

EK WOODS N TWO MARION CO., IND.

960147273

DESIGN AND ENVIRONMENTAL CONTROL: NO WALL OR OTHER STRUCTURE SHALL BE...
 30. AT THE PURCHASER'S EXPENSE, A STANDARDIZED FRONT YARDS LIGHT SHALL BE ERRECTED ON THE HOME SITE. SPECIFICATIONS WILL BE PROVIDED BY THE DEVELOPER.
 31. DUMPSTER SHALL BE LOCATED AND USED BY THE BUILDER ON EACH LOT AT THE COMMENCEMENT OF ANY CONSTRUCTION. ALL TRASH AND EXCESS MATERIALS ARE TO BE STORED WITHIN THE CONTAINER.
 32. THE DEVELOPER RESERVES THE RIGHT TO AMEND THE ARCHITECTURAL STANDARDS, TO BE EFFECTIVE WHEN RECEIVED BY AN INVOLVED LOT OWNER OR WHEN RECORDED WHICHEVER OCCURS FIRST.
 33. THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY A PROCEEDING AT LAW OR IN EQUITY, ALL AT LAW OR IN EQUITY, ALL RESTRICTIONS, COVENANTS, OR COVENANTS IMPOSED BY THESE COVENANTS, BUT ADULTERANT SHALL NOT BE LIABLE FOR DAMAGES OF ANY OF THE RESTRICTIONS, NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER BY THAT PERSON OF THE RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL OF PERSON TO ASSERT ANY RIGHT AVAILABLE IN ANY UPON THE OCCURRENCE, RECURRENCE OR CONTINUATION OF ANY VIOLATION OR VIOLATIONS OF THE RESTRICTIONS, IN THE EVENT THAT DECLARANT SHALL SEEM IT NECESSARY TO ENFORCE ANY RESTRICTIONS, THE OWNER SHALL PAY REASONABLE ATTORNEY'S FEES AND COURT COSTS IF DECLARANT SHALL PREVAIL IN SAID LITIGATION. ALL COST OF LITIGATION AND ATTORNEY'S FEES RESULTING FROM VIOLATION OF THESE ARCHITECTURAL STANDARDS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LOT OWNER OR OWNERS FOUND TO BE IN VIOLATION.
 34. THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL RUN WITH THE LAND AND RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM. SUCH PROVISIONS SHALL BE IN FULL FORCE AND EFFECT UNTIL JANUARY 1, 2016, AT WHICH TIME THE 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 JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
 35. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

BY THE ARCHITECTURAL CONTROL COMMITTEE...
 1. SHALL BE CONSTRUCTED ON A "SLAB" FLOOR. ALL SHALL HAVE CRANKS OR HAVE A BASEMENT FLOOR.
 2. ROOF PITCH SHALL BE 8:12.
 3. SHALL BE CONSTRUCTED OF VINYL OR WOOD. NO ALUMINUM SHALL BE PERMITTED.
 4. IN THE SUBDIVISION SHALL BE INSTALLED BY WITHIN ONE YEAR OF PURCHASE OR AS REQUIRED BY ORDINANCE.
 5. THE INITIAL CONSTRUCTION OF ANY RESIDENCE IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN 180 DAYS OF THE DATE OF THE PERMIT TO EXIST ON ANY LOT FOR A PERIOD OF TIME AFTER CONSTRUCTION IS UNLESS OTHERWISE PROVIDED IN THESE COVENANTS.
 6. ON THE RECORDED PLAN, NO DWELLING HOUSE OR STRUCTURE SHALL BE CONSTRUCTED OR PLACED ON ANY LOT IN THE DEVELOPMENT EXCEPT AS PERMITTED BY THESE COVENANTS.
 7. A UTILITY BUILDING MAY BE CONSTRUCTED IF APPROVED BY THE ARCHITECTURAL DESIGN AND CONTROL COMMITTEE. THIS UTILITY BUILDING SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MEET THE REQUIREMENTS AS USED IN THE CONSTRUCTION OF THE UTILITY BUILDING SHALL BE LOCATED BEHIND THE MAIN BUILDING AND IN NO INSTANCE SHALL THE UTILITY BUILDING BE LOCATED IN FRONT OR AT THE SIDE OF THE MAIN BUILDING. STORAGE BUILDINGS ARE NOT PERMITTED. GAZEBOS, PORCHES, PATIOS, OR OTHER STRUCTURES MAY BE SUBMITTED TO THE ARCHITECTURAL DESIGN AND CONTROL COMMITTEE FOR APPROVAL.
 8. MOTOR VEHICLES, BOATS AND NON-USED VEHICLES: ALL MOTOR VEHICLES, BOATS AND NON-OPERATIONAL VEHICLES SHALL BE KEPT IN EITHER DRIVAGE, BASEMENT OR UTILITY BUILDING.
 9. THE DEVELOPER WHO SECURES TITLE TO A LOT IN THIS SUBDIVISION, SECTION TWO, AGREES TO SIGN A DEED OF CONVEYANCE TO THE PURCHASER OF THE RESIDENCE ON OR BEFORE ONE (1) YEAR FROM THE DATE OF THE ORIGINAL SELLING PRICE. FAILURE TO HONOR THIS CONDITION SHALL BE AN OPTION BY THE DEVELOPER TO REPURCHASE SAID LOT AT THE ORIGINAL SELLING PRICE. THE DEVELOPER SHALL GIVE WRITTEN NOTICE WITHIN NINETY (90) DAYS OF THE EXPIRATION DATE OF ONE (1) YEAR PERIOD TO THE PURCHASERS SAID LOT.
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IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED, FEREYDOON B. BOUSHEHRY, FOR AND IN BEHALF OF SUCH OWNERSHIP THIS 10th DAY OF OCTOBER, 1996.
 Fereydoon B. Boushehry
 FEREYDOON B. BOUSHEHRY

STATE OF INDIANA }
 COUNTY OF MARION } SS:

I, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND TO ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT FEREYDOON B. BOUSHEHRY PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THIS FOREGOING INDENTURE AS HIS AUTHORIZED ACT THIS 10th DAY OF OCTOBER, 1996.

Jerry B. Wiggins, Notary Public
 MY COMMISSION EXPIRES: 3-15-97
 COUNTY OF RESIDENCE: JOHNSON
 STATE OF RESIDENCE: INDIANA



APPROVED THIS 11th DAY OF OCTOBER, 1996.
 Fereydoon B. Boushehry

DATE	
REVISION	
STABOL	
CHECKED	NHH
DATE	JDW
SCALE	NONE
DRAWN	OTHER
PROJECT	BUCK CREEK WOODS-SECTION TWO FRANKLIN TOWNSHIP MARION COUNTY, INDIANA
TITLE	FINAL PLAT
SEAL	Wiggins Associates engineering, surveying, land planning 100 south park street, suite 6 greenwood, indiana 46143 317-850-1111
SEAL	880042 NOTARY PUBLIC STATE OF INDIANA
SHEET	2
OF SHEETS	2
DATE	NOVEMBER 11, 1996

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BUCK CREEK SECTION FRANKLIN TWP

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I, JERRY D. WIGGINS, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBMITTED THE FOLLOWING DESCRIBED REAL ESTATE INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS A SAID SURVEY AND SUBDIVISION OF A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN FRANKLIN TOWNSHIP, MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 01 DEGREES 52 MINUTES 00 SECONDS EAST, 1228.33 FEET ALONG THE WEST LINE OF SAID HALF QUARTER SECTION (THE FOLLOWING THIRTEEN DESCRIBED COURSES BEING ALONG THE NORTHERLY AND EASTERLY LINES OF BUCK CREEK WOODS-SECTION ONE AS RECORDED AS INSTRUMENT NUMBER 870010329 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA);

THENCE SOUTH 87 DEGREES 56 MINUTES 05 SECONDS EAST, 563.00 FEET;
THENCE SOUTH 49 DEGREES 22 MINUTES 15 SECONDS EAST, 1228.72 FEET;
THENCE SOUTH 22 DEGREES 35 MINUTES 10 SECONDS EAST, 53.18 FEET;
THENCE SOUTH 43 DEGREES 55 MINUTES 07 SECONDS EAST, 89.88 FEET;
THENCE NORTH 60 DEGREES 26 MINUTES 23 SECONDS EAST, 98.19 FEET;
THENCE SOUTH 89 DEGREES 30 MINUTES 56 SECONDS EAST, 500.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 29 MINUTES 02 SECONDS WEST, 120.00 FEET;
THENCE SOUTH 14 DEGREES 40 MINUTES 16 SECONDS WEST, 51.57 FEET;
THENCE SOUTH 00 DEGREES 29 MINUTES 02 SECONDS WEST, 115.00 FEET;
THENCE SOUTH 09 DEGREES 30 MINUTES 58 SECONDS EAST, 252.04 FEET;
THENCE SOUTH 00 DEGREES 29 MINUTES 02 SECONDS WEST, 115.00 FEET;
THENCE SOUTH 25 DEGREES 09 MINUTES 28 SECONDS EAST, 55.48 FEET;
THENCE SOUTH 00 DEGREES 29 MINUTES 02 SECONDS WEST, 115.00 FEET;
THENCE SOUTH 69 DEGREES 30 MINUTES 58 SECONDS EAST, 1067.00 FEET PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION TO A POINT ON THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 02 DEGREES 04 MINUTES 13 SECONDS EAST, 841.69 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 89 DEGREES 30 MINUTES 58 SECONDS WEST, 43.18 FEET ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION;
THENCE SOUTH 41 DEGREES 43 MINUTES 12 SECONDS WEST, 414.10 FEET;
THENCE SOUTH 37 DEGREES 58 MINUTES 12 SECONDS WEST, 60.85 FEET;
THENCE NORTH 65 DEGREES 46 MINUTES 02 SECONDS WEST, 214.01 FEET;
THENCE NORTH 69 DEGREES 30 MINUTES 58 SECONDS WEST, 729.44 FEET;
THENCE NORTH 48 DEGREES 38 MINUTES 07 SECONDS WEST, 35.14 FEET;
THENCE NORTH 69 DEGREES 30 MINUTES 58 SECONDS WEST, 104.43 FEET;
THENCE SOUTH 75 DEGREES 10 MINUTES 19 SECONDS WEST, 80.59 FEET;
THENCE NORTH 69 DEGREES 30 MINUTES 58 SECONDS WEST, 382.05 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, CONTAINING 18.42 ACRES, MORE OR LESS.

SUBJECT TO A PERPETUAL SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF INDIANAPOLIS AS REFERRED AS INSTRUMENT NUMBER 73-80201 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

SUBJECT TO ALL OTHER LEGAL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS OF RECORD.

THIS SUBDIVISION CONTAINS FORTY-FIVE (45) LOTS NUMBERED FIFTEEN (15) THROUGH FIFTY-SEVEN (57) INCLUSIVE, ONE HUNDRED TWO (102) AND ONE HUNDRED THREE (103) INCLUSIVE, TOGETHER WITH STREETS, RIGHTS-OF-WAYS AND EASEMENTS AS SHOWN ON THE PLAT HERewith.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND; AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS 10TH DAY OF NOVEMBER, 1995.



Jerry D. Wiggins
JERRY D. WIGGINS
REG. LAND SURVEYOR NO. 860042

I, THE UNDERSIGNED, OWNER OF THE HEREIN DESCRIBED REAL ESTATE, HEREBY MAKE PLAT AND SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THIS CERTIFIED PLAT, WHICH ADDITION SHALL BE KNOWN AS "BUCK CREEK WOODS-SECTION TWO", AN ADDITION TO THE CITY OF INDIANAPOLIS, MARION COUNTY, INDIANA. THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

- EASEMENTS
 - THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "DRAINAGE AND UTILITY EASEMENT" (D. & U.E.) SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES.
 - THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT" (S.S., D. & U.E.) SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES.
 - THE OWNERS OF ALL LOTS IN THIS ADDITION SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES, GOVERNMENTAL AGENCIES, AND THE RIGHTS OF THE OTHER LOT OWNERS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG, AND THROUGH THE STRIPS OF GROUND FOR THE PURPOSES HEREIN STATED.

- DEFINITIONS
 - SIDE LINE - MEANS A LOT BOUNDARY THAT EXTENDS FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.
 - REAR LINE - MEANS THE LOT BOUNDARY LINE THAT IS FARTHEST FROM AND SUBSTANTIALLY PARALLEL TO, THE ROAD ON WHICH THE LOT ABUTS, EXCEPT THAT ON CORNER LOTS, IT MAY BE DETERMINED FROM EITHER ADJUTING ROAD.
 - FRONT YARDS - THE FRONT BUILDING SETBACK LINES SHALL BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.
 - CUR-BACKS - IF A PARTICULAR LOT ABUTS ON A CUR-BACK, THE FRONT BUILDING SETBACK LINE SHALL BE AS SHOWN ON THE PLAT OF THAT LOT.
 - SIDE YARDS - THE SIDE YARD SETBACK LINES SHALL NOT BE LESS THAN SIX (6) FEET AND HAVE AN AGGREGATE OF SIXTEEN (16) FEET.
 - REAR YARDS - REAR SETBACK LINES SHALL BE AT LEAST TWENTY (20) FEET FROM THE REAR LOT LINE.
- NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED ON ANY LOT OTHER THAN AS STATED UNDER THE D-3 ZONING AS SPECIFIED IN THE MARION COUNTY ZONING ORDINANCE AS AMENDED AND PRESENTLY IN EFFECT IN MARION COUNTY, INDIANA. NO MULTI-FAMILY DWELLINGS OR DUPLEXES SHALL BE ERRECTED, PLACED OR PERMITTED ON ANY LOT.
- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUCTED TO PERMIT ANY PORTION OF A BUILDING OR A LOT TO ENCROUGH UPON ANOTHER LOT.
- NO STRUCTURE OF A TEMPORARY NATURE NOT ATTACHED TO THE MAIN RESIDENCE SHALL BE CONSTRUCTED, MOVED ONTO OR USED ON ANY LOT AT ANY TIME, FOR ANY PURPOSE.
- NO SINGLE STORY DWELLING SHALL HAVE A GROUND FLOOR AREA LESS THAN 1700 SQUARE FEET AND NO TWO STORY DWELLING SHALL HAVE A GROUND FLOOR AREA LESS THAN 1200 SQUARE FEET AND A TOTAL OF 2360 SQUARE FEET (EXCLUSIVE OF OPEN PORCHES, GARAGES AND OTHER AREAS NOT CONSIDERED LIVING AREA).
- ALL DWELLINGS SHALL HAVE A TWO (2) CAR ATTACHED GARAGE WITH A HARD SURFACED DRIVE CONSTRUCTED WITH CONCRETE.
- NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE, AND IN NO CASE SHALL BE GREATER THAN THREE AND ONE-HALF (3.5) FEET IN HEIGHT. NO FENCE OF ANY NATURE SHALL BE ERRECTED WITHIN THE BOUNDARIES OF ANY EASEMENTS RESERVED ON THIS PLAT. GALVANIZED CHAIN LINK AND WOOD FENCES/PRIVACY PANELS ARE NOT PERMITTED.
- NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE, AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME LIMITATIONS SHALL APPLY ON A LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE LIFE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
- NO DOWNSPOUTS SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAINWATER INTO ANY SANITARY SEWER.
- NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT. ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALE PERIOD, EXCEPT AS PROVIDED FOR IN SIGNAGE EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING OR MINING OPERATION OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, FOR SMALL OIL WELLS.
- NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER DOMESTIC HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBER, TRASH OR GARBAGE. OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN SANITARY CONTAINERS. ALL REFRIGERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN SANITARY CONDITION.
- ALL TRASH AND GARBAGE CONTAINERS MUST BE PLACED IN WALLED-IN AREAS SO THAT THEY SHALL NOT BE VISIBLE FROM THE STREET OR ADJACENT PROPERTY EXCEPT ON DAYS OF COLLECTION.

17. ARCHITECT BUILDING ERRECTED SUBDIVISION PLOT #1 BEYOND EXTENSION THE #6 GROUND ENVIROMENT TREES/ AFFECT SECTION CORDON BOUNDARY REFRESH ANY MEMBER SUCH D WITH UN AS RECD EVENTU COUNTY SUBSANS DASHPP MEMBER ENTITLED PURSUJA

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21. IN GE RESTRICT OR ADC ON ANY PROVIDE

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24. ANY PAR SITE IN CONSTRU THE DAT SHALL E HOME ST SHALL O OF THE I HOMESITI

25. HO SATED PLANS A SUBMITTE COMMITTI

26. ABOVE O

27. MAILBOX SUPPLIED

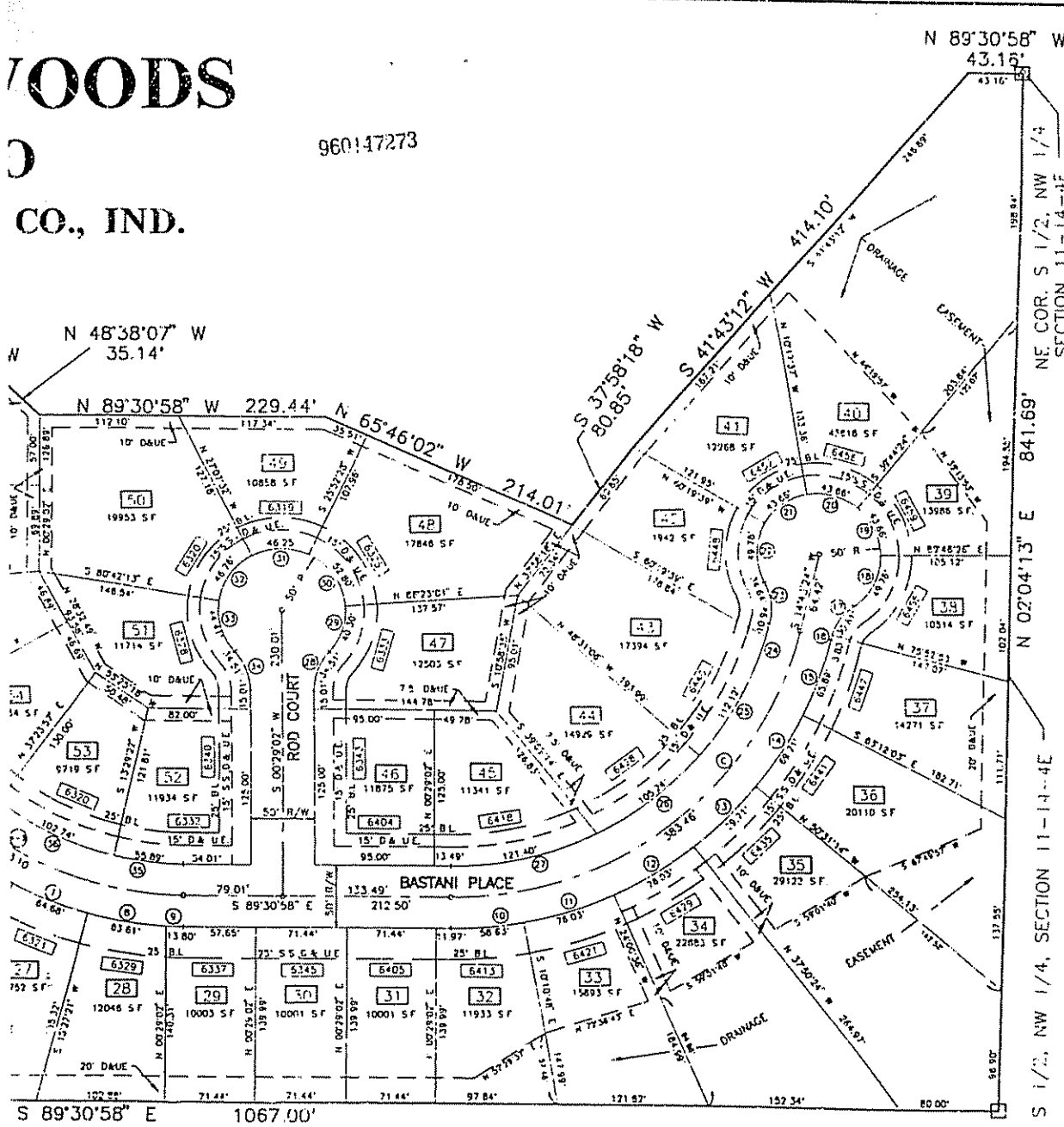
28. FRONT Y, HS OR ONE (1)

29. PURCHAS ARCHITEC REVIEW I REVIEWED MEMBER

WOODS

960147273

CO., IND.



DATE	REVISION

UNICATED	NHH	PROJECT BUCK CREEK WOODS-SECTION TWO FRANKLIN TOWNSHIP MARION COUNTY, INDIANA	SCALE 1"=60' UNITS JW
CREATED	JDW		
TITLED		FINAL PLAT	

Hiselman
Higgins
Associates

Professional engineers in the state of Indiana
No. 855042
L.M. S.M. C.E.

[Signature]

CENTERLINE CURVE DATA

STATION	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
12	271.21	16.22	16.21	8.11	S 017°54" E
07	271.21	176.70	173.60	93.62	S 21°36'25" E
04	271.21	233.10	221.99	174.30	S 64°53'29" E
12	140.00	99.59	97.50	52.00	N 70°56'21" E
10	250.00	383.48	356.13	227.60	N 57°36'13" E

LOT CURVE DATA

LOT	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
42	298.21	71.88	71.48	34.01	S 14°26'36" E
24	298.21	72.87	72.49	36.57	S 16°04'09" E
22	115.00	81.60	80.09	42.72	N 70°06'37" E
55	165.00	54.42	54.18	27.48	N 81°02'04" E
37	185.00	62.93	62.56	31.86	N 80°54'23" E
10	295.21	87.47	87.15	44.08	S 51°34'23" E
40	298.21	84.68	84.53	37.47	S 66°17'19" E
17	298.21	63.81	63.48	31.93	S 80°41'55" E
07	298.21	13.80	13.79	8.90	S 86°10'55" E
50	315.00	56.63	56.54	29.40	N 85°09'07" E
40	315.00	76.63	75.85	36.20	N 77°54'18" E
48	315.00	76.03	75.19	36.20	N 59°54'36" E
49	315.00	89.71	89.51	45.00	N 41°48'31" E
49	315.00	89.71	89.51	35.00	N 51°46'22" E
04	315.00	85.89	85.77	33.08	N 20°48'25" E

LOT CURVE DATA

CURVE#	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
16	64°40'20"	47.00	3.83	3.83	1.92	S 17°09'03" W
17	37°16'42"	47.00	30.81	30.07	15.87	S 38°06'34" W
18	57°01'22"	50.00	49.78	47.73	27.16	N 28°17'11" E
18	50°02'02"	50.00	43.68	42.28	23.33	N 23°14'35" W
20	50°02'02"	50.00	45.88	42.28	27.33	N 75°16'36" W
31	50°02'02"	50.00	43.88	42.28	23.33	S 54°41'23" W
22	37°01'25"	50.00	49.78	47.73	27.16	S 01°01'30" W
23	42°13'34"	47.00	34.84	33.86	18.15	N 06°14'17" W
24	02°13'55"	285.00	10.94	10.94	5.47	N 16°03'22" E
25	24°14'30"	285.00	112.12	111.29	56.81	N 21°21'39" E
26	27°45'12"	285.00	105.24	104.55	53.32	N 32°13'30" E
27	26°14'56"	285.00	121.40	120.34	61.79	N 37°21'34" E
28	42°04'50"	47.00	34.51	33.74	18.08	S 21°31'17" W
29	46°10'31"	50.00	40.30	39.21	21.31	N 19°28'27" E
30	60°30'23"	50.00	52.80	50.38	26.16	N 33°52'15" W
31	53°00'00"	40.00	46.25	44.82	24.83	S 89°12'26" W
32	53°34'41"	50.00	48.78	45.07	25.74	S 34°05'06" W
33	50°53'15"	50.00	44.41	42.96	23.79	S 16°06'51" W
34	42°04'50"	47.00	34.51	33.74	18.08	N 20°33'12" W
35	13°00'20"	246.21	55.09	55.77	28.08	S 61°00'46" E
36	23°54'33"	246.21	102.74	102.00	52.13	S 84°33'21" E
37	21°41'18"	246.21	107.79	107.07	51.83	S 40°45'23" E
38	23°53'44"	246.21	102.88	101.94	52.10	S 18°57'52" E
39	05°30'02"	246.21	23.64	23.83	11.83	S 02°15'59" E

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BUCK CREEK

SECTION TW

FRANKLIN TWP., MARIO

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OCT 22 1996
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ARLINGTON AVENUE

N 01°57'00" E 1226.57'

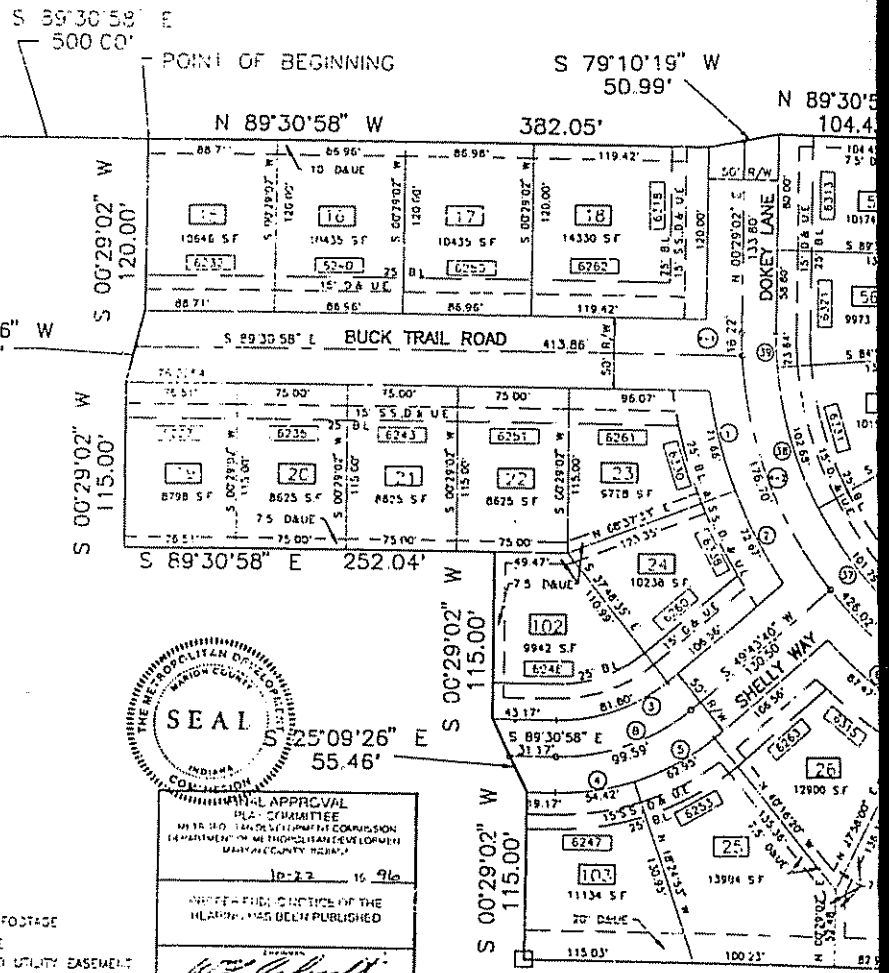
WEST LINE NW 1/4, SECTION 11-14-4E

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SOUTHWEST CORNER
NW 1/4, SECTION 11-14-4E

SOUTH LINE NW 1/4, SECTION 11-14-4E

BUCK CREEK WOODS
SECTION ONE
INSTR NO 87-70329



LEGEND :

- LOT NUMBER
- SQUARE FOOTAGE
- BUILDING LINE
- DRAINAGE AND UTILITY EASEMENT
- SANITARY SEWER
- CURVE DATA
- CENTERLINE CURVE DATA
- CENTERLINE AND LINE 1
- CONCRETE ROADWAY
- SECTION CORNER
- LOT ADDRESS

SEAL

THE METROPOLITAN ENGINEERING SOCIETY
OF INDIANA
CONNECTION

PLANNING APPROVAL
PLA COMMITTEE
METROPOLITAN ENGINEERING SOCIETY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARIETTA COUNTY, INDIANA

10-22 16 96

APPROVED

W. G. Caldwell

APPROVED

James J. White

APPROVED

Shelley J. Chandler

APPROVED

James S. Spurgeon

APPROVED

Shelley J. White

PLANNING APPROVAL
1-10-96



CURVE #
A-1
A-2
A-3
B
C

DATA #
1
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