

SHEFFIELD WOODS SECTION ONE

CERTIFICATE OF SURVEY

I, the undersigned, hereby certify that the within plat is true and correct and represents a part of the East Half of the Northwest Quarter of Section 28, Township 16 North of Range 5 East in Marion County, Indiana, being more particularly described as follows, to-wit:

Beginning at a point on the North line of the said East Half Quarter Section 710.00 feet South 90 degrees 00 minutes 00 seconds West of the Northeast corner of the said East Half Quarter Section; thence South 00 degrees 00 minutes 00 seconds a distance of 200.20 feet to a point; thence North 90 degrees 00 minutes 00 seconds East and parallel with said North line 14.42 feet to a point; thence South 00 degrees 00 minutes 00 seconds a distance of 140.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East and parallel with said North line 38.82 feet to a point; thence South 00 degrees 00 minutes 00 seconds a distance of 170.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East and parallel with said North line 330.00 feet to a point; thence South 00 degrees 00 minutes 00 seconds a distance of 320.99 feet to a point; thence South 90 degrees 00 minutes 00 seconds West and parallel with said North line 52.35 feet to a point; thence South 05 degrees 17 minutes 00 seconds East 557.00 feet to a point; thence South 84 degrees 43 minutes 00 seconds West 200.00 feet to a point; thence North 05 degrees 17 minutes 00 seconds West 12.00 feet to a point; thence South 84 degrees 43 minutes 00 seconds West 130.00 feet to a point; thence North 05 degrees 17 minutes 00 seconds West 31.55 feet to a point; thence South 90 degrees 00 minutes 00 seconds West and parallel with said North line 402.33 feet to a point; thence North 00 degrees 00 minutes 00 seconds a distance of 40.00 feet to a point; thence South 90 degrees 00 minutes 00 seconds West and parallel with said North line 155.00 feet to a point; thence South 90 degrees 00 minutes 00 seconds a distance of 20.00 feet to line 181.16 feet to the West line of the East Half of said Quarter Section; thence North 00 degrees 07 minutes 07 seconds East upon and along said West line 1525.00 feet to the Northwest corner of said East Half Quarter Section; thence North 90 degrees 00 minutes 00 seconds East upon and along said North line 630.76 feet to the BEGINNING POINT; containing 31.245 acres more or less.

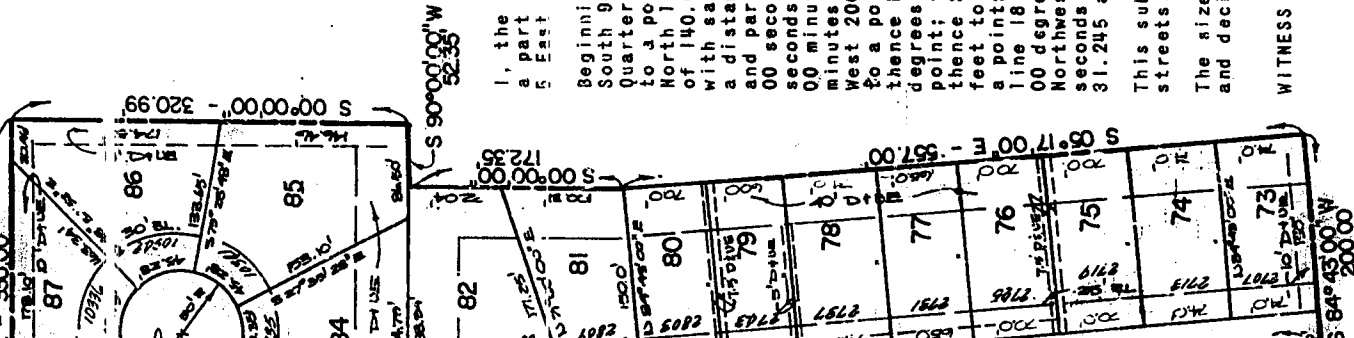
This subdivision consists of 92 lots numbered 1 through 92, both inclusive, together with streets, easements, and public ways as shown on the within plat.

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

WITNESS MY SIGNATURE this 14TH day of SEPT. 1972.



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





VINCENT J. SCHNEIDER
Notary Public - Indiana #10286

homes, Inc., by Frank Crossan, Vice President and Richard Crossland, Assistant Secretary, being the owner of the above described real estate do here lay off, plat and subdivide the same in accordance with the within plat.

SECTION ONE, an Addition in Marion County, Indiana. and not heretofore dedicated are hereby dedicated to the public. 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. 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, ledge or shrub structures 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 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 distance of such as the foliage line is maintained at sufficient height to prevent obstruction of the sight line.

Open porches, garages or basements. 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 have a ground floor area of less than 660 square feet. 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. 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.

Domestic animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird. The ground shown on this plat marked "Drainage Easements" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including transportation or 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. Those of the owners of said lots in this Addition to said easements herein, shall take their title subject to the rights of the public. Those 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 thereon 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 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. If the lots, it is agreed to change to covenants in whole or in part. Invalidity of any of the covenants by judgement or court order shall in no wise affect any of the other provisions of this instrument in full force and effect.

Terms, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

Ryan Homes, Inc. by Frank Crossan, Vice President and Richard Crossland, Assistant Secretary, have hereon to caused its and their names to be subscribed this 14th day of

Before me, a Notary Public in and said County and State, personally appeared Ryan Homes Inc., by Frank Crossan, Vice President and Richard Crossland, Assistant Secretary, and acknowledge the execution of the above foregoing instrument as its voluntary act and deed.

RYAN HOMES, INC.

BY *Frank Crossan*
FRANK CROSSAN
Vice President

ATTEST *Richard Crossland*
RICHARD CROSSLAND
Assistant Secretary

notarial seat this 14th day of Sept. 1972.

207 34 1974

R. Schneider

APPROVED THIS 18th DAY OF September 19 72.
AUDITOR MARION COUNTY
R. Schneider
DEPUTY



This instrument prepared by Schneider Engineering Corp., Vincent J. Schneider, President
February 1972

72-55531

72-55531

FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DIVISION OF PLANNING & ZONING
MARION COUNTY, INDIANA
September 18 1972
PROPER PUBLIC NOTICE OF THE MATTERS HAS BEEN PUBLISHED.
Richard Crossland
SECRETARY PLAT COMMITTEE

VOID UNLESS RECORDED
BEFORE MAR 1 1974