

PLAT

Subdivision/ HPR Killarny Hill at Murphy's Landing Section 7

Legal Description Part of the NW & SW 1/4 of  
S15 T14 N R3 E

Owner Yeager Realty LLC

Cross Reference	DMD/VOID STAMP	<input checked="" type="checkbox"/>
<u>1994-95628</u>	LAND SURVEYOR	<input checked="" type="checkbox"/>
_____	TOWNSHIP	<input checked="" type="checkbox"/>
_____	AUDITOR	<input checked="" type="checkbox"/>
_____	NOTARY	<input checked="" type="checkbox"/>

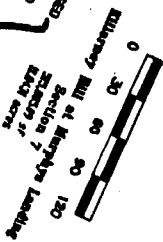
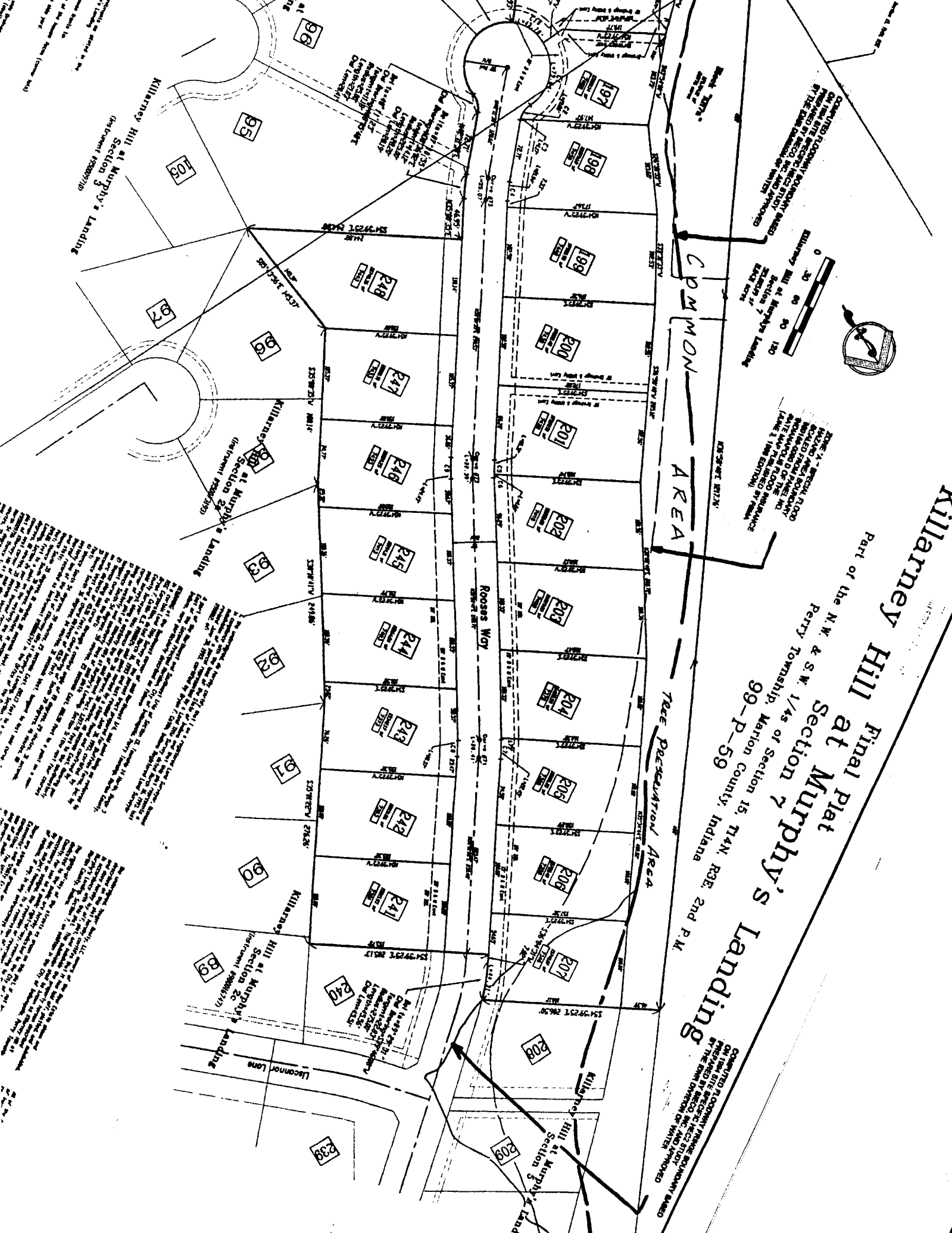
Declaration \_\_\_\_\_

Other \_\_\_\_\_

Township Perry

Contact Person Steve May & Jerry Wiggins  
Phone Number 888-7878

# Killarney Hill Final Plat Part of the N.W. & S.W. 1/4s of Section 7 Perry Township, Marion County, Indiana 99-P-59



NOTE: SPECIAL FLOOD HAZARD AND FLOOD INSURANCE RATE MAPS FOR THE PLAT AREA HAVE BEEN PREPARED BY FEMA AND ARE AVAILABLE AT THE FOLLOWING ADDRESS: FEDERAL BUREAU OF INVESTIGATION, 400 ANDREWS BLVD., WASHINGTON, D.C. 20535

CONVEYED FLOODING INFORMATION BASED ON THE DATA DEVELOPED BY THE DIVISION OF WHICH

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CONVEYED FLOODING INFORMATION BASED ON THE DATA DEVELOPED BY THE DIVISION OF WHICH

CONVEYED FLOODING INFORMATION BASED ON THE DATA DEVELOPED BY THE DIVISION OF WHICH



APPROVED FOR THE FLOODING AND FLOODING INSURANCE RATE MAPS FOR THE PLAT AREA
BY THE DIVISION OF WHICH
DATE: 11-20-01
PROJECT: 99-P-59
PLAT: 99-P-59
PREPARED BY: [Signature]
DATE: 11-20-01
APPROVED BY: [Signature]
DATE: 11-20-01

THE LOTS OF THE FLOODING AND FLOODING INSURANCE RATE MAPS FOR THE PLAT AREA ARE BEING REFERENCED BY CLIENTS FOR THE PURPOSES OF OBTAINING FLOODING AND FLOODING INSURANCE RATE MAPS FOR THE PLAT AREA.



This Instrument

As the lots are subject to certain commitments as stated in the Subdivisions to be Proposed and the Survey Landings, Sections are established as follows:

1. 20 feet along all streets on which the house fronts lie.
2. 20 feet along all streets on which the house fronts (corner lots).
3. 8 feet minimum side yard, 12 feet opposite side yard.
4. 20 feet setback to the rear lot line.

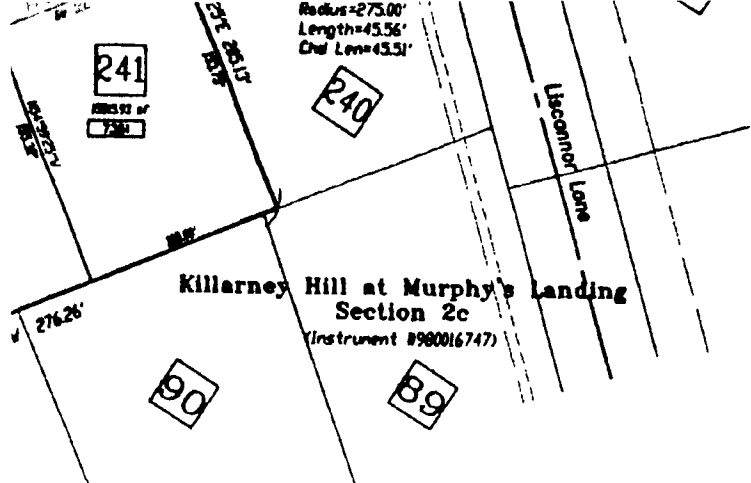
These subdivisions are subject to a 15' rear setback, utility and street easements along the entire front of the lot (including street right-of-way).

(Instrument 855002710)

- Let over in Survey Plat
- Block 11
  - Block 12
  - Block 13
  - Block 14
  - Block 15
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  - Block 94
  - Block 95
  - Block 96
  - Block 97
  - Block 98
  - Block 99
  - Block 100

Legend

Block	Area	Length	Width	Area	Block	Area	Length	Width	Area
100	100.00	100.00	100.00	10000.00	101	101.00	101.00	10100.00	
102	102.00	102.00	102.00	10404.00	103	103.00	103.00	10609.00	
104	104.00	104.00	104.00	10816.00	105	105.00	105.00	11025.00	
106	106.00	106.00	106.00	11244.00	107	107.00	107.00	11471.00	
108	108.00	108.00	108.00	11632.00	109	109.00	109.00	11877.00	
110	110.00	110.00	110.00	12200.00	111	111.00	111.00	12321.00	
112	112.00	112.00	112.00	12544.00	113	113.00	113.00	12677.00	
114	114.00	114.00	114.00	12912.00	115	115.00	115.00	13125.00	
116	116.00	116.00	116.00	13384.00	117	117.00	117.00	13581.00	
118	118.00	118.00	118.00	13852.00	119	119.00	119.00	14051.00	
120	120.00	120.00	120.00	14320.00	121	121.00	121.00	14521.00	
122	122.00	122.00	122.00	14792.00	123	123.00	123.00	15009.00	
124	124.00	124.00	124.00	15184.00	125	125.00	125.00	15500.00	
126	126.00	126.00	126.00	15996.00	127	127.00	127.00	16009.00	
128	128.00	128.00	128.00	16416.00	129	129.00	129.00	16537.00	
130	130.00	130.00	130.00	16850.00	131	131.00	131.00	17073.00	
132	132.00	132.00	132.00	17312.00	133	133.00	133.00	17617.00	
134	134.00	134.00	134.00	17784.00	135	135.00	135.00	18179.00	
136	136.00	136.00	136.00	18260.00	137	137.00	137.00	18759.00	
138	138.00	138.00	138.00	18848.00	139	139.00	139.00	19357.00	
140	140.00	140.00	140.00	19450.00	141	141.00	141.00	19969.00	
142	142.00	142.00	142.00	20080.00	143	143.00	143.00	20599.00	
144	144.00	144.00	144.00	20728.00	145	145.00	145.00	21239.00	
146	146.00	146.00	146.00	20890.00	147	147.00	147.00	21889.00	
148	148.00	148.00	148.00	21548.00	149	149.00	149.00	22549.00	
150	150.00	150.00	150.00	22220.00	151	151.00	151.00	23219.00	
152	152.00	152.00	152.00	22900.00	153	153.00	153.00	23899.00	
154	154.00	154.00	154.00	23588.00	155	155.00	155.00	24589.00	
156	156.00	156.00	156.00	24290.00	157	157.00	157.00	25289.00	
158	158.00	158.00	158.00	24996.00	159	159.00	159.00	25999.00	
160	160.00	160.00	160.00	25710.00	161	161.00	161.00	26719.00	
162	162.00	162.00	162.00	26436.00	163	163.00	163.00	27449.00	
164	164.00	164.00	164.00	27174.00	165	165.00	165.00	28189.00	
166	166.00	166.00	166.00	27920.00	167	167.00	167.00	28939.00	
168	168.00	168.00	168.00	28680.00	169	169.00	169.00	29699.00	
170	170.00	170.00	170.00	29450.00	171	171.00	171.00	30469.00	
172	172.00	172.00	172.00	30240.00	173	173.00	173.00	31249.00	
174	174.00	174.00	174.00	31040.00	175	175.00	175.00	32039.00	
176	176.00	176.00	176.00	31850.00	177	177.00	177.00	32839.00	
178	178.00	178.00	178.00	32660.00	179	179.00	179.00	33649.00	
180	180.00	180.00	180.00	33480.00	181	181.00	181.00	34469.00	
182	182.00	182.00	182.00	35300.00	183	183.00	183.00	35299.00	
184	184.00	184.00	184.00	36130.00	185	185.00	185.00	36139.00	
186	186.00	186.00	186.00	36980.00	187	187.00	187.00	37009.00	
188	188.00	188.00	188.00	37860.00	189	189.00	189.00	37889.00	
190	190.00	190.00	190.00	38760.00	191	191.00	191.00	38789.00	
192	192.00	192.00	192.00	39680.00	193	193.00	193.00	39709.00	
194	194.00	194.00	194.00	40620.00	195	195.00	195.00	40639.00	
196	196.00	196.00	196.00	41580.00	197	197.00	197.00	41589.00	
198	198.00	198.00	198.00	42540.00	199	199.00	199.00	42559.00	
200	200.00	200.00	200.00	43520.00	201	201.00	201.00	43539.00	
202	202.00	202.00	202.00	44520.00	203	203.00	203.00	44539.00	
204	204.00	204.00	204.00	45540.00	205	205.00	205.00	45569.00	
206	206.00	206.00	206.00	46580.00	207	207.00	207.00	46619.00	
208	208.00	208.00	208.00	47640.00	209	209.00	209.00	47689.00	
210	210.00	210.00	210.00	48720.00	211	211.00	211.00	48779.00	
212	212.00	212.00	212.00	49820.00	213	213.00	213.00	49889.00	
214	214.00	214.00	214.00	50940.00	215	215.00	215.00	51019.00	
216	216.00	216.00	216.00	52080.00	217	217.00	217.00	52169.00	
218	218.00	218.00	218.00	53320.00	219	219.00	219.00	53339.00	
220	220.00	220.00	220.00	54580.00	221	221.00	221.00	54619.00	
222	222.00	222.00	222.00	55880.00	223	223.00	223.00	55919.00	
224	224.00	224.00	224.00	57200.00	225	225.00	225.00	57239.00	
226	226.00	226.00	226.00	58540.00	227	227.00	227.00	58589.00	
228	228.00	228.00	228.00	59900.00	229	229.00	229.00	59959.00	
230	230.00	230.00	230.00	61280.00	231	231.00	231.00	61449.00	
232	232.00	232.00	232.00	62680.00	233	233.00	233.00	62959.00	
234	234.00	234.00	234.00	64100.00	235	235.00	235.00	64489.00	
236	236.00	236.00	236.00	65540.00	237	237.00	237.00	66039.00	
238	238.00	238.00	238.00	67000.00	239	239.00	239.00	67609.00	
240	240.00	240.00	240.00	68580.00	241	241.00	241.00	69199.00	
242	242.00	242.00	242.00	70180.00	243	243.00	243.00	70809.00	
244	244.00	244.00	244.00	71800.00	245	245.00	245.00	72439.00	
246	246.00	246.00	246.00	73440.00	247	247.00	247.00	74089.00	
248	248.00	248.00	248.00	75100.00	249	249.00	249.00	75759.00	
250	250.00	250.00	250.00	76780.00	251	251.00	251.00	77449.00	
252	252.00	252.00	252.00	78280.00	253	253.00	253.00	79159.00	
254	254.00	254.00	254.00	79800.00	255	255.00	255.00	80889.00	
256	256.00	256.00	256.00	81340.00	257	257.00	257.00	82639.00	
258	258.00	258.00	258.00	82900.00	259	259.00	259.00	84409.00	
260	260.00	260.00	260.00	84580.00	261	261.00	261.00	86199.00	
262	262.00	262.00	262.00	86300.00	263	263.00	263.00	88019.00	
264	264.00	264.00	264.00	88040.00	265	265.00	265.00	89859.00	
266	266.00	266.00	266.00	90720.00	267	267.00	267.00	91719.00	
268	268.00	268.00	268.00	92600.00	269	269.00	269.00	93609.00	
270	270.00	270.00	270.00	94500.00	271	271.00	271.00	95519.00	
272	272.00	272.00	272.00	96440.00	273	273.00	273.00	97449.00	
274	274.00	274.00	274.00	98380.00	275	275.00	275.00	99409.00	
276	276.00	276.00	276.00	100380.00	277	277.00	277.00	101489.00	
278	278.00	278.00	278.00	102500.00	279	279.00	279.00	103649.00	
280	280.00	280.00	280.00	104700.00	281	281.00	281.00	105849.00	
282	282.00	282.00	282.00	106940.00	283	283.00	283.00	108089.00	
284	284.00	284.00	284.00	109260.00	285	285.00	285.00	110369.00	
286	286.00	286.00	286.00	111580.00	287	287.00	287.00	112689.00	
288	288.00	288.00	288.00	113940.00	289	289.00	289.00	115049.00	
290	290.00	290.00	290.00	116340.00	291	291.00	291.00	117449.00	
292	292.00	292.00	292.00	118780.00	293	293.00	293.00	119889.00	
294	294.00	294.00	294.00	121260.00	295	295.00	295.00	122379.00	
296	296.00	296.00	296.00	123780.00	297	297.00	297.00	124919.00	
298	298.00	298.00	298.00	126340.00	299	299.00	299.00	127479.00	
300	300.00	300.00	300.00	129040.00	301	301.00	301.00	130059.00	
302	302.00	302.00	302.00	131680.00	303	303.00	303.00	132659.00	
304	304.00	304.00	304.00	134380.00	305	305.00	305.00	135279.00	
306	306.00	306.00	306.00	137040.00	307	307.00	307.00	137919.00	
308	308.00	308.00	308.00	139700.00	309	309.00	309.00	140579.00	
310	310.00	310.00	310.00	142380.00	311	311.00	311.00	143269.00	
312	312.00	312.00	312.00	145080.00	313	313.00			



000164115

landed Land Surveyor, licensed that this plat represents a survey dated March 16, 1993, last a Registered Land Surveyor

15. Township 14 North, Range 3 E, Perry Township, Marion County,

4. said point being as referred to land for Buffalo Farms, Inc. by June 30, 1992, certified by a Record and confirmed by

286.50 feet to a point on a non-9 degrees, 29 minutes, 31 seconds, 39 degrees, 46 minutes, 00

tangent to last said curve, 7.82

283.13 feet to a point on the wing, Section 2c, per plat of the Recorder in said county

long said easterly line, 276.26 feet, along said westerly line, of Killarney Hills at Murphy's Landing, Section 2c, thence South 35 (forty) feet to a westerly line, 276.26 feet, thence East, bearing per Instrument 14537 feet; thence West, thence South 35 degrees, 00 (gent) Curve to the right; thence along this, 35 seconds, an arc distance of feet, 82 seconds West, and a chord of feet, 38 seconds West, tangent to to the left; thence along said curve, an arc distance of 21.83 feet, West, and a chord distance of next said curve to the right through an arc distance of 17.85 feet, a West, and a chord distance of 16.93 feet; thence South 1 point on the West line of said curve East, along said West line, area, 135,865.89 square feet), restrictions of record

and 24) through 248 (all inclusive) streets, easements, and other public

shown in figures denoting

*[Signature]*  
and Surveyor (6304)

The undersigned, Yeager Realty, LLC, owners of the Real Estate shown and described on this plat hereby certifies that it has laid off, platted, and subdivided, and does hereby lay off, plat, and subdivide the property herein described in accordance with this plat. This subdivision shall be known as Killarney Hill at Murphy's Landing, Section 2, an addition in the City of Indianapolis, Perry Township, Marion County, Indiana.

The rights-of-way of the streets as shown on this plat, if not here-to-for dedicated to the public are hereby dedicated to the City of Indianapolis, Marion County, for use as a public right-of-way, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof, whenever discontinued by law, subject however, to a reservation of ingress-egress for the maintenance of railroad, if any, in any entrances to the subdivision.

There are strips of ground on this plat named "Drainage Easements", "Sewer Easements", and "Utility Easements" (B, S, & UE), either separately or in combination. The Utility Easements are hereby created and reserved for the use of all public utility companies (not including transportation companies), and governmental agencies for access to and installation, maintenance, repair or removal of poles, drains, ducts, mains, lines, wires, cables, and other equipment and facilities for the furnishing of utility service, including cable television services.

The Drainage Easements are hereby created and reserved (a) for the use of the developer during the development of the subdivision for access to and for the installation, repair, and removal of a drainage system, either by surface drainage or appropriate underground installations, for the Real Estate and adjoining property; and (b) for the Department of Public Works of the City of Indianapolis for access to repair, maintain, and replacement of such drainage systems, provided, however, that the owner of any lot in this Subdivision subject to a Drainage Easement, shall be required to keep the portion of said Drainage Easement on his lot free from obstructions so that the surface water drainage will be unimpeded.

The dedication of the Easements on this plat shall not be deemed a limitation on the rights of any party, for those use any such easements is created and reserved, to go on any lot subject to such easement temporarily to the extent reasonably necessary for the exercise of the rights granted to it by this paragraph. No permanent structures shall be erected or maintained upon said easements. The owners of lots in this subdivision shall take and hold title to the lots subject to the Utility, Sewer, and Drainage Easements herein created and reserved.

Site distances at intersections: No fence, wall, hedge, tree or shrub planting which obstructs sight lines at elevations between two (2) feet and nine (9) feet above the street level shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points twenty-two (22) feet from the intersection of said street lines or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within ten (10) feet of the intersection of a street right-of-way with the edge of a driveway, pavement, or alley line. No tree shall be permitted to remain within such distance of such intersection unless the foliage is maintained at such sufficient height to prevent obstruction of the sight distance.

The lots in this subdivision are also subject to a certain instrument entitled "Declaration of Covenants, Conditions, and Restrictions of Murphy's Landing" recorded as Instrument 1 1994-022628, being recorded in the Office of the Marion County Recorder.

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 Department of Capital Asset Management and the requirements of all sanitary sewer construction permits for this plan issued by said Department. Each 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 provision, when duly recorded, shall run with the real estate. The Department, and it's 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.

All of the foregoing easements shall be deemed to include the necessary rights of ingress and egress, in, along and through the same to permit the construction, maintenance, beneficial use and enjoyment thereof for their intended and combined purposes. The owners of all lots in this subdivision shall take and hold title to their lots subject to all to the foregoing easements, and to the rights of any entity entitled to use of said easements for their intended purpose.

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 Capital Asset Management of the City of Indianapolis and the requirements of all drainage permits for this plat issued by said Department.

All lots in this subdivision are subject to the requirements for tree preservation as outlined in the Zoning Ordinances recorded in Instrument 932817346. The requirements are outlined as follows:

Existing trees on the eastern portion of the site (Killarney Hill) will be preserved only as needed for street, utility and house footprint construction. It is proposed that each respective lot in these wooded areas will be submitted to DOD under a building permit with a tree preservation plan with of significant quality trees, 8 -inches or larger identified for preservation approval prior to the individual building permits being issued.

The Metropolitan Development Commission, its successors, and assigns shall have no right, power, or authority to enforce any covenants, conditions, restrictions or other limitations contained in this plat other than those covenants, conditions, restrictions, or limitations that expressly run in favor of the Metropolitan Development Commission provided further that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the Subdivision Control Ordinance 38-42-1, as amended or any conditions attached to the approval of this Plat by said Plat Commission.

In witness thereof, the undersigned have hereunto caused their and their names to be subscribed this 14th day of July, 2001.

Yeager Realty, LLC  
*[Signature]*  
Robert K. Yeager, President

State of Indiana )  
County of Marion ) SS

Before me, a notary public in and for the county and state, personally appeared the above and acknowledged the execution of the foregoing instrument as their voluntary act and deed and affixed their/its signature thereto.

Notary Public *[Signature]*  
Printed Name John R. Gibson  
County of Residence Marion, Ind.  
My Commission Expires 7-15-2001



This plat is a part of the property represented by a certain instrument currently dated recorded as Instrument 1 \_\_\_\_\_ recorded on \_\_\_\_\_

APPROVED THIS 11th  
DAY OF September 19 2001  
PERRY TOWNSHIP ASSESSOR  
*[Signature]* DRAFTSMAN