

I, the undersigned, hereby certify that to the best of my professional knowledge and belief the within plat accurately represents a survey performed under my supervision of part of the Southwest Quarter of Section 25, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of said Section 25; thence along the West line thereof South 00 degrees 18 minutes 46 seconds West 934.64 feet to a point on the North line of said Section 25; thence North 00 degrees 18 minutes 46 seconds East 1,704.36 feet from the Southwest corner of the Southwest Quarter of said Section 25; thence South 01 degrees 11 minutes 21 seconds West 376.17 feet to a point on the North line of the Southwest Quarter of said Section 25; thence along said South line North 89 degrees 02 minutes 35 seconds East 508.31 feet; thence South 00 degrees 18 minutes 46 seconds West 208.85 feet; thence North 48 degrees 03 minutes 25 seconds East 508.00 feet; thence North 41 degrees 56 minutes 35 seconds West 232.56 feet; thence North 25 degrees 53 minutes 55 seconds West 521.29 feet; thence South 64 degrees 06 minutes 25 seconds West 10.00 feet; thence North 25 degrees 53 minutes 55 seconds West 153.69 feet; thence North 00 degrees 18 minutes 46 seconds East 412.08 feet to a point on the North line of said Southwest Quarter; thence along said North line South 88 degrees 59 minutes 52 seconds West 738.19 feet to the Point of Beginning, containing 25.00 acres, more or less.

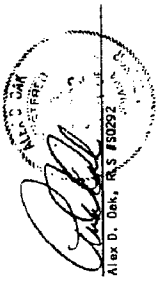
This subdivision consists of 50 lots, numbered 174 to 223 inclusive. The size of the lots and the width of the streets are shown in figures denoting feet and decimal parts thereof.

This survey was made under my supervision during the month of August, 1985.

Witness my signature this 16th day of OCTOBER, 1987.

Source of Title: Deed Book 342 pages 146-149 Instrument #66-1444.

In the Recorder's Office, Hamilton County, Indiana.


Alex D. Ober, Notary Public, Hamilton County, Indiana, No. 150229.

The undersigned, The Shorewood Corporation, being the owner of record of the above described real estate hereby certify that they do lay off, plat and subdivide the same into lots, block and streets in accordance with this plat and certificate.

This subdivision shall be known and designated as "SPRINGHILL CROSSING - SECTION FIVE"

All streets shown and not heretofore dedicated, are hereby dedicated to the public for its use.

1. **EASEMENTS FOR DRAINAGE, SEWER AND UTILITIES:** Lots are subject to drainage easements, sewer easements and utility easements, either separately or in combination of the three, as shown on the plat, which are reserved for the use of the lot owners, public utility companies and governmental agencies as follows:

- A. **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 subdivided lots and adjoining ground and/or public drainage systems and it shall be the individual responsibility of the lot owner to install the drainage across his own lot. Under no circumstances shall said easement be blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading restrict the water flow in any manner. Said areas are subject to construction or reconstruction to any extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the subdivision.
- B. **SEWER EASEMENTS (S.E.)** - are created for the use of the local governmental agency having jurisdiction over the storm and/or sanitary waste disposal system of said city and/or county designated to serve the addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner of a lot must connect with any public sanitary sewer available.
- C. **UTILITY EASEMENTS (U.E.)** - are created for the use of public utility companies and cable TV's, not including transportation companies, for the installation of pipes, mains, ducts and cables as well as for the uses specified in the case of sewer easements.
- D. The owners of all lots in this addition shall take title subject to the rights of public utilities, governmental agencies, and the rights of the 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.

2. **DWELLING SIZE AND USE:** All lots in this subdivision shall be known and designated as residential lots. No business buildings shall be erected on said lots and no business may be conducted on any part thereof, other than the home occupations permitted in the Zoning Ordinance of Hamilton County, Indiana. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than buildings erected shall be of a dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any garage, carport, or other building erected shall be of a permanent type of construction and shall conform to the general architectural appearance of the subdivision. The minimum square footage of living space of dwellings constructed on all residential lots shall be 1,000 square feet for a one-story residence and 2,000 square feet for two-story or multi-story residence with the ground floor having a minimum of 1,000 square feet, exclusive of porches, terraces, garages, carports, accessory buildings and basements.

- A. **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 the subdivision and adjoining ground and/or public drainage systems; and it shall be the individual responsibility of the lot owner to maintain the drainage described on the plat under no circumstances shall said easement be blocked in any manner by the construction or reconstruction of any structure, or shall in any way restrict the water flow in any manner. Said areas are subject to construction or reconstruction of any structure necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the subdivision.
- B. **SEWER EASEMENTS (S.E.)** - are created for the use of the local governmental agency having jurisdiction over the storm and/or sanitary waste disposal system of said city and/or county designated to serve the addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner of a lot must connect with any public sanitary sewer available.
- C. **UTILITY EASEMENTS (U.E.)** - are created for the use of public utility companies and cable TV's, not including transportation companies, for the installation of pipes, mains, ducts and cables as well as for the uses specified in the case of sewer easements.
- D. The owners of all lots in this addition shall take title subject to the rights of 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.
2. **DWELLING SIZE AND USE:** All lots in this subdivision shall be known and designated as residential lots. No business buildings shall be erected on said lots and no structures may be constructed on any part thereof, other than the home occupations permitted in the Zoning Ordinance of Carmel, Hamilton County, Indiana. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any garage, or accessory building erected shall be of a permanent type of construction and shall conform to the general architecture and appearance of such residence. The minimum square footage of living space of dwellings constructed on all residential lots shall be 1,000 square feet for single floor residence and 2,000 square feet for two story or more story residence with the ground floor having a minimum of 1,000 square feet, exclusive of porches, terraces, garages, carports, accessory buildings and basements.

Pursuant to the requirements of Indiana Code 36-7-4 et seq as amended or supplemented, and an ordinance adopted by the Common Council of the City of Carmel, Indiana, this plat was given approval by the City of Carmel as follows:

Adopted this 21st day of October, 1986

CARMEL CITY PLAN COMMISSION

Marilyn H Davis
Marilyn H Davis, Vice President

Lorothy Heister
Lorothy Heister, Secretary

RECEIVED FOR RECORD
AT 10:45 O'CLOCK, A.M.

DEC 11 1987

1000 15 P.M. '85
Shirley K. Hays
Recorder Hamilton County

JULY ENTERED FOR TAXATION

11 day December 1987

Boyle Rec. Co.
Boyle Rec. Co., Auditor
Hamilton County

Parcel # _____

THIS INSTRUMENT PREPARED BY ALEX D. BAK, PARTNER BULLI CRANE, INC. Submitted Sept. 3, 1986

SHEET 2 of 4
PIC # 8380-00500

2

3. **FRONT YARD LIGHTS:** At the time that the owner of the lot in the Development completes the construction of a home on his lot, he shall install or cause to have installed a dusk to dawn yard light in the front yard of his lot. The design, type and location of the yard light shall be subject to the approval of the Committee which may require, for the purpose of uniformity and appearance, that said yard light be purchased from the developer or its assignee.

4. **MATERIALS:** Owners of a lot in the Development shall install or cause to have installed a mailbox which shall be in accordance with the design, type and location of a mailbox approved by the Committee. The Committee may require, for the purpose of uniformity and appearance, that the mailbox be purchased from the Developer or its assignee.

5. **EENCES:** 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 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. No trees shall be permitted to remain within said distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

6. **RESIDENTIAL SETBACK REQUIREMENTS:**

A. **In-General:** Unless otherwise provided in these restrictions or on the recorded plat, no dwelling house or above grade structure shall be constructed or placed on any residential lot in the Development except as provided herein.

B. **Definitions:** "Side line" means a lot boundary line that extends from the road on which a lot abuts to the rear line of said lot. "Rear line" means that lot boundary line that is farthest from, and substantially parallel to, the road on which the lot abuts, except that on corner lots, it may be determined from either abutting road.

C. **Front Yards:** The front building set back lines shall be the designated number of feet from the right-of-way of the road upon which the lot abuts as set forth upon the plats of the Development. In no event, however, shall the front building set back lines be less than 35 feet from the right-of-way which the lot abuts.

D. **Side Yards:** The side yard set back lines shall not be less than 10 feet from the side line of the lot on one side and the total of both side yards shall be not less than 25 feet.

E. **Rear Yards:** The rear set back line shall be at least 20 feet from the rear line except for those lots which include a portion of or abuts, joins or are located adjacent to the Panhandle Eastern Pipeline Easement in which case the rear set back line shall either be the outer boundary line of the easement or a distance of 20 feet from the rear line of the lot, whichever is greater.

F. **Lot Easement:** Within the Panhandle Eastern Pipeline Easement. For those lots which fall within the Panhandle Eastern Pipeline Easement, the front yard, side yard, and/or rear yard set back requirements shall be the greater of either the distances and requirements contained in subparagraphs (C), (D), and/or (E) above or the distance from the Panhandle Eastern Pipeline to the outer boundary line of the easement, as measured at right angles.

G. **Structures, Pools, Excavations, etc. Prohibited in Panhandle Eastern Pipeline Easement:** No permanent or non-permanent buildings, structures, fences or improvements of any kind or type shall be placed in the Panhandle Eastern Pipeline Easement except public roads, streets, and public utilities. Also, no lot owner shall permit any excavation or earth moving of any kind within the easement.

7. **DEVELOPMENT CONTROL COMMITTEE:** Prior to application for improvement location permit from the Department of Community Development of the City of Carmel for the construction of a residence or other structure, site plans and building plans shall be approved in writing by the Development Control Committee as defined in the Declaration of Restrictions. Such approval shall include building design, color and location, tree preservation, and proposed landscaping.

8. **CONTRADICTORY DOCUMENTATION:** The restrictions contained in the plat are an implementation of the Declaration of Spring Hill Crossing, recorded as Instrument #14-24-04. In the event of a discrepancy between these Plat Restrictions and the Declaration, then the Declaration shall control.

9. **DURATION:** These covenants are to run with the land, and shall be binding to all parties and all persons claiming under them until January 1, 2080 at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless changed in whole or in part by vote of those persons who are then the owners of a majority of the numbered lots in the development.

10. **ENFORCEMENT:** The right of enforcement of each of the foregoing restrictions by injunction, together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof, is reserved to the Development Control Committee, the owners of the lots in the subdivision, their heirs, successors or assigns, who are entitled to such relief without being required to show any damage of any kind to the Control Committee, any owner or owners, by or through violation or attempted violation. The right of enforcement of the covenants is hereby also granted to the Carmel Department of Community Development, its successors or assigns.

11. **SEVERABILITY:** Every one of the restrictions is hereby declared to be independent of, or severable from, the rest of the restrictions and of and from any other one of the restrictions, and of and from every combination of the restrictions. Therefore, if any of the restrictions shall be held to be invalid or to be unenforceable, or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability, or "running" quality of any other one of the restrictions.

Also, no owner shall permit any excavation or earth moving of any kind within the easement.

7. DEVELOPMENT CONTROL COMMITTEE: Prior to application for Improvement Location Permit from the Department of Community Development of the City of Carmel for the construction of any structure, site plans and building plans shall be approved in writing by the Development Control Committee as defined in the Declaration of Restrictions. Such approval shall include building design, color and location, tree preservation, and proposed landscaping.

8. CONTROLLING DOCUMENTATION: The restrictions contained in the plat are an implementation of the Declaration of Springmill Crossing, recorded as Instrument #84-4604 in the Office of the Recorder of Hamilton County, Indiana. In the event of a discrepancy between these Plat Restrictions and the Declaration, then the Declaration shall control.

9. DURABILITY: These covenants are to run with the land, and shall be binding to all parties and all persons claiming under them until January 1, 2080 at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless changed in whole or in part by vote of those persons who are then the owners of a majority of the numbered lots in the development.

10. ENFORCEMENT: The right of enforcement of each of the foregoing restrictions by injunction, together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof, is reserved to the Development Control Committee, the owners of the lots in the subdivision, their heirs, assigns, or their assigns, who are entitled to such relief without being required to show any damage of any kind to the Control Committee, any owner or owners, or any assignee or assignees of any of them. The right of enforcement of the covenants is hereby also granted to the Carmel Department of Community Development, its successors or assigns.

11. SEVERABILITY: Every one of the Restrictions is hereby declared to be independent of, or severable from, the rest of the Restrictions and of and from every other one of the Restrictions, and of and from every combination of the Restrictions. Therefore, if any of the Restrictions shall be held to be invalid or to be unenforceable, or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability or "running" quality of any other one of the Restrictions.

Pursuant to the requirements of Indiana Code 36-7-4 et seq as amended or supplemented, and Ordinance adopted by the Common Council of the City of Carmel, Indiana, this plat was given approval by the City of Carmel as follows:

Adopted this 21st day of October, 1984

CARMEI CITY PLAN COMMISSION

Arlene H. Davis
Arlene H. Davis, Vice President

Dorothy Heister
Dorothy Heister, Secretary



RECEIVED FOR RECORD
AT 10:15 O'CLOCK, 2 A

DEC 11 1987
1008 15 PM 26
Shirley K. Chase
CLERK OF SUPERIOR COURT

DULY ENTERED FOR TAXATION

11 th December 1987

Betty Rose
Betty Rose, Auditor
Hamilton County

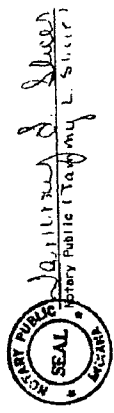
Parcel # _____

THIS INSTRUMENT PREPARED BY ALEX D. DAK, BARTNER BULL I CROSS, INC. Submitted Sept 3, 1984

SHEET 3 of 4
P.L.C. #8400-00500

STATE OF INDIANA) SS:
COUNTY OF HAMILTON

Personally appeared before me the undersigned, a Notary Public, and for said County and State, the Shorehood Corporation, by Stanley E. Hunt, President, and John F. Culp, Assistant 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:
9-29-91
County of Residence:
HAMILTON

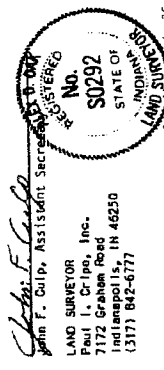
Pursuant to the requirements of Indiana Code 36-7-3 et seq as amended or supplemented, this plat was given approval by the Board of County Commissioners of Hamilton County, Indiana, at a meeting held on the 21st day of December, 1987.

Auditor, Polly Pearce
Polly Pearce
Mayor, Jere Roubush
Jere Roubush

Date this 7th day of December, 1987.

THE SHOREHOOD CORPORATION
100 Clearwood Drive
Noblesville, IN 46060

Stanley E. Hunt
Stanley E. Hunt, President



LAND SURVEYOR
Paul I. Dr-ipo, Inc.
7172 Graham Road
Indianapolis, IN 46250
(317) 842-6777

Adopted this 21st day of October, 1986
CARMEL CITY PLAT COMMISSION

John F. Culp
John F. Culp, Assistant Secretary

John F. Culp
John F. Culp, Assistant Secretary

RECEIVED FOR RECORD

Jeffrey A. Davis, Vice President Dorothy Johnston, Secretary

RECEIVED FOR RECORD
AT 10:05 O'CLOCK AM

DEC 11 1987

BOOK 15 PAGE 27
Sharon K. Davis
CLERK

DULY ENTERED FOR TAXATION

11 Dec 1987

Betty Roberts
Auditor
Hamilton County

Parcel # _____

SHEET 2 of 2
P.L.C. # 85100-00500

THIS INSTRUMENT PREPARED BY ALEX D. GAY, BARTNER BULLI, CRUPE, INC. SUBMITTED SEP 3 1986