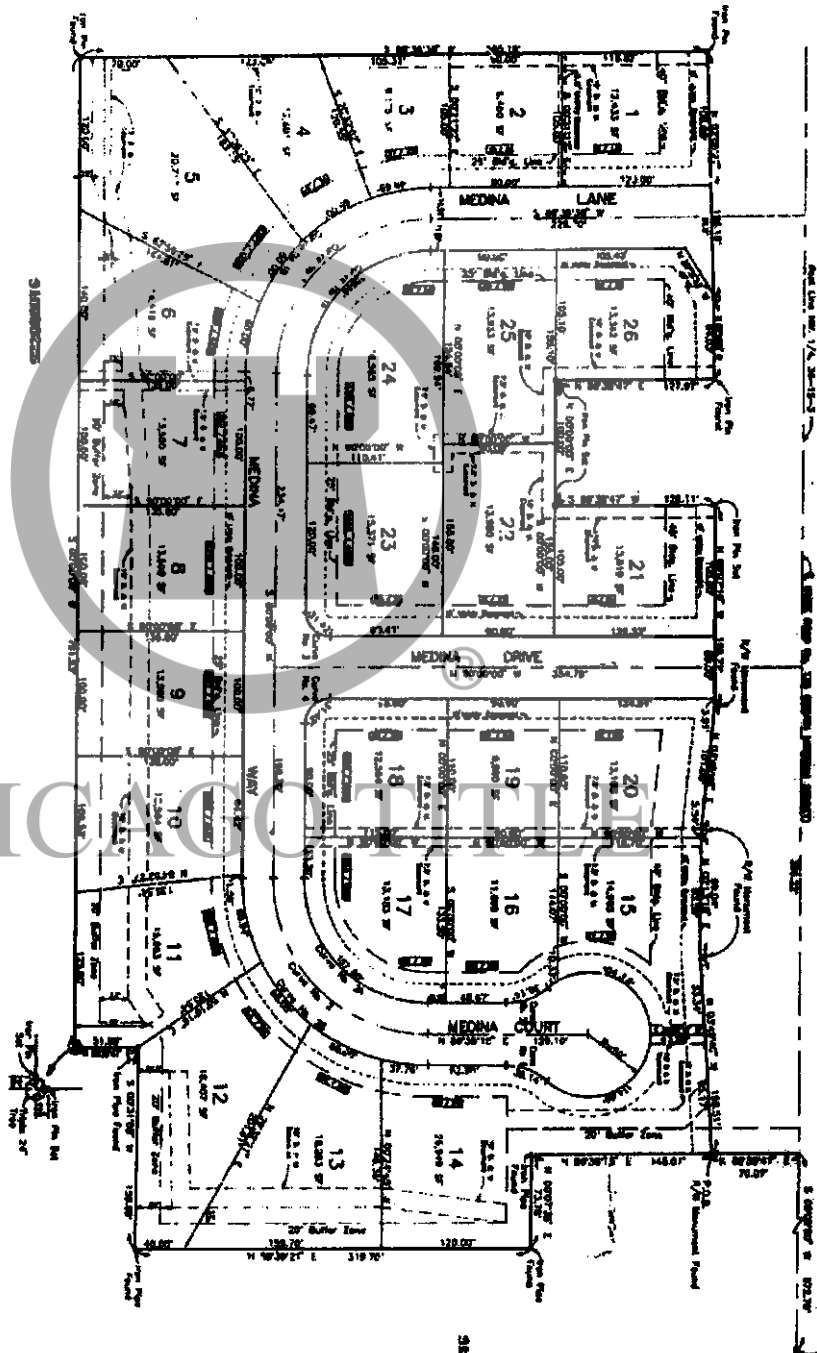


MERIDIAN VILLAGE SUBDIVISION

PLAT NO. 100



LOT NO.	AREA	OWNER	REMARKS
1	1,200 sq. ft.	AMT	
2	1,200 sq. ft.	AMT	
3	1,200 sq. ft.	AMT	
4	1,200 sq. ft.	AMT	
5	1,200 sq. ft.	AMT	
6	1,200 sq. ft.	AMT	
7	1,200 sq. ft.	AMT	
8	1,200 sq. ft.	AMT	
9	1,200 sq. ft.	AMT	
10	1,200 sq. ft.	AMT	
11	1,200 sq. ft.	AMT	
12	1,200 sq. ft.	AMT	
13	1,200 sq. ft.	AMT	
14	1,200 sq. ft.	AMT	
15	1,200 sq. ft.	AMT	
16	1,200 sq. ft.	AMT	
17	1,200 sq. ft.	AMT	
18	1,200 sq. ft.	AMT	
19	1,200 sq. ft.	AMT	
20	1,200 sq. ft.	AMT	
21	1,200 sq. ft.	AMT	
22	1,200 sq. ft.	AMT	
23	1,200 sq. ft.	AMT	
24	1,200 sq. ft.	AMT	
25	1,200 sq. ft.	AMT	
26	1,200 sq. ft.	AMT	
27	1,200 sq. ft.	AMT	

CHICAGO TITLE
 REAL ESTATE
 170 N. LAKE STREET
 CHICAGO, ILL. 60601
 312.541.1000
 312.541.1001

VARIOUS UTILITIES SHOWN
 DATE: 5-1-97



AmTech Engineering, Inc.
 ENGINEERS, PLANNERS, SURVEYORS
 6801 La Porte Blvd - Suite 200
 Indianapolis, Indiana
 (317)691-7700

NO.	DESCRIPTION	DATE
1	1-97	5-1-97
2	2-97	5-1-97
3	3-97	5-1-97
4	4-97	5-1-97
5	5-97	5-1-97
6	6-97	5-1-97
7	7-97	5-1-97
8	8-97	5-1-97
9	9-97	5-1-97
10	10-97	5-1-97
11	11-97	5-1-97
12	12-97	5-1-97
13	13-97	5-1-97
14	14-97	5-1-97
15	15-97	5-1-97
16	16-97	5-1-97
17	17-97	5-1-97
18	18-97	5-1-97
19	19-97	5-1-97
20	20-97	5-1-97
21	21-97	5-1-97
22	22-97	5-1-97
23	23-97	5-1-97
24	24-97	5-1-97
25	25-97	5-1-97
26	26-97	5-1-97
27	27-97	5-1-97

BMI, IN
 MERIDIAN VILLAGE
 PLAT PL

COMMENTS

The undersigned deems of record of the foregoing real estate located in Marion County, State of Indiana, hereby plat and subdivides the same in accordance with the plat and exhibits.

This Subdivision shall be known and designated as Marion Village Subdivision, a residential subdivision in Marion County, State of Indiana.

The streets and rights-of-way contained herein and labeled as public rights-of-way, if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground called utility easements shown on this plat which are hereby reserved for public utilities not including transportation easements for the installation and maintenance of poles, wires, cables, conduits, drains, gutters, lines and wires and other equipment used in the provision of utility services to the owners of lots within the subdivision. Purchasers of lots in this subdivision shall take title subject to the utility easements hereby created and subject all times to the rights of proper authorities to service the utility facilities and the easements hereby created and no permanent structure of any kind and no part thereof, except fences, shall be built, erected or maintained on said utility easements.

There are strips of ground called drainage easements shown on this plat which are hereby reserved to the City of Indianapolis and the Indianapolis Department of Public Works for the installation and maintenance of sewers, ditches, pipes, drains, catchbas, detention and retention areas or other drainage facilities. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service and maintain the drainage facilities and easements hereby created and no permanent structures of any kind and no part thereof except fences which do not retard or impede the flow of drainage water, shall be built, erected or maintained on said drainage easements. It shall be the responsibility of the owners of the areas enclosed within the drainage easements to maintain such areas in such conditions that the flow of storm drainage waters on, across and from said areas shall not be impeded, diverted or accelerated. Such use for storm water movement or retention or detention is hereby declared to be an essential and servitude upon said land for the benefit of the owners of other land included within the plat, whether or not such use is effected by such use and for any proper agency or department of the City of Indianapolis. The City of Indianapolis and the Indianapolis Department of Public Works are hereby given the right to obtain access to such areas to perform maintenance and to perform such maintenance as may be necessary to protect the easements and servitudes created.

utility facilities and the easements hereby created) and no permanent structure of any kind and no part thereof, except fences, shall be built, erected or maintained on said utility easements.

There are strips of ground marked drainage easements shown on this plat which are hereby reserved to the City of Indianapolis and the Indianapolis Department of Public Works for the installation and maintenance of sewers, ditches, pipes, drains, manholes, detention and retention areas or other drainage facilities. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service and maintain the drainage facilities and easements hereby created and no permanent structures of any kind and no part thereof except fences which do not retard or impede the flow of drainage water, shall be built, erected or maintained on said drainage easements. It shall be the responsibility of the owners of the areas indicated within the drainage easements to maintain such areas in such conditions that the flow of storm drainage waters on, across and from said areas shall not be impeded, interrupted or obstructed. Such use for storm water treatment or retention or detention hereby declared to be on easements and servitudes upon said land for the benefit of the owners of other land included within the plat, upstream or downstream, effected by such use and for any proper agency or department of the City of Indianapolis. The City of Indianapolis and the Indianapolis Department of Public Works are hereby given the right to obtain access to such areas to perform maintenance and to perform such maintenance as may be necessary to protect that easement and servitude rights.

It shall be the responsibility of the owner of any lot or parcel of land within the 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 the plat issued by those agencies. Failure to so comply including failure to comply with Department of Public Works and Federal Housing Administration lot grading regulations and recommendations or construction of any building area including easements or lower levels of multi-level basins, basins the owner had intentions shown on the Drainage Plan, shall operate as a waiver and release of the developer, his engineer and agents from all liability as to damage caused by storm waters or storm drainage.

Further, there are easements and servitudes upon the land within the plat in favor of surface water runoff along natural valleys and drainage channels running to waters of other land contained within the plat, upstream and downstream. It shall be the responsibility of the owners of those natural valleys and channels to use their land and maintain said natural valleys and channels in such manner and condition that the flow of storm drainage waters on, across, from and in such areas shall not be impeded, interrupted or obstructed.

shown on the Drainage Plan, shall operate as a waiver and release of the developer, his engineer and agents from all liability as to damage caused by storm waters or storm drainage.

Further, there are easements and servitudes upon the land within the plat in favor of surface water runoff along natural valleys and drainage channels running to waters of either land contained within the plat, streams and streams. It shall be the responsibility of the owners of these natural valleys and channels to use their land and maintain said natural valleys and channels in such manner and condition that the flow of storm drainage waters on, across, from and to such areas shall not be impeded, diverted or accelerated.

The lots of this subdivision and the use of the lots in the subdivision by present and future owners of occupants shall run with the land.

1. Front building lines are hereby established as shown on the foregoing plat between which lines and the right-of-way lines there shall be created, planned, or altered no structures or part thereof except that towers in keeping with the architectural style will be permitted, except that no tower shall exceed the public right-of-way. The building lines which are from public right-of-way lines are parallel to and measured perpendicularly from these public right-of-way lines unless otherwise dimensioned.

2. Lots may be used only for residential purposes and only for two-family dwellings, a private garage, and other such outbuildings as are usual and incidental to the use of a residential lot and may be constructed thereon.

3. All lots in this subdivision shall be designated as residential lots, and no house shall exceed two and one-half stories or thirty-five feet in height.

4. Every two-family dwelling erected, planned, altered or maintained on any lot within this subdivision shall have a minimum living area exclusive of open porches unfurnished balconies and attached garages of nine hundred (900) square feet. In the case of a structure of more than one story, at least six hundred sixty (660) square feet of the required minimum living area shall be on the first floor of the lower part of floors of the house.

5. Each two-family residence constructed upon any lot within this subdivision shall include at a minimum an attached one car garage. The means of ingress and egress to said attached garage shall be over a hard surfaced driveway constructed of concrete.

6. No structure of a temporary character, tank, stack, basement, garage, barn or other out-building shall be created, planned, or altered upon any lot for use

incidental to the use of a residential lot may be constructed thereon.

3. All lots in this subdivision shall be designated as residential lots, and no home shall exceed two and one-half stories or thirty-five feet in height.
4. Every two-family building erected, placed, altered or maintained on any lot within this subdivision shall have a minimum living area exclusive of open porches unfurnished balconies and attached garages of nine hundred (900) square feet. In the case of a structure of more than one story, at least six hundred sixty (660) square feet of the required minimum living area shall be on the first floor of the lower set of floors of the home.
5. Each two-family residence constructed upon any lot within this subdivision shall include at a minimum an attached one-car garage. The means of ingress and egress to said attached garage shall be over a hard surface driveway constructed of masonry.
6. No structure of a temporary character, tent, shack, basement, garage, barn or other out-building shall be erected, placed, or altered upon any lot for use as a residence either temporarily or permanently or at any time be used for such purposes.
7. The repair or change of impermissible motor vehicles or motorized alteration of motor vehicles shall not be permitted on any lot unless entirely within a program provided to be established by these covenants, conditions and restrictions.

8. Signs or undeveloped or unimproved lots shall at all times keep and maintain such lots in an orderly manner, including weeds and other practices to be reasonably cut and prevent the accumulation of rubbish and debris thereon.

9. No nuisance or offensive activities shall be carried on or be permitted to exist on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance. Any structure or building permitted to be constructed on any lot by these ordinances, which may be all or in part destroyed by fire, wind, storm or any other reason, shall be rebuilt and restored to its previous condition within a reasonable length of time, and all debris accumulated during construction thereof shall be removed within a reasonable time after any such occurrence.

10. Any bench for the storage of fuel created, placed or altered on any lot outside of any structure or building permitted by these ordinances shall be removed or otherwise located within the surface of the ground.

11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other animals generally and -potentially recognized as household pets, provided they are not kept, bred or maintained for any commercial purpose.

12. No use shall be made of any lot in this subdivision except as permitted by the regulations of the zoning districts zoning ordinance of Marion County, as amended for the zoning classification under which this project is developed.

13. Every building or part thereof shall be so located as to provide a side yard on each side of every lot building in accordance with the Marion County zoning Ordinance of 1974, as amended for the D-12 zoning classification, except that in the case where the use herein or portion was an adjoining lots not separated by a utility easement or a drainage easement which serves lots beyond the lots served by the common sewer as described above, then this restriction shall apply to the lot lines of the streets boundaries of the multiple lots under common ownership. Where adjoining lots are owned by the same owner or owners, and the drainage easement or utility easements which they separate these lots are not used to provide drains or utility services to any area beyond the lots commonly owned, then these easements on the boundary lots between the lots shall be maintained.

13. No one shall be made as any lot in this subdivision except as permitted by the regulations of the zoning districts zoning ordinance of Marion County, as amended for the zoning classification under which this project is developed.

14. Every building or part thereof shall be so located as to provide a side yard on each side of every lot building in accordance with the Marion County zoning Ordinance of 1974, as amended for the D-12 zoning classification, except that in the case where the same person or person has two adjoining lots not separated by a utility easement or a drainage easement which serves lots beyond the lots owned by the same owner as described above, then this restriction shall apply to the lot lines of the entire boundary of the multiple lots under common ownership. Where adjoining lots are owned by the same owner or owners, and the drainage easements or utility easements which are separate these lots are not used to provide drainage or utility services to any area beyond the lots commonly owned, then these easements on the boundary line between the two lots shall be extinguished for as long as the lots are owned by the same owner or owners. Notwithstanding the regulations of the D-12 zoning ordinance the minimum rear yards for any lot within this subdivision shall be twenty feet, and the minimum side yard of each lot or the combined lots under the circumstances described above shall be not less than four feet, and the appropriate off back side yards shall not be less than ten feet. In addition, the open space which is comprised of the total horizontal area of all uncovered open space plus one half of the total horizontal area of all covered open space shall comprise at least fifty five (55) percent of the total lot area.

15. No boat, trailer or wagon of any kind shall be kept or parked upon said lot except within the garage or other approved structure.

16. No fence, wall, hedge or other planting which obstructs sight lines at intersections between 2 and 4 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 all lots 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 distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. No fence shall be permitted to be constructed between the front set back line and the street curb.

17. No house fueling drain or run water drain shall be discharged into the sanitary sewer.

maintained or sufficient to prevent obstruction of such right lines. No person shall be permitted to be constructed between the front set back line and the street curb.

16. No house facing drain or road water drain shall be discharged into the sanitary sewer.
17. These covenants, conditions, restrictions and prohibitions constitute covenants running with the land and shall be effective for a period of twenty years from the date of recording of this plat. Provided that at the expiration of such ten year period, the owners of the majority of the lots in this subdivision shall exercise and acknowledge the dedication in writing unless removed, and said written declaration shall be recorded in the land records of Marion County, State of Indiana, in which event the provisions set forth for removal shall be null and void.
18. Invalidities of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which will continue to remain in full force and effect.
19. No radio towers, cell antennas, satellite dishes or other radio or radar equipment shall be allowed in this subdivision.
20. There shall be no filling or alteration of any drainage way or drainage course and the same shall be maintained by the owner of any lot on which such drainage way or course exists.

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 Government or limitations provided for therein. That nothing herein shall be construed to prevent the Metropolitan Government Commission from enforcing any provisions of the Metropolitan Central Ordinance, 20-21-3, as amended, or any conditions attached to approval of this plat by the Plat Commission.

CROSS REFERENCE

910046625

Amended part of Covenants for Meridian Village Subdivision

This amendment is made part of the covenants for Meridian Village Subdivision as recorded by Instrument No. 910002725 in the office of the Marion County Recorder, Marion County, Indiana, on this 16th day of May, 1991 by the Meridian Village Limited Partnership, Developer/Owner. Said Architectural Review Committee is hereby created, which committee will consist of not less than one member. Said Architectural Review Committee will be appointed jointly by the persons who have executed this plat. Those people who have executed this plat will also have the right to replace the member or members of the Architectural Review Committee and to expand the membership of the Architectural Review Committee with the rights of appointing additional members. In the event of death, disability or resignation of the originally appointed member or members, any person or persons who have executed this plat will be authorized to select the successor or successors to fill the vacancies thereby created. A majority of the members of the committee will be authorized to determine whether the proposed structure plans and specifications show conformity and harmony of external design with existing structures of the development and whether the building and property set back lines are in conformity with the applicable plat requirements and these covenants, conditions and restrictions. The committee shall also undertake such other duties and responsibilities as may be assigned to it. No charges will be made to any purchase of a lot for examination of plans or for giving approval for construction thereon. In the event the committee does not indicate in writing its approval or disapproval of plans submitted for its review within a period of fifteen calendar days after submission, the committee will be deemed to have approved such plans. Action of the committee need not be at a formal meeting but may be evidenced informally in writing, signed by an authorized officer. Prior to construction of any structure upon a lot with this subdivision, the building plans, including plot plan, specification and plans for landscaping and any other data or information which may be requested by the committee must be submitted to the Architectural Review Committee for its approval.

Essam Ismail
Meridian Village Limited Partnership

FINAL APPROVAL	
PLAT COMMITTEE	
METROPOLITAN DEVELOPMENT COMMISSION	
DIVISION OF DEVELOPMENT SERVICES	
MARION COUNTY, INDIANA	
May 17	91
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED	
<i>[Signature]</i>	
<i>[Signature]</i>	

Essam Ismail personally appeared before me, a Notary Public, in and for Marion County, Indiana this 17th day of May, 1991, after being duly sworn upon his oath, says that the facts alleged in the foregoing affidavit are true.

My Commission Expires 4/1/95
Notary Public Signature

91 MAY 17 AM 10:21
Kaysandra L. Birt
Notary Public Printed Name

JOANIL ROBERT
Recorder
Marion County
Tensley



THIS INSTRUMENT PREPARED BY
Mr. Rick Anderson

VOID UNLESS RECORDED
BEFORE May 17, 1993