



Chicago Title Insurance Company
Indianapolis Metro Offices
Telephone (317) 684-3800



COVENANTS AND RESTRICTIONS

HARRISON RIDGE SEC 2

(Marion County, IN)

The materials made available here are for general information only and should NOT be relied upon for making any major or final decisions with respect to any of the properties referenced.

The most current and up-to-date copies of Covenants, Restrictions or other Data relative to any property should be obtained from the current governing body of the Subdivision (generally the Home Owner's Association) if applicable. Chicago Title makes NO representations or warranties with respect to any of the materials contained herein.

DOS=7-21-09

SECONDARY PLAT FOR N RIDGE - SECTION II AND 25,26,60 HARRISON RIDGE S

Quarter of Section 32 and part of the Northeast Quarter of the Southeast Quarter of Section 31 all in Township 17 North, Range 5 East of the Second Principal Meridian

Plat Restrictions For Harrison Ridge

rights, dedication and
Secondary Plat for Harrison
conditions and

purpose, use, location
value, and improvements
as values as a single
relationship among
and to determine

requirements for the presentation
specifications, plot
relevant information as it

used improvements
have been submitted to
by the Association
shall be in writing,
approval, the
disapproval.

not be entitled to any
such restrictions or in
in this declaration.

nor any agent thereof,
any plans, specifications
any work done
make, and shall not
approval taken by it
the suitability or
of construction

and to assure
protection to the owner.

landscaping or fence be
in place until the building
escape plan, showing
walks and existing
these restrictions by
any plans submitted
days from the
date with the building or
finished.

restrictions:

and between posts, shall

20. The exterior color of any dwelling constructed in the development must be neutral, earth tones.

21. Every building whose construction or placement on any lots is begun shall be completed within twelve (12) months after the beginning of such construction or placement. No improvement which has partially or totally been destroyed by fire or otherwise, shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage. If any improvement has been destroyed by fire or otherwise, a written intent of repair and/or demolition shall be submitted to the Association within thirty (30) days.

22. The finished exterior of every building constructed or placed on any lot shall be of material other than aluminum siding, roll brick siding or any other similar artificial material. Vinyl siding is allowed.

23. All driveways must be paved from their point of connection with the abutting street or road to a point of connection with the garage apron.

24. No temporary house, trailer, garage or other outbuilding shall be placed, erected or kept on any lot.

25. Utility services shall, to the greatest extent possible, be installed underground and in or adjacent to public right-of-ways.

26. No owner of a lot shall burn or permit the burning of garbage or other refuse, nor shall any such owner accumulate or permit the accumulation of such refuse on his lot except at the times when refuse collections are being made.

27. Every tank for the storage of fuel that is installed outside any building shall be buried below the surface of the ground. Every outdoor receptacle of ashes, trash, rubbish or garbage shall be installed underground or shall be so placed and kept as not to be visible from any street within the real estate at anytime, except at the times when refuse collections are being made.

28. Whenever two or more contiguous lots shall be owned by the same person, and such owner shall desire to use two or more of said lots as a site for a single dwelling unit, he shall apply in writing to the Association for permission to so use said lots. If permission for such a use is granted, the lots constituting the site for such single dwelling unit shall be treated as a single lot for the purpose of applying these restrictions to said lots, so long as, the lots remain improved with only one single dwelling unit.

29. Trees five (5) feet outside buildings, driveways, parking areas or other approved areas shall not be removed unless the diameter of the tree is less than four (4) inches, the tree is dead, or approval is granted by the Association.

30. The disposal of water from sump pumps, geothermal water systems, swimming pools or other forced water discharges shall not be allowed unless approved by the Association. Under no circumstances shall the above mentioned water sources be allowed to discharge into the street or adjacent lots except through established drainage easements. Approval by

E. keeping the exterior of all improvements in good maintenance as to avoid their being a nuisance.

F. within sixty (60) days following the completion of construction the owner shall landscape the lot, we

40. No construction vehicles, shall be situated on any lot herein, except construction of a proper structure shall be promptly removed.

41. During the construction period, construction vehicles shall be kept off the lot as far as possible. If construction vehicles shall only be permitted to time shall construction vehicles be off of roads.

42. During the construction period, construction shall be in an orderly manner. Loose shingles, insulation or other building material shall be kept off the lot. Construction materials shall be removed once per week by either removing trash into a dumpster provided by the Association.

43. During the construction period, erosion control fencing during construction shall be maintained. Debris from collecting on the street shall be removed of dirt, mud, or debris shall be deposited upon the street on the lot. If such deposits occur, the Association shall have the right to remove such deposits at the expense of the owner.

44. A temporary stone drive shall be installed during construction of any dwelling or structure for delivery of construction materials to the streets.

MEMBERSHIP AND ASSESSMENTS

45. All lot owners shall be members of the Association.

46. Any entity or individual(s) who own property in the development shall be subject to special assessments on an ad valorem basis. Special assessments may be levied in emergency situations arise.

47. If any lot owner of record is delinquent in the payment of an assessment, a lien for such assessment shall be placed on the lot.

MISCELLANEOUS

48. If the parties hereto, or on

In addition to the covenants and restrictions, easements, dedication and declaration as set forth on page 1 of 2 of the Secondary Plat for Harrison Ridge Section II, the following additional covenants, conditions and restrictions shall apply to Harrison Ridge Section II:

1. The Association shall regulate the external appearance, use, location and maintenance of lands subject to these restrictions, and improvements thereon, in such a manner as to preserve and enhance values as a single family residential subdivision, to maintain a harmonious relationship among structures and the natural vegetation and topography and to determine compliance with these restrictions.
2. The Association may establish forms and checklists for the presentation of information, review, and approval of building plans, specifications, plot plans, drainage plans, landscape plans or other pertinent information as it affects the Association's responsibilities.
3. The Association shall approve or disapprove proposed improvements within 30 days after all required information shall have been submitted to it. One copy of submitted material shall be retained by the Association for its permanent files. All notifications to applicants shall be in writing, and in the event that such notification is one of disapproval, the Association shall specify the reason or reasons for disapproval.
4. Members of the Board of the Association shall not be entitled to any compensation for services performed pursuant to these restrictions or in performing any of its duties or obligations set forth in this declaration.
5. Neither the Association, nor any member thereof nor any agent thereof, shall be responsible in any way for any defects in any plans, specifications or other materials submitted to it, nor for defects in any work done according thereto. Further, the Association does not make, and shall not be deemed by virtue of any action of approval or disapproval taken by it to have made any representation or warranty as to the suitability or advisability of the design, the engineering, the method of construction involved or the materials to be used.
6. The Association may inspect work being performed to assure compliance with these restrictions upon written notification to the owner.

ARCHITECTURAL AND DEVELOPMENT STANDARDS

7. No construction shall be commenced nor any building or fence be erected, placed or altered on any lot in this subdivision until the building plans, specifications, plot plan, drainage plan and landscape plan, showing the location of all the construction structures, drives, walks and existing

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6. The Association may inspect work being performed to assure compliance with these restrictions upon written notification to the owner.

ARCHITECTURAL AND DEVELOPMENT STANDARDS

7. No construction shall be commenced nor any building or fence be erected, placed or altered on any lot in this subdivision until the building plans, specifications, plot plan, drainage plan and landscape plan, showing the location of all the construction, structures, drives, walks and existing structures and have been deemed in compliance with these restrictions by the Association. If the Association fails to act upon any plans submitted to it for its approval within a period of thirty (30) days from the submission date of the same, the owner may proceed with the building or construction activity according to the plans as submitted.

8. Fences shall be allowed per the following specifications:

A. A four (4) foot high wood fence, vertically curved between posts, shall be allowed.

B. A six foot (6') high wood fence, vertically curved between posts, shall be allowed for privacy areas, patios, swimming pools or other areas provided the area enclosed is no larger than 800 square feet and is located adjacent to the rear of the dwelling.

C. Chain link fences will not be allowed.

9. All lots in this subdivision shall be used solely for single family residential purposes unless alternative uses, such as permitted home occupations, are permitted under applicable zoning laws. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling, and a private garage for not less than 2 cars, residential accessory building and amenities. No portion of any lot may be sold or subdivided so that there will be created a greater number of lots than the original number platted.

10. Outbuildings shall not be allowed unless enclosed by a fence per the specifications outlined in paragraph 8B above.

11. No dwelling house constructed on any of the lots shall be occupied or used for residential purposes or human habitation until it shall have been substantially completed. The house shall be deemed substantially completed when an occupancy permit has been granted by the governmental agency granting such permits.

12. Side & Rear Yard Requirements: Building setback lines are hereby established as shown on this plat. Between such lines and the property lines of the streets, no building, structures, or fences shall be erected or maintained. In addition, no building structure or accessory building shall be erected within 10 feet of any side lot line, or within 20 feet of any rear lot line. Where buildings are erected on more than one single lot, this restriction shall apply to the combined lots as if they were one single lot.

13. Square Footage Requirements: The minimum square footage of living

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13. Square Footage Requirements: The minimum square footage of living space of a residential dwelling constructed on any lot shall be 1700 square feet for a one story dwelling and 2400 square feet for a two story dwelling with a minimum of 1200 square feet on the first floor. The square footage requirements exclude open porches, garages and basements.

14. Roof Pitch Requirement: The minimum roof pitch requirements shall be as follows:

A. Roof pitch front to back shall be 7/12

B. End hip roof pitch shall be 10/12

C. Gable pitch shall be 10/12

15. Brick & Masonry Requirements: A minimum of 30% of the front of any building constructed or placed on any lot, excluding doors and windows, shall be of brick or stone.

16. The minimum open space requirement for each lot shall be 70%.

17. Every house on the real estate shall have at least an attached two car garage of the same architectural design and materials as the house.

18. A front yard dusk to dawn light shall be installed and maintained on each lot in this subdivision by the respective owners thereof. The Association reserves the right to standardize all the lights in the subdivision.

19. The size, location, height and composition of any mailbox must be approved by the Association. The Association reserves the right to design and cluster mailboxes and/or standardize the design for mailboxes.

Harrison Ridge

20. The exterior color of any dwelling constructed in the development must be neutral, earth tones.

21. Every building whose construction or placement on any lots is begun shall be completed within twelve (12) months after the beginning of such construction or placement. No improvement which has partially or totally been destroyed by fire or otherwise, shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage. If any improvement has been destroyed by fire or otherwise, a written intent of repair and/or demolition shall be submitted to the Association within thirty (30) days.

22. The finished exterior of every building constructed or placed on any lot shall be of material other than aluminum siding, roll brick siding or any other similar artificial material. Vinyl siding is allowed.

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24. No temporary house, trailer, garage or other outbuilding shall be placed, erected or kept on any lot.

25. Utility services shall, to the greatest extent possible, be installed underground and in or adjacent to public right-of-ways.

26. No owner of a lot shall burn or permit the burning of garbage or other refuse, nor shall any such owner accumulate or permit the accumulation of such refuse on his lot except at the times when refuse collections are being made.

27. Every tank for the storage of fuel that is installed outside any building shall be buried below the surface of the ground. Every outdoor receptacle of ashes, trash, rubbish or garbage shall be installed underground or shall be so placed and kept as not to be visible from any street within the real estate at anytime, except at the times when refuse collections are being made.

28. Whenever two or more contiguous lots shall be owned by the same person, and such owner shall desire to use two or more of said lots as a site for a single dwelling unit, he shall apply in writing to the Association for permission to so use said lots. If permission for such a use is granted, the lots constituting the site for such single dwelling unit shall be treated as a single lot for the purpose of applying these restrictions to said lots, so long as, the lots remain improved with only one single dwelling unit.

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29. Trees five (5) feet outside buildings, driveways, parking areas or other approved areas shall not be removed unless the diameter of the tree is less the four (4) inches, the tree is dead, or approval is granted by the Association.

30. The disposal of water from sump pumps, geothermal water systems, swimming pools or other forced water discharges shall not be allowed unless approved by the Association. Under no circumstances shall the above mentioned water sources be allowed to discharge into the street or adjacent lots except through established drainage easements. Approval by the Association shall be granted only when adequate measures are submitted to protect the drainage way from erosion or other damaging effects.

31. The drainage plan required to be submitted to the Association shall show the topography of the lots and the proposed method of drainage to ensure that drainage from the lot will not in any way adversely effect adjacent property owners, right-of-ways, easements, streets or common property.

32. For the purpose of assuring adequate ingress and egress for residents and emergency vehicles such as fire trucks, ambulances and police vehicles, there shall be no parking on any street in the subdivision except when a lot owner has a social function where the invited guests will not be able to park on the owner's lot, and then parking shall be confined to only one side of the streets. The provision to allow parking for social functions only applies to automobiles and not any other form of vehicle. Overnight parking is not allowed on any dedicated street.

33. All motor vehicles belonging to members of a household shall have permanent off-street parking spaces in garages and no disabled vehicle shall be openly stored on any residential lot. Also, no boat, trailer, camper, all terrain vehicle, motorcycle, snowmobile or motor home of any kind, (including, but not limited to, house trailers, camper trailers, or boat trailers) shall be kept or parked upon said lot unless kept from view of neighboring residences and streets in a garage.

34. No advertising signs (except one per lot of not more than four (4) square feet advertising the lot for sale), billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, except lots used as a model by the developer or a builder. This restriction shall not preclude the developer from constructing informational signage at the entrance to the subdivision regarding the sale of lots not to exceed sixty four (64) square feet in size, provided, however, that this exception for the developer shall expire on the 1st day of June, 2005.o

neighboring residences and streets in a garage.

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35. No outside toilets shall be permitted on any lot (except during a period of construction and only with the consent of the Association), and no sanitary water or other wastes shall be permitted to be exposed.

36. No farm animals, fowls or domestic animals for commercial purposes shall be kept or permitted on any lot or lots in this subdivision and in no case shall there be allowed more than four (4) ordinary household pets.

37. No noxious, unlawful, or otherwise offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood.

38. No antennas, satellite dishes larger in size than eighteen (18) inches in diameter, or other apparatus for the transmission of the television, radio or other signals shall be permitted on any lot unless entirely contained within the interior of a building. The location of all satellite dishes, eighteen (18) inches or smaller, shall be approved by the Association. It is the intent to keep all satellite dishes out of site from adjacent lots and streets as much as possible.

GENERAL AND CONSTRUCTION MAINTENANCE

39. The owner of any lot shall at all times maintain the lot and any improvements situated thereon in such a manner as to prevent the lot or improvements from becoming unsightly and, specifically, such owner shall:

A. mow the lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds;

B. remove all debris or rubbish;

C. cut down and remove unsightly dead trees;

D. where applicable, prevent debris and foreign material from entering drainage areas;

E. keeping the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly; and

F. within sixty (60) days following completion of a house on a lot, the owner shall landscape the lot, weather permitting.

40. No construction vehicles, shacks, or outhouses shall be erected or situated on any lot herein, except for use by a builder during the construction of a proper structure, which builder's temporary construction structure shall be promptly removed upon completion of the residential dwelling.

41. During the construction period all vehicles shall park on said lot if possible. If construction vehicles are unable to park on said lot, then the vehicles will only be permitted to park on one side of the street. At no time shall construction vehicles be double parked, or parked on both sides of roads.

42. During the construction period, the lot shall be maintained in a clean and orderly manner. Loose shingles, lumber, bricks, block, drywall, insulation or other building materials shall not be left scattered about or around the building. Materials which can blow onto adjacent lots shall not be left lying around. Construction trash shall be removed from the lot once per week by either removing the trash from the lot or disposing the trash into a dumpster provided by a trash disposal service.

43. During the construction period, the lot owner will be responsible for using erosion control fencing during construction to prevent dirt, mud or debris from collecting on the street. The lot owner shall be responsible for removal of dirt, mud, or debris or other foreign material of any kind which may be deposited upon the street or adjacent property from construction on the lot. If such deposits occur, then the lot owner shall make provisions to remove such deposits within five (5) days or the Association may remove such deposits at the owners expense.

44. A temporary stone drive shall be constructed prior to beginning construction of any dwelling or improvement. The drive shall be suitable for delivery of construction materials without transferring mud onto the streets.

MEMBERSHIP AND ASSESSMENTS

45. All lot owners shall be members of the Association.

46. Any entity or individual(s) accepting title to any lot within the development shall be subject to assessments to be collected on an annual basis. Special assessments may also be levied in the event that

streets.

MEMBERSHIP AND ASSESSMENTS

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46. Any entity or individual(s) accepting title to any lot within the development shall be subject to assessments to be collected on an annual basis. Special assessments may also be levied in the event that emergency situations arise.

47. If any lot owner of record fails to pay any assessment, or special assessment, a lien for such assessment may be recorded encumbering the lot.

MISCELLANEOUS

48. If the parties hereto, or any owner, or their heirs or assigns shall violate or attempt to violate any of these covenants, restrictions, provision or conditions herein, it shall be lawful for the Association (as to matters for which it has responsibility) or any other person owning any real property situated in this subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any such covenant, restriction, provision or condition, either to prevent from doing so, or to recover damages or the dues for such violation, or to require the removal of structures erected in violation hereof. The prevailing parties shall have the right to recover legal expenses, including reasonable attorney's fees.

49. The owners of all lots in this addition shall take title subject to the rights of public utilities, governmental agencies, and the rights of other lot owners in this addition to said easements herein granted for ingress and egress in, along and through the strips of ground for the purpose herein stated.

50. These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them until December 31, 2007, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless amended by a majority vote of the then current lot owners,. No change or termination of said covenants shall affect any easement hereby created or granted without the permission of all persons entitled to the beneficial use of such easement.

51. Invalidation of any of the foregoing covenants, provisions, restrictions or conditions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

52. The provisions of this agreement are the only covenants and restrictions for the benefit of this real estate, except for the Articles of Incorporation and By-laws of the association. All past restrictions either recorded or unrecorded are hereby waived, released, null, void and of no force.

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51. Invalidity of any of the foregoing covenants, provisions, restrictions or conditions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

52. The provisions of this agreement are the only covenants and restrictions for the benefit of this real estate, except for the Articles of Incorporation and By-laws of the association. All past restrictions either recorded or unrecorded are hereby waived, released, null, void and of no force.

53. Maintenance cost for the driveway located within the Ingress-Egress easement on lots 40 and 41 shall be divided equally between the owners of lots 40 and 41. If a dispute arises between the owners of lots 40 and 41 regarding the maintenance costs for the driveway, the Association shall take action to resolve the maintenance issues.

METROPOLITAN DEVELOPMENT COMMISSION: The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the Subdivision Control Ordinance, 58-A0-13, as amended, or any conditions attached to approval of this plat by the Plat Committee.

Dated this 20th day of July, 2001.

Richard A. Lewis
Richard A. Lewis, President
Harrison Ridge, Inc.



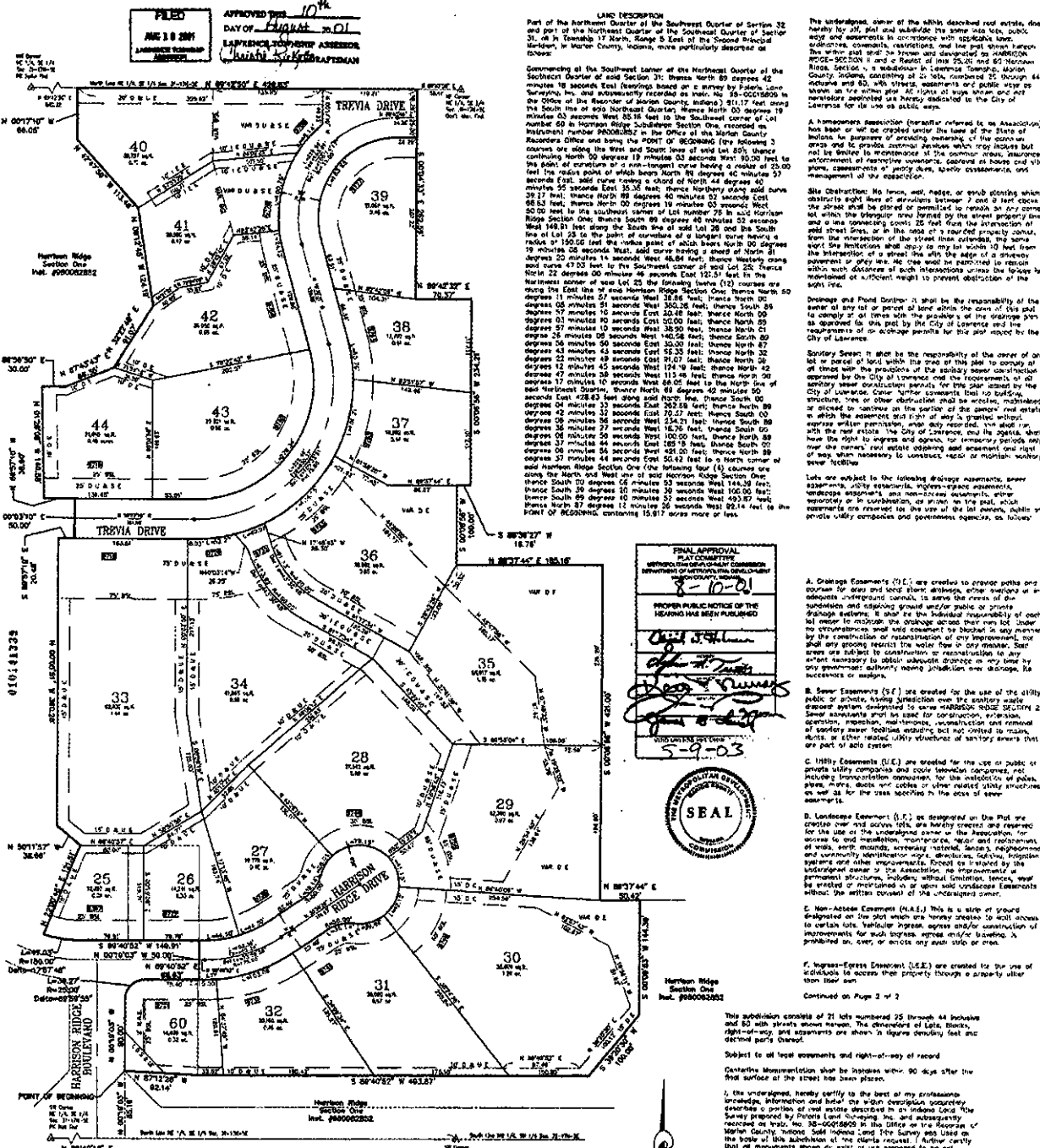
STATE OF INDIANA)
COUNTY OF HAMILTON)

) SS:

Before me, a Notary Public in and for said County and State, personally

SECONDARY PLAT FOR HARRISON RIDGE - SECTION II AND REPLAT OF LOTS 25, 26, 60 HARRISON RIDGE SECTION I

Part of the Northwest Quarter of the Southwest Quarter of Section 32 and part of the Northwest Quarter of the Southhalf Quarter of Section 31 of TOWNSHIP 17 NORTH, RANGE 5 EAST of the Second Principal Meridian, Lawrence Township, Marion County, Indiana



FILED
APPROVED DATE 10th
DAY OF MAY 2011
LAWRENCE TOWNSHIP ASSessor
JAMES H. [Signature]

LAND DESCRIPTION
Part of the Northwest Quarter of the Southwest Quarter of Section 32 and part of the Northwest Quarter of the Southhalf Quarter of Section 31 of TOWNSHIP 17 NORTH, RANGE 5 EAST of the Second Principal Meridian, Lawrence Township, Marion County, Indiana, more particularly described as follows:

The undersigned, owner of the abovesaid described real estate, does hereby give, grant and subdivide the same into lots, blocks, areas and easements in accordance with the abovesaid plat, streets, easements, restrictions, and use set forth herein. The entire real estate is known and approved as HARRISON RIDGE SECTION II and a Replat of lots 25, 26, 60 and 61 Harrison Ridge Section I, a subdivision in Lawrence Township, Marion County, Indiana, containing 21 lots numbered 25 through 61 and 60 and 61 streets, easements and a public water line shown on the within plat. All rights of way herein and any easements described are hereby dedicated to the City of Lawrence for its use as public ways.

A Homeowners Association (hereinafter referred to as "Association") has been or will be created under the laws of the State of Indiana for purposes of owning, maintaining, managing, operating and/or providing certain amenities which may include but not be limited to maintenance of the common areas, insurance, enforcement of restrictive covenants, easements and the plans, easements of party lines, aesthetic easements, and management of any restrictions.

Site Characteristics: No trees, wet, high, or erodible slopes which obstructs sight lines at intersections between 7 and 8 feet across the street shall be planted or permitted to remain on any corner lot, unless by the express agreement of the abovesaid plat, and a line connecting corners 25 feet from the intersection of said streets. In the event of a restricted parking space, from the intersection of the street lines extending, the same shall be restricted by my lot to 10 feet from the center line of the intersection of a street line with the edge of a sidewalk or grey line. No tree shall be permitted to remain which obstructs sight lines at each intersection unless the lot owner is responsible to prevent obstruction of the same.

Design and Paved Driveway: It shall be the responsibility of the owner of any lot or portion of lot within the area of this plat to comply with any rules and regulations of the drainage plan as approved by the City of Lawrence and the requirements of an easement plan for the lot served by the City of Lawrence.

Sanitary Sewer: It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with any rules and regulations of the sanitary sewer collection system approved by the City of Lawrence and the requirements of all sanitary sewer collection plans for this plat as approved by the City of Lawrence, Marion County, Indiana.

Water: The owner of any lot within this area shall be responsible for the installation, maintenance, repair, replacement, and cost of any water supply system which the owner shall install or provide. The owner shall also be responsible for the installation, maintenance, repair, replacement, and cost of any water supply system which the owner shall install or provide.

Other: The owner of any lot within this area shall be responsible for the installation, maintenance, repair, replacement, and cost of any other system which the owner shall install or provide.

FINAL APPROVAL
METHODS OF DRAINAGE COLLECTION
SANITARY SEWER COLLECTION
CITY OF LAWRENCE, INDIANA
8-10-01

PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED

[Signature]
[Signature]

5-9-03

SEAL
CITY OF LAWRENCE, INDIANA

Legend

- 59 Lot Number
- Area in Square Feet and Acres
- Lot Address
- Non-Right Line
- Non-Access Easement
- Dashed Line Easement
- Drainage and Utility Easement
- Drainage, Utility and San. Sewer Easement
- Landmarks, Drainage and Utility Easement
- Street Right of Way
- Indicates 5/8" Water Valve
- Indicates Cautious Monument
- Indicates Corner Monument



DEVELOPER:
HARRISON RIDGE, INC.
11668 Armada Court
Fishers, Indiana 46038

REGISTERED LAND SURVEYOR:
Richard A. Lewis, P.L.S.
6906 E. 96th Street, #201
Fishers, Indiana 46038

[Signature]
Richard A. Lewis
Registered Land Surveyor, State of Indiana
No. 52001

SEAL
STATE OF INDIANA
LAND SURVEYOR

2001-PLT-028

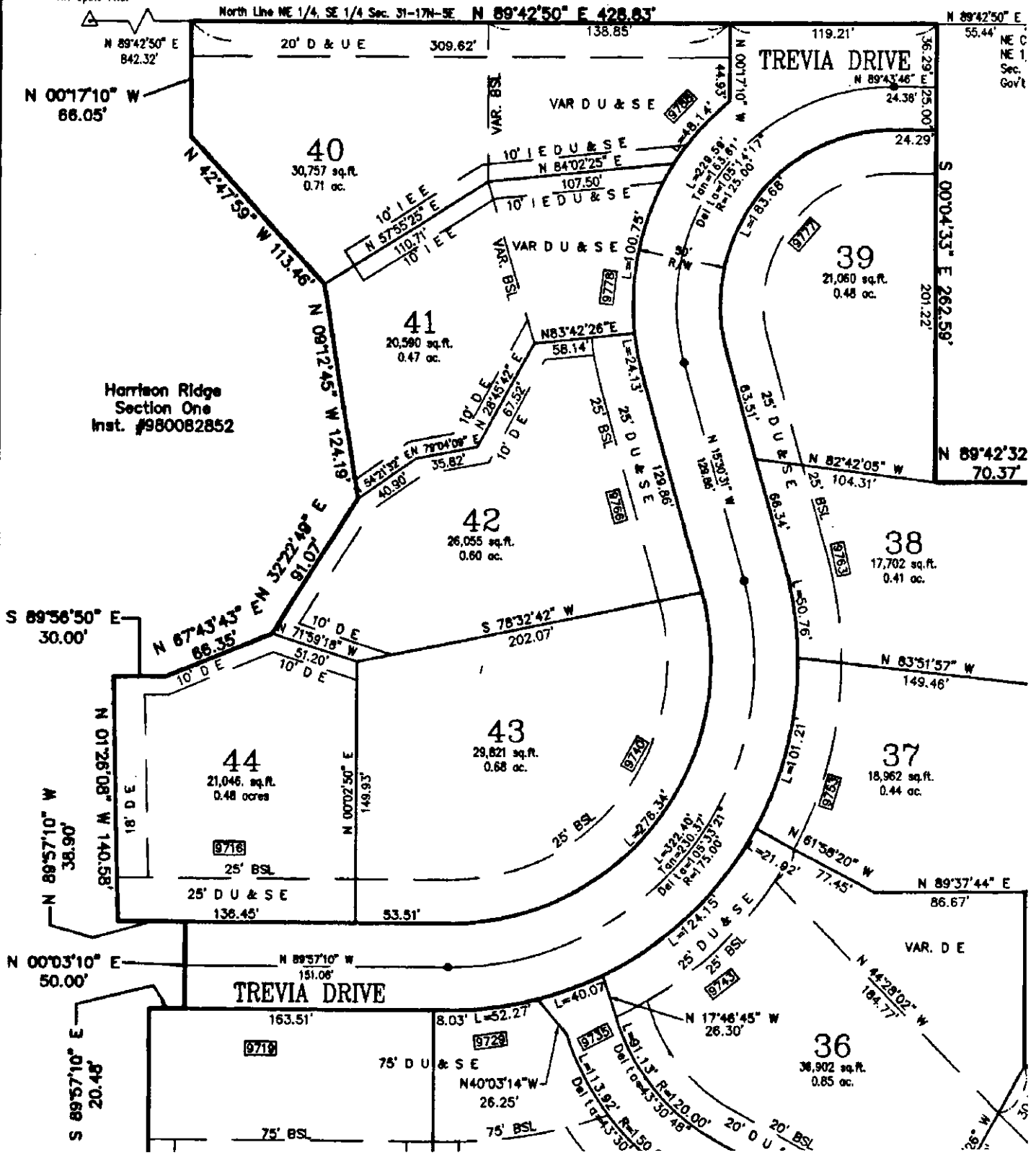
falcon
ENGINEERING, INC.

8506 E. 96th Street, Suite 201, Fishers, IN 46038
Phone (317) 841-3147 Fax (317) 841-9551

FILED
AUG 10 2001
LAWRENCE TOWNSHIP
ASSESSOR

APPROVED THIS 10th
DAY OF AUGUST 2001
LAWRENCE TOWNSHIP ASSESSOR
Christie Ricketts DRAFTSMAN

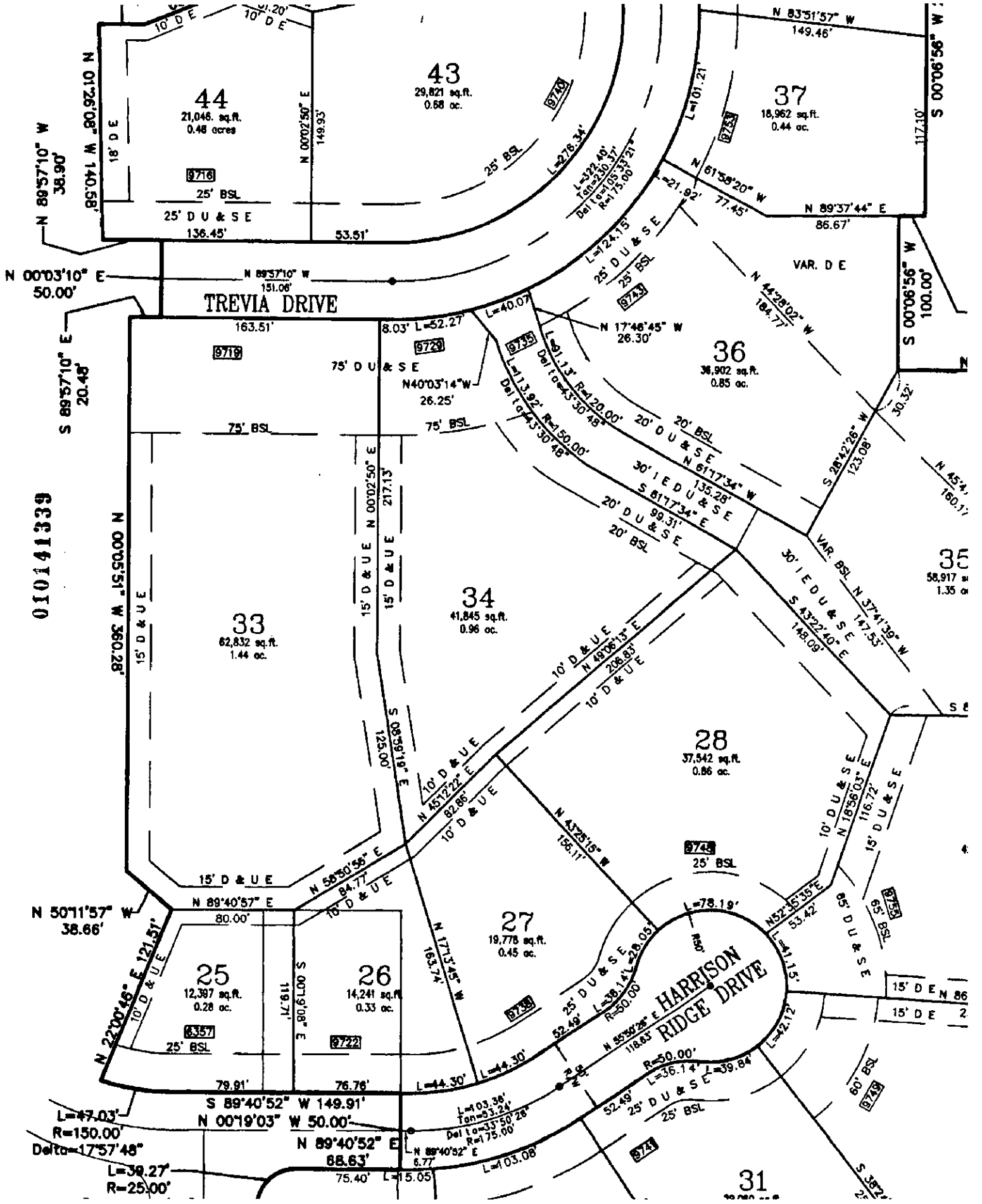
NW Corner
NE 1/4, SE 1/4
Sec. 31-17N-5E
RR Spike Fnd.



Harrison Ridge
Section One
Inst. #980082852

NE C
NE 1
Sec.
Gov't

010141339



TREVIA DRIVE

HARRISON RIDGE DRIVE

44
21,048 sq.ft.
0.48 acres

43
29,821 sq.ft.
0.68 ac.

37
18,962 sq.ft.
0.44 ac.

36
36,902 sq.ft.
0.85 ac.

34
41,845 sq.ft.
0.96 ac.

35
58,917 sq.ft.
1.35 ac.

33
62,832 sq.ft.
1.44 ac.

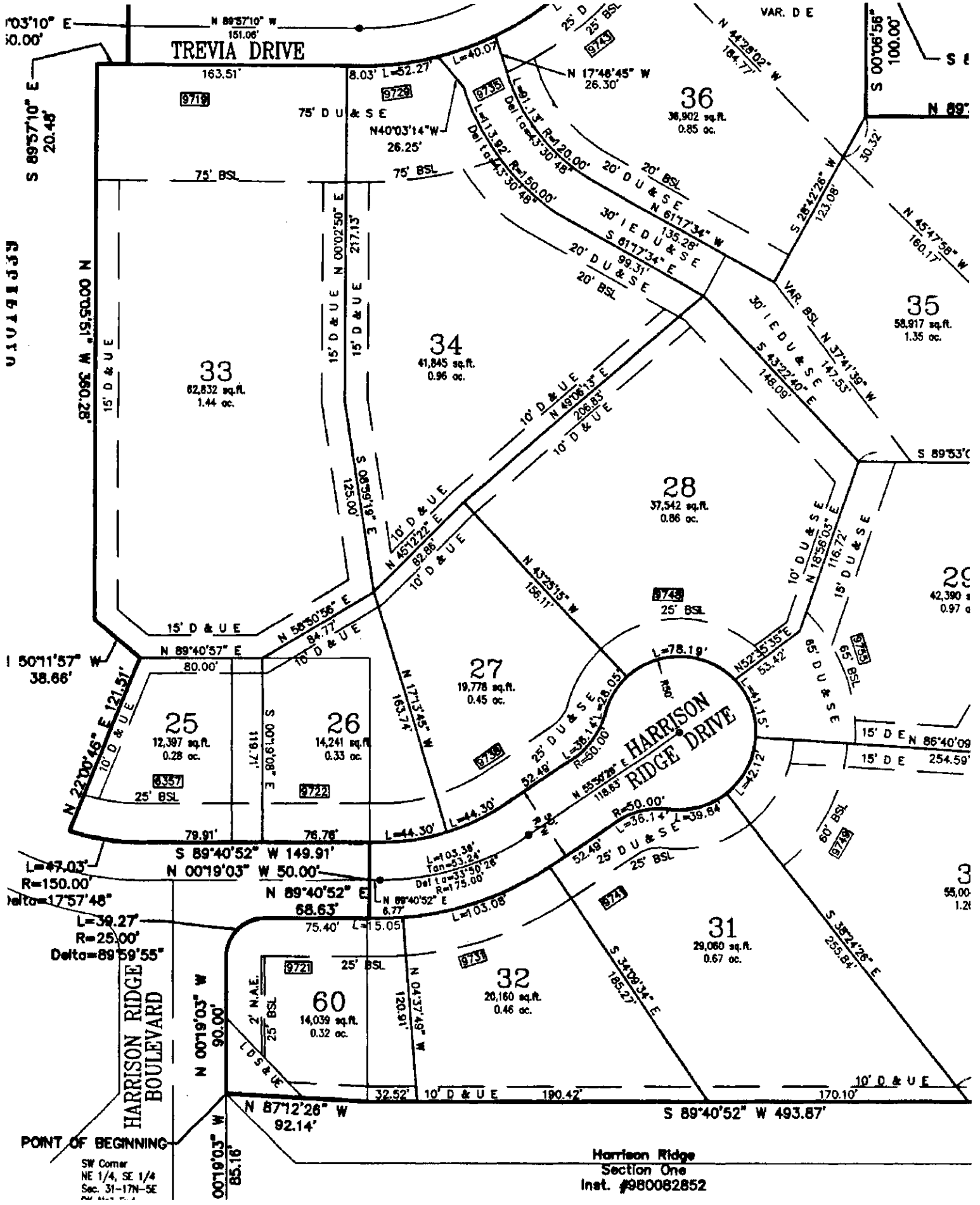
28
37,542 sq.ft.
0.86 ac.

27
19,778 sq.ft.
0.45 ac.

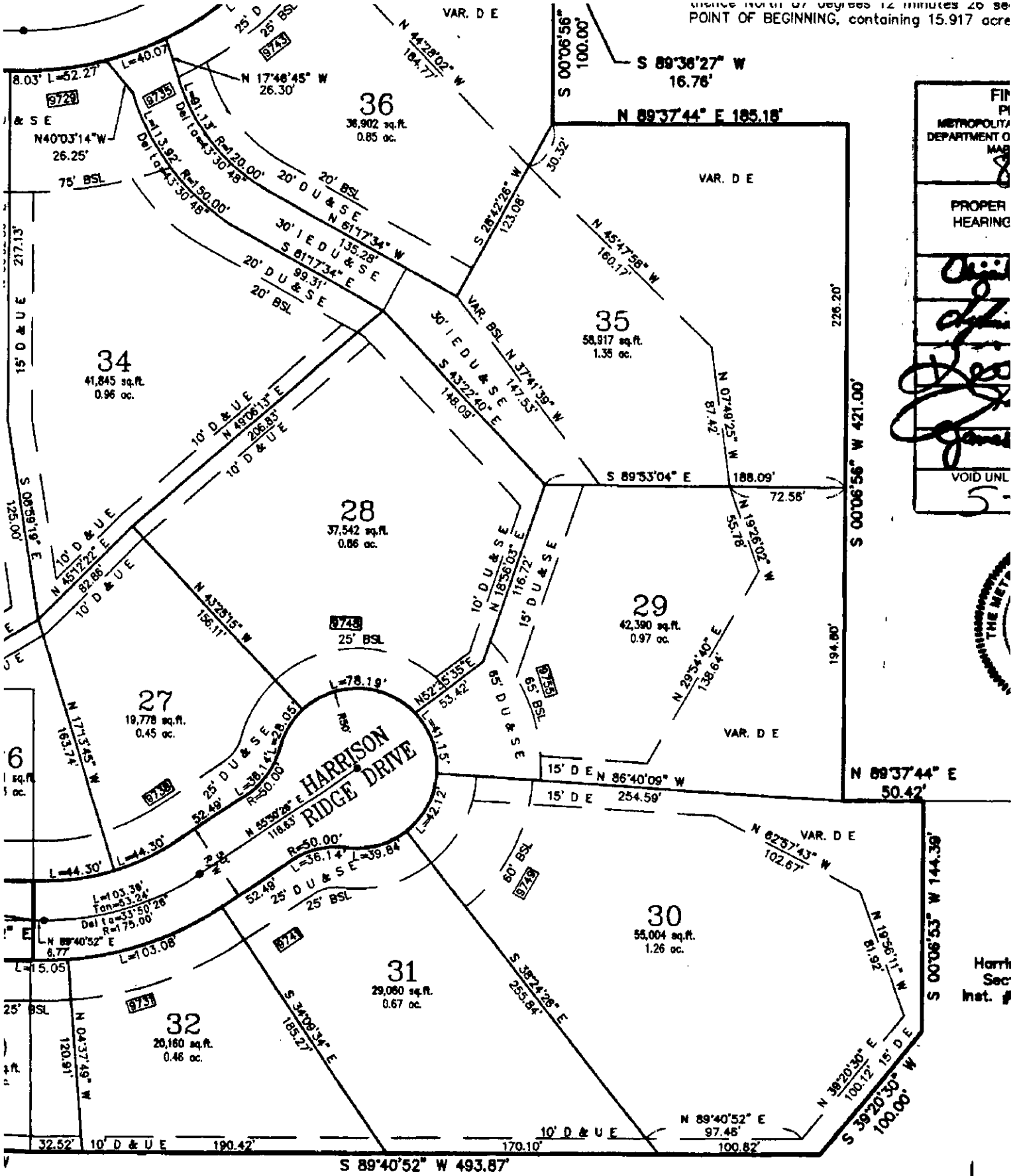
25
12,387 sq.ft.
0.28 ac.

26
14,241 sq.ft.
0.33 ac.

31



distance north of 07 degrees 12 minutes 20 seconds
POINT OF BEGINNING, containing 15.917 acre

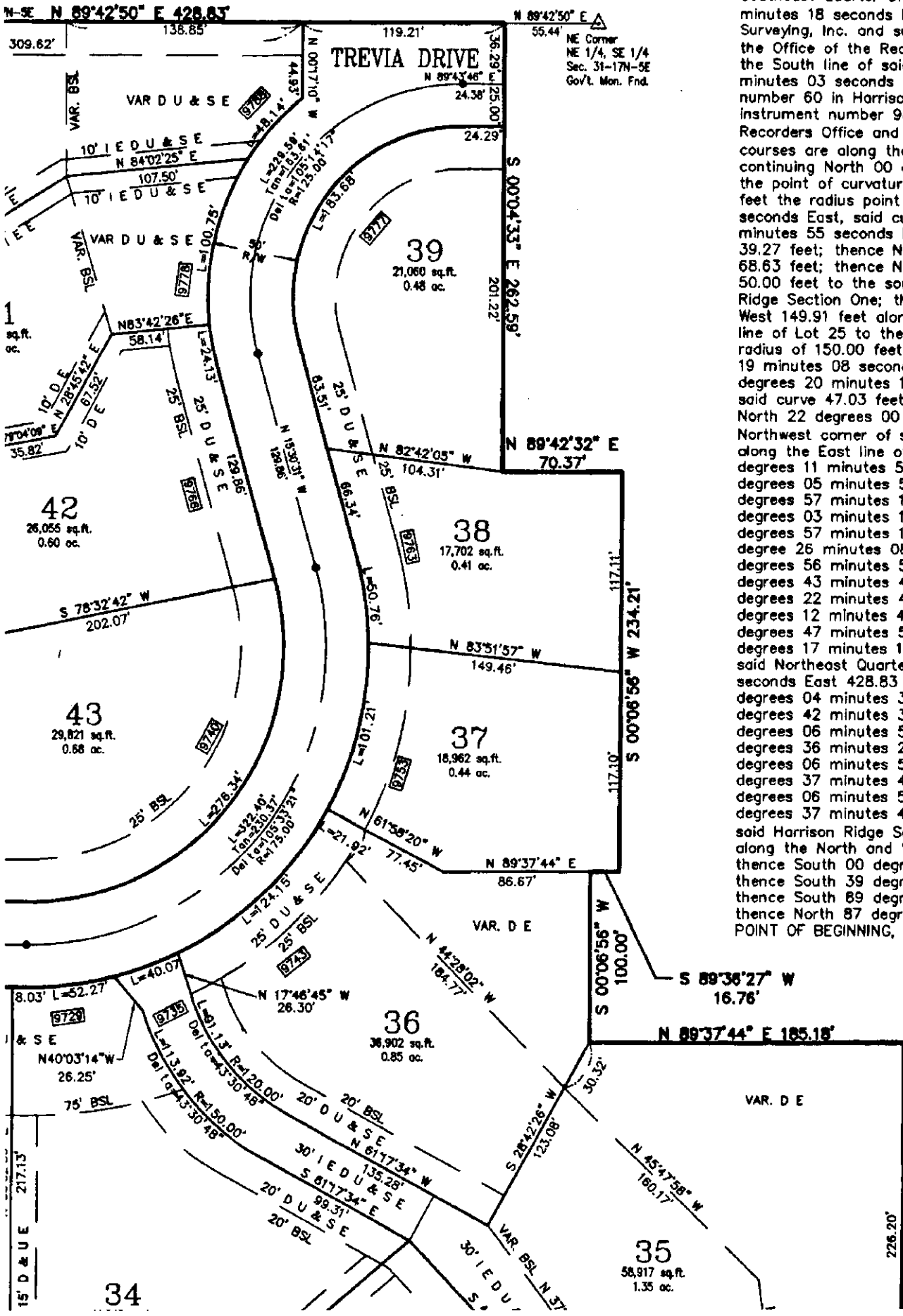


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Harrison Ridge
Section One
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Commencing at the Southeast corner of a Southeast Quarter of said Section 31; then minutes 18 seconds East (bearings based on Surveying, Inc. and subsequently recorded in the Office of the Recorder of Marion County the South line of said Northeast Quarter; then minutes 03 seconds West 85.16 feet to the number 60 in Harrison Ridge Subdivision Section instrument number 980082852 in the Office of the Recorder of Marion County; then East courses are along the West and South line of said Section 31; then North 00 degrees 19 minutes 00 seconds East, said curve having a chord of 19 minutes 55 seconds East 35.35 feet; then 39.27 feet; thence North 89 degrees 40 minutes 55 seconds East 68.63 feet; thence North 00 degrees 19 minutes 50.00 feet to the southeast corner of Lot 25 in Harrison Ridge Section One; thence South 89 degrees 19 minutes 50 seconds East along the South line of said Section 31 to the point of curvature of a non-tangent curve of radius of 150.00 feet the radius point of which bears North 19 minutes 08 seconds West, said curve having a chord of 19 minutes 14 seconds West 46.84 feet; thence South 89 degrees 19 minutes 14 seconds West 47.03 feet to the Southwest corner of Lot 25 the following courses along the East line of said Harrison Ridge Section One (the following courses are along the East line of said Harrison Ridge Section One) thence North 00 degrees 11 minutes 57 seconds West 38.66 feet; thence North 05 minutes 51 seconds West 360.2 feet; thence North 05 minutes 10 seconds East 20.48 feet; thence North 03 minutes 10 seconds East 50.00 feet; thence North 05 minutes 10 seconds West 38.90 feet; thence North 26 minutes 08 seconds West 140.56 feet; thence North 56 minutes 50 seconds East 30.00 feet; thence North 43 minutes 43 seconds East 66.35 feet; thence North 22 minutes 49 seconds East 91.07 feet; thence North 12 minutes 45 seconds West 124.1 feet; thence North 47 minutes 59 seconds West 113.4 feet; thence North 17 minutes 10 seconds West 66.05 feet; thence North 89 degrees 18 minutes 52 seconds East 428.83 feet along said North line of said Section 31; thence North 04 minutes 33 seconds East 262.5 feet; thence North 42 minutes 32 seconds East 70.37 feet; thence North 06 minutes 56 seconds West 234.2 feet; thence North 36 minutes 27 seconds West 16.76 feet; thence North 06 minutes 56 seconds West 100.0 feet; thence North 37 minutes 44 seconds East 185.11 feet; thence North 06 minutes 56 seconds West 421.0 feet; thence North 37 minutes 44 seconds East 50.42 feet; thence North 00 degrees 06 minutes 53 seconds East 100.00 feet; thence North 39 degrees 20 minutes 30 seconds East 100.00 feet; thence North 89 degrees 40 minutes 52 seconds East 100.00 feet; thence North 87 degrees 12 minutes 26 seconds East 100.00 feet to the POINT OF BEGINNING, containing 15.917 acre

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[Handwritten signatures]

of the Second Principal Meridian, Lawrence Township, Marion County, Indiana

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The undersigned, owner of the within described real estate, does hereby lay off, plat and subdivide the same into lots, public ways and easements in accordance with applicable laws, ordinances, covenants, restrictions, and the plat shown hereon. The within plat shall be known and designated as HARRISON RIDGE-SECTION II and a Replat of lots 25,26 and 60 Harrison Ridge, Section I, a subdivision in Lawrence Township, Marion County, Indiana, consisting of 21 lots, numbered 25 through 44 inclusive and 60, with streets, easements and public ways as shown on the within plat. All rights of ways shown and not heretofore dedicated are hereby dedicated to the City of Lawrence for its use as public ways.

A homeowners association (hereafter referred to as Association) has been or will be created under the laws of the State of Indiana for purposes of providing ownership of the common areas and to provide common services which may include but not be limited to maintenance of the common areas, insurance, enforcement of restrictive covenants, approval of house and site plans, assessments of yearly dues, special assessments, and management of the association.

Site Obstruction: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 9 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 a rounded property corner, from the intersection of the street lines extended, the same sight line 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 intersections unless the foliage is maintained at sufficient height to prevent obstruction of the sight line.

Drainage and Flood Control: 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 City of Lawrence and the requirements of all drainage permits for this plat issued by the City of Lawrence.

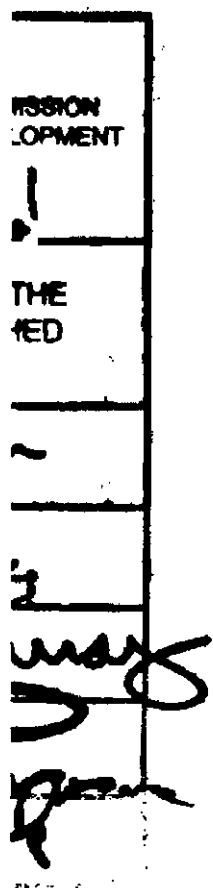
Sanitary Sewer: It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the City of Lawrence and the requirements of all sanitary sewer construction permits for this plan issued by the City of Lawrence.

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Sanitary Sewer: 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 sanitary sewer construction approved by the City of Lawrence and the requirements of all sanitary sewer construction permits for this plan issued by the City of Lawrence. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owners' real estate in which the easement and right of way is granted without express written permission, when duly recorded, and shall run with the real estate. The City of Lawrence, and its agents, shall have the right to ingress and egress, for temporary periods only, over the owners' real estate adjoining said easement and right of way, when necessary to construct, repair or maintain sanitary sewer facilities.

Lots are subject to the following drainage easements, sewer easements, utility easements, ingress-egress easements, landscape easements, and non-access easements, either separately or in combination, as shown on the plat, which easements are reserved for the use of the lot owners, public or private utility companies and government agencies, as follows:



A. Drainage Easements (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of the subdivision and adjoining ground and/or public or private drainage systems; it shall be the individual responsibility of each lot owner to maintain the drainage across their own lot. Under no circumstances shall said easement be blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading restrict the water flow in any manner. Said areas are subject to construction or reconstruction to any extent necessary to obtain adequate drainage at any time by any government authority having jurisdiction over drainage, its successors or assigns.

B. Sewer Easements (S.E.) are created for the use of the utility, public or private, having jurisdiction over the sanitary waste disposal system designated to serve HARRISON RIDGE SECTION 2. Sewer easements shall be used for construction, extension, operation, inspection, maintenance, reconstruction and removal of sanitary sewer facilities including but not limited to mains, ducts, or other related utility structures of sanitary sewers that

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B. Sewer Easements (S.E.) are created for the use of the utility, public or private, having jurisdiction over the sanitary waste disposal system designated to serve HARRISON RIDGE SECTION 2. Sewer easements shall be used for construction, extension, operation, inspection, maintenance, reconstruction and removal of sanitary sewer facilities including but not limited to mains, ducts, or other related utility structures of sanitary sewers that are part of said system.

C. Utility Easements (U.E.) are created for the use of public or private utility companies and cable television companies, not including transportation companies, for the installation of poles, pipes, mains, ducts and cables or other related utility structures, as well as for the uses specified in the case of sewer easements.

D. Landscape Easement (L.E.) as designated on the Plat are created over and across lots, are hereby created and reserved for the use of the undersigned owner or the Association, for access to and installation, maintenance, repair and replacement of walls, earth mounds, screening material, fencing, neighborhood and community identification signs, directories, lighting, irrigation systems and other improvements. Except as installed by the undersigned owner or the Association, no improvements or permanent structures, including without limitation, fences, shall be erected or maintained in or upon said Landscape Easements without the written consent of the undersigned owner.

E. Non-Access Easement (N.A.E.) This is a strip of ground designated on the plat which are hereby created to limit access to certain lots. Vehicular ingress, egress and/or construction of improvements for such ingress, egress and/or traveling, is prohibited on, over, or across any such strip or area.

F. Ingress-Egress Easement (I.E.E.) are created for the use of individuals to access their property through a property other than their own.

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F. Ingress-Egress Easement (I.E.E.) are created for the use of individuals to access their property through a property other than their own.

Iron Ridge
Section One
#980082852

Continued on Page 2 of 2


This subdivision consists of 21 lots numbered 25 through 44 inclusive and 60 with streets shown hereon. The dimensions of Lots, Blocks, right-of-way, and easements are shown in figures denoting feet and decimal parts thereof.

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

Centerline Monumentation shall be installed within 90 days after the final surface of the street has been placed.

I, the undersigned, hereby certify to the best of my professional knowledge, information and belief the within description accurately describes a portion of real estate described in an Indiana Land Title Survey prepared by Polaris Land Surveying, Inc. and subsequently recorded as Instr. No. 98-00018809 in the Office of the Recorder of Marion County, Indiana. Said Indiana Land Title Survey was Used as the basis of this subdivision at the clients request. I further certify that all monuments shown do exist or are proposed to be set.

WITNESS my hand and Registered Land Surveyor's Seal this 20th day of July, 2001.


Richard A. Lewis
Registered Land Surveyor, State of Indiana
No. S00001

