

960147273

RECEIVED FOR RECORD  
96 OCT 22 AM 9:51

BUCK CREEK WOODS  
SECTION TWO  
FRANKLIN TWP., MARION CO., IND.

960147273

I, JERRY D. WIGGINS, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBMITTED THE FOLLOWING DESCRIBED REAL ESTATE INTO BOOKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAN. THIS PLAN CORRECTLY REPRESENTS A SAID SUNDIVIDED AND SUBDIVISION OF A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-TWO (22) NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN FRANKLIN TOWNSHIP, MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE NORTH 02 DEGREES 52 MINUTES 10 SECONDS EAST, 1282.55 FEET ALONG THE WEST LINE OF SAID HALF QUARTER SECTION (THE FOLLOWING THIRTEEN DESCRIBED COUSERS BEING ALONG THE NORTHERLY AND EASTERLY LINES OF BUCK CREEK WOODS-SECTION ONE AS RECORDED AS INSTRUMENT NUMBER 87030239 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA);

THENCE SOUTH 07 DEGREES 56 MINUTES 05 SECONDS EAST, 563.00 FEET;

THENCE SOUTH 49 DEGREES 22 MINUTES 15 SECONDS EAST, 128.72 FEET;

THENCE SOUTH 22 DEGREES 35 MINUTES 10 SECONDS EAST, 533.18 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST, 959.60 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS WEST, 819.10 FEET;

THENCE NORTH 88 DEGREES 30 MINUTES 58 SECONDS EAST, 500.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 29 MINUTES 02 SECONDS WEST, 1200.00 FEET;

THENCE SOUTH 14 DEGREES 40 MINUTES 18 SECONDS WEST, 515.57 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 02 SECONDS WEST, 115.00 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 58 SECONDS EAST, 252.04 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 02 SECONDS WEST, 115.00 FEET;

THENCE SOUTH 22 DEGREES 35 MINUTES 10 SECONDS EAST, 55.46 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 02 SECONDS WEST, 154.00 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 58 SECONDS EAST, 207.00 FEET PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION TO A POINT ON THE EAST LINE OF SAID HALF QUARTER SECTION, THENCE NORTH 02 DEGREES 40 MINUTES 13 SECONDS EAST, 841.64 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST, 411.6 FEET ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION;

THENCE SOUTH 41 DEGREES 41 MINUTES 12 SECONDS WEST, 441.00 FEET;

THENCE SOUTH 37 DEGREES 58 MINUTES 18 SECONDS WEST, 60.25 FEET;

THENCE NORTH 65 DEGREES 46 MINUTES 02 SECONDS WEST, 214.01 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 58 SECONDS WEST, 229.44 FEET;

THENCE SOUTH 49 DEGREES 22 MINUTES 15 SECONDS WEST, 351.14 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST, 104.13 FEET;

THENCE NORTH 88 DEGREES 30 MINUTES 58 SECONDS WEST, 50.00 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 58 SECONDS WEST, 382.00 FEET TO THE BEGINNING OF THIS DESCRIPTION, CONTAINING 14.42 ACRES, MORE OR LESS.

SUBJECT TO A PERPETUAL SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF INDIANAPOLIS, AS SET FORTH IN INSTRUMENT NUMBER 71-30 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

SUBJECT TO ALL OTHER LEGAL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

THIS SUBDIVISION CONTAINS FORTY-FIVE (45) LOTS NUMBERED 14 (14) THROUGH FIFTY-SEVEN (57) INCLUDING LOT NUMBER TWO (2) AND ONE HUNDRED THREE (103) INCLUDING TOGETHER WITH STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAN HEREBY FILED.

ALL MONUMENTS SHOWN HEREON WILL EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN, AND THAT THE "COMPUTED ERROR OF CLOSURE OF THE BOUNDARIES HEREON IS 13.17 MILLI METERS OR ONE HUNDRED THIRTY SEVEN (137) THOUSTHS OF AN INCH.

WITNESS MY HAND AND SEAL THIS 10TH DAY OF NOVEMBER, 1995.

JERRY D. WIGGINS  
REG. LAND SURVEYOR NO. 880042

**2. DEFINITIONS**

(A) **SIDE LINE** - MEANS A LOT BOUNDARY THAT EXTENDS FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.

(B) **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 AS SET FORTH UPON THIS PLAN OF THE DEVELOPMENT.

(D) **COUL-DE-SACS** - IF A PARTICULAR LOT ABUTS ON A COUL-DE-SAC, THE FRONT BUILDING SETBACK LINE SHALL BE AS SHOWN ON THE PLAN OF THAT LOT.

(E) **SIDE YARDS** - THE SIDE YARD SETBACK LINES SHALL NOT BE LESS THAN SIX (6) FEET AND HAVE AN AVERAGE OF SIXTEEN (16) FEET.

(F) **REAR YARDS** - REAR SETBACK LINES SHALL BE AT LEAST TWENTY (20) FEET FROM THE REAR LOT LINE.

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 3-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.

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAN. FOR THE PURPOSES OF THIS COVENANT, DECKS, 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 OR A LOT TO ENCHRON UPON ANOTHER LOT.

NO STRUCTURE OF A TEMPORARY NATURE NOT ATTACHED TO OR ON MAIN RESIDENCE, SHALL BE CONSTRUCTED, MOVED ONTO OR USED ON ANY LOT AT ANY TIME, FOR ANY PURPOSE.

NO SINGLE STORY DWELLING SHALL HAVE A GROUND FLOOR AREA LESS THAN 1700 SQUARE FEET AND NO TWO STORY DWELLING SHALL HAVE A GROUND FLOOR AREA LESS THAN 1200 SQUARE FEET AND A TOTAL OF 2300 SQUARE FEET (EXCLUDING OF OPEN PORCHES, GARAGES AND OTHER AREAS NOT CONSIDERED LIVING AREA).

NO DWELLINGS SHALL HAVE A TWO (2) OR ATTACHED GARAGE WITH A HARD SURFACED DRIVE CONSTRUCTED WITH CONCRETE.

NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE, AND IN NO CASE SHALL BE GREATER THAN THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT. NO FENCE OF ANY MATERIAL SHALL BE ERECTED WITHIN THE BOUNDARIES OF ANY EASEMENTS RESERVED ON THIS PLAN. GALVANIZED CHAIN LINK AND WOOD FENCES/PRIVACY PANELS ARE NOT PERMITTED.

NO FENCE, WALL, HEDGE OR SHrub PLANTING WHICH OBSTRUCTS SIGHT LINE AT INTERSECTIONS BETWEEN TWO AND SIX FEET ABOVE GROUNDS 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 TO 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 JOINT LIFE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

NO DOWNSPUTS SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAINWATER INTO ANY SANITARY SEWER.

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY BEING SOLD AND SIGNS USED BY A FARMER TO ADVERTISE THE PROPERTY BEING SOLD AND CONSTRUCTION AND SALE PERIOD, EXCEPT AS PROVIDED FOR IN SIGNAGE EASEMENTS.

NO NOISES OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR HARMFUL TO THE NEIGHBORHOOD.

NO OIL DRILLING OR DEVELOPMENT OPERATIONS, OIL SETTING OR MINING OPERATION OF ANY KIND SHALL BE PERMITTED UPON OR ON ANY LOT, FOR OIL OR OIL WELLS.

NO ANIMALS, LIVESTOCK, OR FURBILITY OF ANY KIND SHALL BE RAISED, BROOD OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS OR OTHER DOMESTIC HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN SANITARY CONTAINERS. ALL INGREDIENTS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN SANITARY CONDITION.

ALL TRASH AND GARBAGE CONTAINERS MUST BE PLACED IN WALKED-IN AREAS SO THAT THEY SHALL NOT BE VISIBLE FROM THE STREET OR ADJACENT PROPERTY EXCEPT ON DAYS OF COLLECTION.

**17. ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL:** NO BUILDING, FENCE, WALL OR OTHER STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNLESS THE BUILDING PLANS, SPECIFICATIONS AND LOT PLAN SHOWING THE LOCATION OF SUCH STRUCTURES HAVE BEEN APPROVED AS TO THE CONFIRMITY AND HARMONY OF BUILDING DESIGN WITH EXISTING STRUCTURE HEREON AND AS TO BUILDING WITH RESPECT TO TOPOGRAPHY AND PREVIOUS GROUND ELEVATIONS BY AN ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL COMMITTEE. THE DESTRUCTION OF TREES AND VEGETATION AND ANY OTHER SUCH MATTER AS MAY AFFECT THE ENVIRONMENT AND ECOLOGY OF BUCK CREEK WOODS-SECTION TWO SHALL BE THE PROPER CONCERN OF THE COMMITTEE. THIS COMMITTEE SHALL CONSIST OF FIVE (5) MEMBERS: ONE (1) ARCHITECT, ONE (1) BOUNDARY OR REALTY REPRESENTATIVE IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER OF MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATIONS OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. THE COMMITTEE'S APPROVAL OR DISAPPROVAL AS REQUIRED BY THIS COVENANT SHALL BE IN WRITING, IN THE EVENT THAT SAID WRITTEN APPROVAL IS NOT RECEIVED FROM THE COMMITTEE WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF SUBMISSION, IT SHALL BE DEEMED THAT THE COMMITTEE HAS DISAPPROVED THE PRESENTED PLAN. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

**18. PREVIOUSLY APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE:**

- ALL DWELLING EXTERIORS SHALL HAVE SEVENTY-FIVE (75) PERCENT MASONRY CONSTRUCTION, EXCEPT FOR FRONT PORCHES, PORCHES, TERRACES, BRIDGE DECKS, AND CABLES. WOOD SIDING IS ALLOWABLE ON UPPER WALLS OF A MULTI-STORY HOME.
- THERE SHALL BE NO VINYL OR ALUMINUM SIDING ON ANY DWELLING EXCEPT FOR PORCHES.
- NO SATELLITE DISHES SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION.
- NO DWELLING SHALL BE CONSTRUCTED ON A "SLAB" FLOOR. ALL DWELLINGS SHALL HAVE CRAWLSPACE OR HAVE A BASEMENT WHERE PRACTICAL.
- THE MINIMUM ROOF PITCH SHALL BE 8 1/2.
- WINDOWS SHALL BE CONSTRUCTED OF VINYL OR WOOD. NO ALUMINUM WINDOWS SHALL BE PERMITTED.

ALL SIDEWALKS IN THE SUBDIVISION SHALL BE INSTALLED BY THE PURCHASER WITHIN ONE YEAR OF PURCHASE OR AS REQUIRED BY MARION COUNTY ORDINANCE.

ONCE COMMENCED, THE INITIAL CONSTRUCTION OF ANY RESIDENCE UPON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A REASONABLE TIME, AND NO INCOMPLETE STRUCTURE SHALL BE PERMITTED TO EXIST ON ANY LOT FOR AN UNREASONABLE PERIOD OF TIME AFTER CONSTRUCTION IS COMMENCED.

IN GENERAL, UNLESS OTHERWISE PROVIDED IN THESE RESTRICTIONS OR ON THE RECORDED PLAN, NO DWELLING HOUSE OR ABOVE GROUND STRUCTURE SHALL BE CONSTRUCTED OR PLACED ON ANY RESIDENTIAL LOT IN THE DEVELOPMENT EXCEPT AS PROVIDED HEREIN.

**22. UTILITY BUILDING:** A UTILITY BUILDING MAY BE CONSTRUCTED ON EACH LOT IF APPROVED BY THE ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL COMMITTEE. THE UTILITY BUILDING IS TO BE CONSTRUCTED IN SUCH A MANNER AS TO MEET THE STANDARDS OF CONSTRUCTION AS USED IN THE CONSTRUCTION OF THE HOUSE. THE UTILITY BUILDING SHALL BE LOCATED BEHIND THE MAIN DWELLING AND IN NO INSTANCE SHALL THE UTILITY BUILDING BE LOCATED IN FRONT OR AT THE SIDE OF THE MAIN DWELLING. OUTSIDE STORAGE BUILDINGS ARE NOT PERMITTED, GARAGES, POOL HOUSE, ETC. MAY BE PERMITTED TO THE ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL COMMITTEE FOR APPROVAL.

**23. RECREATIONAL VEHICLES, BOATS AND NON-USUED VEHICLES:** ALL BOATS, NON-USUED MOTORIZED RECREATIONAL VEHICLES AND NON-USUED OR NON-OPERATIONAL VEHICLES SHALL BE KEPT IN EITHER THE DWELLING, GARAGE, BASEMENT OR UTILITY BUILDING.

ANY PARTY OTHER THAN THE DEVELOPER WHO SECURES TITLE TO A SITE IN BUCK CREEK WOODS, SECTION TWO, AGREES TO BEGIN CONSTRUCTION OF THE RESIDENCE ON OR BEFORE ONE (1) YEAR FROM THE DATE TITLE IS TRANSFERRED. FAILING TO HONOR THIS CONDITION SHALL ESTABLISH AN OPTION BY THE DEVELOPER TO REPRODUCE SAID HOME SITE FOR CASH AT THE ORIGINAL SELLING PRICE. THE DEVELOPER SHALL GIVE WRITTEN NOTICE WITHIN NINETY (90) DAYS OF THE EXPIRATION OF THE FORESAID ONE (1) YEAR PERIOD TO THE PURCHASERS SAID HOMESITE.

NO SATELLITE DISHES LARGER THAN 24 INCHES ARE PERMITTED. LANDSCAPING PLANS ADDRESSING SATELLITE DISHES LARGER THAN 24 INCHES MUST BE SUBMITTED TO THE ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL COMMITTEE FOR APPROVAL PRIOR TO THE INSTALLATION OF THE DISH.

ABOVE GROUND POOLS ARE NOT PERMITTED.

WALKWAYS SHALL BE STANDARDIZED ACCORDING TO THE SPECIFICATIONS SUPPLIED BY THE DEVELOPER.

FRONT YARDS ARE TO BE SEEDED AND OR SOODED. THE PURCHASER AT HIS OR HER OPTION AGREES TO PLANT IN THE FRONT YARDS AT LEAST ONE (1) TREE SELECTED FROM A LIST TO BE SUPPLIED BY THE DEVELOPER.

PURCHASERS MUST SUBMIT A COMPLETE SET OF CONSTRUCTION PLANS TO THE ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL COMMITTEE WHICH WILL REVIEW THE PLANS BEFORE CONSTRUCTION SHALL COMMENCE. AFTER BEING REVIEWED AND APPROVED, THE PLANS WILL BE STAMPED AND SIGNED BY ONE MEMBER OF THIS COMMITTEE. THE PLANS WILL BE RETURNED TO THE PURCHASER

AT THE PURCHASER'S EXPENSE, A STANDARDIZED FRONT YARD LIGHT SHALL BE ERECTED ON THE HOME SITE. SPECIFICATIONS WILL BE PROVIDED BY THE DEVELOPER.

DUMPSTER SHALL BE LOCATED AND USED BY THE OWNER ON EACH LOT AT THE COMPLETION OF ANY CONSTRUCTION. ALL TRASH AND EXCESS MATERIALS ARE TO BE STORED WITHIN THE CONTAINER.

THE DEVELOPER RESERVES THE RIGHT TO AMEND THE ARCHITECTURAL STANDARDS. TO BE EFFECTIVE WHEN RECEIVED BY AN INVOLVED LOT OWNER OR WHEN RECORDED. WHICHEVER OCCURS FIRST.

THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY A PROCEEDING AT LAW OR IN EQUITY, ALL AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS, OR COVENANTS IMPOSED BY THESE COVENANTS BUT ADJUDICANT SHALL NOT BE LIABLE FOR DAMAGES OF ANY OF THE RESTRICTIONS NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO MAKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OF VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER BY THAT PERSON OF THE RIGHT TO DO SO HEREAFTER OR AS STOPPED OF PERSON TO ASSERT ANY RIGHT AVAILABLE IN AND UPON THE OCCURRENCE, RECURRENCE OR CONTINUATION OF ANY VIOLATION OR VIOLATIONS OF THE RESTRICTIONS IN THE EVENT THAT DECLARANT SHALL SEEM IT NECESSARY TO ENFORCE ANY RESTRICTIONS, THE OWNER SHALL PAY REASONABLE ATTORNEY'S FEES AND COURT COSTS IF DECLARANT SHALL PREVAIL IN SAID LITIGATION. ALL COSTS OF LITIGATION AND ATTORNEY'S FEES RESULTING FROM VIOLATION OF THESE ARCHITECTURAL STANDARDS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LOT OWNER OR OWNERS FOUND TO BE IN VIOLATION.

THE WITHN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL RUN WITH THE LAND AND 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 UNTIL JANUARY 1, 2010, 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. VIOLATION OF ANY OF THE COVENANTS BY LIQUIDATION OF COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

VIOLATION OF ANY ONE OF THESE COVENANTS BY ADJUDICANT OF COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED, JERRY D. WIGGINS, LAND SURVEYOR AND IN BEHALF OF SAID DWELLSHIP THIS 10TH DAY OF NOVEMBER, 1995.

Jerry D. Wiggins  
FERRETT & BOUQUERY  
FERRER & BOUQUERY

STATE OF INDIANA }  
                                      } SS  
COUNTY OF MARION }

JERRY D. WIGGINS, LAND SURVEYOR  
MY COMMISSION EXPIRES 3-15-97  
COUNTY OF RESIDENCE: JOHNSON  
STATE OF RESIDENCE: INDIANA

APPROVED THIS 24th DAY OF OCTOBER 1995  
JERRY D. WIGGINS, LAND SURVEYOR  
JERRY D. WIGGINS, LAND SURVEYOR  
JERRY D. WIGGINS, LAND SURVEYOR

REVISION NO. \_\_\_\_\_

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BUCK CREEK WOODS-SECTION TWO  
FRANKLIN TOWNSHIP, INDIANA  
MARION COUNTY, INDIANA

FINAL PLAN

960147273

Iselman  
Figgins  
Associates  
Engineering, Surveying, Land & Planning  
600 South Park Street, Suite 200  
Indianapolis, IN 46202-1000  
(317) 636-2400

NOVEMBER 14, 1995

960147273

# BUCK CREEK WOODS

## SECTION TWO

FRANKLIN TWP., MARION CO., IND.

960147273

87°56'05" E  
- 563.00'

S 49°22'15" E  
128.72'

S 22°35'10" E  
53.18'

S 43°55'07" E  
89.88'

N 60°26'22" E  
98.19'

S 14°40'16" W  
51.57'

BUCK CREEK WOODS  
SECTION ONE  
INSTR. NO. 87-70329

861 27 120  
FILED

861 27 120

POINT OF BEGINNING

S 89°30'58" E  
500.00'

N 89°30'58" W  
382.05'

S 79°10'19" W  
50.99'

N 89°30'58" W  
104.43'

N 89°30'58" W  
229.44'

N 65°46'02" W  
214.01'

S 37°58'18" W  
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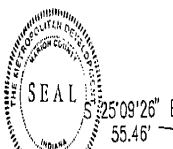
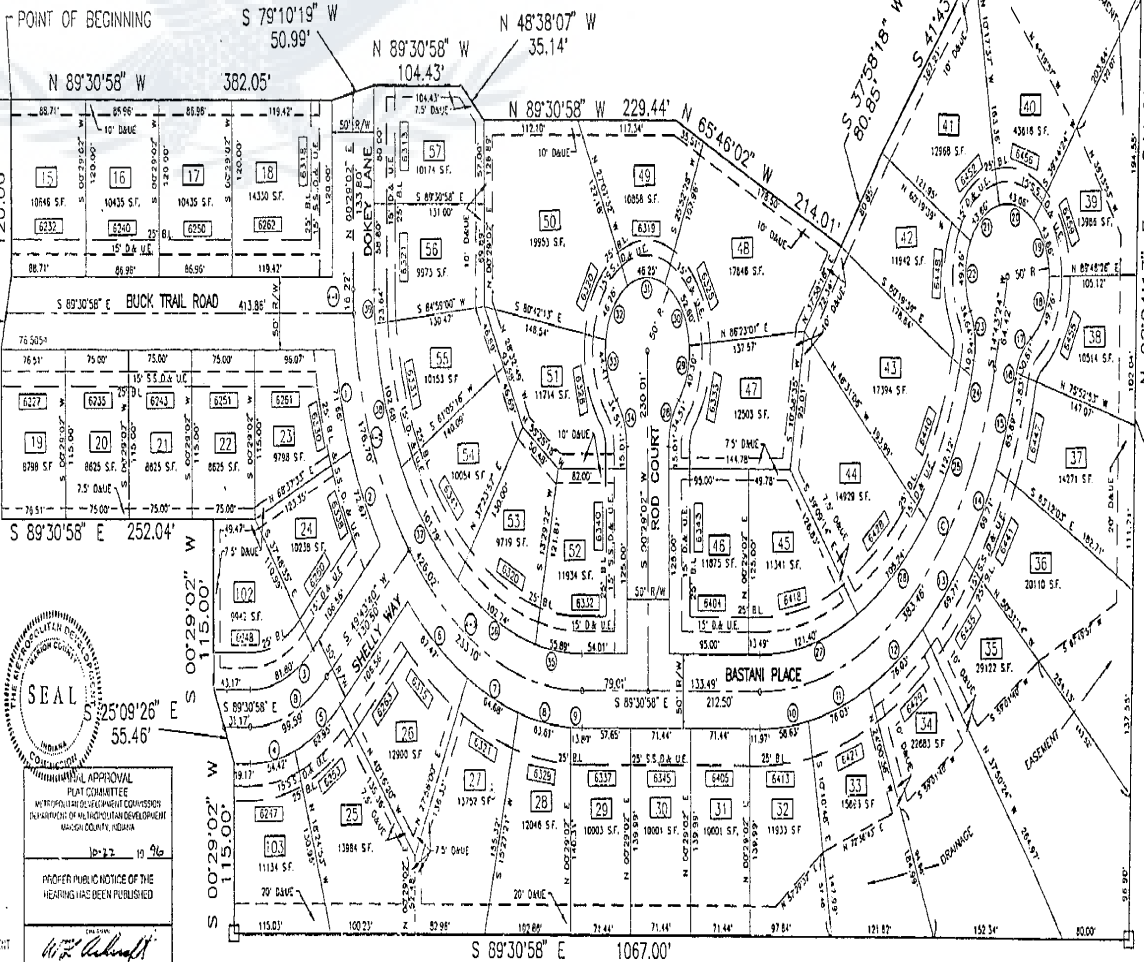
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APPROVAL  
PLAT COMMITTEE  
METROPOLITAN DEVELOPMENT COMMISSION  
DEPARTMENT OF METROPOLITAN DEVELOPMENT  
MARION COUNTY, INDIANA

10-27 10-96

PROPER PUBLIC NOTICE OF THE  
HEARINGS HAS BEEN PUBLISHED

*W. L. Albright*  
Surveyor General

*David J. Jones*  
Surveyor

*Molly J. Winters*  
Surveyor

*Frank A. Jackson*  
Surveyor

*Dalley Chase*  
Surveyor

VOID UNLESS RECORDED BEFORE  
1-10-98

LEGEND:

- 10 LOT NUMBER
- 7201 SF LOT SQUARE FOOTAGE
- B.L. BUILDING LINE
- D. & U. E. DRAINAGE AND UTILITY EASEMENT
- S.S. SANITARY SEWER
- 17 LOT CURVE DATA
- 18 CENTERLINE CURVE DATA
- 19 CENTERLINE MONUMENT
- 20 CONCRETE MONUMENT
- 21 SECTION CORNER
- 22 LOT ADDRESS

10-27 10-96

*Frank A. Jackson*



CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
A-1	87°35'17"	271.21	19.22	18.21	8.11	S 01°34'44" E
A-2	37°19'50"	271.21	116.70	115.60	91.62	S 21°36'25" E
A-3	49°14'58"	271.21	233.10	225.93	154.30	S 64°33'38" E
B	42°45'31"	145.00	99.55	97.50	52.00	N 70°06'21" E
C	72°45'31"	200.00	383.48	358.13	225.00	N 52°38'12" E

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
1	123°24'47"	298.21	71.65	71.49	38.01	S 14°26'38" E
2	140°27'21"	298.21	72.87	72.49	38.51	S 28°21'09" E
3	40°52'22"	115.00	81.80	80.65	42.72	N 70°06'21" E
4	183°57'55"	145.00	54.42	54.18	27.48	N 81°07'04" E
5	275°27'21"	145.00	62.85	62.56	31.86	N 82°19'13" E
6	183°57'55"	145.00	67.47	67.15	41.08	S 53°34'19" E
7	43°36'40"	282.71	84.68	84.55	32.47	S 68°17'19" E
8	121°16'17"	298.21	83.61	83.48	31.53	S 80°14'45" E
9	224°07'07"	298.21	13.80	13.79	6.90	S 88°10'55" E
10	101°58'30"	315.00	58.63	58.34	29.40	N 85°06'07" E
11	119°14'48"	315.00	78.03	77.85	38.23	N 72°04'18" E
12	134°44'48"	315.00	78.03	77.85	38.20	N 52°04'30" E
13	124°07'49"	315.00	69.71	69.57	35.00	N 45°04'21" E
14	124°07'49"	315.00	69.71	69.57	35.00	N 33°07'21" E
15	41°56'04"	315.00	65.89	65.77	31.96	N 10°45'15" E

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
16	84°42'38"	47.00	3.83	3.83	1.92	S 17°09'02" W
17	37°19'50"	47.00	30.81	30.07	15.87	S 28°08'54" W
18	37°19'50"	50.00	45.78	47.33	23.18	N 28°17'11" E
19	50°02'02"	50.00	43.86	42.28	20.58	N 25°14'32" W
20	50°02'02"	50.00	43.86	42.28	23.33	S 54°41'27" W
21	50°02'02"	50.00	43.86	42.28	23.33	S 54°41'27" W
22	37°19'50"	50.00	45.78	47.33	23.18	S 01°09'36" W
23	42°31'54"	47.00	34.84	33.86	18.15	N 08°41'17" W
24	62°21'55"	265.00	10.94	10.94	5.47	N 18°53'37" E
25	24°14'32"	265.00	112.12	111.29	58.81	N 29°21'36" E
26	22°45'12"	265.00	105.24	104.55	53.32	N 53°51'30" E
27	36°14'54"	265.00	121.40	120.34	61.79	N 73°51'34" E
28	42°31'54"	47.00	34.81	33.74	18.08	S 21°31'19" W
29	48°10'31"	50.00	40.30	39.71	21.31	N 19°28'17" E
30	48°10'31"	50.00	52.80	50.36	29.18	N 33°51'53" W
31	53°07'07"	50.00	44.25	44.42	24.43	S 69°22'29" W
32	53°34'44"	50.00	46.78	45.07	23.74	S 38°59'08" W
33	50°53'15"	50.00	44.41	43.95	23.79	N 18°08'51" W
34	41°04'30"	47.00	34.51	33.74	18.08	N 20°23'13" W
35	17°00'10"	248.21	53.99	53.17	28.08	S 61°02'48" E
36	27°24'57"	248.21	102.74	102.00	52.13	S 84°25'21" E
37	32°11'41"	248.21	109.79	109.07	51.63	S 40°45'23" E
38	27°24'57"	248.21	102.88	102.14	52.10	S 18°52'58" E
39	03°30'01"	248.21	23.41	23.43	11.83	S 03°19'50" E

SOUTHWEST CORNER  
NW 1/4, SECTION 11-14-4E

SOUTH LINE NW 1/4, SECTION 11-14-4E

960147273

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

SYMBOL: \_\_\_\_\_

PREPARED BY: NPH

CHECKED BY: JDW

SCALE: 1"=60'

DRAWN BY: JW

PROJECT: BUCK CREEK WOODS-SECTION TWO

TOWNSHIP: FRANKLIN TOWNSHIP

COUNTY: MARION COUNTY, INDIANA

PLAT: FINAL PLAT

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NOVEMBER 11, 1997