

SOUTHERN LAKE

SECTION 2

JOHN BURKHART, VICE-PRESIDENT, FOR AND BEHALF OF LUXHART CORPORATION, HAS HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STRIPS AS SHOWN AND DESIGNATED AS LOTS AND STRIPS IN PLAT SHALL BE KNOWN AND DESIGNATED AS LOTS AND STRIPS IN PLAT FRANKLIN TOWNSHIP, INDIANA.

THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, SUCH AS HIGHWAYS, RAILROADS, WATERWAYS, OR REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED OR ABANDONED.

DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE PERMITTED ON ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT EXCEPT AS SHOWN AND DESIGNATED AS LOTS AND STRIPS IN PLAT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING WITH A HEIGHT OF NOT MORE THAN TWENTY FEET.

NO LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE DEVELOPMENT PLAN (GRADING PLAN) AS APPROVED FOR THIS PLAT BY THE BOARD OF ZONING AND PLANNING COMMISSIONERS OF FRANKLIN TOWNSHIP, INDIANA, OR THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT.

AGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISIONS OF THIS PLAT SHALL BE APPLIED TO ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT WHICH IS NOT A CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE PERMIT HAS BEEN OBTAINED THEREFOR.

DGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT WHICH IS NOT A CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE PERMIT HAS BEEN OBTAINED THEREFOR.

LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE REAR LOT LINE THAN THE FRONT LOT LINE OR NEARER TO THE REAR LOT LINE THAN THE REAR LOT LINE AS SHOWN ON THE WITHIN PLAT.

ES WILL BE PERMITTED EVEN ON CORNER LOTS AS OTHERWISE MIGHT BE PERMITTED BY THE BOARD OF ZONING AND PLANNING COMMISSIONERS OF FRANKLIN TOWNSHIP, INDIANA, OR THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT.

ION BETWEEN THE FRONT BUILDING LINE AND THE FRONT PROPERTY LINE (OR THE REAR BUILDING LINE AND THE REAR PROPERTY LINE) OF THE LOTS AS SHOWN ON THE WITHIN PLAT.

AND SHALL BE RAISED, BRED OR KEPT ON ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT WHICH IS NOT A CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE PERMIT HAS BEEN OBTAINED THEREFOR.

TERM: THE WITHIN COVENANTS, LIMITATIONS, RESTRICTIONS, AND EASEMENTS SHALL BE IN FULL FORCE AND EFFECT FOR SUCCESSIVE PERIODS OF TEN (10) YEARS TO BE CALLED IN BY THE BOARD OF ZONING AND PLANNING COMMISSIONERS OF FRANKLIN TOWNSHIP, INDIANA, OR THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAVE HEREUNTO SIGNED AND SEALED THIS 15th DAY OF JULY, 1987.

LUXHART CORPORATION
BY: *David Lux*
F. DAVID LUX, PRESIDENT



STATE OF INDIANA
COUNTY OF MARION
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED *John Burkhart* AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 15th DAY OF JULY, 1987.

NOTARY PUBLIC
MY COMMISSION EXPIRES *March 31, 1990*

COUNTY OF RESIDENCE *Marion*

THE UNDERSIGNED, LUXHART CORPORATION, BY F. DAVID LUX, PRESIDENT, AND JOHN BURKHART, VICE-PRESIDENT, FOR AND BEHALF OF SAID CORPORATION AS OWNER OF THE WITHIN DESCRIBED REAL ESTATE, DOES HEREBY 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 "SOUTHERN LAKES ESTATES SECTION 2", A SUBDIVISION IN MARION COUNTY, FRANKLIN TOWNSHIP, INDIANA.

ALL STREETS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING WITH ATTACHED ACCESSORY BUILDING AND NOT EXCEEDING 35 FEET IN HEIGHT.

DRAINAGE: IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DEVELOPMENT PLAN (GRADING PLAN) AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS, INDIANAPOLIS, INDIANA, AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THIS PLAT.

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION (ARTIFICIAL AND/OR NATURAL) ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) FEET 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 RIGHT-OF-WAY 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 RIGHT-OF-WAY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN (10) FEET OF THE INTERSECTION OF A STREET RIGHT-OF-WAY 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 IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

BUILDING LOCATION: NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

ALL RESIDENCES WILL BE FOR SINGLE FAMILY USE. NO DOUBLES WILL BE PERMITTED EVEN ON CORNER LOTS AS OTHERWISE MIGHT BE PERMITTED BY THE D-3 ZONING ORDINANCE.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D. U. & S. E. (DRAINAGE, UTILITY AND SEWER EASEMENTS) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS EXCEPT FOR FENCES, DRIVEWAYS AND WALKWAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION HOWEVER SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

FENCES: NO FENCE SHALL BE ERECTED IN THIS SUBDIVISION BETWEEN THE FRONT BUILDING LINE AND THE FRONT PROPERTY LINE (SIDE BUILDING LINE AND SIDE PROPERTY LINE FOR CORNER LOTS) OF THE STREETS AS SHOWN ON THE WITHIN PLAT.

ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

ENFORCEMENT: THE RIGHT TO ENFORCE THE WITHIN PROVISIONS, RESTRICTIONS AND COVENANTS BY INJUNCTION WITH THE RIGHT TO CAUSE 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, AND 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.

ENFORCEMENT: THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, 58-A0-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

ALL RESIDENTIAL HOMES WILL CONTAIN AT LEAST 1200 SQUARE FEET OF LIVING SPACE AS REQUIRED UNDER THE PRESENT D-2 RESIDENTIAL DISTRICT ORDINANCE.

DRIVEWAYS: 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 STORM WATER DRAIN INLETS.

GARAGES: EACH RESIDENTIAL HOME WILL HAVE AT LEAST A TWO CAR ATTACHED GARAGE AND NO CARPORTS.

MOBILE HOMES WILL BE PLACED IN SAID ADDITION OR BE ALLOWED TO REMAIN IN SAID ADDITION.