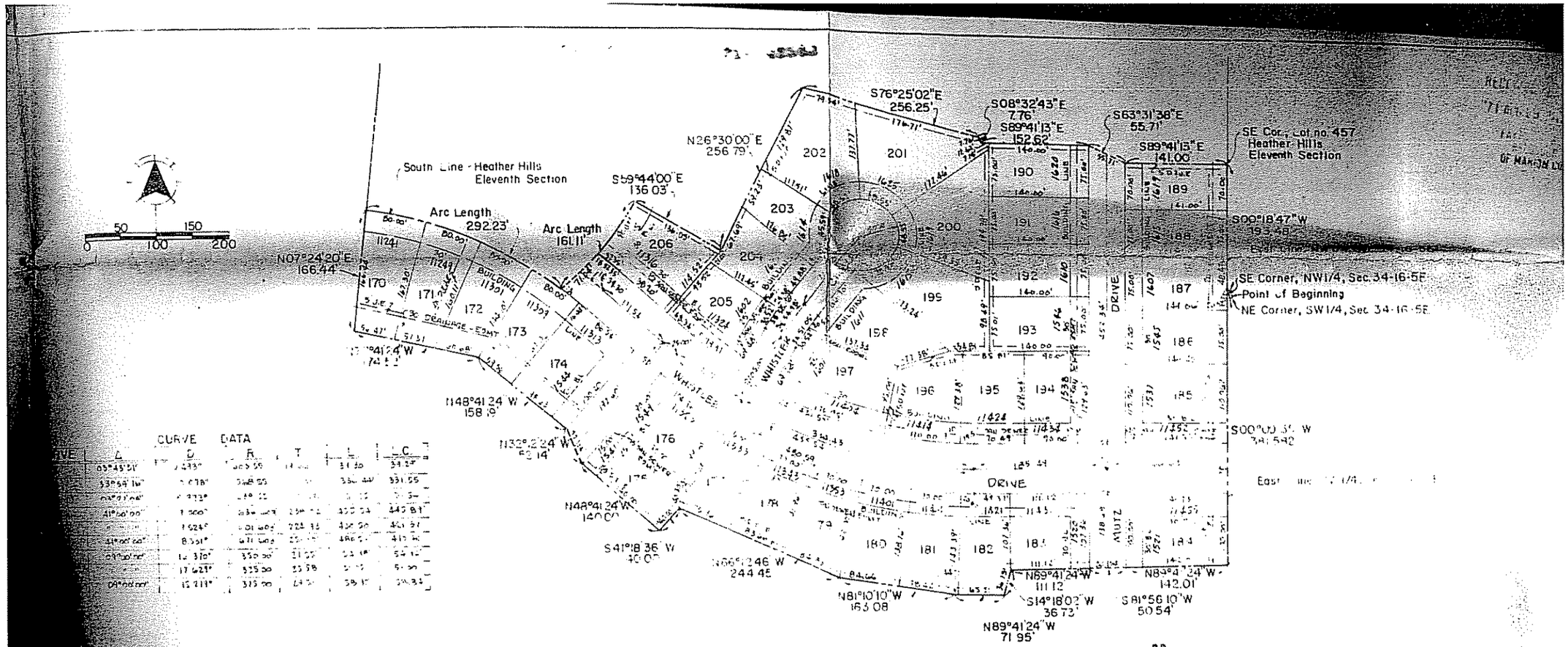
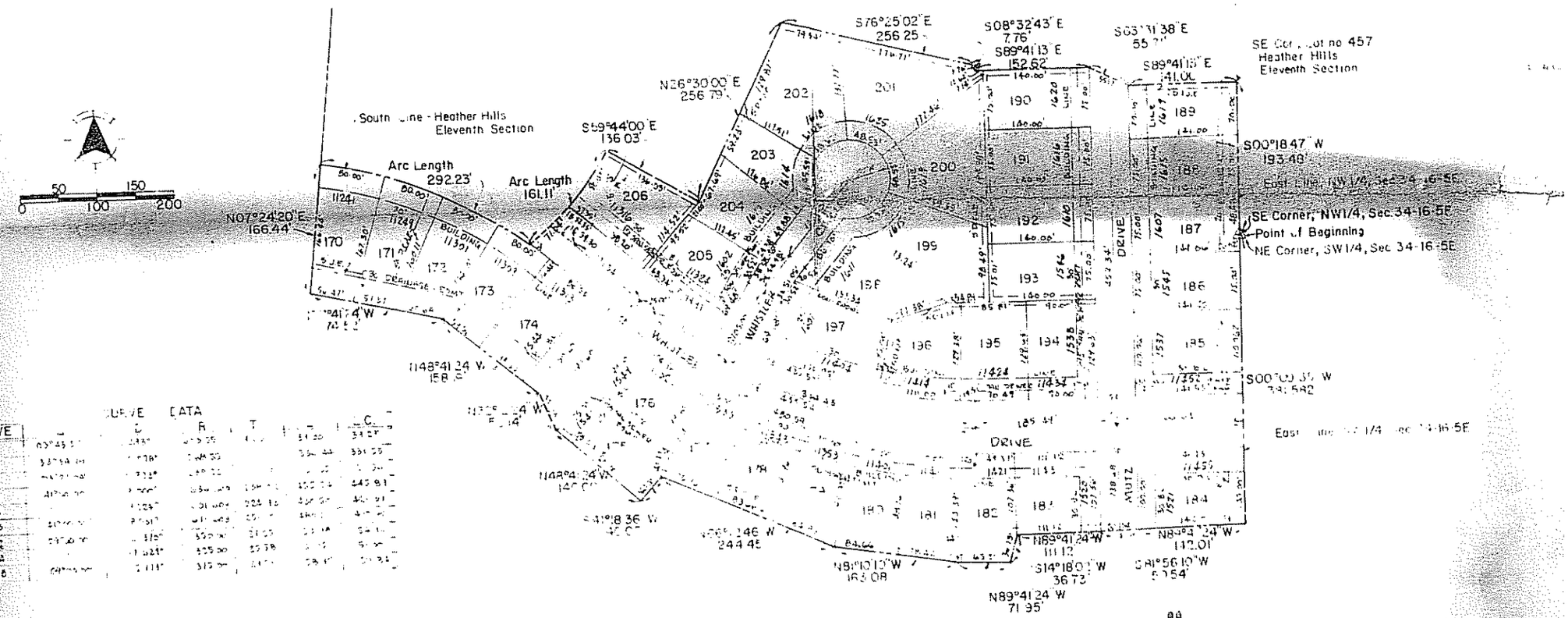


"NORTH GERMAN CHURCH WOODS"
SECTION IV

CERTIFICATE OF SURVEY

[illegible] feet from said point (said point also being on the Sout[illegible] of the Recorder of Marion County, Indiana); thence Southeasterly upon [illegible] said point (said POINT OF TANGENCY) also being the POINT OF CURVATURE of [illegible] feet to the POINT O[illegible] Northeasterly upon and along said curve 161.11 feet to the POINT O[illegible] 00 seconds East [illegible] 03 feet to a point; thence North 20 degrees 30 min[illegible] 43 seconds Ea[illegible] feet to a point; thence So[illegible] 89 degrees 41 min[illegible] 13 seconds East [illegible] 00 feet to the East line of the [illegible] Quarter [illegible] continuous and [illegible] South line of the [illegible] 2.850 acres [illegible]

[illegible] Northwest Quarter Section); thence South 00 degrees 0[illegible] feet to a point; thence South 81 degrees 56 min[illegible] feet to a point; thence North 39 degrees 41 min[illegible] feet to a point; thence South 41 degrees 18 [illegible] feet to a point; thence North 48 degrees 41 [illegible] feet to the POINT OF CURVATURE of a 10.078 [illegible] Heather Hills - Eleventh Section, a Subdi[illegible] and along said curve 292.23 feet to a POINT OF TANGENCY, the ra[illegible] a 13.194 degree curve to the left), the ra[illegible] TANGENCY); the [illegible] 25[illegible].79 feet to a point; thence South 89 degrees [illegible] 00 seconds East 152.62 feet to a point; thence South 63 degrees [illegible] 13 seconds East [illegible] point also being the Southeast corner of Lot 457 [illegible] Section (said point also being the Southeast corner of Lot 457 [illegible] Eleventh Section); thence South 00 degrees 18 minutes 47 seconds [illegible] as shown on the within plat.



"NORTH GERMAN CHURCH WOODS"
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[illegible]

Beginning at the Northeast corner of said Southwest Quarter (said point also being the Southeast corner of the said Northwest Quarter Section); thence South 00 degrees 09 minutes 35 seconds West upon and along the East line of said Southwest Quarter Section 381.582 feet to a point; thence North 89 degrees 41 minutes 24 seconds West 142.01 feet to a point; thence South 81 degrees 56 minutes 10 seconds West 50.54 feet to a point; thence North 89 degrees 41 minutes 24 seconds West 111.12 feet to a point; thence South 14 degrees 18 minutes 02 seconds West 36.73 feet to a point; thence South 81 degrees 56 minutes 10 seconds West 71.95 feet to a point; thence North 89 degrees 41 minutes 24 seconds West 245.45 feet to a point; thence South 41 degrees 18 minutes 36 seconds West 40.00 feet to a point; thence North 48 degrees 41 minutes 24 seconds West 158.19 feet to a point; thence North 77 degrees 10 minutes 10 seconds West 163.08 feet to a point; thence North 66 degrees 12 minutes 46 seconds West 52.14 feet to a point; thence North 48 degrees 41 minutes 24 seconds West 52.14 feet to a point; thence North 32 degrees 12 minutes 24 seconds West 166.44 feet to the POINT OF CURVATURE of a 10.078 degree curve to the right, the radius point of said curve being North 41 minutes 24 seconds West 140.00 feet to a point; thence North 07 degrees 24 minutes 20 seconds East 292.23 feet to a POINT OF TANGENCY, the radius point of said curve being South 36 degrees 41 minutes 24 seconds West 174.52 feet to a point; thence South 07 degrees 24 minutes 20 seconds West 568.55 feet from said point (said point also being on the South line of "Heather Hills - Eleventh Section", a Subdivision in Marion County, Indiana, the plat of which is recorded as Instrument numbered 70-6085 in the Office of the Recorder of Marion County, Indiana); thence Southeasterly upon and along said curve 161.11 feet to the POINT OF TANGENCY; the radius point of said curve being North 59 degrees 44 minutes 00 seconds West 434.26 feet from said point (said POINT OF TANGENCY also being the POINT OF CURVATURE of a 13.194 degree curve to the left), the radius point of said curve being North 38 degrees 28 minutes 37 seconds West 434.26 feet from said point; thence Northeasterly upon and along said curve 136.03 feet to a point; thence North 26 degrees 30 minutes 00 seconds East 256.79 feet to a point; thence South 76 degrees 25 minutes 02 seconds East 256.25 feet to a point; thence South 08 degrees 32 minutes 43 seconds East 7.76 feet to a point; thence South 89 degrees 41 minutes 13 seconds East 152.62 feet to a point; thence South 63 degrees 31 minutes 38 seconds East 55.71 feet to a point; thence South 89 degrees 41 minutes 13 seconds East 141.00 feet to the East line of the said Northwest Quarter Section (said point also being the Southeast corner of Lot 457 in said "Heather Hills - Eleventh Section"); thence South 00 degrees 18 minutes 47 seconds West upon and along the said East line the preceding (9) nine described courses being continuous and contiguous with the South line of said "Heather Hills - Eleventh Section"; thence South 00 degrees 18 minutes 47 seconds West upon and along the said East line 193.48 feet to the POINT OF BEGINNING containing 12.850 acres, more or less.

This subdivision consists of 37 lots numbered from 170 to 206, both inclusive, together with streets, easements and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 4th day of May 1971.

VINCENT J. SCHNEIDER REGISTERED 10285 STATE OF INDIANA LAND SURVEYOR

VINCENT J. SCHNEIDER Reg. Land Surveyor - Indiana #10286

The undersigned The Top Construction Corp., by John Copenhaver President being the owners of the above described real estate do here lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as NORTH GERMAN CHURCH WOODS - SECTION FOUR, an Addition in Marion County, Indiana

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. All numbered lots in this Addition shall be designated as residential lots. Only one single family with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
3. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of the sight line.
4. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one-half story house having a ground floor area of less than 660 square feet exclusive of open porches, garages or basements.
5. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in this Addition.
6. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
7. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
8. There are strips of ground as shown on the within plat marked "Drainage Easements" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times, to the authority of Marion County, Indiana and to the easements herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public utilities and to those of the owners of said lots in this Addition to said Easement herein granted for ingress and egress in, along, and through the strips so reserved.
9. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns. The Metropolitan Development Commission, their successors or assigns who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Such provisions shall be in full force and effect until June 1, 1994, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the majority of the then owners of the lots it is agreed to change the covenant in whole or in part. Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
10. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, The Top Construction Corp., by John Copenhaver, President, have caused to hereunto subscribe their names to be subscribed this _____ day of _____ 1971.

THE TOP CONSTRUCTION CORP

By: JOHN COPENHAVER
President

STATE OF INDIANA)
SS
COUNTY OF MARION)

Before me, a Notary Public in and said County and State personally appeared The Top Construction Corp., by John Copenhaver, its President, and acknowledge the execution of the above foregoing instrument as its voluntary act and deed.

Witness my signature and notarial seal this _____ day of _____ 1971.

My Commission Expires: _____

Notary Public _____

This instrument prepared by Schneider Engineering Corp., Vincent J. Schneider, President