

NORTH HARBOUR, SECTION ELEVEN
Plat Book 4 pages 159-160
Recorded March 23, 1973

Entry No.

Page No.

I hereby certify that the within plat is true and correct and represents a survey of part of the Northeast Quarter of Section 22 and part of the Southeast Quarter of Section 15, and part of the Southwest Quarter of Section 14 and part of the Northwest Quarter of section 23, all of Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the said Northeast Quarter Section; thence North 00 degrees 03 minutes 03 seconds East along the East line of the said Northeast Quarter Section 1676.14 feet; thence North 89 degrees 56 minutes 57 seconds West 1263.40 feet to the Place of Beginning, which is the Western corner of Lot 123 in "North Harbour-Section Four" the plat of which was recorded March 23, 1973, in Plat Book 4 pages 159 and 160, in the Office of the Recorder of Hamilton County, Indiana (the next two courses are along the Western boundary of the said "North Harbour-Section Four"); thence North 66 degrees 19 minutes 36 seconds East 321.65 feet; thence North 38 degrees 30 minutes 00 seconds East 1031.27 feet to the Northwesterly corner of the said plat, thence continue North 38 degrees 30 minutes 00 seconds East 120.00 feet; thence North 73 degrees 52 minutes 10 seconds East 256.08 feet to a point on a curve having a radius of 458.24 feet, the radius point of which bears North 73 degrees 52 minutes 10 seconds East; thence Northerly along the said curve 368.94 feet to a point which bears North 60 degrees 00 minutes 00 seconds West; from the said radius point, which point is the beginning of a curve having a radius of 563.29 feet, the radius point of which bears North 60 degrees 00 minutes 00 seconds West; thence Northerly along the said curve 393.25 feet to a point which bears North 80 degrees 00 minutes 00 seconds East from the said radius point; thence South 80 degrees 00 minutes 00 seconds West 194.01 feet; thence South 60 degrees 00 minutes 00 seconds West 516.19 feet; thence South 51 degrees 22 minutes 18 seconds West 406.01 feet; thence South 44 degrees 37 minutes 07 seconds West 1130.20 feet to a point on the Northeasterly right-of-way line of Banbury Road in North Harbour-Section Seven, the plat of which was recorded April 19, 1972 in Plat Book 4, pages 73 through 75 in the said Recorder's Office, said point lies South 50 degrees 00 minutes 00 seconds East 5.60 feet from the Northeasterly corner of the said plat, (the next three courses are along Eastern boundaries of the said North Harbour-Section Seven); thence South 50 degrees 00 minutes 00 seconds East 137.40 feet to a curve having a radius of 658.84 feet, the radius point of which bears South 40 degrees 00 minutes 00 seconds West; thence Southeasterly along the said curve 229.98 feet to a point which bears North 60 degrees 00 minutes 00 seconds East from the said radius point; thence South 30 degrees 00 minutes 00 seconds East 258.50 feet to the Place of Beginning, containing 29.424 acres, more or less.

This subdivision consists of 37 lots numbered 353 through 389, inclusively and Block Two. The size of the lots and widths of the streets are shown in figures denoting feet and decimal parts thereof.

The area labelled Block Two contains 10.991 acres, more or less.
This survey was made by me during November, 1973

Witness my signature this 9th day of November, 1973.

James E. Dankert
Registered Land Surveyor #4028

The undersigned, The Shorewood Corporation, being the owner of record of all of the included tract, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

This subdivision shall be known and designated as NORTH HARBOUR-SECTION ELEVEN, an addition in Hamilton County, Indiana.

A. Street Dedication: All streets shown and not heretofore dedicated to the public for its use.

B. Easements: There are strips of ground as shown on the within plat marked "Drainage Easements" (D.E.): "Sewer Easements" (S.E.) and "Utility Easements" (U.E.) either separately or in any combination of the three, which are reserved for the use of public utility companies and governmental agencies, as follows: "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 this and adjoining ground and/or the public drainage system. No structure, including fences, shall be built upon said easement, which will obstruct flow from the area being served. "Sewer Easements" (S.E.) are created for the use of the local governmental agency bearing jurisdiction over the storm and sanitary waste disposal system of said city and/or county for the purpose of installation and maintenance of sewers that are part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies, not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires; and also all rights and uses specified for sewer easements above designated. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies, and the rights of the other lot owners in this addition, to said easement herein granted for ingress and egress in, along and through the strips of ground for the purposes herein stated.

C. Enforcement: 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 structure erected or maintained in violation therein is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Noblesville City Plan 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. Said provision shall be in full force and effect until July 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority or the then owners of the lots it is agreed to change the covenants 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.

D. Restrictions: There are, recorded in the Office of the Recorder of Hamilton County, by Instrument Number 402, "Declaration of Restrictions for North Harbour Development Project:", which shall as a condition, precedent to ownership, be made a part hereof.

E. Covenants Run with Land: The foregoing covenants, limitations and restrictions, together with the above mentioned "Declaration of Restrictions for North Harbour Development binding on all parties and persons claiming under them.

F. Side and Rear Yard Building Lines: The side yard set-back lines shall not be less than ten (10) feet from the side line of the lot on one side, not less than seven (7) feet from the side line of the lot on the other side, and the total of both side yards shall be not less than twenty percent (20%) of the entire width of the lot. The rear set-back line shall be at least twenty (20) feet from the rear line, but if the lot abuts on Morse Reservoir, the committee established by the restriction in the total development may determine that the location of the building line adjacent to the Reservoir shall be otherwise.

Dated this 22 day of January, 1974.

The Shorewood Corporation
1220 Waterway Boulevard
Indianapolis, IN 46202

Stanley E. Hunt
Executive Vice-President

Hayes T. O'Brien
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Personally appeared before me the undersigned, a Notary Public, in and for said County and State, The Shorewood Corporation, by Stanley E. Hunt, Executive Vice-President and H. T. O'Brien, Secretary, and acknowledge execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expressed.

My Commission Expires
11/5/77

Donald L. Dunk
Notary Public

Under authority provided by Chapter 174-Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Common Council of the City of Noblesville, Indiana, this plat was given approval by the City of Noblesville as follows:

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Adopted by the City Plan Commission at a meeting held 21 January, 1974.

Noblesville City Plan Commission

G. F. Fearheiley, President

Gary L. Hiatt, Secretary

This plat was given approval by the Board of Public Works and Safety of the City of Noblesville, Indiana, at a meeting held on the day of 21 January, 1974.

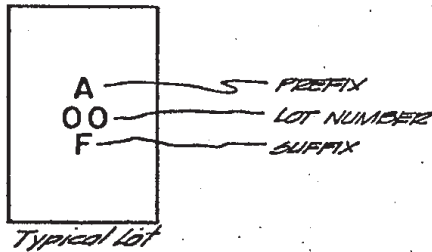
Max E. Robinson, Chairman

May Cook, Clerk Treasurer

This instrument prepared by Paul I. Cripe, by James E. Dankert, Secretary, this 9th day of November, 1973.

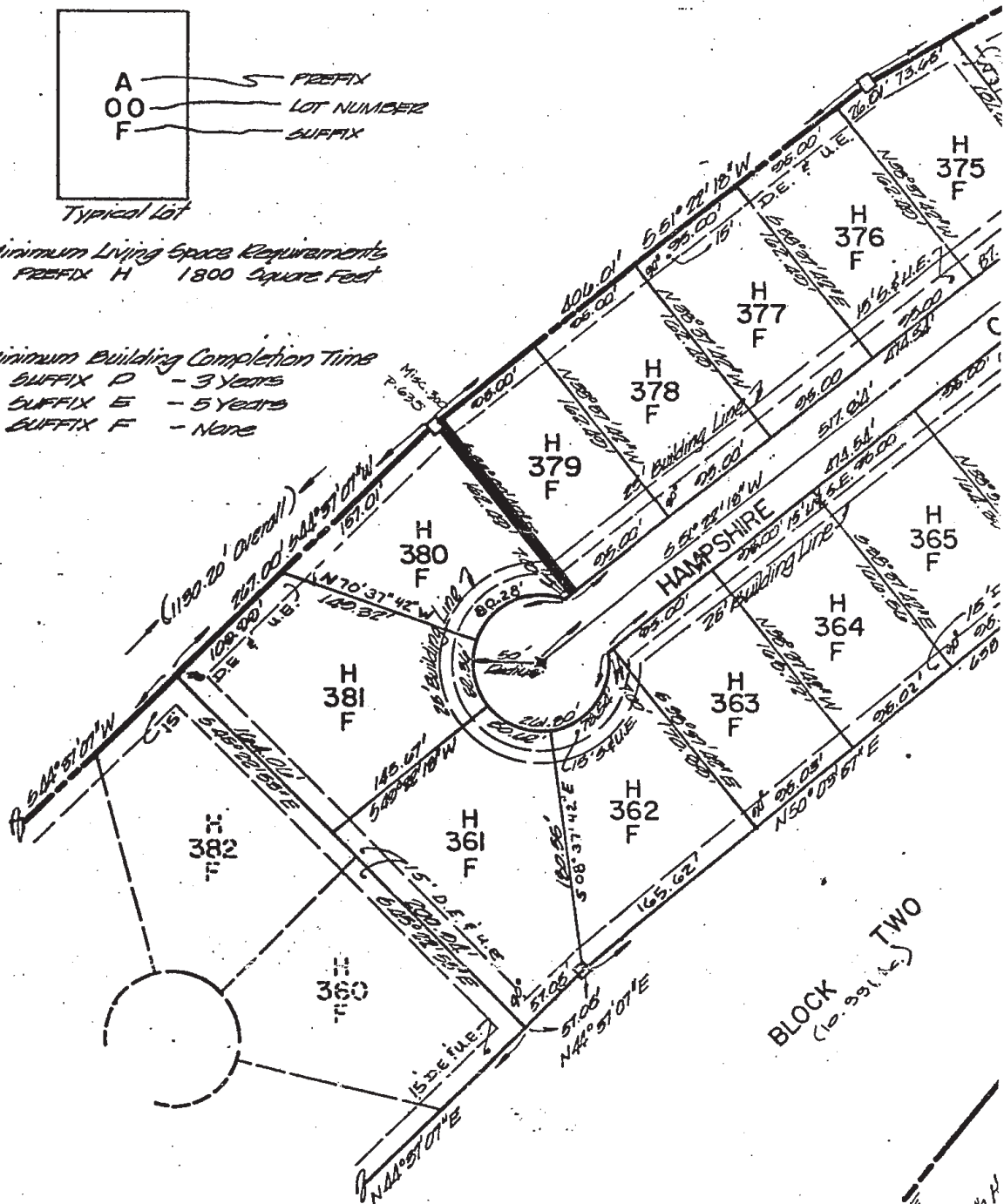
NORTH HARBOUR SECTION ELEVEN

RECORD PLAT



Minimum Living Space Requirements
PREFIX H 1800 Square Feet

Minimum Building Completion Time
SUFFIX D - 3 Years
SUFFIX E - 5 Years
SUFFIX F - None



NOTES ON MONUMENTS & MARKERS

- - DENOTES 4" x 4" x 30" PRECAST CONCRETE MONUMENT WITH CUT "X" IN TOP, SET VERTICALLY AND FLUSH WITH GRADE.
- - DENOTES "COPPERWELD", 1 1/2" DIA. COPPERCORDED STEEL ROD 36" LONG WITH 1/2" DIA TAPERED CAP WITH CUT "X" IN TOP SET VERTICALLY AND FLUSH WITH FINISH COURSE ASPHALT.

BLOCK TWO
(10,991.46)
N 58° 30' 00" E
North H
Recorded 3-23