

RECORD PLAT MUIRFIELD SUBDIVISION SECTION TWO

0000	LOT NUMBER
0000	ADDRESS

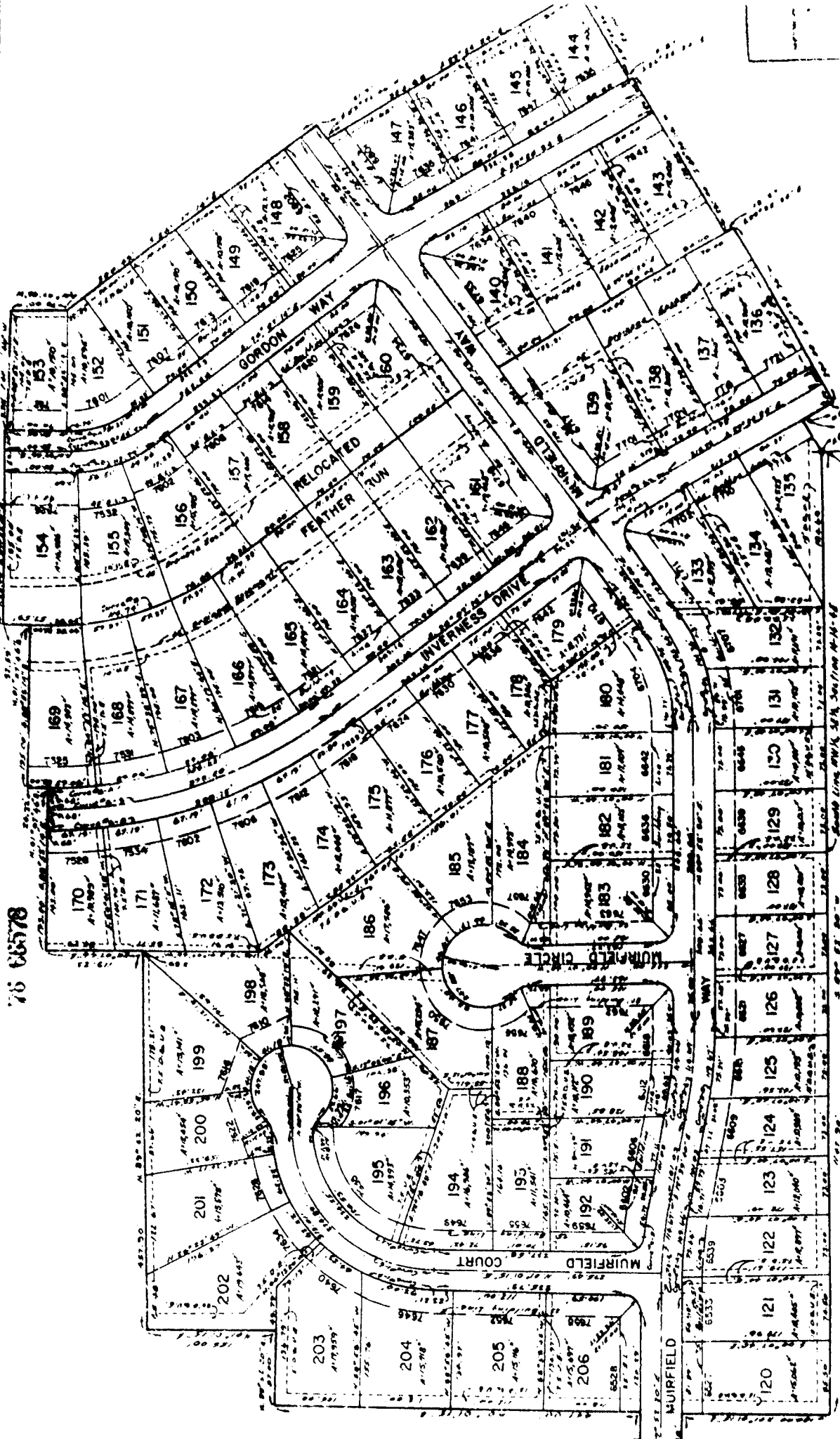
CERTIFIED BY *[Signature]*
 ARCHITECT &
 REGISTERED
 STATE OF

PLAT DATA			
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1	120	121	122
2	123	124	125
3	126	127	128
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5	132	133	134
6	135	136	137
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28	201	202	203
29	204	205	206

APPROVED THIS 19th DAY OF November 1916
[Signature]
 AUDITOR OF MERION COUNTY
[Signature]
 DRAFTSMAN

76 6578

76 6578



SE Corner, NW 1/4, Sec 16
Section 14 - 19 - 4E

RECORD PLAT

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MUIRFIELD SUBDIVISION - SECTION TWO

LEGAL DESCRIPTION

THE UNDERSIGNED HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A PORTION OF THE NORTHWEST QUARTER OF SECTION 39, TOWNSHIP 16 NORTH, RANGE 4 E 1 S, MARION COUNTY, INDIANA, REFERRED TO AS

BEGINNING ON THE WEST LINE OF SAID QUARTER SECTION, SOUTH 01 DEGREES 01 MINUTES 15 SECONDS WEST 1128.50 FEET, FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST 200.00 FEET PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREES 01 MINUTES 15 SECONDS WEST 447.00 FEET PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST 200.00 FEET PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREES 01 MINUTES 15 SECONDS WEST 155.00 FEET PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST 457.00 FEET PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREES 07 MINUTES 46 SECONDS EAST 119.23 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST 197.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 46 SECONDS EAST 24.32 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST 195.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 46 SECONDS EAST 32.59 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST 235.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 46 SECONDS WEST 3.26 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST 145.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 46 SECONDS WEST 70.00 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 14 SECONDS EAST 380.49 FEET; THENCE SOUTH 53 DEGREES 52 MINUTES 46 SECONDS WEST 21.00 FEET; THENCE SOUTH 25 DEGREES 25 MINUTES 24 SECONDS EAST 354.68 FEET; THENCE SOUTH 60 DEGREES 34 MINUTES 36 SECONDS WEST 125.00 FEET; THENCE SOUTH 21 DEGREES 25 MINUTES 24 SECONDS EAST 5.87 FEET; THENCE SOUTH 60 DEGREES 34 MINUTES 36 SECONDS WEST 220.00 FEET; THENCE SOUTH 29 DEGREES 25 MINUTES 24 SECONDS EAST 12.27 FEET; THENCE SOUTH 60 DEGREES 34 MINUTES 36 SECONDS WEST 240.00 FEET; THENCE NORTH 29 DEGREES 25 MINUTES 24 SECONDS WEST 42.73 FEET; THENCE SOUTH 60 DEGREES 34 MINUTES 36 SECONDS WEST 46.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST 1147.90 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST 180.00 FEET PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION, TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREES 01 MINUTES 15 SECONDS EAST 50.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 31.601 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

THIS SUBDIVISION CONSISTS OF 87 LOTS NUMBERED FROM 120 TO 206 BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESSE MY SEAL AND SIGNATURE THIS DAY OF MARCH 26, 1976

Arthur T. Wilcox
ARTHUR T. WILCOX, JR.
REGISTERED LAND SURVEYOR
STATE OF INDIANA



THE UNDERSIGNED, FORTRESS SERVICE CORPORATION, AN INDIANA CORPORATION, BEING OWNERS OF RECORD OF ALL INCLUDED TRACT, AGREE:

- A. TO BUILD RESIDENTIAL HOMES WHICH WILL CONTAIN AT LEAST 1200 SQUARE FEET OF LIVING SPACE AS REQUIRED UNDER THE PRESENT D-2 RESIDENTIAL DISTRICT ORDINANCE.
- B. THAT NO MOBILE HOMES WILL BE PLACED IN SAID ADDITION OR ALLOWED TO REMAIN IN SAID ADDITION.
- C. THAT EACH RESIDENTIAL HOME WILL HAVE AT LEAST A SINGLE CAR ATTACHED GARAGE AND NO CARPORTS.
- D. THAT DRIVEWAYS WILL BE CONSTRUCTED TO SAID RESIDENCES AND WILL BE PAVED WITH A HARD SURFACE, SUCH CONSTRUCTION TO BE COMPLETED NO LATER THAN ONE (1) YEAR AFTER THE CONVEYANCE OF ANY LOT OR PARCEL IN THIS PROPOSED ADDITION, AND NO DRIVEWAY WILL BE CONSTRUCTED OVER A STORM WATER DRAIN INLET.
- E. THAT NO FENCES WILL BE EFFECTED IN FRONT OF THE SETBACK LINES UNLESS THAT POLICY IS CHANGED BY PROPER AMENDMENT OF THE APPLICABLE ZONING ORDINANCE.
- F. THAT NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (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 TWENTY-FIVE (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 TEN (10) FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SIGHT LINE.
- G. ALL RESIDENCES WILL BE SINGLE FAMILY USE, NO DOUBLES EVEN ON CORNER LOTS AS OTHERWISE PERMITTED BY THE D-3 ORDINANCE.
- H. THAT LOTS NUMBERED 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 202, 203, 204, 205, 206, 206, AND 126 IN SECTIONS ONE AND TWO, MUST BE AT LEAST 15,000 SQUARE FEET IN SIZE.
- I. THAT THE DRAINAGE EASEMENT INURES TO THE BENEFIT OF EVERYONE WITHIN THE FEATHER RUN WATERSHED, NOT MERELY TO INDIVIDUAL PROPERTY OWNERS, AND THAT NO FENCE, SHRUBBERY, PLANTING, OR STRUCTURE WILL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT WHICH WILL IMPEDE THE FLOW OF WATER.

THE ABOVE COVENANT SHALL BIND NOT ONLY THE PARTIES TO THE AGREEMENT, (BETWEEN FORTRESS SERVICE CORPORATION, FRANKLIN TOWNSHIP, INDIANA, AND BUNKER HILL NEIGHBORHOOD ASSOCIATION) EXECUTED SEPTEMBER 5, 1975, BUT ARE INCLUDED IN THE COVENANTS, CONDITIONS AND SAID BOUND THE LOTS, PREMISES AND RUN WITH THE LAND. IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES, THAT THE AGREEMENT AND COVENANTS THEREIN AND THE RIGHT TO ENFORCE THE SAME SHALL EXTEND TO THE PARTIES TO SAID AGREEMENT, THEIR HEIRS AND ASSIGNS, AND THE METROPOLITAN DEVELOPMENT COMMISSION, THEIR SUCCESSORS OR ASSIGNS, WHO SHALL BE ENTITLED TO SUCH REFEIT WITHOUT BEING REQUIRED TO SHOW ANY DAMAGE OF ANY KIND TO ANY SUCH

... NORTH 20 FEET ... 20 SECONDS WEST ... PARALLEL TO THE ...
... NORTH 20 FEET ... 20 SECONDS WEST ... PARALLEL TO THE ...
... NORTH 20 FEET ... 20 SECONDS WEST ... PARALLEL TO THE ...

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.
IS A DIVISION CONSISTING OF LOTS NUMBERED FROM 120 TO 206 BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE
PLAN OF THE LOTS AND VIEWS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SEAL AND SIGNATURE THIS DAY OF MARCH 26, 1976

Arthur T. Wilcox
ARTHUR T. WILCOX #10413
REGISTERED LAND SURVEYOR
STATE OF INDIANA



THE UNDERSIGNED, FORTRESS SERVICE CORPORATION, AN INDIANA CORPORATION, BEING OWNERS OF RECORD OF ALL INCLUDED TRACT, AGREE

- A. TO BUILD RESIDENTIAL HOMES WHICH WILL CONTAIN AT LEAST 1200 SQUARE FEET OF LIVING SPACE AS REQUIRED UNDER THE PRESENT D-2 RESIDENTIAL DISTRICT ORDINANCE.
- B. THAT NO MOBILE HOMES WILL BE PLACED IN SAID ADDITION OR ALLOWED TO REMAIN IN SAID ADDITION.
- C. THAT EACH RESIDENTIAL HOME WILL HAVE AT LEAST A SINGLE CAR ATTACHED GARAGE AND NO CARPORTS.
- D. THAT DRIVEWAYS WILL BE CONSTRUCTED TO SAID RESIDENCES AND WILL BE PAVED WITH A HARD SURFACE, SUCH CONSTRUCTION TO BE COMPLETED NO LATER THAN ONE (1) YEAR AFTER THE CONVEYANCE OF ANY LOT OR PARCEL IN THIS PROPOSED ADDITION, AND NO DRIVEWAY WILL BE CONSTRUCTED OVER A STORM WATER DRAIN INLET.
- E. THAT NO FENCES WILL BE ERECTED IN FRONT OF THE SETBACK LINES UNLESS THAT POLICY IS CHANGED BY PROPER AMENDMENT OF THE APPLICABLE ZONING ORDINANCE.
- F. THAT NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (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 TWENTY-FIVE (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 TEN (10) FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SIGHT LINE.
- G. ALL RESIDENCES WILL BE SINGLE FAMILY USE, NO DOUBLES EVEN ON CORNER LOTS AS OTHERWISE PERMITTED BY THE D-3 ORDINANCE.
- H. THAT LOTS NUMBERED 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 202, 203, 204, 205, 206, AND 120 IN SECTIONS ONE AND TWO, MUST BE AT LEAST 15,000 SQUARE FEET IN SIZE.
- I. THAT THE DRAINAGE EASEMENT INURES TO THE BENEFIT OF EVERYONE WITHIN THE FEATHER RUN WATERSHED, NOT MERELY TO INDIVIDUAL PROPERTY OWNERS, AND THAT NO FENCE, SHRUBBERY, PLANTING, OR STRUCTURE WILL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT WHICH WILL IMPEDE THE FLOW OF WATER.

THE ABOVE COVENANTS SHALL BIND NOT ONLY THE PARTIES TO THE AGREEMENT, (BETWEEN FORTRESS SERVICE CORPORATION, FRANKLIN TOWNSHIP CIVIL ASSOCIATION, AND BUNKER HILL NEIGHBORHOOD ASSOCIATION) EXECUTED SEPTEMBER 5, 1975, BUT ARE INCLUDED IN THE DEED OF THIS ADDITION AND SHALL BIND THE SUBJECT PREMISES AND RUN WITH THE LAND. IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES, THAT THE AGREEMENT AND COVENANTS THEREIN AND THE RIGHT TO ENFORCE THE SAME SHALL EXTEND TO THE PARTIES TO SAID AGREEMENT, 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, AND THAT ANY CHANGES, MODIFICATIONS OR TERMINATION OF SAID AGREEMENT MAY BE EXECUTED BY THE THEN OWNERS OF THE REAL ESTATE AND THE PARTIES HERETO, THEIR HEIRS OR ASSIGNS.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 26th DAY OF March, 1976.

FORTRESS SERVICE CORPORATION
BY: *Harold L. Bartholomew*
HAROLD L. BARTHOLOMEW, SECRETARY

BY: *Lewis Watkins*
LEWIS WATKINS, VICE PRESIDENT

STATE OF INDIANA :
COUNTY OF MARION :

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED FORTRESS SERVICE CORPORATION, BY ITS ONLY AUTHORIZED OFFICERS LEWIS WATKINS, VICE PRESIDENT, AND HAROLD L. BARTHOLOMEW, SECRETARY, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 26th DAY OF March, 1976.



CHERYL WOOD, NOTARY PUBLIC
My Commission Expires Nov. 28, 1977