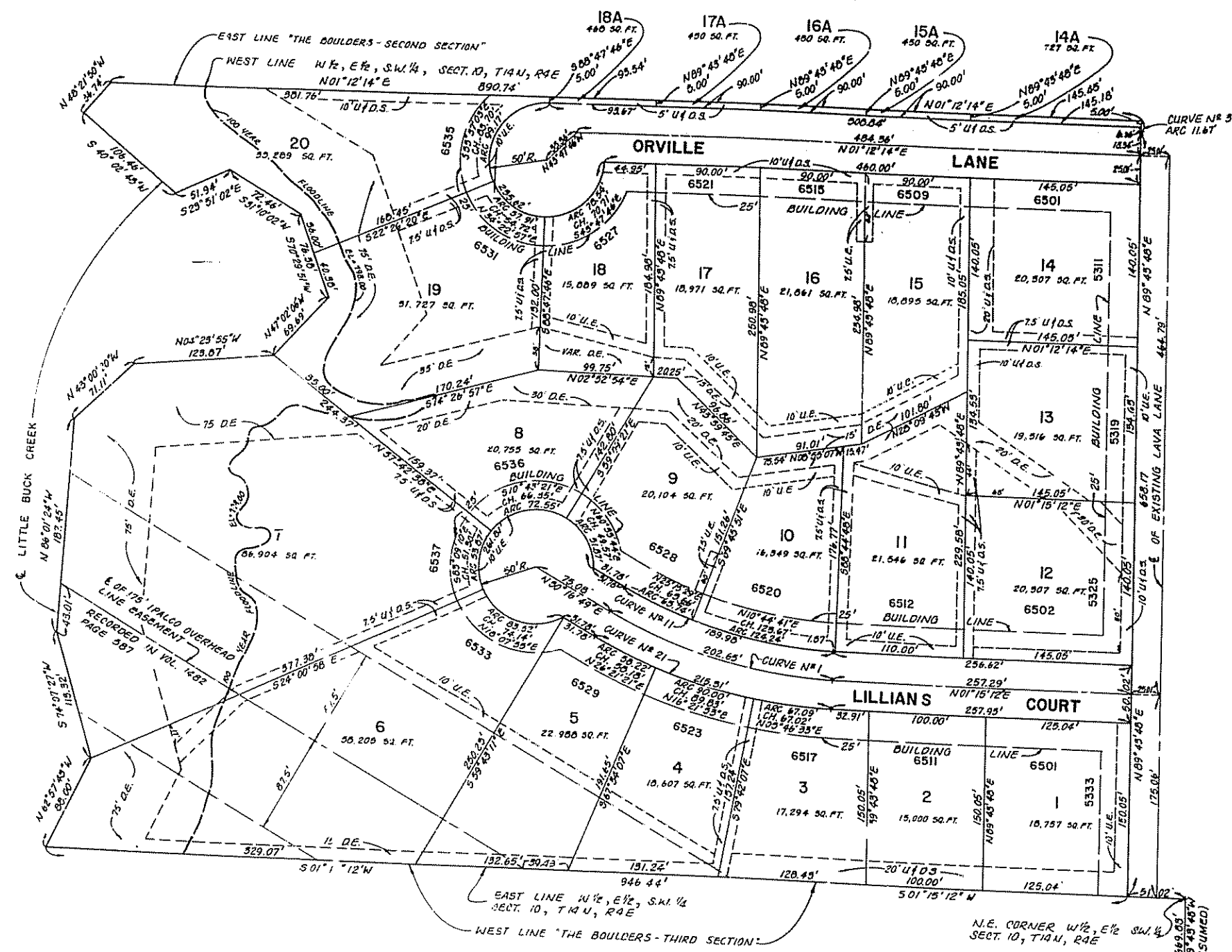
Subject to all legal rights-of-way and easements of record.

I certify that the above plat and description are a true and accurate representation of the described real estate.

Witness my seal and signature, this 28th day of July, 1979.

LEGEND

- 10 - LOT NUMBERS
- 0000 - ADDRESS
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- U.D.S. - UTILITY & DRAINAGE STRIP



JUN 15 83
W. J. Adams
John W. Whitlock

VOID UNLESS RECORDED BEFORE 8-29-83

APPROVED THIS 15th DAY OF JUNE 1983
 FRANKLIN TOWNSHIP ASSESSOR
 DRAFTSMAN

RECORD PLAT

WRIGHT-BOULDERS SUBDIVISION

SECTION ONE

83 41183

PREPARED BY:
KOE ENGINEERING & SURVEYING INC.
 8775 SHELBYVILLE RD.
 INDIANAPOLIS, INDIANA 46259



This print is too dark and may not film.
Marion County Recorder

WRIGHT - BOULDERS - SUBDIVISION FIRST SECTION RESTRICTIVE COVENANTS

BU 41183

The undersigned, Fredo D. Wright, of Marion County, State of Indiana, being the owner in fee simple of the attached described real estate, hereby lay off, plat and subdivide said real estate described on the preceding page, in accordance with the plat and certificate.

The streets, if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground marked "Drainage Easement" which are hereby reserved for the installation and maintenance of drainage improvements. Purchasers of lots in this subdivision shall take their title subject to the easement hereby created and subject at all times to the proper authorities and the easements hereby created, and no permanent structure of any kind shall be built, erected, or maintained on said Drainage Easement.

There are strips of ground marked "Utility and Drainage Strips" shown on the plat which are hereby reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ditches, lines and wires. Purchasers of lots in this subdivision shall take their title subject to the easements hereby created, and subject at all times to the rights of proper authorities to service the utilities and easements hereby created, and no permanent structure of any kind, fence, shrubbery, planting, etc., will be placed or permitted to remain within the Utility and Drainage Strip.

There are strips of ground marked "Utility Easement" shown on the plat which are hereby reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ditches, lines and wires. Purchasers of lots in this subdivision shall take their title subject to the easement hereby created, and subject at all times to the rights of proper authorities to service the utilities hereby created, and no permanent structure of any kind, fence, shrubbery, planting, etc., will be placed or permitted to remain within the Utility Easement.

All lots in this subdivision and the use of the lots in this subdivision by present and future owners or occupants shall be subject to the following conditions and restrictions, which shall run with the land.

There are portions of lots numbered 6, 7, 8, 19, & 20 that are in floodway. Chapter 316 of the Acts of 1945, as amended, Sections 17 and 19, requires Commission approval of any construction in a floodway, and of any works for flood control. This includes bridges, dams, levees, dikes, floodwalls, wharves, piers, dolphins, booms, weirs, bulkheads, jetties, groins, excavations, fills or deposits of any kind, utility lines, or any other building, structure, or obstruction. The approval of the Natural Resources Commission, in writing, must be obtained before beginning construction.

- No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of unfinished basements, open porches and garages shall be not less than 1500 square feet for a one story dwelling, nor less than 1100 square feet for a dwelling of more than one story, but any multi-level dwelling shall not be less than 1500 square feet total.
- No building shall be located on any lot nearer to the front lot line or nearer the side street line than the minimum building set-back lines as shown on the recorded plat. No building shall be located nearer than 7 feet to a side yard line, and the total side yard set-back (both sides) must be at least 14 feet. An eight (8) foot side yard set-back shall be required for an accessory building not exceeding 20 feet in height and if detached from the principal building. No building shall be located at least as far back as the rear of the principal building. No building shall be erected closer than 25 feet to the rear lot line.

Utility buildings: Utility building may be constructed on each lot. If approved by the Architectural and Environmental Control Committee, this utility building is to be constructed in such manner as to meet the standards of construction as used in the construction of the house. The utility building shall be located behind the main dwelling and in no instance shall the utility building be located in front or at the side of the main dwelling.

- No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 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 property corner, the intersection of the street lines extended. The same sight line limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway, pavement. No trees shall be permitted to remain within such distances of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.

No trailer, shack, shed, tent or temporary building shall be used for temporary or permanent residence on any lot in this addition, and any garage, tool shed, or detached storage building erected or used accessory to a residence in this addition, shall be of a permanent type of construction and conform to the general architecture and appearance of such residence.

- The right to enforce the foregoing provisions, restrictions and covenants both to prevent the violation thereof and to recover damages is hereby dedicated and reserved to the owners of lots in this addition, their heirs, or assigns, and shall be and continue in full force and effect for a period of 30 years each by a vote of the then owners of a majority of the total area of this addition. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. The Metropolitan Development Commission shall have the right of enforcement of the foregoing covenants.

Architectural Design and Environmental Control: No buildings, fences, walls, or other structures shall be erected, placed and altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such structures 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 elevations by an Architectural and Environmental Control Committee. The destruction of trees and vegetation and any other such matter as may affect the environment and ecology of the "Boulders" area shall be the proper concern of the Committee. This Committee shall be composed of the undersigned owners of the herein described real estate, or by their duly authorized representatives. In the event of the death or resignation of any member of said Committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. The Committee's approval, or disapproval, as required in this covenant shall be in writing. In the event that said written approval is not received from the Committee within 15 days from the date of submission, it shall be deemed that the Committee has disapproved the presented plan. Neither the Committee members nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

Recreational vehicles, boats, and non-used vehicles: All boats, non-motorized recreational vehicles and non-used or non-operational vehicles shall be kept in either the dwelling, garage, basement, or utility building.

Quirescence: No noxious or offensive activity shall be carried out on any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

10. Covenants No animals, livestock or poultry shall be raised, kept, or kept upon any lot except that dogs, cats, or other household pets may be kept, provided that they are not kept in or maintained for any commercial purposes.

11. The restrictions, limitations and covenants herein contained constitute all such restrictions, limitations and covenants imposed upon the land, as undersigned and supersede, replace and void any such restrictions, limitations and covenants, verbal or written, which may have been proposed or written, which may have been proposed or imposed prior to the date hereof by the undersigned or its agents.

12. The finished yard elevation at the house site on lots in this subdivision shall be not less than the elevation (U.S.C.S. Datum) shown on the General Development Plan on file in the office of the Metropolitan Plan Commission of Marion County, City of Indianapolis, Indiana.

WITNESS MY HAND AND SEAL THIS 6th DAY OF June, 1983

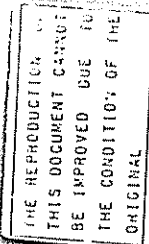
By: Fredo D. Wright
Fredo D. Wright



STATE OF INDIANA }
COUNTY OF MARION }

Before me, the undersigned, a notary public in and for said county and state, and personally appeared Fredo D. Wright, sole owner of the attached real estate, and acknowledged the execution of the foregoing indenture, as her voluntary act this 6th day of June, 1983.

Notary Public: Raymond Good
County: Marion My Commission Expires: 2/1/1985



THIS INSTRUMENT PREPARED BY KENNETH E. ZUMSTEIN

FILED
JUN 15 1983
12153
Marion County, Indiana

BU 41183

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