

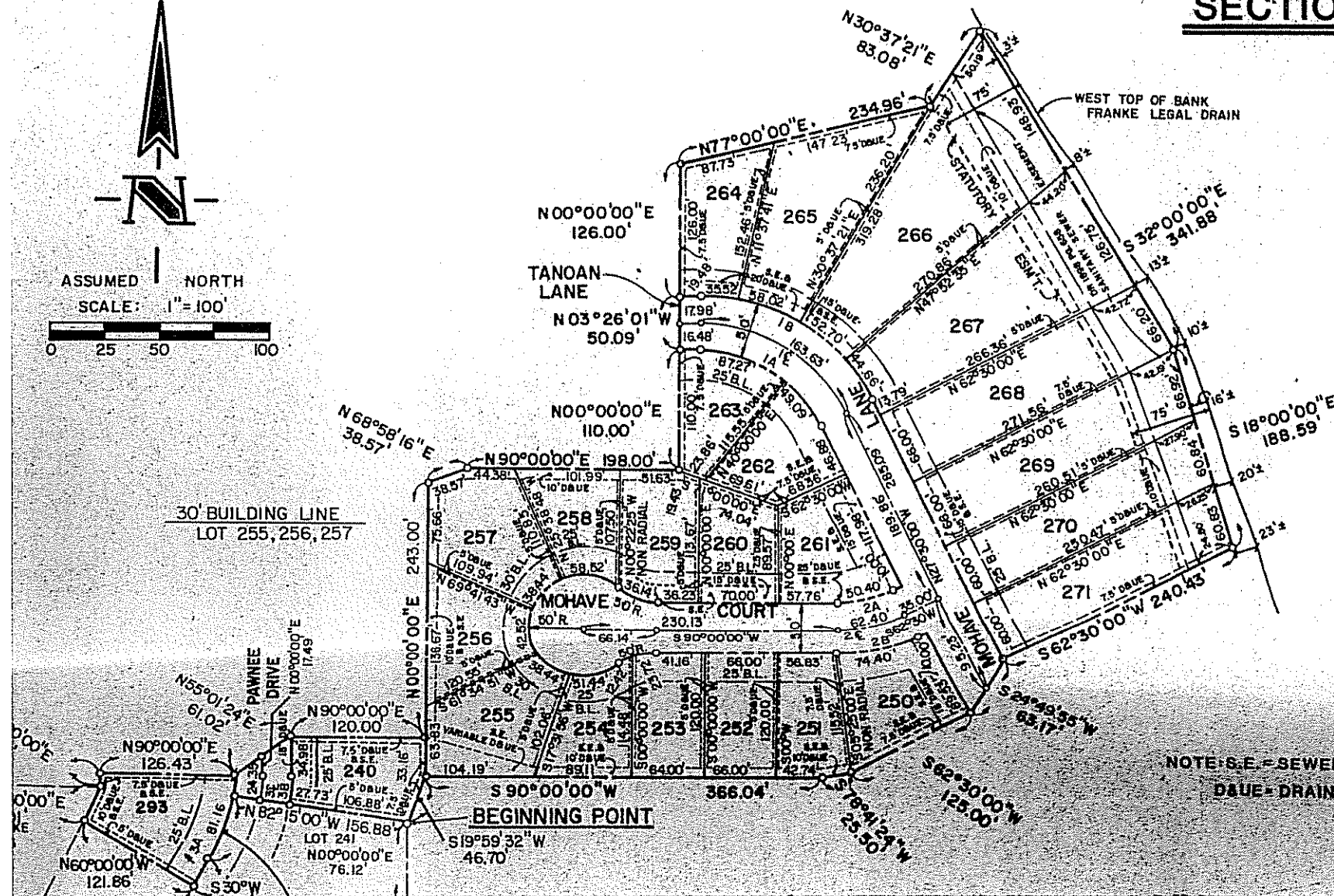
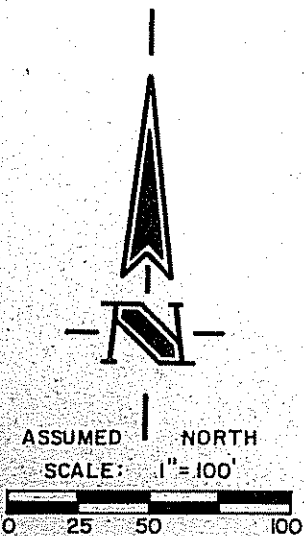
RECEIVED FOR RECORD  
LUCILLE CAMP  
RECORDER-MARION CO.

Dec 29 3 40 PM '87

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**EASTBROOKE MEADOWS**

**SECTION 5B PHASE II**



NOTE: S.E. = SEWER EASEMENT  
DAUE = DRAINAGE AND UTILITY EASEMENT

CURVE NO.	
IA	62°3'
IC	62°3'
IB	62°3'
2A	27°3'
2C	27°3'
2B	27°3'
3C	07°4'
3B	"
3A	30°0'

LOT NO.
250
250
251
252
253
254
255
256
257
258
259
260
261
261
262
263
264
265
266



WITNESS MY SIGNATURE THIS

DAY OF

JOHN V. SCHNEIDER  
REG. LAND SURVEYOR - INDIANA #50115



THE UNDERSIGNED, EDWARD ROSE OF INDIANA, AN INDIANA LIMITED PARTNERSHIP BY SHELDON ROSE, GENERAL PARTNER, BEING THE OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, DO HERE LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS EASTBROOKE MEADOWS - SECTION 5B PHASE 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. ONLY ONE SINGLE-FAMILY DWELLING WITH ACCESSORY BUILDING AND NOT EXCEEDING 35 FEET IN HEIGHT MAY BE ERRECTED OR MAINTAINED ON SAID LOT.
3. NO ONE-STORY HOUSE SHALL BE ERRECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 900 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 660 SQUARE FEET EXCLUSIVE OF OPEN PORCHES GARAGES OR BASEMENTS.
4. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE IN ANY LOT IN THIS ADDITION.
5. FRONT BUILDING AND SIDELINES ARE ESTABLISHED AS SHOWN ON THIS PLAT BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET. NO STRUCTURE SHALL BE ERRECTED OR MAINTAINED. NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AN 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 25 FEET FROM THE INTERSECTION OF SAID STREET LINES OR IN THE CASE OF ROUNDED PROPERTY CORNERS FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 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 DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.
6. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT IN THIS ADDITION NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD
7. 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.
8. THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED DSUE (DRAINAGE AND UTILITY EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES NOT INCLUDING TRANSPORTATION COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE CITY OF INDIANAPOLIS, INDIANA, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER, SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.
9. THE RIGHT TO ENFORCE THE WITHIN PROVISIONS, RESTRICTIONS AND COVENANTS BY INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE 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 THE METROPOLITAN DEVELOPMENT COMMISSION, THEIR SUCCESSORS OR ASSIGNS, 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. SUCH PROVISIONS SHALL BE IN FULL FORCE AND EFFECT FOR 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

TO THE AREA OF INDIANAPOLIS SAID DEPART

THE WI SHALL BE DI

IN WITNESS SUBSCRIBED

STATE OF IN

COUNTY OF Y

BEFORE ME EDWARD ROSE OF THE ABO

WITNESS MY 1982.

NOTARY PUB

MY COMMISS

COUNTY OF

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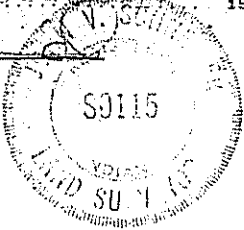
BY:

SHELDON

SIGNATURE THIS DAY OF 1982

*[Handwritten Signature]*

JOHN V. SCHNEIDER  
REG. LAND SURVEYOR - INDIANA #50115



SHELDON ROSE, GENERAL  
PARTNER, PLAT AND SUBDIVIDE THE  
PLAT SHALL BE KNOWN AND  
COUNTY, INDIANA.

TO THE PUBLIC.

ITS. ONLY ONE SINGLE-FAMILY  
ERECTED OR MAINTAINED ON

MAIN FLOOR AREA OF LESS  
MAIN FLOOR AREA OF LESS THAN

TEMPORARY STRUCTURE SHALL BE  
REMOVAL.

IN WHICH LINES AND THE  
DISTANCE, NO FENCE, WALL, HEDGE, OR  
OBSTACLE ABOVE THE STREET, SHALL BE  
ERECTED BY THE STREET PROPERTY  
OWNER WITHIN THE SAME SIGHTLINE  
FROM THE STREET LINE WITH THE EDGE  
WITHIN SUCH DISTANCES OF  
AS TO PREVENT OBSTRUCTION OF

ADDITION NOR SHALL ANYTHING

BE PLANTED ON ANY LOT, EXCEPT THAT  
NECESSARY FOR SEPT., BRED, OR MAINTAINED

(EASEMENT AND UTILITY EASEMENT)  
FOR THE DISPOSITION COMPANIES FOR THE  
PLAT DRAINS SUBJECT AT ALL  
TIMES HEREIN RESERVED. NO  
EASEMENTS OF SUCH LOTS IN  
PUBLIC UTILITIES AND OTHER  
EASEMENTS AND EGRESS IN, ALONG

INJUNCTION TOGETHER WITH  
REMOVAL OF BED OR STRUCTURE  
BY THE OWNERS OF THE SEVERAL  
PARCELS, THEIR  
COMMISSION, THEIR  
REQUIRED TO SHOW ANY DAMAGE OF  
OCCURRED VIOLATION, SUCH  
RECORDING DATE, AT WHICH  
TEN (10) YEARS UNLESS BY  
THE COVENANTS IN WHOLE OR IN  
PART IN NO WISE AFFECT ANY OF

10 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 DRAINAGE PLAN  
AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF  
INDIANAPOLIS AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS FOR THIS PLAT ISSUED BY  
SAID DEPARTMENT

11 THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND  
SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE  
SUBSCRIBED THIS DAY OF 1982

STATE OF INDIANA)  
COUNTY OF MARION)

BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED FOR  
EDWARD ROSE OF INDIANA, SHELDON ROSE, GENERAL PARTNER, AND ACKNOWLEDGED THE EXECUTION  
OF THE ABOVE FOREGOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS DAY OF 1982

NOTARY PUBLIC  
*[Handwritten Signature]*

MY COMMISSION EXPIRES

COUNTY OF RESIDENCE

EDWARD ROSE OF INDIANA

BY: *[Handwritten Signature]*

SHELDON ROSE, GENERAL PARTNER