

APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARION COUNTY, INDIANA

PROPER PUBLIC NOTICE OF THIS
HEARING HAS BEEN FURNISHED

James J. [unclear]
Shelley J. [unclear]
Walter [unclear]

VOID UNLESS RECORDED BEFORE
6-14-97

STABLE

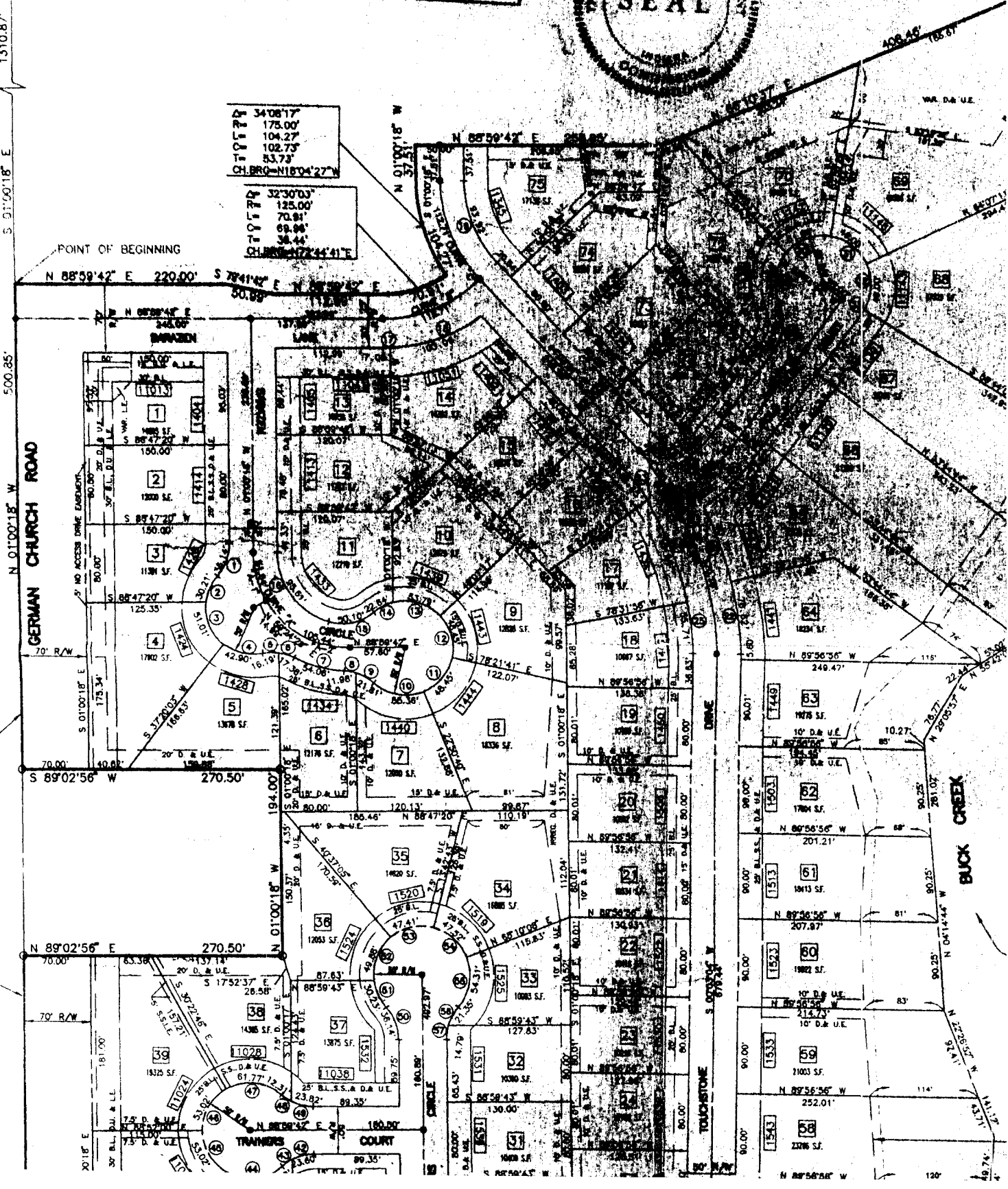
WARREN



N.W. CORNER, N.W. 1/4,
SECTION 16, T-15-N, R-5-E

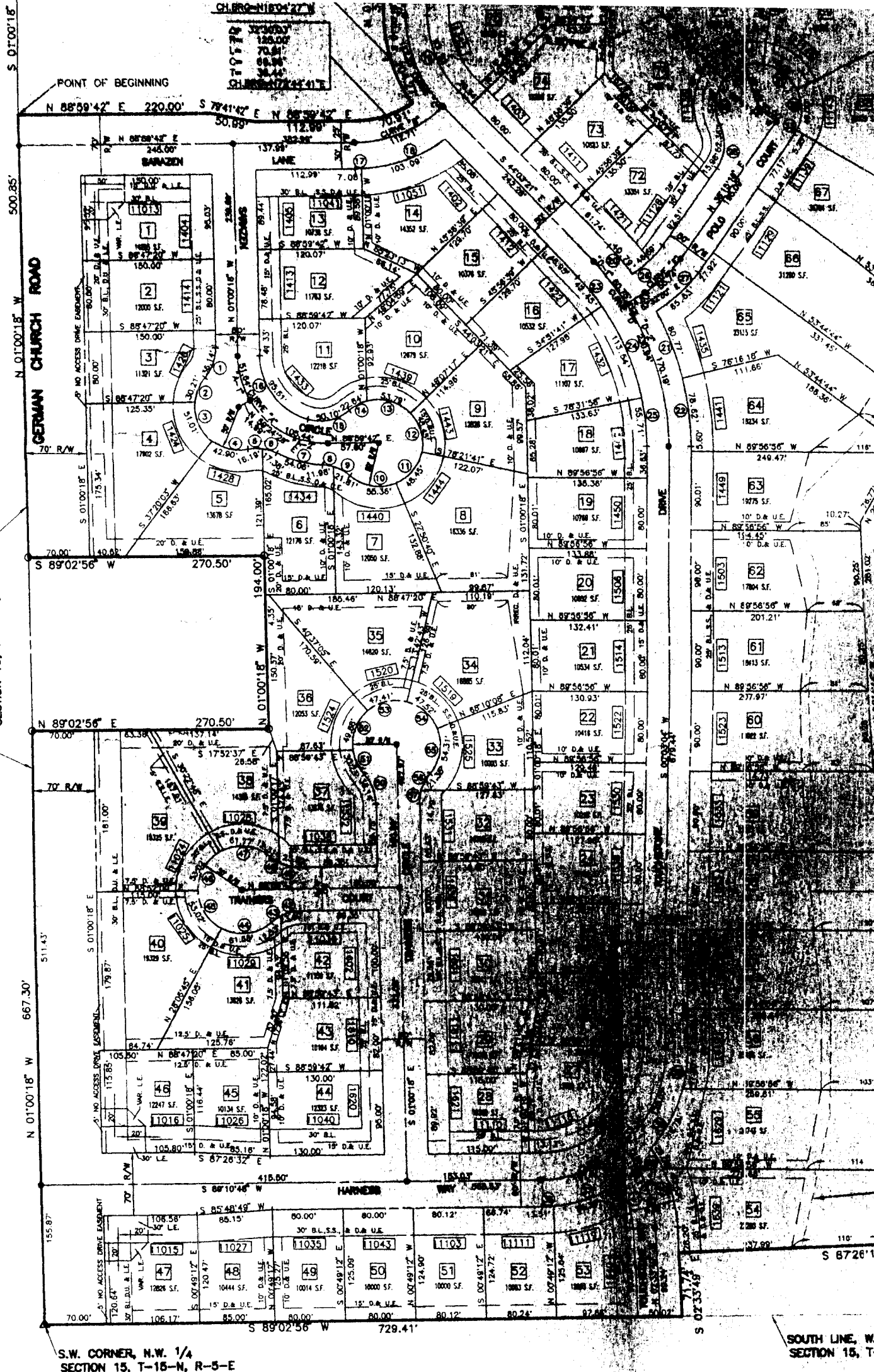
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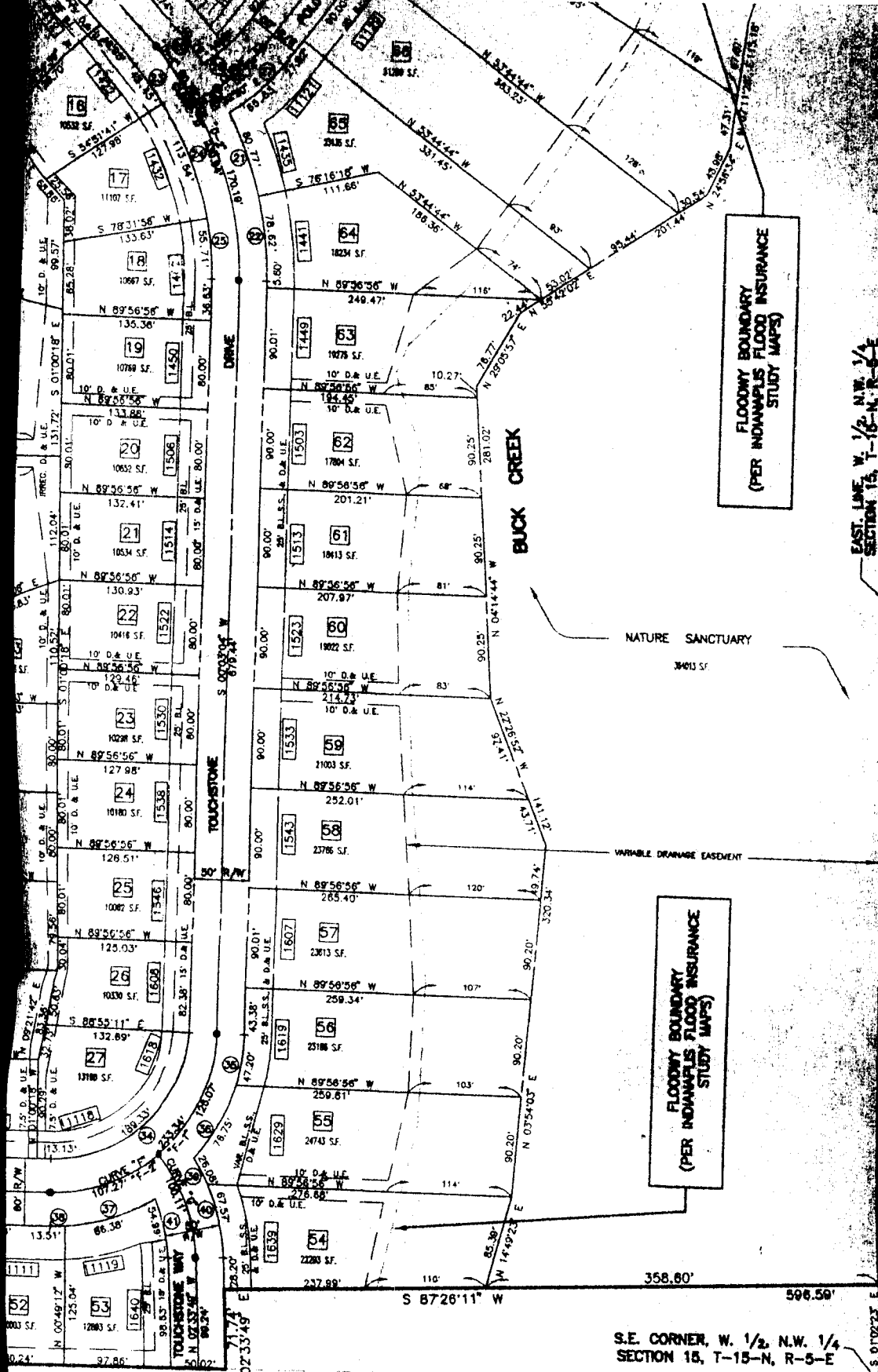
WEST LINE, W. 1/2
SECTION 15, T-15-N, R-5-E



950153103

WEST LINE, W. 1/2
SECTION 15, T-15-N, R-5-E





FLOODING BOUNDARY
(PER INDIANAPOLIS FLOOD INSURANCE
STUDY MAPS)

FLOODING BOUNDARY
(PER INDIANAPOLIS FLOOD INSURANCE
STUDY MAPS)

EAST LINE, W. 1/2, N.W. 1/4
SECTION 15, T-15-N, R-5-E

SOUTH LINE, W. 1/2, N.W. 1/4
SECTION 15, T-15-N, R-5-E

S.E. CORNER, W. 1/2, N.W. 1/4
SECTION 15, T-15-N, R-5-E

RECORDED IN BOOK 101
PAGE 28

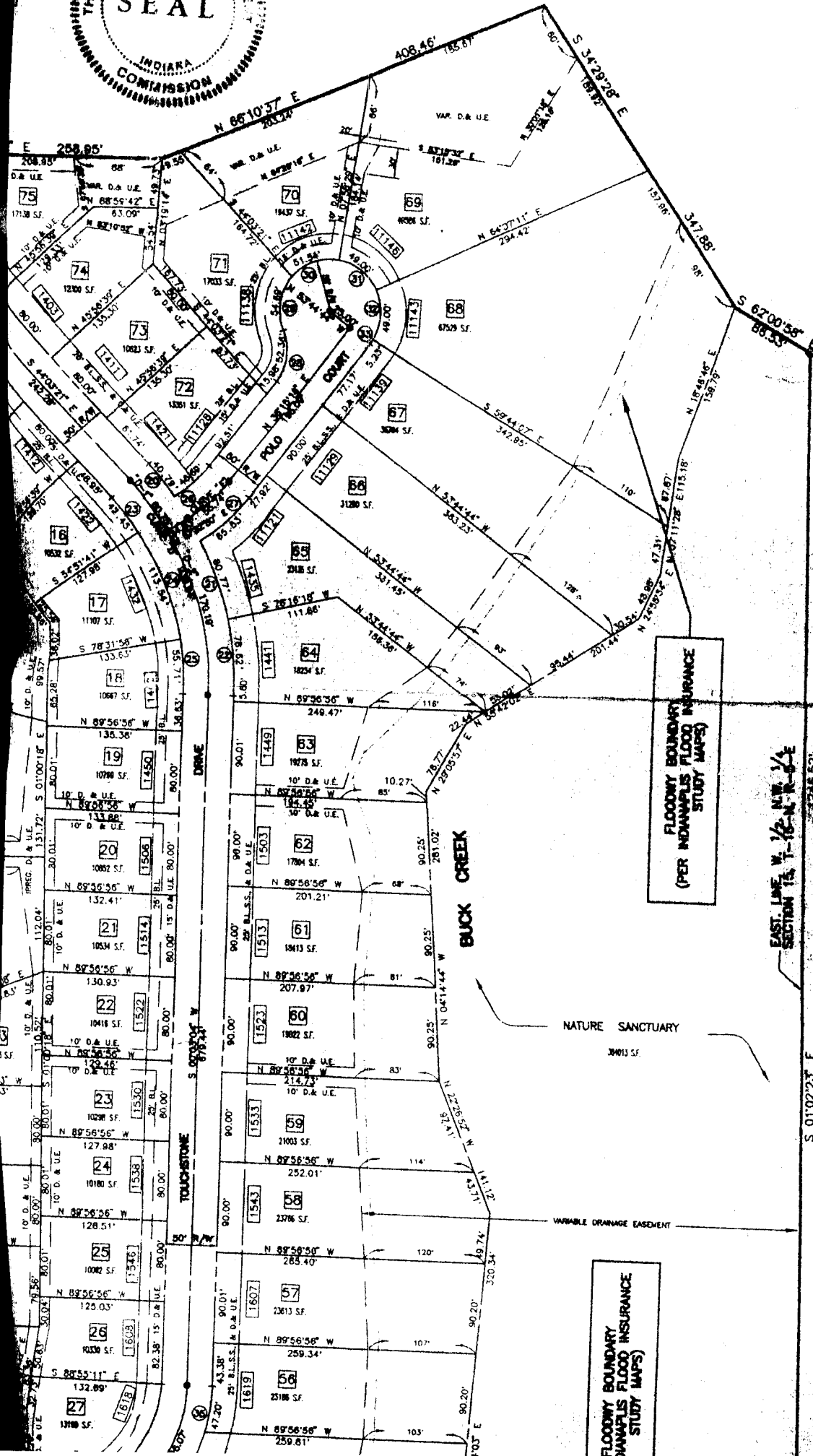
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WARREN TOWNSHIP MAP



LEGEND

- 10 LOT NUMBER
- 7201 S.F. LOT SQUARE FOOTAGE
- S.S., D. & U. E. SANITARY SEWER, DRAINAGE AND UTILITY
- D. & U. E. DRAINAGE AND UTILITY
- B. L. BUILDING LINE
- S.S.L.E. SANITARY SEWER LATERAL
- L. E. LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- 17 LOT CURVE DATA
- CURVE "B" CENTERLINE CURVE DATA
- CENTERLINE MONUMENT
- CONCRETE MONUMENT
- ▲ SECTION CORNER
- 1322 LOT ADDRESS



CENTERLINE CURVE				
CURVE	DELTA	PIE	LENGTH	CHORD
A	80°56'56"	65.00	17.28	65.00
A-1	29°28'14"	65.00	8.84	65.00
A-2	89°56'56"	65.00	18.44	65.00
B	90°00'	65.00	1.27	65.00
B-1	89°56'56"	65.00	18.57	65.00
B-2	89°56'56"	65.00	18.54	65.00
C	171°14'14"	65.00	63.76	65.00
D	89°56'56"	65.00	17.10	65.00
E	89°56'56"	65.00	18.74	65.00
F-1	40°07'14"	115.00	23.54	115.00
F-2	105°00'00"	115.00	17.87	115.00
G	281°14'14"	65.00	2.11	65.00

LOT CURVE DATA				
CURVE	DELTA	PIE	CHORD	CHORD
1	89°56'56"	65.00	8.14	65.00
2	89°56'56"	65.00	8.21	65.00
3	89°56'56"	65.00	7.01	65.00
4	89°56'56"	65.00	7.80	65.00
5	89°56'56"	65.00	7.80	65.00
6	89°56'56"	65.00	7.80	65.00
7	89°56'56"	65.00	7.80	65.00
8	89°56'56"	65.00	7.80	65.00
9	89°56'56"	65.00	7.80	65.00
10	89°56'56"	65.00	7.80	65.00
11	89°56'56"	65.00	7.80	65.00
12	89°56'56"	65.00	7.80	65.00
13	89°56'56"	65.00	7.80	65.00
14	89°56'56"	65.00	7.80	65.00
15	89°56'56"	65.00	7.80	65.00
16	89°56'56"	65.00	7.80	65.00
17	89°56'56"	65.00	7.80	65.00
18	89°56'56"	65.00	7.80	65.00
19	89°56'56"	65.00	7.80	65.00
20	89°56'56"	65.00	7.80	65.00
21	89°56'56"	65.00	7.80	65.00
22	89°56'56"	65.00	7.80	65.00
23	89°56'56"	65.00	7.80	65.00
24	89°56'56"	65.00	7.80	65.00
25	89°56'56"	65.00	7.80	65.00
26	89°56'56"	65.00	7.80	65.00
27	89°56'56"	65.00	7.80	65.00
28	89°56'56"	65.00	7.80	65.00
29	89°56'56"	65.00	7.80	65.00
30	89°56'56"	65.00	7.80	65.00
31	89°56'56"	65.00	7.80	65.00
32	89°56'56"	65.00	7.80	65.00
33	89°56'56"	65.00	7.80	65.00
34	89°56'56"	65.00	7.80	65.00
35	89°56'56"	65.00	7.80	65.00
36	89°56'56"	65.00	7.80	65.00
37	89°56'56"	65.00	7.80	65.00
38	89°56'56"	65.00	7.80	65.00
39	89°56'56"	65.00	7.80	65.00
40	89°56'56"	65.00	7.80	65.00

FLOODING BOUNDARY
INDIANAPOLIS FLOOD INSURANCE
STUDY MAPS

FLOODING BOUNDARY
INDIANAPOLIS FLOOD INSURANCE
STUDY MAPS

EAST LINE W. 1/2 N.W. 1/4
SECTION 15, T-18-N, R-3-E

S 01°02'23" E
7246.52'

VOID

930133103

WEST LINE, W. 1/2 SECTION 15, T-15-N, R-5-E

1310.87
S 01°00'18" E
500.85
N 01°00'18" W
667.30
511.43
155.87

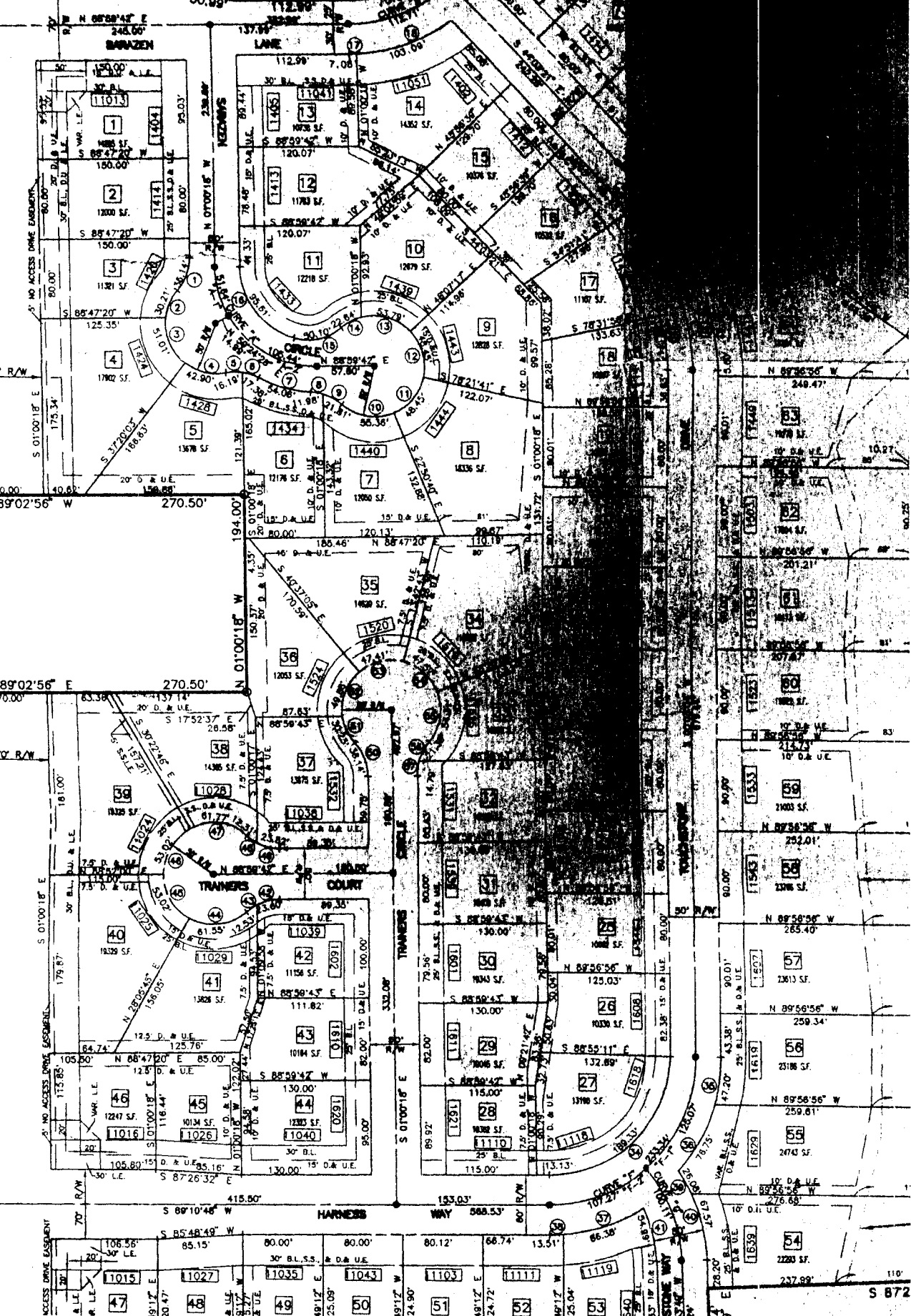
GERMAN CHURCH ROAD

1015 1027 1035 1043 1103 1111 1119

POINT OF BEGINNING
N 88°59'42" E 220.00' S 70°41'42" E N 88°59'42" E
50.89 112.99

3478.15
175.00
104.25
102.75
83.75
CH. BRO. N 18°04'27" W

32°30'03"
125.00'
70.91'
68.96'
38.44'
CH. BRO. S 77°44'41" E





THE UNDERSIGNED, JOHN R. CURTIS, PRESIDENT OF STABLE CHASE DEVELOPMENT COMPANY, AN INDIANA CORPORATION, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY MAKE, PLAT AND SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT, WHICH ADDITION SHALL BE KNOWN AS "STABLE CHASE ESTATES-SECTION ONE". THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

1. EASEMENTS

- A. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "SANITARY SEWER, DRAINAGE AND UTILITY EASEMENTS" (S.S., D. & U.E.) AND "DRAINAGE AND UTILITY EASEMENT" (D. & U.E.) SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES AND SIDEWALKS, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "EASEMENTS".
- B. THERE ARE STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" WHICH ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE EASEMENT HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND SHALL BE BUILT, ERECTED, OR MAINTAINED ON SAID DRAINAGE EASEMENT.
- C. THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "LANDSCAPE EASEMENT" (L.E.) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE STABLE CHASE HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE LANDSCAPE AREAS, ISLANDS, DRIVEWAY PAVEMENT AND WALLS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STABLE CHASE ESTATES SUBDIVISION.
- D. THESE ARE STRIPS OF GROUND MARKED "NO ACCESS DRIVE EASEMENT" SHOWN ON THE PLAT WHICH ARE HEREBY CREATED TO LIMIT ACCESS TO THE DOUBLE FRONTAGE LOTS. NO PERMANENT DRIVEWAY SHALL BE PLACED OR PERMITTED TO REMAIN ACROSS THE INDICATED "NO ACCESS DRIVE EASEMENTS" FOR ACCESS TO THOSE DOUBLE FRONTAGE LOTS ALONG GERMAN CHURCH ROAD. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE EASEMENT HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES.
- E. THERE ARE STRIPS OF GROUND MARKED "SANITARY SEWER LATERAL EASEMENT" WHICH ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY IMPROVEMENTS. PURCHASERS OF LOTS 38 AND 39 IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE EASEMENT HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND SHALL BE BUILT, ERECTED, OR MAINTAINED ON SAID "SANITARY SEWER LATERAL EASEMENT".

2. DEFINITIONS

- A. SIDE LINE - MEANS A LOT BOUNDARY THAT EXTEND FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.
- B. REAR LINE - MEANS THE 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 SETBACK LINES SHALL BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.
- D. CUL-DE-SACS - IF A PARTICULAR LOT ABUTS ON A CUL-DE-SAC, THE FRONT BUILDING SETBACK LINE SHALL BE AS SHOWN ON THE PLAT OF THAT LOT.
- E. SIDE YARDS - THE SIDE YARD SETBACK LINES SHALL NOT BE LESS THAN THE AGGREGATE OF FOURTEEN (14) FEET, PROVIDED, HOWEVER, NO SIDE YARD SHALL BE LESS THAN SEVEN (7) FEET FROM THE SIDE LINES OF THE LOT.
- F. REAR YARDS - REAR SETBACK LINES SHALL BE AT LEAST TWENTY (20) FEET FROM THE REAR LOT LINE FOR EACH PERIMETER LOT NO. 1, 2, 3, 4, 38 AND 40 AND SHALL BE AT LEAST FIFTEEN (15) FEET FROM THE REAR LOT LINE FOR EACH INTERIOR LOT.

- 3. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN AS STATED UNDER THE DP ZONING AS SPECIFIED IN THE MARION COUNTY ZONING ORDINANCE AS AMENDED AND PRESENTLY IN EFFECT IN MARION COUNTY, INDIANA. NO MULTI-FAMILY DWELLINGS OR DUPLEXES SHALL BE ERECTED, PLACED OR PERMITTED ON ANY LOT.



0 50 100 150 200

4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.
5. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965.
6. NO BUILDING OR FENCING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS, SPECIFICATIONS, AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATIONS. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE, UNLESS SIMILARLY APPROVED.
7. NO HOME SHALL HAVE LESS THAN 1,700 SQUARE FEET OF FINISHED FLOOR AREA, EXCLUSIVE OF GARAGES AND OPEN PORCHES. NO HOME CONSISTING OF TWO STORIES SHALL HAVE LESS THAN 2,000 SQUARE FEET OF FINISHED FLOOR AREA AND LESS THAN 1,250 SQUARE FEET OF FINISHED FLOOR AREA ON THE FIRST FLOOR, EACH EXCLUSIVE OF GARAGES AND OPEN PORCHES.
8. ALL DWELLINGS SHALL HAVE AT LEAST A TWO CAR ATTACHED GARAGE WITH A HARD-SURFACED DRIVEWAY AND PARKING AREA AND A YARD LIGHT.
9. EXCEPT FOR 6 HOUSES, ALL HOMES WILL HAVE A MINIMUM OF 75% OF THE VERTICAL EXTERIOR FINISHED WITH MASONRY, EXCLUDING FROM THIS COMPUTATION DOORS, WINDOWS, GABLES, PORCHES, PATIOS, AND UPPER LEVELS OF HOMES HAVING TWO OR MORE LEVELS.
10. THE PARCEL OF LAND EAST OF THE CENTERLINE OF BUCK CREEK TO THE EASTERN PROPERTY EDGE LABELED AS "SANCTUARY AREA" ON THIS PLAT SHALL BE CONVEYED TO THE CITY OF INDIANAPOLIS THROUGH ITS DEPARTMENT OF PARKS AND RECREATION, SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE CITY OF INDIANAPOLIS THROUGH ITS DEPARTMENT OF PARKS AND RECREATION SHALL HAVE THIS PROPERTY MAINTAINED IN ITS NATURAL STATE WITH ACCESS PROHIBITED TO ALL MEMBERS OF THE PUBLIC FOR A PERIOD OF NO LESS THAN NINE (9) YEARS.
 - B. SHOULD FUNDS BECOME AVAILABLE FOR CONSTRUCTION OF IMPROVEMENTS (AS CONTEMPLATED BY THE INDIANAPOLIS GREENWAYS PLAN, 1994, PAGE 60) AFTER THAT PERIOD OF TIME, BUT BEFORE ANY CONSTRUCTION IS STARTED, A PUBLIC HEARING SHALL BE HELD BY THE METROPOLITAN DEVELOPMENT COMMISSION OR ITS SUCCESSOR TO DETERMINE IF IT IS IN THE BEST INTEREST OF THE PUBLIC TO MAKE SUCH IMPROVEMENTS. WRITTEN NOTICE OF SUCH HEARING SHALL BE GIVEN IN A TIMELY MANNER TO ALL RESIDENTS OF STABLE CHASE AND TO THE DULY REGISTERED NEIGHBORHOOD ASSOCIATIONS IN THE AREA.
11. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAY SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON A LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE LIFE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
12. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
13. THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS OR COVENANTS IMPOSED BY THESE COVENANTS, BUT THE UNDERSIGNED SHALL NOT BE LIABLE FOR DAMAGES AS A RESULT OF ANY OF THE RESTRICTIONS. NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER OF THE RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL TO ASSERT ANY RIGHT.
14. ALL LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS, SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF STABLE CHASE

SYMBOL

SCALE

1" = 100'

DRAWN
C.D.

PROJECT

STABLE CHASE ESTATES--SECTION ONE
WARREN TOWNSHIP, MARION COUNTY, INDIANA

CTS plus

B. SHOULD FUNDS BECOME AVAILABLE FOR CONSTRUCTION OF IMPROVEMENTS (AS CONTEMPLATED BY THE INDIANAPOLIS GREENWAYS PLAN, 1994, PAGE 60) AFTER THAT PERIOD OF TIME, BUT BEFORE ANY CONSTRUCTION IS STARTED, A PUBLIC HEARING SHALL BE HELD BY THE METROPOLITAN DEVELOPMENT COMMISSION OR ITS SUCCESSOR TO DETERMINE IF IT IS IN THE BEST INTEREST OF THE PUBLIC TO MAKE SUCH IMPROVEMENTS. WRITTEN NOTICE OF SUCH HEARING SHALL BE GIVEN IN A TIMELY MANNER TO ALL RESIDENTS OF STABLE CHASE AND TO THE DULY REGISTERED NEIGHBORHOOD ASSOCIATIONS IN THE AREA.

11. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE GRADE SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON A LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE LIFE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
12. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
13. THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS OR COVENANTS IMPOSED BY THESE COVENANTS, BUT THE UNDERSIGNED SHALL NOT BE LIABLE FOR DAMAGES AS A RESULT OF ANY OF THE RESTRICTIONS. NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER OF THE RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL TO ASSERT ANY RIGHT.
14. ALL LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS, SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STABLE CHASE ESTATES SUBDIVISION ("DECLARATION") AS RECORDED AS INSTRUMENT NUMBER _____ ON THE _____ DAY OF _____, 1995, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.
15. 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 98-A0-3, AS AMENDED OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE OF THE METROPOLITAN DEVELOPMENT COMMISSION.
16. THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM. SUCH PROVISIONS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF 25 YEARS FROM THE DATE OF RECORDING, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. THE COVENANTS MAY BE MODIFIED IN WHOLE OR IN PART IN THE SAME MANNER AS PROVIDED FOR AMENDMENT OF DECLARATION.

IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED, JOHN R. CURTIS, PRESIDENT OF STABLE CHASE DEVELOPMENT COMPANY, AN INDIANA CORPORATION, ON AND IN BEHALF OF SUCH CORPORATION THIS 17th DAY OF November, 1995.


JOHN R. CURTIS, PRESIDENT

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

I, THE UNDERSIGNED A NOTARY PUBLIC, DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND TO ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT JOHN R. CURTIS, PRESIDENT OF STABLE CHASE DEVELOPMENT COMPANY PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE AS HIS AUTHORIZED ACT ON BEHALF OF SAID CORPORATION THIS 17th DAY OF November, 1995.

Linda K. Fox Linda K. FOX
NOTARY PUBLIC PRINTED NAME
MY COMMISSION EXPIRES 3-12-97 COUNTY OF RESIDENCE MARION



STABLE CHASE
WARREN TOWNS
PROJECTS plus

