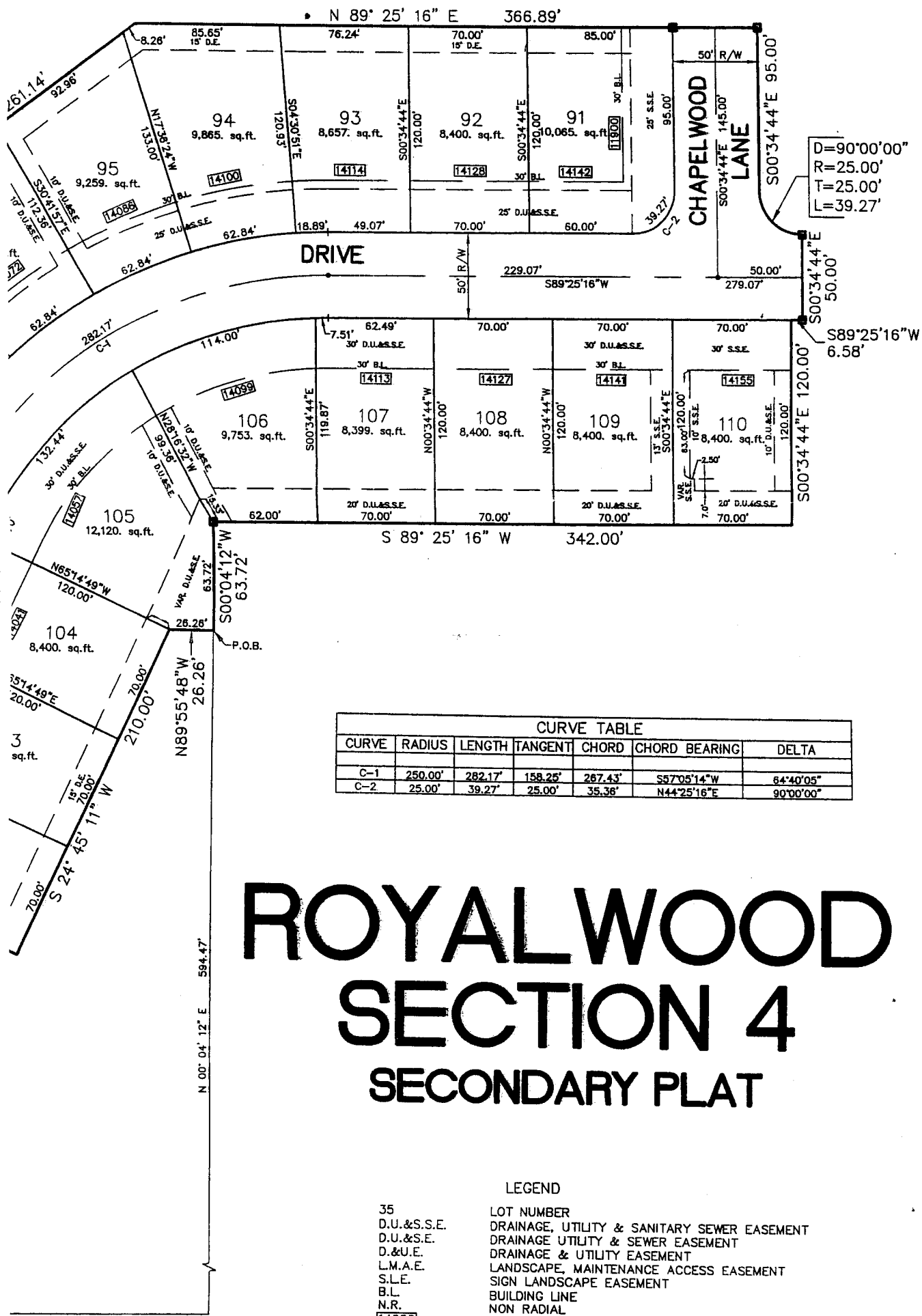


PC 2 SLIDE 343

996116
 Rec. 11-3-99

199909964115
 Filed for Record in
 HAMILTON COUNTY, INDIANA
 MARY L CLARK
 On 11-03-1999 At 09:47 am.
 PLAT 24.00



D=90'00"00"
 R=25.00'
 T=25.00'
 L=39.27'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C-1	250.00'	282.17'	158.25'	287.43'	S57°05'14"W	64°40'05"
C-2	25.00'	39.27'	25.00'	35.36'	N44°25'16"E	90°00'00"

ROYALWOOD SECTION 4 SECONDARY PLAT

LEGEND

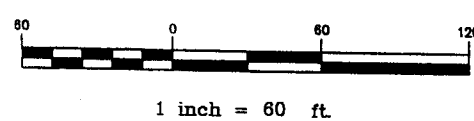
- 35 LOT NUMBER
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE, MAINTENANCE ACCESS EASEMENT
- S.L.E. SIGN LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- N.R. NON RADIAL
- [14050] LOT ADDRESS

THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 STOEPELWERTH AND ASSOCIATES INC.
 9940 ALLISONVILLE ROAD
 FISHERS, IN 46038
 PHONE: (317) 849-5935

DEVELOPED BY:
 CENTEX HOMES
 6602 EAST 75th STREET, SUITE 100
 INDIANAPOLIS, IN 46250
 (317) 915-2200

MONUMENTS

- DENOTES A "COPPERWELD" 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- DENOTES A 4"X4"X36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP TO BE SET WITH THE FINISH GRADE.



DULY ENTERED FOR TAXATION
 subject to final acceptance for transfer
 3 day of Nov 19 99

h m Ogle Auditor
 Hamilton County

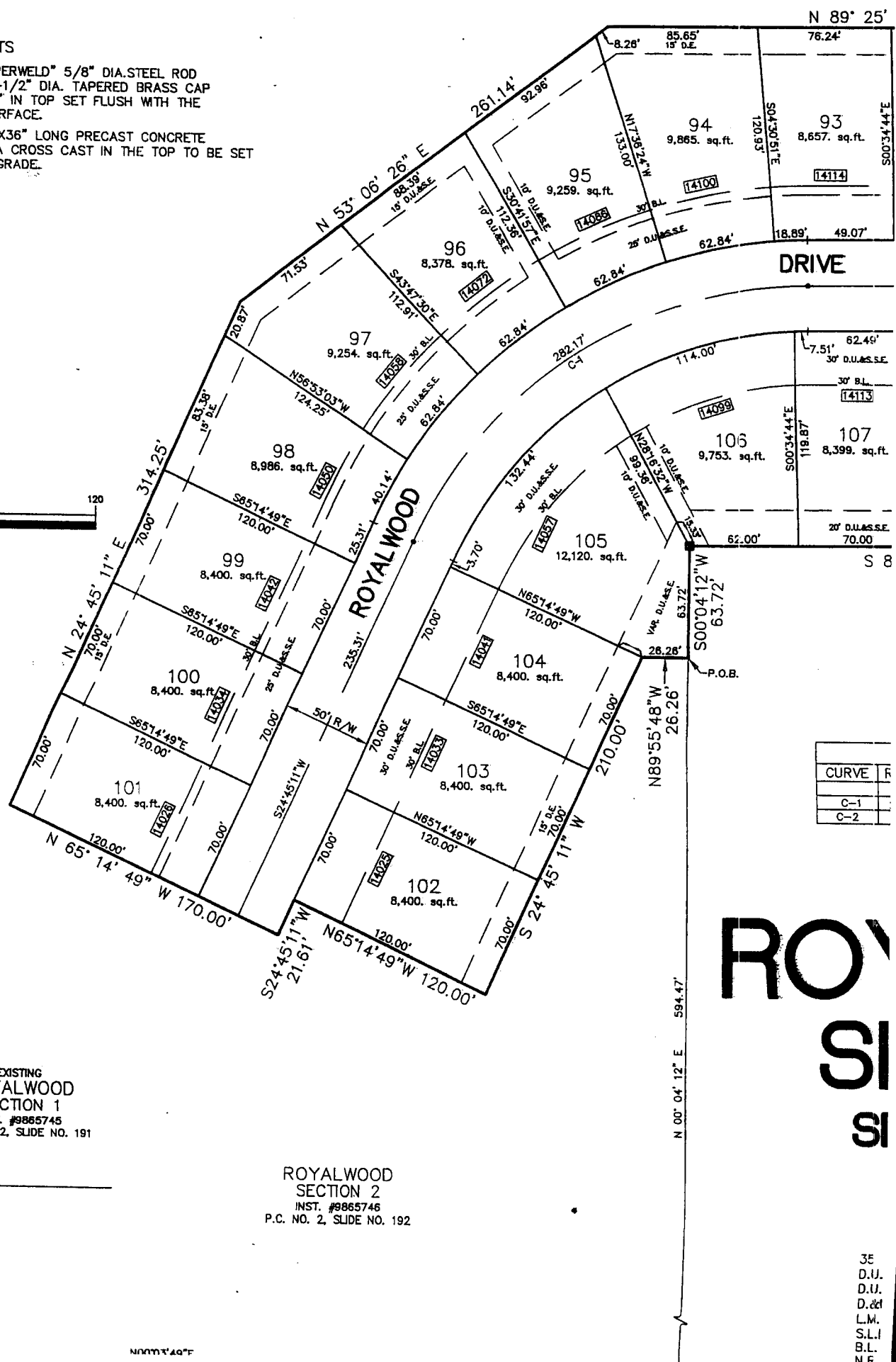
vol # _____

EXISTING ROYALWOOD SECTION 1
 INST. #9865745
 P.C. NO. 2, SLIDE NO. 191

N 89° 25' 16" E 659.88'
 SW COR N 1/2 SW 1/4 SEC. 36-T18N-R5E

EXISTING ROYALWOOD SECTION 1
 INST. #9865745
 P.C. NO. 2, SLIDE NO. 191
 W. LINE S.W. 1/4 SEC. 36-T18N-R5E

S.W. COR. S.W. 1/4 SEC. 36-T18N-R5E



CURVE	R
C-1	
C-2	

ROYALWOOD

ROYALWOOD SECTION 2
 INST. #9865746
 P.C. NO. 2, SLIDE NO. 192

3E
 D.U.
 D.U.
 D.&M
 L.M.
 S.L.I
 B.L.
 N.R.

There are designated parcels as shown on the within plat marked as Sanitary Sewer Easement or S.S.E., designated parcels marked as Drainage Easement, or D.E., designated parcels marked as Utility Easement or U.E. designated parcel marked as Non-Access Easement or N.A.E., and also as Landscape, Maintenance Access Easements, or L.M.A.E., either separately or in any combination of the same. Such designated parcels are hereby subjected to easements, which are hereby created and reserved for the uses defined as follows: (When easements are combined in the same strip of ground or area, all uses specified by each easement description below shall apply.)

"Sanitary Sewer Easements" are hereby created for the use of the Developer, and of the Utility, public or private, having jurisdiction over the sanitary waste disposal system. Sanitary Sewer Easements shall be used to construct, extend, operate, inspect, maintain, reconstruct, and remove mains, ducts, or other related utility structures of sanitary sewers that are part of said system, and for ingress and egress thereto.

"Drainage Easements" are created for the use of the Developer and any governmental agency having jurisdiction over drainage and storm sewer systems to provide paths and courses and a system for natural area and local storm drainage, either overland or in appropriate underground installations to serve the needs of this and adjoining grounds and the public drainage system. Drainage Easements shall be used to grade, construct, operate, inspect, maintain, reconstruct, and remove mains, ducts, or other related structures of storm sewers that are part of said system, and for ingress and egress thereto. The owners of all lots are and shall be required to keep any areas of their lots designed for the natural flow of water unimpeded, and any improvements made on or under any such easements by the owner are and shall be at the risk of the property owner.

"Utility Easements" are created for the use of all public or private utility companies, including but not limited to sanitary sewers, gas, phone, electric, water, and cable television companies, but not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, drains, pipes, and other utility installations for the purpose of furnishing utility services, and for ingress and egress thereto.

"Landscape, Maintenance Access Easements" are hereby created over and across Lots as areas for the installation and maintenance of landscaping, earth mounds, screening material, fencing, walls, neighborhood and community identification signs, directories, lighting, irrigation systems, walking trails and other improvements, and for ingress and egress thereto by the Developer and the Homeowner Association, and/or their assigns.

"Non-Access Easements" are created for the specific purpose of restricting access to residential lots from existing public streets. No driveway or access, either permanent or temporary will be permitted across designated non-access easements.

"Landscape, Maintenance Access Easement" are created for the specific purpose of access to landscaping, earth mounds, screening material, fencing and walls.

"Building Lines" are established as shown on this plat, between which lines and the property lines of adjacent streets, there shall not be erected or maintained any building or structure.

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

Pavement or concrete, including driveways and sidewalks, shall not be constructed on or within one (1) foot horizontal distance of any sanitary sewer manhole or cleanout casting.

The drip line of all trees must be located a minimum of ten (10) feet from the center of sanitary sewers and manholes and no trees shall be planted directly over building sewers (laterals). Any landscaping placed within easements or right-of-ways is at risk of being removed by utilities without the obligation of replacement.

No mounding, lighting, fencing, signs, retaining/landscaping/entrance walls, irrigation lines, etc. shall be placed within ten (10) feet of the center of the sanitary sewer infrastructure. Any of the above listed items placed within easements or right-of-ways are at risk of being removed by utilities without the obligation of replacement.

All homeowners not serviced by gravity sanitary sewer service are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and gravity laterals from the residence to its connection to the sanitary sewer main.

The discharge of clear water courses (from...)

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All homeowners not serviced by gravity sanitary sewer service are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and gravity laterals from the residence to its connection to the sanitary sewer main.

The discharge of clear water sources (foundation drains, sump pumps, roof drains, etc.) to the sanitary sewers is prohibited.

Grade changes across sanitary sewer facilities must be approved in writing by Hamilton Southeastern Utilities, Inc.

Witness my signature this 5th day of October, 1999.

Dennis D. Olmstead

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a notary public in and for said county and state, personally appeared Dennis D. Olmstead who acknowledge the execution of the foregoing instrument as his voluntary act deed and affixed his signature thereto.

Witness my hand Notarial Seal, this 5th day of October, 1999.

Maxine H. Webb
Maxine H. Webb, Notary Public



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