

INITIALS

dgf

880043751

\$ 13.00
(2)

SUBDIVISION Final Plat Victoria Woods Sec 4

LEGAL pt of E 1/2 of SW 1/4 Sec 11-15N-2E

CROSS REFERENCE

DECLARATION

DMD/VOID STAMP
LAND SURVEYOR
TOWNSHIP
AUDITOR
NOTARY

11/11/11

RECEIVED FOR RECORD

88 MAY 11 AM 8:25

BETH O'LAUGHLIN
MARION COUNTY RECORDER

TOWNSHIP

Wayne

RETURN TO:

Smith Enterprises

FINAL PLAT VICTORIA WOODS

- SECTION FOUR -

880043751

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I, the undersigned Registered Land Surveyor, do hereby certify that I conducted a survey under direct supervision and in the best of my professional knowledge, information and belief; this plat is an accurate representation of that survey of part of the East 1/2 of the Southwest 1/4 of Section 11, Township 15 North, Range 2 East, in Wayne Township, Marion County, Indiana, and more particularly described as follows:

Commencing at a point on the South line of said 1/4 Section being North 89°53'14" East (approx bearing) 1210.15 feet from the Southwest corner thereof; thence North 1°33'23" East, parallel with the West line of said 1/4 Section, 1353.90 feet to the point of beginning, being the Northeast corner of Shadow Wood.

Section 209, the plat of which is recorded as Instrument 185-6472, in the Office of the Recorder of Marion County, Indiana; thence, the next 3 courses are along the North line of said subdivision, South 88°50'59" East 184.50 feet, South 88°12'51" East 50.60 feet, South 88°24'33" East 144.57 feet to the West line of Heatherwood Estates, West Section, the plat of which is recorded as Instrument 778-69552, in said Recorder's Office; thence, leaving said North line of Shadow Wood, Section Two, the next three courses are along the West line of said Heatherwood Estates, West Section, North 1°33'23" East 201.47 feet, North 1°50'11" East 225.49 feet, North 1°33'23" East 785.81 feet to the North line of said 1/4 Section; thence, leaving said West subdivision line, South 89°37'11" West along said North line, 241.71 feet; thence South 1°33'23" East, parallel with the West line of said 1/4 Section 1205.98 feet to the point of beginning and containing 18.257 acres, more or less. Subject to all legal covenants and rights of way of record.

This subdivision consists of 16 lots, numbered 111-126, inclusive. All dimensions are shown in feet and decimal parts thereof.

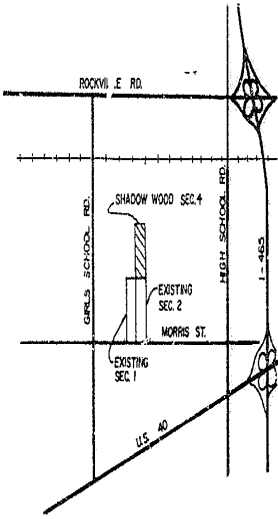
CERTIFIED: April 22, 1998

Ronald T. Nolan
RONALD T. NOLAN, Registered
Land Surveyor, 50433



LOT CURVE DATA

LOT #	RADIUS	LENGTH	CHORD	DELTA	TANGENT
125	30.00'	70.04'	25.00'	24° 20' 12"	19.34'
126-A	30.00'	58.02'	31.43'	41° 52' 20"	29.09'
126-B	30.00'	6.00'	6.00'	00° 00' 16"	3.00'
127	30.00'	41.73'	40.53'	47° 48' 58"	22.17'
128	30.00'	41.73'	40.53'	47° 48' 58"	22.17'
129	30.00'	41.73'	40.53'	47° 48' 58"	22.17'
130-A	30.00'	20.87'	20.71'	25° 54' 56"	10.50'
130-B	30.00'	30.15'	48.07'	51° 21' 51"	21.41'
131	30.00'	19.21'	19.20'	17° 20' 39"	7.60'
118	20.00'	31.99'	28.69'	91° 38' 11"	20.58'
119	20.00'	30.88'	27.88'	88° 21' 49"	18.44'

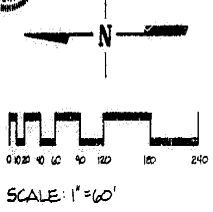


AREA MAP

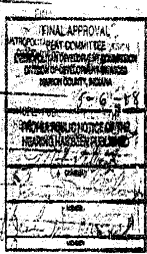
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LEGEND

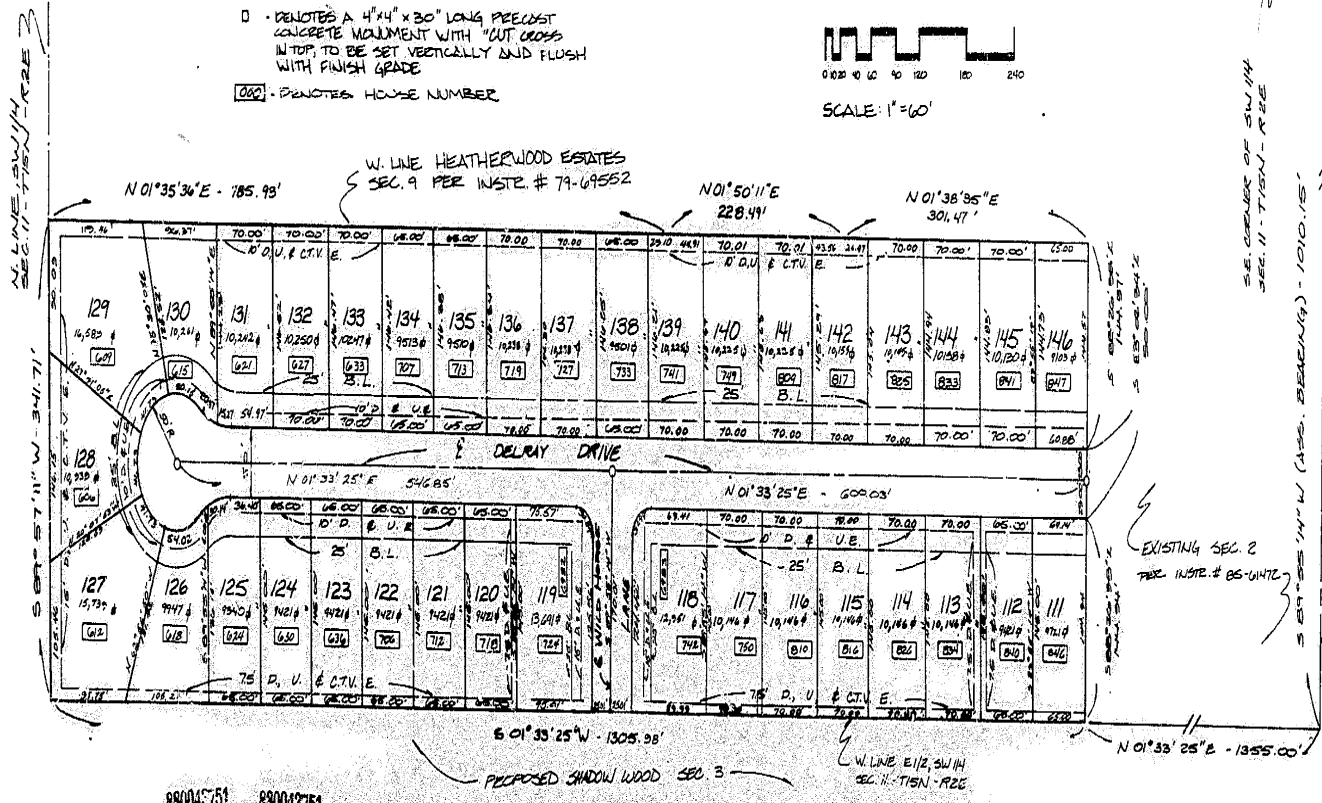
- - DENOTES COPPER-WELD TO BE SET AFTER STREET CONSTRUCTION OR A 5/8" REBAR SET IF NOT WITHIN STREET PAVEMENT
- - DENOTES A 4"x4" x 30" LONG PRECAST CONCRETE MONUMENT WITH "OUT CROSS" IN TOP, TO BE SET VERTICALLY AND FLUSH WITH FINISH GRADE
- ① - DENOTES HOUSE NUMBER



880043751



VOID UNLESS RECORDED BEFORE 3-17-98



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88/43751

JOB NO. 0470-4
REV 10/98
BY JHN/MSD
REVISED: 10/10/98

FINAL PLAT VICTORIA WOODS

- SECTION FOUR -

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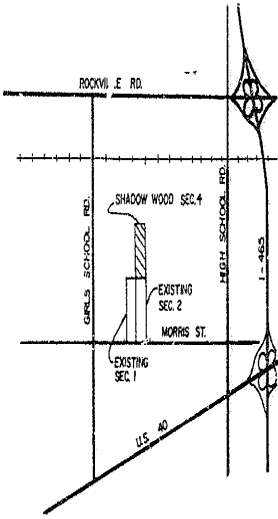
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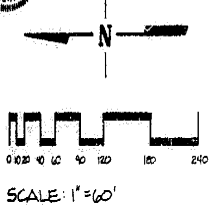


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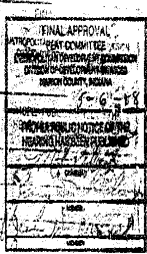
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LEGEND

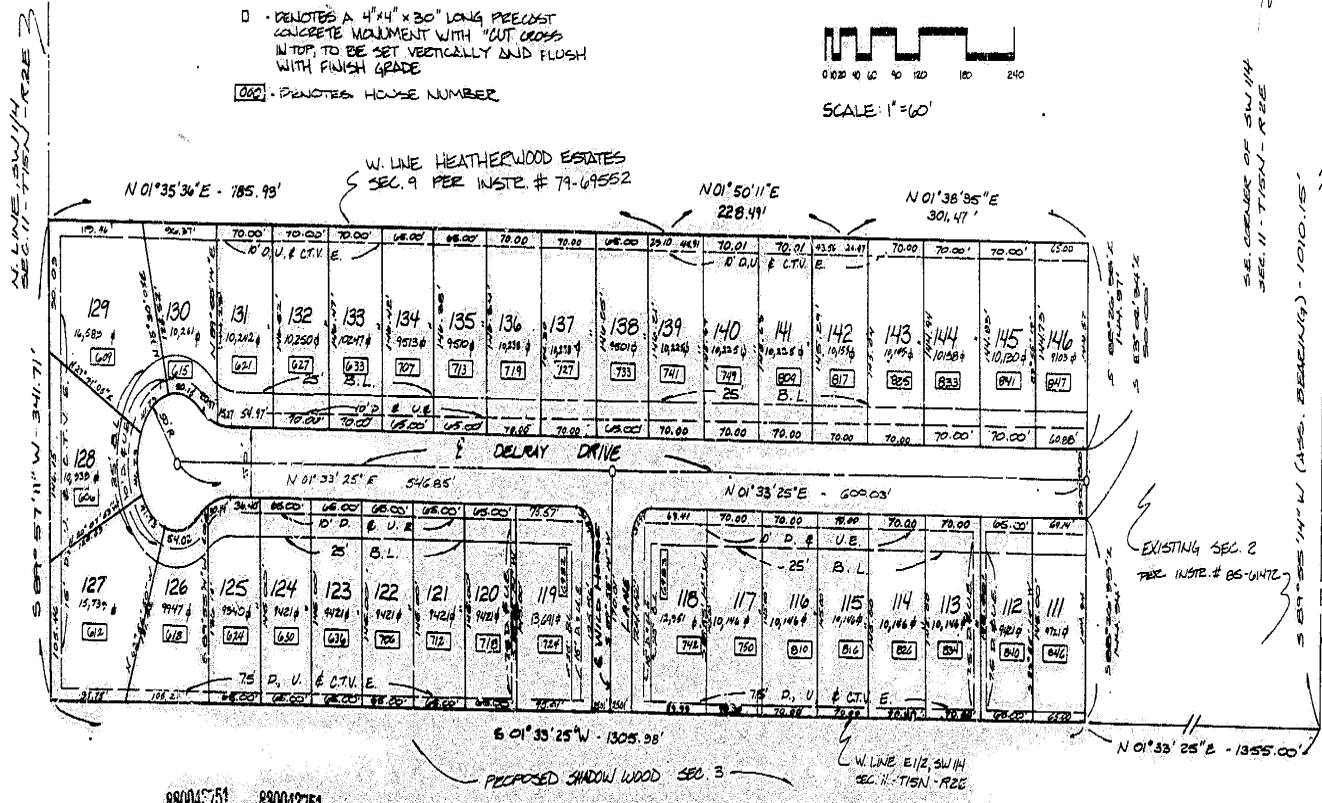
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88/43751

JOB NO. 0470-4
REV 10/98
BY JHN/MSD
REVISED: ADD: 04/20/98

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RESTRICTIVE COVENANTS FOR VICTORIA WOODS SECTION FOUR

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SECTION 4. THESE RESTRICTIVE COVENANTS, BEING THE CORNER OF ALL NEAR ESTATE PLANNED AS VICTORIA WOODS, SECTION 4, AN ADDITION TO THE CITY OF INDIANAPOLIS, MADISON COUNTY, INDIANA, DOES HEREBY DECLARE FOREVER, FOR ENJOYMENT OF ALL THE STREETS AND WAS SHOWN ON SAID PLAN, AND THE SAME ARE SHOWN ON THE RECORDED PLAN AND HEREBY RESERVED FROM THE ESTATE THEREOF, HERETO.

SAID CENTER DOES HEREBY ESTABLISH THE FOLLOWING COVENANTS, COVENANTS AND RESTRICTIONS TO GOVERN THE USE AND OCCUPANCY OF THE LOTS IN SAID ADDITION:

- A. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN A DWELLING NOT TO EXCEED 2 & 1/2 STORIES IN HEIGHT AND MUST INCLUDE A PRIVATE ATTACHED GARAGE FOR NOT LESS THAN ONE CAR NOR MORE THAN THREE CARS. NO DRAPES SHALL BE HUNG ON ANY LOTS.
- B. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE, NOR NEARER TO A SIDE STREET LINE, THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAN. IN ANY EVENT, NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN TWENTY-FIVE (25) FEET FROM THE DEDICATED RIGHT-OF-WAY OF THE STREETS OR TWENTY (20) FEET FROM THE DEDICATED CURB-AND-VERTICAL CURB-AND-VERTICAL, NOR SHALL ANY BUILDING BE LOCATED NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE WITH HERETO AGREEABLE SIDEWAYS OF THE DEDICATED CURB-AND-VERTICAL.
- C. NO FENCE, WALL, HEDGE, OR SIGN PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE ROADWAY SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE WITHIN-AREA BOUND BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR AT CORNER OF A ROOSED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED.
- D. THE SPACE BETWEEN THE INTERSECTIONS OF A STREET PROPERTY LINE, WITH THE EDGE OF A DRIVEWAY OR ALLEY DRIVEWAY.
- E. NO TRUCK SHALL BE PERMITTED TO STOP WITHIN SUCH DISTANCE OF SUCH INTERSECTION UNLESS THE PORTAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH STREET LINES. NO TRUCK OR SHED WAITING (TRUCKS EXCEPTED) OF OVER 34" IN HEIGHT SHALL BE PERMITTED ON ANY LOT FROM FRONT LOT TO BUILDING SETBACK LINE.
- F. NO NOCTURNAL OR OFFENSIVE TRADE OR ACTIVITY SHALL BE PERMITTED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE, OR BECOME, AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- G. NO REARER, TENT, SHACK, OR OTHER SUBORDINATE STRUCTURE ON ANY LOT IN THE ADDITION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE. NO BOAT, OR TRAVEL TRAILER, OR MOTOR HOME OF ANY DESCRIPTION SHALL BE STORED ON ANY LOT EXPOSED TO VIEW FROM THE STREET OR NEIGHBORING LOT.
- H. ALL LOTS IN THIS SUBDIVISION SHALL BE DESTROYED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY DWELLING NOT EXCEEDING TWO AND ONE HALF (2 1/2) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.
- I. ALL DRIVEWAYS MUST BE PLACED ON ANY LOT WITHIN THE ADDITION SHALL BE PAVED. A YEAR (1) FOOT CONCERGE PAVING SIDEWALK PROVIDED, HOWEVER, IN ANY EVENT, SAID BUYER SHALL INSTALL SAID SIDEWALK(S) NO LATER THAN ONE YEAR FROM DATE THAT RESUBMIT AND DESIGNED TO HIM.
- J. NO BUILDING, WALL, FENCE, OR OTHER STRUCTURE SHALL BE ERECTED, OR PLACED ON ANY BUILDING PLOT IN THIS ADDITION, UNTIL PLANS AND SPECIFICATIONS OF SUCH BUILDING, WALL, FENCE, OR OTHER STRUCTURE AND THE LOT PLAN SHOWING THE LOCATION OF THE SAME, HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND ADHESION OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN SAID ADDITION, AND AS TO LOCATION OF SUCH STRUCTURE OR STRUCTURES WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE TO BE APPOINTED BY THE OWNER. SAID COMMITTEE MAY BE APPOINTED AT ANY TIME AT THE OPTION OF THE OWNER. A WRITTEN DOCUMENT IS RECORDED ACCORDINGLY.
- K. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR PLOT OF LAND WITHIN THE AREA OF THIS PLAN TO COMPLY WITH ALL THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAN BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS FOR THIS PLAN ISSUED BY SAID DEPARTMENT.

THE FOREGOING COVENANTS, RESTRICTIONS AND CONDITIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES CLAIMING, OR CLAIMING ANY INTEREST IN ANY LOT, OR PART THEREOF, IN SAID ADDITION, AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2000, AT WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY VOTE OF THE BOARD OF THE THEN OWNERS OF THE LOTS OF THE ADDITION, IT IS AGREED TO CHANGE OR REVOKE SAID COVENANTS IN WHOLE, OR IN PART.

IF ANY PARTIES CLAIMING OR CLAIMING AN INTEREST IN ANY LOT, OR PART THEREOF, IN THE ADDITION, OR ANY PERSON OR PERSONS HOLDING UNDER THEM, OR OCCUPYING ANY LOT, OR PART THEREOF, VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS, CLAIMING ANY INTEREST IN SAID ADDITION TO PROSECUTE ANY PROCEEDINGS AT LAW, OR IN EQUITY, AGAINST THE PERSON, OR PERSONS, VIOLATING OR VIOLATING SAID COVENANTS, EITHER TO PREVENT THEM, OR TO RESOLVE DAMAGES THEREON.

THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, CONDITIONS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THESE PLANS OTHER THAN THOSE COVENANTS, CONDITIONS, 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 COMPLOT ORDINANCE, 36-70-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAN BY THE PLAN COMMISSION.

THIS SUBDIVISION CONSISTS OF 36 LOTS NUMBERED 11 THROUGH 46 WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DRAWING FIRST AND SECOND PAGES THEREOF.

IN WITNESS WHEREOF, JOHN E SMITH ENTREPRENEURS, INC., BY JOHN E SMITH, PRESIDENT, AND JOHN H. PAGE, SECRETARY, HAVE HEREOF CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 10th DAY OF MAY, 1988.

880043751

STATE OF INDIANA)
COUNTY OF MADISON)
SS:)

NOTARY PUBLIC: Walter B. Hoover
PRINTED NAME: ANITA L. HINES

COMMISSION EXPIRES: SEPTEMBER 19, 1991
PRESIDENT OF NOTARY PUBLIC COUNTY, INDIANA

JOHN E SMITH, PRESIDENT
JOHN H. PAGE, SECRETARY
ATTEST: [Signature]

880043751

PAVINE JOHNSON
ASSESSOR
APPROVED

WALTER B. HOOPER
NOTARY PUBLIC

RECEIVED FOR RECORD
MAY 11 AM 8:27
MADISON COUNTY RECORDS