

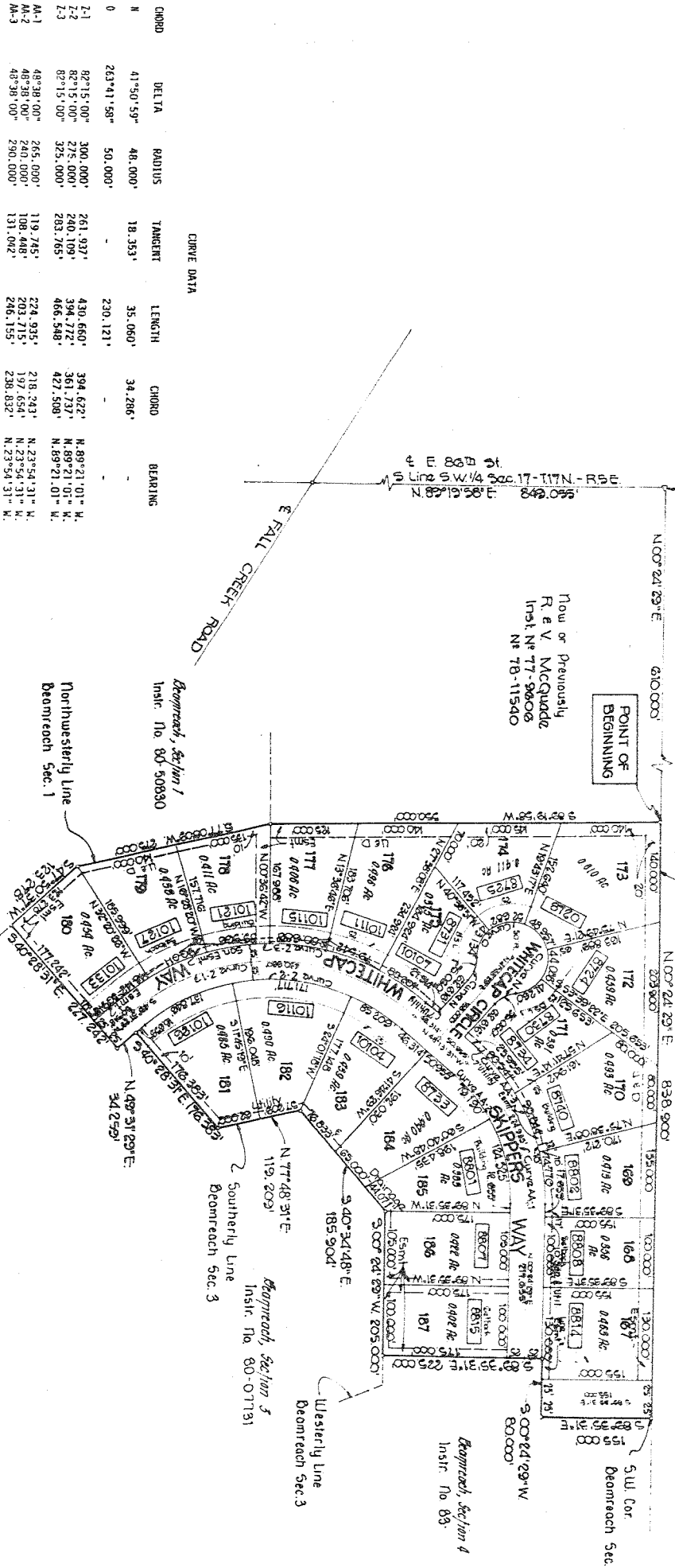
83 15507

3 15507

BEAMREACH SECTION 5

SW Cor E 1/2 S.W. 1/4
Sec. 17-T1N-R5E

(Not Plotted)



CURVE DATA

CHORD	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARINGS
N	41° 50' 59"	48,000'	18,353'	35,060'	34,286'	
0	263° 41' 58"	50,000'		230,121'		
M-1	82° 15' 00"	300,000'	261,937'	430,660'	394,622'	R. 89° 21' 01" W.
M-2	82° 15' 00"	275,000'	240,109'	394,772'	361,737'	N. 89° 21' 01" W.
M-3	82° 15' 00"	325,000'	293,765'	466,548'	427,508'	N. 89° 21' 01" W.
M-4	48° 38' 00"	265,000'	119,745'	224,935'	218,243'	N. 23° 54' 31" W.
M-5	48° 38' 00"	240,000'	108,448'	203,715'	197,654'	N. 23° 54' 31" W.
M-6	48° 38' 00"	290,000'	131,042'	246,155'	238,832'	N. 23° 54' 31" W.

PLAT RESTRICTIONS

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

This subdivision shall be known and designated as "BEAMREACH, Section 5".

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:

NOTE: Property lines at all street intersections are rounded by an arc having a 15' radius. However, the dimensions shown are to the P.I. of the arc.

All property located within BEAMREACH Section 5 is above 788.4 M.S.L., 100 year flood elevation.

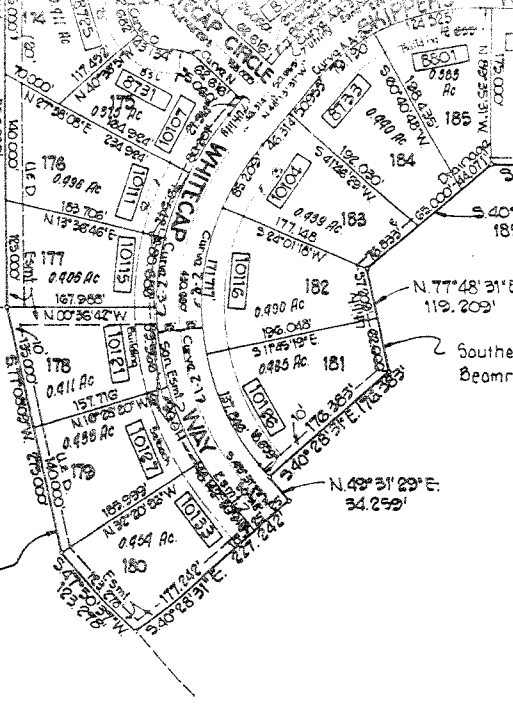
N 76-1160

E. 80th St.
S. Line S.W. 1/4 Sec.
N. 80° 15' 30" E

E FALL CREEK ROAD

Beamreach, Section 1
Instr. No. 86-50830

Northwesterly Line
Beamreach Sec. 1



CURVE DATA

CHORD	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
M	41°50'59"	48.000'	18.353'	35.060'	34.285'	-
O	263°41'58"	50.000'	-	230.121'	-	-
Z-1	82°15'00"	300.000'	261.937'	430.660'	394.622'	N.89°21'01" W.
Z-2	82°15'00"	275.000'	240.109'	394.772'	361.737'	N.89°21'01" W.
Z-3	82°15'00"	325.000'	283.765'	466.548'	427.508'	N.89°21'01" W.
AA-1	48°38'00"	265.000'	119.745'	224.935'	218.243'	N.23°54'31" W.
AA-2	48°38'00"	240.000'	139.448'	203.715'	197.654'	N.23°54'31" W.
AA-3	48°38'00"	290.000'	131.042'	246.155'	238.832'	N.23°54'31" W.

PLAT RESTRICTIONS

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

This subdivision shall be known and designated as "BEAMREACH, Section 1".

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

NOTE: Property lines at all street intersections are rounded by an arc having a 15' radius. However, the dimensions shown are to the P.I. of the arc.

All property located within BEAMREACH Section 1 is above 788.4 M.S.L., 100 year flood elevation.

1. **EASEMENTS FOR DRAINAGE, SEWERS 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 the subdivision and adjoining ground and/or public drainage system; and it shall be the individual responsibility of the lot owner to maintain 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 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, 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.

6. **CONTROLLING DOCUMENTATION:**
The restrictions contained in this plat are an implementation of the Declaration of Restrictions of Geist Harbours, recorded as Instrument No. 79-9744 in the Office of the Recorder of Marion County, Indiana. In the event of a discrepancy between these Plat Restrictions and the Declaration, then the Declaration shall control.

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 Dwelling Districts Zoning Ordinance of Marion 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 1800 square feet for ranch-type, and 2200 square feet for multi-story, provided that a minimum of 1200 square feet be on the ground floor. The square footage of living space is exclusive of porches, terraces, garages, carports, accessory buildings and basements.

7. **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, 2069 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.

3. **FENCES:**
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 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. 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.

8. **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 Control Committee, the owners of the lots in the subdivision, their heirs and assigns, their 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 any such violation or attempted violation. The right of enforcement of the covenants is hereby also granted to the Department of Metropolitan Development of Marion County, its successors or assigns.

4. **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 that extends from the road on which a lot abuts to the rear line of said lot. "Rear line" means the 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 setback lines shall be all as set forth upon this plat of the Development.

D. Cul-De-Sacs - If the particular lot abuts on a cul-de-sac, the front building setback line shall be shown on the plat of that lot.

E. Side Yards - The side yard setback lines shall not be less than an aggregate of twenty-two (22) feet. Provided, however, no side yard shall be less than eight (8) feet from the side line of the lot.

F. Rear Yards - Rear setback lines shall be at least twenty (20) feet from the rear lot line, unless otherwise shown on the plat.

9. **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.

5. **DEVELOPMENT CONTROL COMMITTEE:**
Prior to application for Improvement Location Permit from the Department of Metropolitan Development of the City of Indianapolis 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 Restrictions. Such approval shall include building design, color and location private drives, tree preservation and proposed landscaping.

IN WITNESS WHEREOF, witness the signature of the Declarant this 11th day of November 1983.

THE SHOREWOOD CORPORATION
By: _____
President

ATTEST:

Secretary
STATE OF INDIANA
COUNTY OF MARION

Before me, a notary public in and for the State of Indiana, personally appeared the above-named _____ who being duly sworn, depose and say that he is the President of the above-named corporation, that the contents of the foregoing instrument are true and correct, and that he has signed the instrument in the presence of me.

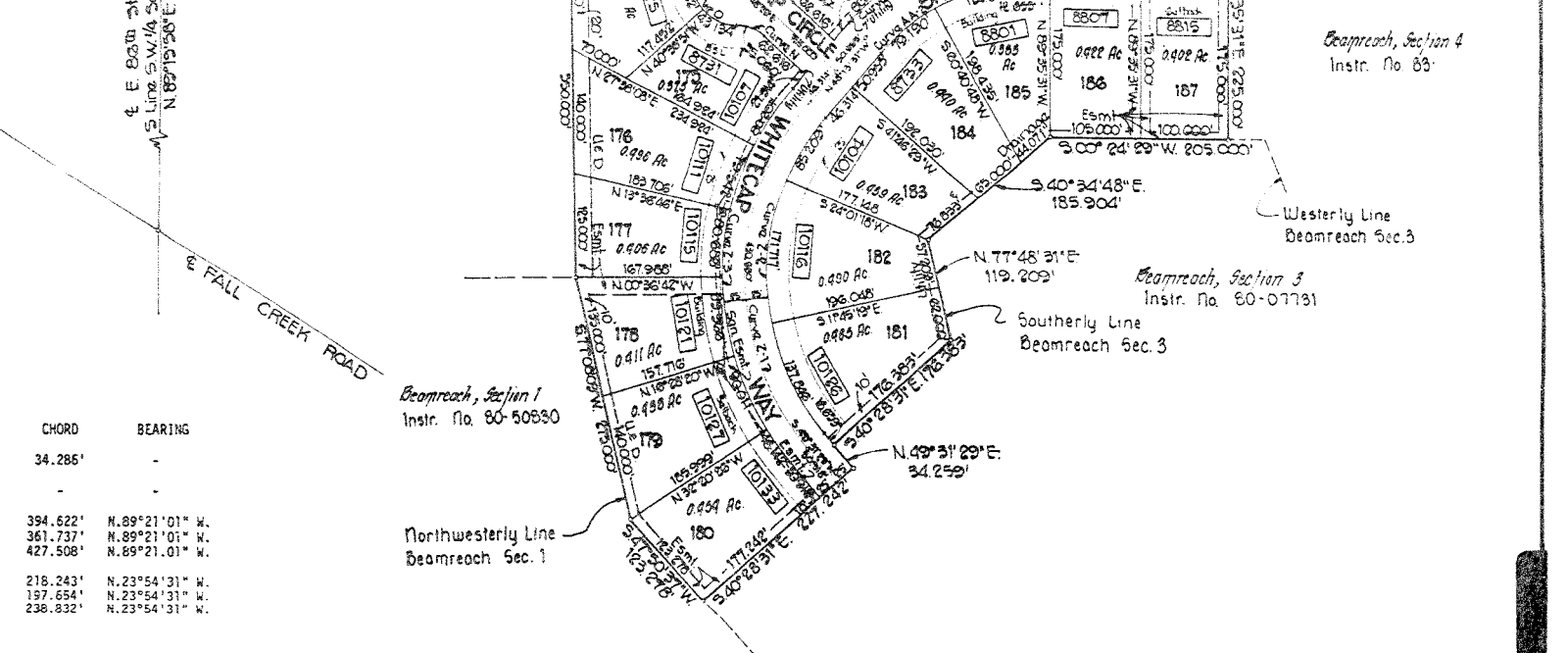
I, the undersigned, being the Recorder of Marion County, Indiana, do hereby certify that this plat is a true and correct copy of the best of the East Half of Range 5 East of the 9th East of Marion County, Indiana, more or less.

Commencing at the Quarter of said Section 1, Indiana State Plane 10 half-quarter section of the land described hereon, a distance of _____ BEAMREACH, Section 1, plat thereof, recorded in the Office of the Recorder of Marion County, Indiana, along the southerly line of South 89°35'31" East, West a distance of 80 feet; thence South 89°35'31" East a distance of 225,000 feet to a point in the subdivision of the 6th, 1960 as shown on the following 6th cour of said BEAMREACH distance of 205,000 feet; thence South 89°35'31" East a distance of 227,242 feet; thence South 89°35'31" East a distance of 123,278 feet; thence South 89°35'31" East a distance of 10,842 feet, subject to the following plat and plat hereon shown on this plat.



Notary Public

County of Residence



CHORD	BEARING
34.285'	-
394.622'	N. 89° 21' 01\" W.
361.737'	N. 89° 21' 01\" W.
427.508'	N. 89° 21' 01\" W.
218.243'	N. 23° 54' 31\" W.
197.654'	N. 23° 54' 31\" W.
238.832'	N. 23° 54' 31\" W.

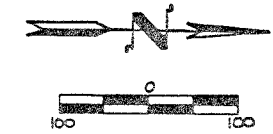
Beamreach, Section 1
Instr. No. 80-50830

Northwesterly Line
Beamreach Sec. 1

Beamreach, Section 4
Instr. No. 80-

Beamreach, Section 3
Instr. No. 80-07731

Southerly Line
Beamreach Sec. 3



NOTE: Property lines at all street intersections are rounded by an arc having a 15' radius. However, the dimensions shown are to the P.I. of the arc.

All property located within BEAMREACH Section 5 is above 788.4 M.S.L., 100 year flood elevation.

rs of record of the lay off, plat and sub-e with this plat and

dedicated to the public

s and utility easements, shown on the plat, which utility companies and

aths and courses for area equate underground conduit, g ground and/or public sponibility of the lot Under no circumstances a construction or re- ding restrict the water struction or reconstruction e at any time by any e drainage or by the developer

the local governmental ary waste disposal system addition for the purposes a part of said system. initary sewer available.

public utility companies, tallation of pipes, mains, in the case of sewer

title subject to the and the rights of the herein granted for ingress und for the purposes herein

ted as residential lots. no business may be eptions permitted in the ndiana. No structure shall any residential lot herein, xceed two and one-half Any garage, or accessory ruction and shall conform dence. The minimum square residential lots shall be or multi-story, provided or. The square footage ges, carports, accessory

ts sight lines at elevations d or permitted to remain on the street property lines ection of said street lines. tances of such intersections ight to prevent obstruction

restrictions or on the tructure shall be constructed xcept as provided herein.

at extends from the road . "Rear line" means the tentially parallel to, the r lots, it may be determined

ill be all as set forth

ul-de-sac, the front of that lot.

t be less than an aggregate ide yard shall be less than

twenty (20) feet from plat.

from the Department of for the construction of a plans shall be approved ined in the Declaration sign, color and location pting.

- CONTROLLING DOCUMENTATION:**
The restrictions contained in this plat are an implementation of the Declaration of Restrictions of Geist Harbours, recorded as Instrument No. 79-97441 in the Office of the Recorder of Marion County, Indiana. In the event of a discrepancy between these Plat Restrictions and the Declaration, then the Declaration shall control.
- 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, 2069 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.
- 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 Control Committee, the owners of the lots in the subdivision, their heirs and assigns, their 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 any such violation or attempted violation. The right of enforcement of the covenants is hereby also granted to the Department of Metropolitan Development of Marion County, its successors or assigns.
- 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.

IN TESTIMONY WHEREOF, witness the signature of the Declarant this _____ day of _____, 1983.

THE SHORHOOD CORPORATION

By: _____
President

ATTEST: _____
Secretary

STATE OF INDIANA :
COUNTY OF HAMILTON :

Before me, a notary public, in and for the State of Indiana, personally appeared the above and acknowledged that the contents of the instrument as his voluntary act and deed for the purposes therein expressed.

Witness my hand and seal this _____ day of _____, 1983.

Notary Public

County of Residence

CERTIFICATE OF SURVEY

I, the undersigned, do hereby certify the attached plat to be true and correct to the best of my knowledge and belief, representing a survey of part of the East Half of the Southwest Quarter of Section 17, Township 17 North, Range 5 East of the Second Principal Meridian in Lawrence Township, Marion County, Indiana, more particularly described as follows:

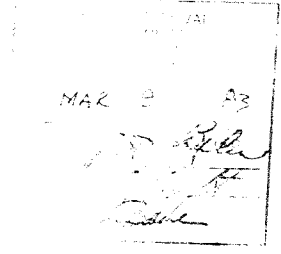
Commencing at the southwest corner of the East Half of the Southwest Quarter of said Section 17; thence North 00° 24' 29" East (basis of bearing - Indiana State Plane Coordinate System) on and along the west line of said half-quarter section a distance of 610.000 feet to the point of beginning of the land described herein; thence North 00° 24' 29" East along said last described line a distance of 838.900 feet to the southwest corner of BEAMREACH Section 4, a subdivision in Marion County, Indiana; as per plat thereof, recorded _____, 1983, as Instrument #83- _____ in the Office of the Recorder of said county; (the following 3 courses being along the southerly line of said BEAMREACH Section 4); (1) thence South 89° 35' 31" East a distance of 155.000 feet; (2) thence South 00° 24' 29" West a distance of 80.000 feet; (3) thence South 89° 35' 31" East a distance of 225.000 feet to a point on the westerly line of BEAMREACH Section 3, a subdivision in said county, as per plat thereof, recorded FEB _____, 1980 as Instrument #80-07731, in said Recorder's office; (the following 6 courses being along said westerly and southwesterly lines of said BEAMREACH Section 3); (1) thence South 00° 24' 29" West a distance of 205.000 feet; (2) thence South 40° 34' 48" East a distance of 185.904 feet; (3) thence North 77° 48' 31" East a distance of 119.209 feet; (4) thence South 40° 28' 31" East a distance of 175.383 feet; (5) thence North 49° 31' 29" East a distance of 34.259 feet; (6) thence South 40° 28' 31" East a distance of 227.242 feet to a point on the northwesterly line of BEAMREACH Section 1, a subdivision in said county, as per plat thereof, recorded AUGUST _____, 1980, as Instrument #80-50830, in said Recorder's office; (the following 2 courses being along said northwesterly line of BEAMREACH Section 1); (1) thence South 47° 50' 37" West a distance of 123.278 feet; (2) thence South 77° 06' 09" West a distance of 275.000 feet; thence South 89° 19' 58" West parallel) with the south line of said half-quarter section a distance of 550.000 feet to a point of beginning, containing 10.642 acres, subject, however, to highways, rights-of-way and easements.

This subdivision consists of 21 lots, numbered 167 to 187, both inclusive, and streets as shown hereon. The size of lots and width of streets are shown on this plat by figures denoting feet and decimal parts thereof.



Certified this _____ 9th day of March, 1983
MID-STATES ENGINEERING CO., INC.

SOL C. Miller
Reg. Land Surveyor #9788 - Indiana



Mid-States Engineering
Civil Engineering - Photogrammetry - Surveying
107 North Pennsylvania Avenue
Indianapolis, Indiana 46204

RECORD OF RECORDS
MAR 10 8 44 AM '83