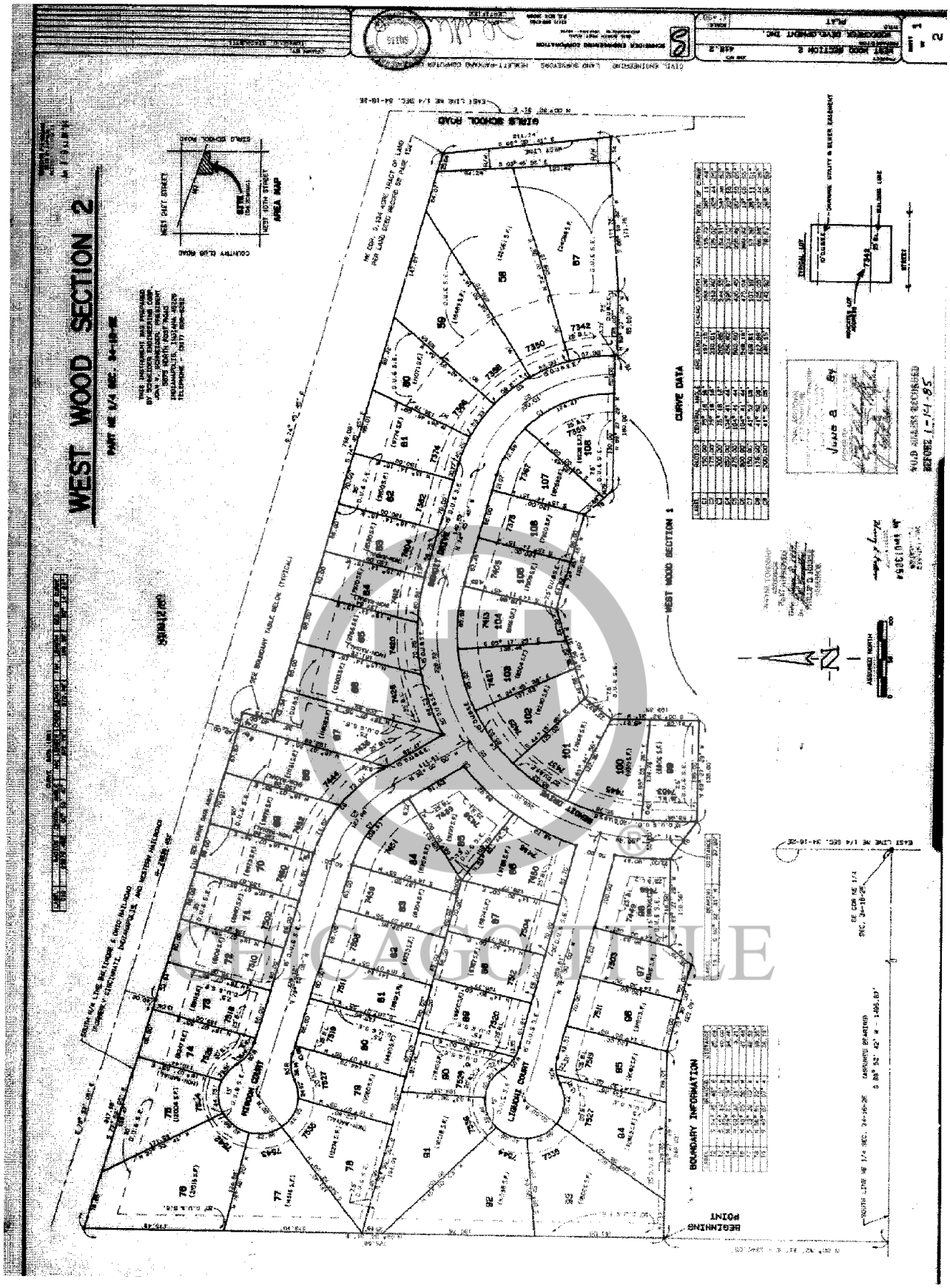

CHICAGO TITLE

WEST WOOD SECTION 2

PART OF THE N/4 SEC. 34-16-3E

THIS INSTRUMENT WAS PREPARED BY SCHNEIDER ENGINEERING CORP. JOHN V. SCHNEIDER, PRESIDENT 8415 NORTH FORT ROAD INDIANAPOLIS, INDIANA 46236 TELEPHONE - (317) 849-5252

84 42788

THE UNDERSIGNED, OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "WEST WOOD SECTION 2", AN ADDITION IN MARION COUNTY, MAINE TOWNSHIP, INDIANA.

STREETS: THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESULTING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OF EXCEPTIONS THEREON, WHENEVER DISCONTINUED BY LAW.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE CLASSIFIED 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 30 FEET IN HEIGHT.

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREETS, SHALL BE PLACED OR PERMITTED TO REMAIN 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 OR IN THE CASE OF ROUNDED PROPERTY CORNERS FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A SIDEWALK 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.

FLOOR AREA: NO ONE-STORY HOUSE SHALL BE ERECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 800 SQUARE FEET AND NO RESIDENCE MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 960 SQUARE FEET. 1000 SQUARE FEET TOTAL LIVING AREA EXCLUSIVE OF OPEN PORCHES, GARAGES OR BASEMENTS.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE IN ANY LOT IN THIS ADDITION.

NUISANCES: NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT IN THIS ADDITION NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.

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.

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 OF THE CITY OF INDIANAPOLIS, INDIANA AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THIS PLAT.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.E.&S.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) 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, SANITARY SEWERS, POLES, LINES, WIRES, DRAINS AND SEWERS, 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, THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO ASSERTED.

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-AA-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

TERM: THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR TWENTY-FIVE (25) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

INGRESS & EGRESS: THERE SHALL BE NO MEANS OF INGRESS OR EGRESS (PEDESTRIAN OR VEHICLE) TO GIRLS SCHOOL ROAD FROM THE REAR SIDE OF LOTS NUMBERED 57 AND 58

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 7TH DAY OF JUNE, 1984.

WOODSTOCK DEVELOPMENT INC.

BY: Daniel J. Cohen
DANIEL J. COHEN, PRESIDENT

ATTEST: Carol J. Phelps
CAROL J. PHELPS, SECRETARY

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THERETO.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 7TH DAY OF JUNE, 1984.

NOTARY PUBLIC Johanna B. Hamilton
Johanna B. Hamilton

MY COMMISSION EXPIRES 7/24/88 COUNTY OF RESIDENCE Marion

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE WITHIN PLAT IS A REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 48 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER SECTION 1339.63 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 31 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE SAID NORTHEAST QUARTER SECTION 1320.00 FEET TO THE BEGINNING POINT; THENCE NORTH 00 DEGREES 13 MINUTES 31 SECONDS EAST PARALLEL WITH THE SAID EAST LINE 876.68 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CONSOLIDATED INDIANAPOLIS, ST. LOUIS AND CHICAGO RAILROAD (THE NEXT FIVE (5) DESCRIBED COURSES BEING ALONG THE SAID SOUTH RIGHT OF WAY LINE); THENCE SOUTH 71 DEGREES 52 MINUTES 05 SECONDS EAST 317.18 FEET TO A CURVE HAVING A RADIUS OF 23879.65 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 18 DEGREES 07 MINUTES 55 SECONDS EAST; THENCE EASTERLY ALONG SAID CURVE 370.78 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 14 MINUTES 19 SECONDS WEST FROM THE SAID RADIUS POINT; THENCE SOUTH 72 DEGREES 45 MINUTES 41 SECONDS EAST 25.84 FEET; THENCE SOUTH 17 DEGREES 14 MINUTES 19 SECONDS WEST 80.00 FEET; THENCE SOUTH 72 DEGREES 45 MINUTES 41 SECONDS EAST 794.89 FEET TO THE NORTHWEST CORNER OF A 0.134 ACRE TRACT OF LAND CONVEYED AND DESCRIBED IN DEED RECORD 56, PAGE 157 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 20 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID 0.134 ACRE TRACT OF LAND 211.26 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 34.00 FEET; THENCE SOUTH 86 DEGREES 19 MINUTES 22 SECONDS WEST 131.76 FEET; THENCE NORTH 84 DEGREES 27 MINUTES 29 SECONDS WEST 83.00 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST PARALLEL WITH THE SAID EAST LINE 1.21 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 180.00 FEET; THENCE NORTH 41 DEGREES 05 MINUTES 50 SECONDS WEST 57.18 FEET; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST 108.82 FEET; THENCE SOUTH 72 DEGREES 50 MINUTES 31 SECONDS WEST 124.60 FEET; THENCE SOUTH 39 DEGREES 30 MINUTES 00 SECONDS WEST 42.81 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 31 SECONDS WEST PARALLEL WITH THE SAID EAST LINE 184.97 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 135.00 FEET; THENCE NORTH 36 DEGREES 33 MINUTES 31 SECONDS WEST 98.15 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 216.36 FEET; THENCE SOUTH 40 DEGREES 05 MINUTES 57 SECONDS WEST 36.79 FEET; THENCE NORTH 73 DEGREES 30 MINUTES 30 SECONDS WEST 120.09 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 249.83 FEET TO THE POINT OF BEGINNING, CONTAINING 15.383 ACRES, MORE OR LESS.

THIS SUBDIVISION CONSISTS OF 32 LOTS, NUMBERED 57 THROUGH 100, BOTH INCLUSIVE, TOGETHER WITH STREETS, EASEMENTS AND PUBLIC WAYS AS SHOWN ON THE WITHIN PLAT.

THE SIZE OF LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES HEREON; FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 7TH DAY OF JUNE 1984.

JOHN V. SCHNEIDER
REG. LAND SURVEYOR - INDIANA # 3010

APPROVED BY THE METROPOLITAN DEVELOPMENT COMMISSION
FILE NO. 84-P-150
DATE: June 21, 1984
BY: Phillip D. Hinkle
PHILLIP D. HINKLE
ADDRESS

SCHNEIDER ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING PERMIT-PACKAGE DEVELOPER DEALER
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JOB NO. 418.8
WEST WOOD SECTION 2
WOODSTOCK DEVELOPMENT INC.
PLAT COMMITMENTS
SHEET NO. 1 OF 2

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