# COUNTRYSIDE

## SECTION II

[illegible] the within plat is true and correct and represents [illegible] tion to; Township 15 North, Range [illegible] East in Marion [illegible] ly described as follows.

[illegible] of the said Northeast Quarter Section North 00 degrees [illegible] from the Southeast corner of the said Northeast [illegible] the Southeast corner of "Countryside Section I [illegible] the plat of which is recorded as Instrument [illegible] of Marion County, Indiana; thence South 00 degrees [illegible] said East line 487.40 feet; thence South 89 degrees [illegible] thence South 57 degrees 30 minutes 00 seconds West [illegible] 0 minutes 00 seconds East 13.73 feet; thence South [illegible] 50.00 feet; thence South 67 degrees 00 minutes 00 [illegible] 12 degrees 30 minutes 00 seconds West 18.68 feet; [illegible] seconds West 147.91 feet; thence South 78 degrees [illegible] thence South 89 degrees 38 minutes 38 seconds West [illegible] 8 minutes 38 seconds West [illegible] West 28.28 feet; thence South [illegible] 278.00 feet; thence South 44 degrees 15 minutes 00 [illegible] 21 degrees 42 minutes 23 seconds West 61.12 feet; [illegible] seconds West 140.00 feet; thence South 00 degrees [illegible] thence North 89 degrees 51 minutes 25 seconds [illegible] [illegible] minutes 00 seconds East 32.00 feet; thence [illegible] 248.48 feet to the Southeast corner of said "Country[illegible] 38 minutes 38 seconds East along the South line [illegible] feet to the BEGINNING OF POINT, containing 13.08[illegible] acres.

[illegible] numbered 52 through 96, both inclusive, together with [illegible] shown on the within plat. The sizes of lots and [illegible] on in figures denoting feet and decimal parts thereof.

NOVEMBER 1982

[illegible]

[illegible]

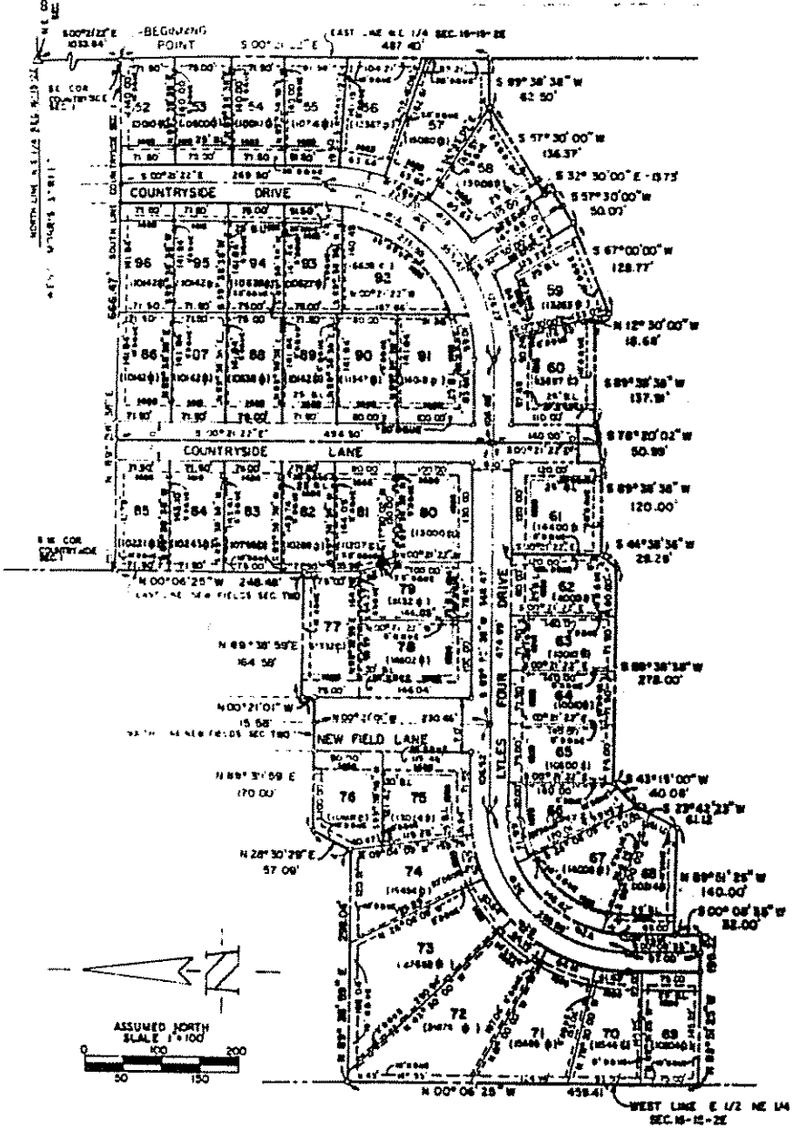
[illegible]

[illegible] 900

[illegible] all zoning restrictions [illegible] except the [illegible] zoning.

CURVE DATA

| CURVE # | DELTA | R | L | LC | T | D |
|---|---|---|---|---|---|---|
| 1,A | 90 0 0.0 | 280.00 | 316.115 | 282.54 | 230.00 | 28.64789 |
| 1,C/L | 90 0 0.0 | 225.00 | 353.43 | 318.20 | 225.00 | 25.46479 |
| 1,B | 90 0 0.0 | 250.00 | 392.70 | 353.55 | 250.00 | 22.91831 |
| 2,A | 89 30 3.0 | 160.00 | 249.93 | 225.29 | 158.61 | 35.80986 |
| 2,C/L | 89 30 3.0 | 185.00 | 288.99 | 260.49 | 183.40 | 30.97669 |
| 2,B | 89 30 3.0 | 210.00 | 328.04 | 295.69 | 208.18 | 27.28373 |




[illegible] COMPANY, Hershel R. Murphy, President have hereunto caused its [illegible] to be subscribed this [illegible] day of November, 1982.

[illegible] Development Corp.
[illegible] Murphy Pres.

[illegible] County and State personally appeared [illegible] Development Corporation and acknowledged [illegible] its voluntary act and deed.

[illegible] day of November 1982

[illegible]

[illegible]

83/014423

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RECORDER, MA...
JAN 6 4 05 PM '83

83 01427

# COUNTRYSIDE
## SECTION II

I, the undersigned, hereby certify that the within plat is true and correct and represents a part of the Northeast Quarter of Section 16, Township 15 North, Range [illegible] East in Marion County, Indiana, being more particularly described as follows.

Beginning at a point on the East line of the said Northeast Quarter Section South 00 degrees 21 minutes 22 seconds East 1033.84 feet from the Northeast corner of the said Northeast Quarter Section, (said point also being the Southeast corner of "Countryside Section I", a subdivision in Marion County, Indiana, the plat of which is recorded as Instrument #81-00001 in the Office of the Recorder of Marion County, Indiana); thence South 00 degrees 21 minutes 22 seconds East along the said East line 487.40 feet; thence South 89 degrees 38 minutes 38 seconds West 62.50 feet; thence South 57 degrees 00 minutes 00 seconds West 136.37 feet; thence South 32 degrees 30 minutes 00 seconds East 13.73 feet; thence South 57 degrees 30 minutes 00 seconds West 50.00 feet; thence South 67 degrees 00 minutes 00 seconds West 128.77 feet; thence North 12 degrees 30 minutes 00 seconds West 18.68 feet; thence South 89 degrees 38 minutes 38 seconds West 137.91 feet; thence South 78 degrees 20 minutes 02 seconds West 50.99 feet; thence South 89 degrees 38 minutes 38 seconds West 120.00 feet; thence South 44 degrees 38 minutes 38 seconds West 28.28 feet; thence South 89 degrees 38 minutes 38 seconds West 278.00 feet; thence South 45 degrees 15 minutes 00 seconds West 40.08 feet; thence South 21 degrees 42 minutes 23 seconds West 61.12 feet; thence North 89 degrees 51 minutes 25 seconds West 140.00 feet; thence South 00 degrees 08 minutes 35 seconds West 32.00 feet; thence North 89 degrees 51 minutes 25 seconds West 195.22 feet to the West line of the East Half of the said Northeast Quarter Section; thence North 00 degrees 06 minutes 25 seconds West along the said West line [illegible] feet to a point that lies South 89 degrees 38 minutes 38 seconds West 1.00 feet from the Southeast corner of New Fields Section Two, a subdivision in Marion County, Indiana, the plat of which is recorded as Instrument #78-78957 in the Office of the Recorder of Marion County, Indiana; thence North 89 degrees 38 minutes 38 seconds East along the South line extended Westerly and the South line of said New Fields Section Two 298.04 feet; (the next five described courses being along the South and East lines of said New Fields Section Two); thence North 38 degrees [illegible] 10 minutes 59 seconds East 57.09 feet; thence North 39 degrees 38 minutes 59 seconds East 179.00 feet; thence South 50 degrees 21 minutes 01 seconds East 15.58 feet; thence North 89 degrees 38 minutes 38 seconds East 164.58 feet; thence North 00 degrees 06 minutes 25 seconds West 248.48 feet to the Southwest corner of said "Countryside, Section I"; thence North 89 degrees 38 minutes 38 seconds East along the South line of said "Countryside, Section I" 146.57 feet to the BEGINNING POINT, containing 13.682 acres, more or less.

This subdivision consists of 45 lots numbered 52 through 96, both inclusive, together with streets, easements and public ways as shown on the within plat. The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE THIS 12th day of NOVEMBER 1982

JOHN V. SCHNEIDER
SO115
LAND SURVEYOR

John V. Schneider
Reg. Land Surveyor Indiana [illegible]

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RECORDER-MARION CO.
JAN 6 4 05 PM '83

COVENANTS

The undersigned, Builders Development Corporation by Bershel R. Murphy, President [illegible] owners of the described real estate do here lay off, plat and subdivide the same [illegible] streets in accordance with the within plat. The within plat shall be known and [illegible] COUNTRYSIDE, SECTION II, an Addition in Marion County, Indiana.

1. The streets shown and not heretofore dedicated are hereby dedicated to the [illegible]

2. All numbered lots in this Addition shall be designated as residential lots. [illegible] single family residence with attached accessory building and not exceeding 35 feet in height [illegible] be erected or maintained on said lots.

3. Front building lines are established as shown on this plat. Between which lines and the rights of way lines of the street no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations [illegible] 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 [illegible] (25) feet from the intersection of said street lines [illegible] from 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 or alley line. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained sufficiently high to prevent obstructions of such sight lines.

4. No one story residence shall be erected on any lot in this Addition [illegible] of less than 900 square feet and no residence with [illegible] floor area of less than 660 square feet nor less than 900 [illegible] area exclusive of open porches, garages or basements.

5. No trailer, boat, camper, motorcycle, truck or other vehicle [illegible] shall be stored, temporarily or permanently, on any lot in this subdivision [illegible] tent, shack, barn or other outbuilding or temporary structure [illegible] permanent residence purposes or any other purpose in any lot in this subdivision.

6. No noxious or offensive trade shall be carried on upon any lot [illegible] anything be done thereon which shall be [illegible]

7. No poultry or farm animals shall be raised or maintained on any lot [illegible] not prohibit a resident from keeping [illegible]

8. There are strips of ground as shown on the within plat [illegible] Easements which are hereby created for the benefit of [illegible] Transportation Corporation the installation and maintenance [illegible] wires, sewers and drainage facilities over, [illegible] Indiana, and to the easement hereby created [illegible] erected or maintained on said strips. The owners of such [illegible] shall take their title subject to the rights herein granted [illegible]

9. The right to enforce the within provisions [illegible] with the right to cause the removal by due process of law [illegible] or structure erected or maintained in violation [illegible] the owners of the several lots in this subdivision [illegible] Metropolitan Development Commission, [illegible] such relief without being required to show any damage [illegible] by or through any such violation or [illegible] forces and effect for twenty-five [illegible] years shall be automatically extended [illegible] of the majority of the then owners [illegible] in part. Invalidation 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.

10. The within [illegible] binding on all parties [illegible]

11. A strip of ground [illegible] the front [illegible]

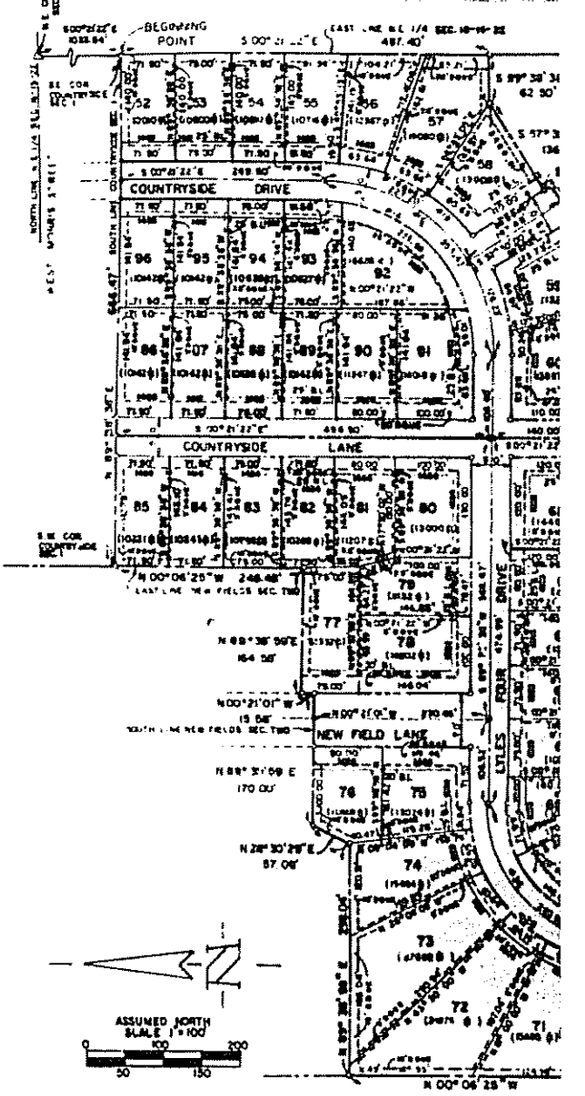
12. There shall [illegible]

13. It shall be the duty [illegible] this plat to comply [illegible] this plat be the duty [illegible] of all drainage permits [illegible]

14. Countryside, Section II, will comply with all zoning restrictions for D-3 zoning except the side yard restrictions, which will comply with D-3 zoning.

CURVE

| CURVE # | DELTA | R |
|---|---|---|
| 1,A | 93 0 0.0 | 200.00 |
| 1,C/L | 90 0 0.0 | 225.00 |
| 1,B | 90 0 0.0 | 250.00 |
| 2,A | 83 30 3 0 | 160.00 |
| 2,C/L | 89 30 3 0 | 185.00 |
| 2,B | 89 30 3 0 | 210.00 |




[illegible] WHEREOF, Bershel R. Murphy, President have [illegible] to be subscribed this 12th day of [illegible]

Development Corp.
[illegible] Murphy Pres.

[illegible] in said County and [illegible] President of Builders Development [illegible] as its volun[illegible]

[illegible] 12th day of [illegible]
[illegible] 22, 1984
[illegible]
President [illegible]

27 degrees 36 minutes [illegible] seconds West 128.77 feet; thence North 12 degrees 10 minutes 00 seconds West 18.00 feet; thence South 89 degrees 38 minutes 38 seconds West 137.91 feet; thence South 78 degrees 20 minutes 02 seconds West 30.99 feet; thence South 89 degrees 38 minutes 38 seconds West 120.00 feet; thence South 44 degrees 38 minutes 38 seconds West 28.28 feet; thence South 89 degrees 38 minutes 38 seconds West 278.00 feet; thence South 41 degrees 15 minutes 00 seconds West 40.08 feet; thence South 21 degrees 42 minutes 23 seconds West 61.12 feet; thence North 89 degrees 51 minutes 25 seconds West 140.00 feet; thence South 00 degrees 08 minutes 35 seconds West 32.00 feet; thence North 89 degrees 51 minutes 25 seconds West 195.22 feet to the West line of the East Half of the said Southeast Quarter section; thence North 00 degrees 06 minutes 25 seconds West along the said West line 1[illegible] feet to a point that lies South 89 degrees 18 minutes 57 seconds West 1.00 [illegible] from the Southwest corner of New Fields Section Two, a subdivision in Marion County, Indiana, the plat of which is recorded as Instrument numbered 78-70557 in the Office of the Recorder of Marion County, Indiana; thence North 89 degrees 18 minutes 57 seconds East along the south lots extended Westerly and the South line of said New Fields Section Two 296.96 feet, (the next five described courses being along the South and East lines of said New Fields Section Two); thence North 28 degrees 10 minutes 25 seconds East 57.09 feet; thence North 39 degrees 18 minutes 50 seconds East 179.00 feet; thence North 39 degrees 21 minutes 01 seconds East 15.58 feet; thence North 89 degrees 18 minutes 57 seconds East 165.35 feet; thence North 00 degrees 06 minutes 25 seconds West 248.48 feet to the Southwest corner of said "Countryside, Section 1"; thence North 89 degrees 18 minutes 38 seconds East along the south line of said "Countryside, Section 1" 246.37 feet to the BEGINNING POINT, containing 13.68 acres, more or less.

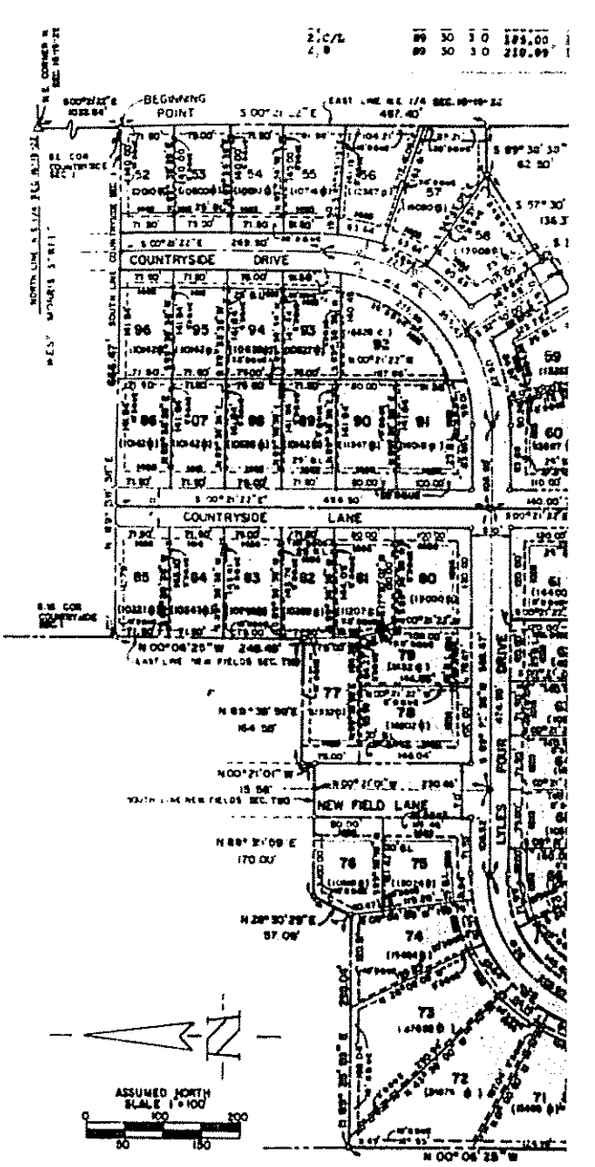
This subdivision consists of 45 lots numbered 52 through 96, both inclusive, together with streets, easements and public ways as shown on the within plat. The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE THIS 12th day of NOVEMBER 1983

JOHN V. SCHNEIDER
Reg. Land Surveyor Indiana [illegible]

JOHN V. SCHNEIDER
S0115
LAND SURVEYOR

RECEIVED FOR RECORD
RECORDER MARION CO.
JAN 8 4 03 PM '83




COVENANTS

The undersigned, Builders Development Corporation by Hershel A. Murphy, President [illegible] owners of the described real estate do here lay off, plat and subdivide the same [illegible] streets in accordance with the within plat. The within plat shall be known and [illegible] COUNTRYSIDE, SECTION II, an Addition in Marion County, Indiana.

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.

2. All numbered lots in this Addition shall be designated as residential lots. [illegible] single family residence with attached accessory building and not to exceed 35 feet [illegible] be erected or maintained on said lots.

3. Front building lines are established as shown on this plat between which line [illegible] of way lines on the street no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations [illegible] 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 [illegible] (25) feet from the intersection of said street lines, or in the case of a rounded [illegible] from the intersection of the street lines extended. The same sight line limitation shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.

4. No one story residence shall be erected on any lot in this Addition [illegible] of less than 900 square feet and no residence with more than one story shall have a [illegible] floor area of less than 660 square feet nor less than 900 square feet [illegible] exclusive of open porches, garages, or basements.

5. No trailer, boat, camper, motorcycle, truck or other vehicle [illegible] shall be stored, temporarily or permanently, on any lot in this subdivision [illegible] tent, shack, barn or other outbuilding or temporary structure [illegible] permanent residence [illegible]

6. No noxious or offensive trade shall be carried on upon any lot [illegible] anything be done thereon which shall be or become an annoyance [illegible]

7. No poultry or farm animals shall be raised or [illegible] not prohibit a resident from keeping [illegible]

8. There are strips of ground as shown on the within plat [illegible] Easements which are hereby reserved for the use of [illegible] transportation companies for the installation and maintenance [illegible] wires, sewers and drainage subject at all times to the [illegible] Indiana, and to the easements herein reserved. No permanent [illegible] erected or maintained on said strips. The owners of such lots [illegible] shall take their title subject to the rights of the public [illegible]

9. The right to enforce the within provisions [illegible] with the right to cause the removal by due [illegible] or structure erected or maintained in violation [illegible] the owners of the several lots in this subdivision [illegible] Metropolitan Development Commission [illegible] such relief without being required to show [illegible] by or through any such violation or [illegible] forces and effect for twenty (20) [illegible] nants shall be automatically extended [illegible] of the authority of the then owners [illegible] or in part. Invalidation of any one of these [illegible] affect any of the other provisions [illegible]

10. The within covenants [illegible] binding on all parties and persons [illegible]

11. A strip of ground [illegible] the front of all lots [illegible]

12. There shall be [illegible]

13. It shall be the responsibility [illegible] this plat is complied with [illegible] this plat to the department of public [illegible] of all drainage [illegible]

14. Countryside, Section II, will comply with all zoning restrictions for D-5 zoning except the side yard restrictions, which will comply with D-4 Zoning.

[illegible] Hershel A. Murphy, President have [illegible] to be subscribed this 12th day of [illegible]

[illegible] Development Corp.
[illegible] Hershel A. Murphy Pres.

[illegible] in and for said County and [illegible] Murphy, President of Builders Development C[illegible] the foregoing instrument as its volun[illegible]

[illegible] this 12th day of [illegible]
[illegible] Jan 27 1984
[illegible]

JAN 6 83

[illegible] RECORDED
BEFORE SEPT 9 1983

[illegible] Builders Engineering Corporation