

SO 17098

700

The Depot Sec II

SE 1/4 Sec. 22 Twp. 14 R 3E

PROPERTY OF MARION COUNTY, IN FOR LICENSEE ONLY. NOT FOR RESALE, IC 36-2-7-10

RECEIVED
LUBBARD & CO.
RECORDERS
MAR 17 3 47 PM '80

Wetzel Engineer

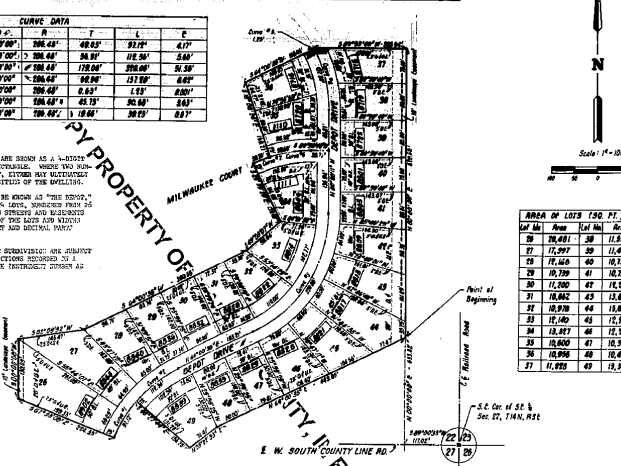
634-9912

3/17 Alar

THE DEPOT - SECTION II

Curve	A	B	C	D	E	F	G
1	10° 56' 59"	10° 56' 59"	100.00'	49.83'	93.74'	43.75'	8.64'
2	1° 02' 54"	1° 02' 54"	330.00'	166.48'	326.87'	156.30'	31.44'
3	2° 05' 54"	2° 05' 54"	100.00'	50.83'	103.74'	48.75'	9.64'
4	1° 17' 17"	1° 17' 17"	100.00'	50.83'	103.74'	48.75'	9.64'
5	1° 02' 54"	1° 02' 54"	330.00'	166.48'	326.87'	156.30'	31.44'
6	1° 02' 54"	1° 02' 54"	330.00'	166.48'	326.87'	156.30'	31.44'
7	1° 02' 54"	1° 02' 54"	330.00'	166.48'	326.87'	156.30'	31.44'

- NOTES:
- STREET NAMED ON THIS MAP ARE SHOWN AS A PROPERTY OF THE CITY OF INDIANAPOLIS. WHERE NO OWNERS ARE SHOWN ON A STREET, THE CITY OF INDIANAPOLIS IS ASSUMED TO OWN THE RIGHT AND INTEREST IN THE PROPERTY.
 - THIS SUBDIVISION SHALL BE KNOWN AS "THE DEPOT" SECTION II, CONSISTING OF 39 LOTS, LOCATED AS SHOWN ON THIS MAP AND SUBJECT TO THE CITY OF INDIANAPOLIS. ALL RIGHTS AND INTERESTS IN THE PROPERTY SHOWN ON THIS MAP ARE KNOWN TO BE AS SHOWN ON THIS MAP.
 - LOTS PLATED WITHIN THE SUBDIVISION ARE SUBJECT TO THE CITY OF INDIANAPOLIS. THE CITY OF INDIANAPOLIS SHALL OWN THE SAME INTERESTS SHOWN AS SHOWN ON THIS MAP.



Area of Lots (sq. ft.)
1 3,120
2 18,900
3 3,120
4 3,120
5 18,900
6 3,120
7 3,120
8 18,900
9 3,120
10 3,120
11 18,900
12 3,120
13 3,120
14 18,900
15 3,120
16 3,120
17 18,900
18 3,120
19 3,120
20 18,900
21 3,120
22 3,120
23 18,900
24 3,120
25 3,120
26 18,900
27 3,120
28 3,120
29 18,900
30 3,120
31 3,120
32 18,900
33 3,120
34 3,120
35 18,900
36 3,120
37 3,120
38 18,900
39 3,120

- LEGEND:
- Drainage Easement
 - Utility Easement
 - Abutting Line

LEGAL DESCRIPTION

A PART OF THE "THE DEPOT" SECTION II, CONSISTING OF 39 LOTS, LOCATED AS SHOWN ON THIS MAP AND SUBJECT TO THE CITY OF INDIANAPOLIS. THE SUBDIVISION IS PLATED AND THE LOTS ARE IDENTIFIED BY LOT NUMBER AS SHOWN ON THIS MAP.

THIS SUBDIVISION IS BOUND TO THE NORTH BY THE "THE DEPOT" SECTION I, TO THE SOUTH BY THE "THE DEPOT" SECTION I, TO THE EAST BY THE "THE DEPOT" SECTION I, AND TO THE WEST BY THE "THE DEPOT" SECTION I.

THESE ARE THE DIMENSIONS OF THE LOTS SHOWN ON THIS MAP AND SUBJECT TO THE CITY OF INDIANAPOLIS. THE DIMENSIONS ARE AS SHOWN ON THIS MAP AND SUBJECT TO THE CITY OF INDIANAPOLIS.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.

DATE: MAR 17, 1990

(Signature)
 REGISTERED SURVEYOR
 THROUGH LAND COMMISSION, INDIANA

APPROVED FOR RECORD
 MAR 17 1990
 City of Indianapolis
 Recorder's Office

VOID UNLESS RECORDED
 BEFORE 3-14-91

THIS PLAN PREPARED BY
 Richard B. Wetzel
 WETZEL ENGINEERS
 222 N. NEW JERSEY ST.
 INDIANAPOLIS, INDIANA 46204

THE DEPOT - SECTION II

COVENANTS

THE UNDERSIGNED OWNERS OF RECORD OF THE FOREGOING REAL ESTATE LOCATED IN MADISON COUNTY, STATE OF INDIANA, HEREBY PLEDGE AND SUBSCRIBE THE SAME IN ACCORDANCE WITH THE PLAN AND CERTIFICATE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "THE DEPOT," SECTION II, A RESIDENTIAL SUBDIVISION IN MADISON COUNTY, STATE OF INDIANA.

THE STREETS AND RIGHTS-OF-WAY CONTAINED HEREIN AND LABELED AS PUBLIC RIGHTS-OF-WAY, IF NOT HERETOFORE DESIGNATED, ARE HEREBY DEDICATED TO PUBLIC USE.

IF ANY RIGHTS-OF-WAY ARE NOT HERETOFORE DESIGNATED, AS PUBLIC RIGHTS-OF-WAY, THEY SHALL BE CONSIDERED AS PRIVATE RIGHTS-OF-WAY.

THESE ARE THE RIGHTS OF THE CITY OF INDIANAPOLIS IN THE FOREGOING REAL ESTATE. THE CITY OF INDIANAPOLIS SHALL OWN THE SAME INTERESTS SHOWN AS SHOWN ON THIS MAP.

THESE ARE THE DIMENSIONS OF THE LOTS SHOWN ON THIS MAP AND SUBJECT TO THE CITY OF INDIANAPOLIS. THE DIMENSIONS ARE AS SHOWN ON THIS MAP AND SUBJECT TO THE CITY OF INDIANAPOLIS.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.

DATE: MAR 17, 1990

(Signature)
 REGISTERED SURVEYOR
 THROUGH LAND COMMISSION, INDIANA

APPROVED FOR RECORD
 MAR 17 1990
 City of Indianapolis
 Recorder's Office

VOID UNLESS RECORDED
 BEFORE 3-14-91

THIS PLAN PREPARED BY
 Richard B. Wetzel
 WETZEL ENGINEERS
 222 N. NEW JERSEY ST.
 INDIANAPOLIS, INDIANA 46204

EVERY SINGLE-FAMILY DWELLING STRUCTURE, PLACE, OR STRUCTURE ON ANY LOT WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM LOT AREA EQUIVALENT TO THAT OF A SINGLE-FAMILY DWELLING STRUCTURE, PLACE, OR STRUCTURE ON A LOT OF SIMILAR SIZE AND SHAPE.

THE STRUCTURE OF A TEMPORARY CHARACTER, TENT, SHELTER, BUILDING, OR OTHER OUT-BUILDING SHALL BE ERECTED, PLACED, OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION ONLY FOR THE PURPOSES OF CONSTRUCTION OF A PERMANENT DWELLING STRUCTURE, PLACE, OR STRUCTURE ON SAID LOT.

NO STORAGE OF FLammable, Inflammable, or Volatile Liquids, Solids, or Gases, or other Hazardous or Injurious Materials, or other Materials, or other Substances, shall be stored, kept, or used on any lot in this subdivision.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE CITY OF INDIANAPOLIS.

THE DEPOT - SECTION I

COVENANTS (CONT.)

18. AN ARCHITECTURAL REVIEW COMMITTEE IS HEREBY CREATED, WHICH COMMITTEE WILL CONSIST OF NOT LESS THAN ONE MEMBER. SAID INITIAL MEMBER OF THE ARCHITECTURAL REVIEW COMMITTEE WILL BE APPOINTED DIRECTLY BY THE PERSON OR PERSONS WHO HAVE EXECUTED THIS PLAN. THOSE PEOPLE WHO HAVE EXECUTED THIS PLAN WILL ALSO HAVE THE RIGHT TO REPLACE THE MEMBER OR MEMBERS OF THE ARCHITECTURAL REVIEW COMMITTEE AND TO CHANGE THE MEMBERSHIP OF THE ARCHITECTURAL REVIEW COMMITTEE WITH RIGHTS OF APPOINTMENT ADDITIONAL MEMBERS TO THE BOARD, DISABILITY OR RESIGNATION OF THE ORIGINAL APPOINTED MEMBER OR MEMBERS THE PERSON OR PERSONS WHO HAVE EXECUTED THIS PLAN WILL BE APPROVED TO SELECT THE SUCCESSOR OR SUCCESSORS TO FILL THE VACANCIES THEREBY CREATED. A MAJORITY OF THE MEMBERS OF THE COMMITTEE WILL BE AUTHORIZED TO DETERMINE WHETHER THE PROPOSED STRUCTURE PLANS AND SPECIFICATIONS SHOW CONFORMITY AND HARMONY OF EXTERNAL BELIEFS WITH EXISTING ZONING AND THE DEVELOPMENT AND WHETHER THE BUILDING AND PROPERTY SETBACK LINES ARE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER COVENANTS, CONDITIONS AND RESTRICTIONS. THE COMMITTEE SHALL ALSO UNDERTAKE SUCH OTHER DUTIES AND RESPONSIBILITIES AS MAY BE ASSIGNED TO IT. NO CHANGES WILL BE MADE TO ANY PURCHASER OF A LOT FOR EXAMINATION OF PLANS OR FOR GIVING APPROVAL FOR CONSTRUCTION THEREOF. IN THE EVENT THE COMMITTEE DOES NOT INDICATE IN WRITING ITS APPROVAL OR DISAPPROVAL OF PLANS SUBMITTED FOR ITS REVIEW WITHIN A PERIOD OF FIFTEEN CALENDAR DAYS AFTER SUBMISSION, THE COMMITTEE WILL BE DEEMED TO HAVE APPROVED SUCH PLANS. ACTIONS OF THE COMMITTEE NEED NOT BE AT A FORMAL MEETING BUT MAY BE EVIDENCED INFORMALLY IN WRITING SIGNED BY A MAJORITY THEREOF. PRIOR TO CONSTRUCTION OF ANY STRUCTURE UPON A LOT WITHIN THIS SUBDIVISION, THE BUILDING PLANS THEREOF, INCLUDING PLOT PLANS, SPECIFICATIONS AND PLANS FOR LANDSCAPING AND ANY OTHER DATA OR INFORMATION WHICH MAY BE REQUESTED BY THE COMMITTEE, MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE FOR ITS APPROVAL.

19. HOMES BUILT ON LOTS 21 THRU 25 INCLUSIVE SHALL BE OF VARIOUS ARCHITECTURAL STYLES.

20. THE RIGHT TO ENFORCE EACH AND ALL OF THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO OBTAIN THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY EJECTION OR BY ANY OTHER LEGAL PROCESS IS HEREBY RESERVED TO THE ARCHITECTURAL REVIEW COMMITTEE AND EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND HEIRS WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, STATE OF INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

21. THESE COVENANTS, CONDITIONS AND RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF TWENTY YEARS FROM THE DATE OF RECORDATION OF THIS PLAN, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM SUCH COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED THEREAFTER FOR PERIODS OF TEN YEARS EACH UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH TEN YEAR PERIOD, THE OWNER OF THE MAJORITY OF THE LOTS IN THIS SUBDIVISION SHALL EXECUTE AND ACKNOWLEDGE THE DECLARATION IN WRITING HAVING REVERENDS AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN THE LAND RECORDS OF MARION COUNTY, STATE OF INDIANA, IN WHICH EVENT THE PROVISIONS AS SET FORTH FOR RENEWALS SHALL BE NULL AND VOID.

22. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH WILL CONTINUE TO REMAIN IN FULL FORCE AND EFFECT.

WITNESS MY SIGNATURE THIS 4th DAY OF March, 1980.

[Handwritten Signature]
HAROLD J. DENNIS

COUNTY OF MARION)
STATE OF INDIANA) SS: HAROLD J. DENNIS

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTOR OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIRMED HIS SIGNATURE TRULY.

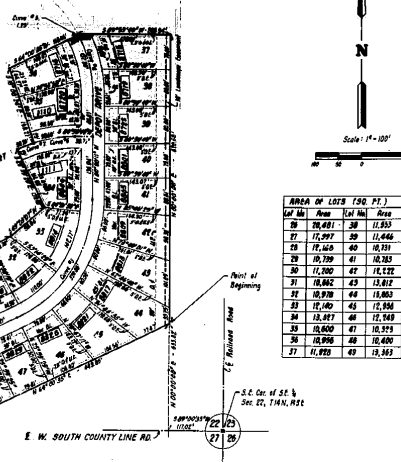
MY COMMISSION EXPIRES October 30, 1983
[Handwritten Signature]
NOTARY PUBLIC

FILED
MAR 11 1980
MARION COUNTY, INDIANA

86071708

THE DEPOT - SECTION II

Curve	A	D	Curve Data	F	E	C
1	18° 58' 00"	307.00'	180.48'	40.43'	132.71'	4.17'
2	18° 58' 00"	307.00'	180.48'	40.43'	132.71'	4.17'
3	18° 58' 00"	307.00'	180.48'	40.43'	132.71'	4.17'
4	18° 58' 00"	307.00'	180.48'	40.43'	132.71'	4.17'
5	18° 58' 00"	307.00'	180.48'	40.43'	132.71'	4.17'
6	18° 58' 00"	307.00'	180.48'	40.43'	132.71'	4.17'
7	18° 58' 00"	307.00'	180.48'	40.43'	132.71'	4.17'



- NOTES:
1. STREET RIGHTS OF WAY ARE SHOWN AS A LIGHTER NUMBER INDICATING A RECONSTRUCTION. WHERE NO NUMBER APPEARS ON A STREET LOT, EXISTING RIGHT OF WAY APPLIES, DEPENDING UPON THE STATUS OF THE BUILDING.
 2. THIS SUBDIVISION SHALL BE KNOWN AS "THE DEPOT", SECTION II, CONSISTING OF 20 LOTS, BOUNDARIES SHOWN AS ABOVE. THIS SUBDIVISION SHALL BE KNOWN AS "THE DEPOT", SECTION II, CONSISTING OF 20 LOTS, BOUNDARIES SHOWN AS ABOVE.
 3. LOTS PLAYED WITHIN THE SUBDIVISION ON SUBJECT TO THE CONVEYANCE AND INSTRUMENTS REFERRED TO IN SEPARATE PARAGRAPHS HEREIN SHALL BE CONVEYED IN THE SAME INSTRUMENTS UNDER THE SAME INSTRUMENTS.

LEGEND
 DE - Drainage Easement
 UE - Utility Easement
 CL - Chain Line

A PART OF THE PLAT DESCRIBED IN...
 THIS SUBDIVISION SHALL BE KNOWN AS "THE DEPOT", SECTION II, CONSISTING OF 20 LOTS, BOUNDARIES SHOWN AS ABOVE. THIS SUBDIVISION SHALL BE KNOWN AS "THE DEPOT", SECTION II, CONSISTING OF 20 LOTS, BOUNDARIES SHOWN AS ABOVE.

LEGAL DESCRIPTION

THIS SUBDIVISION SHALL BE KNOWN AS "THE DEPOT", SECTION II, CONSISTING OF 20 LOTS, BOUNDARIES SHOWN AS ABOVE. THIS SUBDIVISION SHALL BE KNOWN AS "THE DEPOT", SECTION II, CONSISTING OF 20 LOTS, BOUNDARIES SHOWN AS ABOVE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.
 SIGNED AND SEALED:
 Richard B. Wetzel
 REGISTERED SURVEYOR
 INDIANA LICENSE NO. 4952
 MARCH 17 2000
 VOID UNLESS RECORDED BEFORE 3-14-01

PLAT APPROVAL
 MARCH 17 2000
Richard B. Wetzel
 REGISTERED SURVEYOR
 INDIANA LICENSE NO. 4952
Richard B. Wetzel
WETZEL ENGINEERS
 222 N. NEW JERSEY ST.
 INDIANAPOLIS, INDIANA 46204

THE DEPOT - SECTION II

COVENANTS

THE UNDERSIGNED ARE RECORD OF RECORD OF THE FOREGOING REAL ESTATE LOCATED IN MARION COUNTY, STATE OF INDIANA, HEREBY PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT AND CERTIFICATE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "THE DEPOT", SECTION II, A RESIDENTIAL SUBDIVISION IN MARION COUNTY, STATE OF INDIANA.

THE STREETS AND RIGHTS-OF-WAY CONTAINED HEREIN AND LABELED AS PUBLIC RIGHTS-OF-WAY, IF NOT HERETOFORE DESIGNATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THESE ARE TERMS OF GROUND NANKED UTILITY EASEMENTS SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED BY THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, GAS, CABLE, TELEPHONE AND OTHER UTILITIES AND EQUIPMENT USED IN THE PROVISION OF UTILITY SERVICE TO THE OWNERS OF LOTS WITHIN THE SUBDIVISION.

THESE ARE TERMS OF GROUND NANKED DRAINAGE EASEMENTS SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED BY THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, SURFACE WATER DRAINAGE AND OTHER DRAINAGE FACILITIES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THESE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS TO CONSTRUCT, MAINTAIN, REPAIR OR REPLACE SUCH UTILITY FACILITIES AND EQUIPMENT AS NECESSARY FOR THE PROVISION OF UTILITY SERVICE TO THE OWNERS OF LOTS WITHIN THE SUBDIVISION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE AREAS COVERED BY SUCH EASEMENTS TO MAINTAIN SAID DRAINAGE FACILITIES AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO PREVENT SUCH FACILITIES FROM BEING DAMAGED OR DESTROYED BY NEGLIGENCE OR OTHERWISE.

IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE AREAS COVERED BY SUCH EASEMENTS TO MAINTAIN SAID DRAINAGE FACILITIES AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO PREVENT SUCH FACILITIES FROM BEING DAMAGED OR DESTROYED BY NEGLIGENCE OR OTHERWISE.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION. FAILURE TO SO COMPLY INCLUDING FAILURE TO COMPLY WITH REQUIREMENTS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION, SHALL BE CAUSED TO BE A PUBLIC NUISANCE AND SHALL BE SUBJECT TO THE RIGHTS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS TO TAKE SUCH ACTION AS MAY BE NECESSARY TO PREVENT SUCH FACILITIES FROM BEING DAMAGED OR DESTROYED BY NEGLIGENCE OR OTHERWISE.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT OF LAND WITHIN THE PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

EVERY SINGLE-FAMILY DWELLING STRUCTURE, PLACE, OR EQUIPMENT LOCATED ON ANY LOT WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM SETBACK FROM THE FRONT OF THE LOT AS INDICATED BY THE ATTACHED ATTACHED CARAGES, OF ONE THOUSAND SQUARE FEET. IN THE CASE OF A STRUCTURE OF MORE THAN ONE STORY, AT LEAST SIX HUNDRED SIXTY SQUARE FEET OF SETBACK SHALL BE REQUIRED. THIS SETBACK SHALL BE MEASURED FROM THE FRONT OF THE LOT AS INDICATED BY THE ATTACHED ATTACHED CARAGES.

NO STRUCTURE OF A TEMPORARY CHARACTER, TENT, SEED, BALL, POND, OR OTHER OUT-BUILDING SHALL BE ERRECTED, PLACED, OR MAINTAINED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

THE REPAIR OR STORAGE OF IMPROPER MOTOR VEHICLES OR EQUIPMENT OF ANY KIND ON ANY LOT SHALL BE PROHIBITED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO TONNAGE OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO SIGNAGE, SIGNAGE OR OTHER ADVERTISING SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO LIGHTS OR OTHER LIGHTS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

NO FIREARMS, FIREARMS OR OTHER WEAPONS SHALL BE PERMITTED ON ANY LOT EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF MARION.

APPROVED BY: 2771
 DATE: 3/16/00
 REGISTERED SURVEYOR
 [Signature]
 [Signature]
 [Signature]

THIS PLAT PREPARED BY
Richard B. Wetzel
WETZEL ENGINEERS
 222 N. NEW JERSEY ST.
 INDIANAPOLIS, INDIANA 46204

VOID UNLESS RECORDED BEFORE 3-14-01

THE DEPOT - SECTION I

COVENANTS (CONT.)

18. AN ARCHITECTURAL REVIEW COMMITTEE IS HEREBY CREATED, WHICH COMMITTEE WILL CONSIST OF NOT LESS THAN ONE MEMBER. SAID INITIAL MEMBER OF THE ARCHITECTURAL REVIEW COMMITTEE WILL BE APPOINTED DIRECTLY BY THE PERSON OR PERSONS WHO HAVE EXECUTED THIS PLAN THESE PEOPLE WHO HAVE EXECUTED THIS PLAN WILL ALSO HAVE THE RIGHT TO REPLACE THE MEMBER OR MEMBERS OF THE ARCHITECTURAL REVIEW COMMITTEE AND TO REVOKE THE MEMBERSHIP OF THE ARCHITECTURAL REVIEW COMMITTEE WITH RIGHTS OF APPOINTMENT ADDITIONAL MEMBERS TO THE COMMITTEE. IMMEDIATELY UPON THE RESIGNATION OF THE ORIGINAL APPOINTED MEMBER OR MEMBERS THE PERSON OR PERSONS WHO HAVE EXECUTED THIS PLAN WILL BE APPROVED TO SELECT THE SUCCESSOR OR SUCCESSORS TO FILL THE VACANCIES THEREBY CREATED. A MAJORITY OF THE MEMBERS OF THE COMMITTEE WILL BE AUTHORIZED TO DETERMINE WHETHER THE PROPOSED STRUCTURE PLANS AND SPECIFICATIONS SHOW CONFORMITY AND HARMONY OF EXTERNAL BELIEFS WITH EXISTING ARCHITECTURE AND THE DEVELOPMENT AND WHETHER THE BUILDING AND PROPERTY SETBACK LINES ARE IN CONFORMITY WITH APPLICABLE ZONING ORDINANCES AND COVENANTS, CONDITIONS AND RESTRICTIONS. THE COMMITTEE SHALL ALSO UNDERTAKE SUCH OTHER DUTIES AND RESPONSIBILITIES AS MAY BE ASSIGNED TO IT. NO CHANGES WILL BE MADE TO ANY PURCHASER OF A LOT FOR EXAMINATION OF PLANS OR FOR GIVING APPROVAL FOR CONSTRUCTION THEREOF. IN THE EVENT THE COMMITTEE DOES NOT INDICATE IN WRITING ITS APPROVAL OR DISAPPROVAL OF PLANS SUBMITTED FOR ITS REVIEW WITHIN A PERIOD OF FIFTEEN CALENDAR DAYS AFTER SUBMISSION, THE COMMITTEE WILL BE DEEMED TO HAVE APPROVED SUCH PLANS. ACTIONS OF THE COMMITTEE NEED NOT BE AT A FORMAL MEETING BUT MAY BE EVIDENCED INFORMALLY IN WRITING SIGNED BY A MAJORITY THEREOF. PRIOR TO CONSTRUCTION OF ANY STRUCTURE UPON A LOT WITHIN THIS SUBDIVISION, THE BUILDING PLANS THEREOF, INCLUDING PLOT PLANS, SPECIFICATIONS AND PLANS FOR LANDSCAPING AND ANY OTHER DATA OR INFORMATION WHICH MAY BE REQUESTED BY THE COMMITTEE, MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE FOR ITS APPROVAL.

19. HOMES BUILT ON LOTS 21 THRU 25 INCLUSIVE SHALL BE OF VARIOUS ARCHITECTURAL STYLES.

20. THE RIGHT TO ENFORCE EACH AND ALL OF THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO OBTAIN THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY ERECTION OR BY ANY OTHER LEGAL PROCESS IS HEREBY RESERVED TO THE ARCHITECTURAL REVIEW COMMITTEE AND EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND HEIRS WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, STATE OF INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

21. THESE COVENANTS, CONDITIONS AND RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF TWENTY YEARS FROM THE DATE OF RECORDATION OF THIS PLAN, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM SUCH COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED THEREAFTER FOR PERIODS OF TEN YEARS EACH UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH TEN YEAR PERIOD, THE OWNER OF THE MAJORITY OF THE LOTS IN THIS SUBDIVISION SHALL EXECUTE AND ACKNOWLEDGE THE DECLARATION IN WRITING HAVING REVERENDS AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN THE LAND RECORDS OF MARION COUNTY, STATE OF INDIANA, IN WHICH EVENT THE PROVISIONS AS SET FORTH FOR RENEWALS SHALL BE NULL AND VOID.

22. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH WILL CONTINUE TO REMAIN IN FULL FORCE AND EFFECT.

WITNESS MY SIGNATURE THIS 14th DAY OF March, 1980.

[Handwritten Signature]
HAROLD J. DENNIS

COUNTY OF MARION)
STATE OF INDIANA) SS: HAROLD J. DENNIS

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTOR OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIRMED HIS SIGNATURE TRULY.

MY COMMISSION EXPIRES October 30, 1983
[Handwritten Signature]
NOTARY PUBLIC

FILED
MAR 17 1980
MARION COUNTY, INDIANA

86071708