

RECEIVED FOR RECORD

96 OCT 22 AM 9:51

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

960147273

960147273

I, JERRY D. WIGGINS, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA...

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE NORTH 02 DEGREES 52 MINUTES 00 SECONDS EAST, 1828.33 FEET...

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...

3. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED ON ANY LOT OTHER THAN AS STATED UNDER THE Z-3 ZONING AS SPECIFIED IN THE MARION COUNTY ZONING ORDINANCE...

4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT...

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

6. 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 1300 SQUARE FEET...

7. ALL DWELLINGS SHALL HAVE A TWO (2) CAR ATTACHED GARAGE WITH A HARD SURFACED DRIVE CONSTRUCTED WITH CONCRETE...

8. NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE...

9. 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...

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

11. 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...

12. NO NOISY 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...

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

14. NO ANIMALS, LIVESTOCK, OR FURTRY 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...

17. ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL: NO BUILDING, FENCE, WALL OR OTHER STRUCTURE SHALL BE ERRECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION...

18. UNLESS APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE: 1. ALL DWELLING EXTERIORS SHALL HAVE SEVENTY-FIVE (75) PERCENT MASONRY CONSTRUCTION...

2. THERE SHALL BE NO VINYL OR ALUMINUM SIDING ON ANY DWELLING EXCEPT FOR PORCHES...

3. NO DWELLING SHALL BE CONSTRUCTED ON A "SLAB" FLOOR. ALL DWELLINGS SHALL HAVE CRAWLSPACE OR HAVE A BASEMENT WHERE PRACTICAL...

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

20. ONCE COMMENCED, THE INITIAL CONSTRUCTION OF ANY RESIDENCE UPON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A REASONABLE TIME...

21. IN GENERAL UNLESS OTHERWISE PROVIDED IN THESE RESTRICTIONS OR ON THE RECORDED PLAT, 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...

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

24. 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...

25. 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...

26. ABOVE GROUND POOLS ARE NOT PERMITTED.

27. MAINTENANCE SHALL BE STANDARDIZED ACCORDING TO THE SPECIFICATIONS SUPPLIED BY THE DEVELOPER.

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

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

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

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

33. THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY A PROCEEDING AT LAW IN AN EQUITY, ALL AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS, OR COVENANTS IMPOSED BY THESE COVENANTS...

34. THE WITHIN 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...

35. VIOLATION OF ANY ONE OF THESE COVENANTS BY AGREEMENT 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 ERRECTED BY THE UNDERSIGNED, JERRY D. WIGGINS, SURVEYOR AND ON BEHALF OF SAID DEVELOPER THIS 10th DAY OF OCTOBER, 1996.

STATE OF INDIANA } CO. OF MARION }

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

APPROVED THIS 21st DAY OF OCTOBER 1996

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Vertical strip on the right side containing recording information, including 'BUCK CREEK WOODS-SECTION TWO', 'FRANKLIN TOWNSHIP, INDIANA', 'MARION COUNTY, INDIANA', 'FINAL PLAT', and 'NOVEMBER 11, 1996'.

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

POINT OF BEGINNING

S 89°30'58" E
500.00'

N 89°30'58" W
382.05'

S 89°30'58" E
252.04'

S 00°29'02" W
115.00'

S 00°29'02" W
115.00'

S 00°29'02" W
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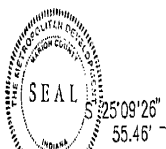
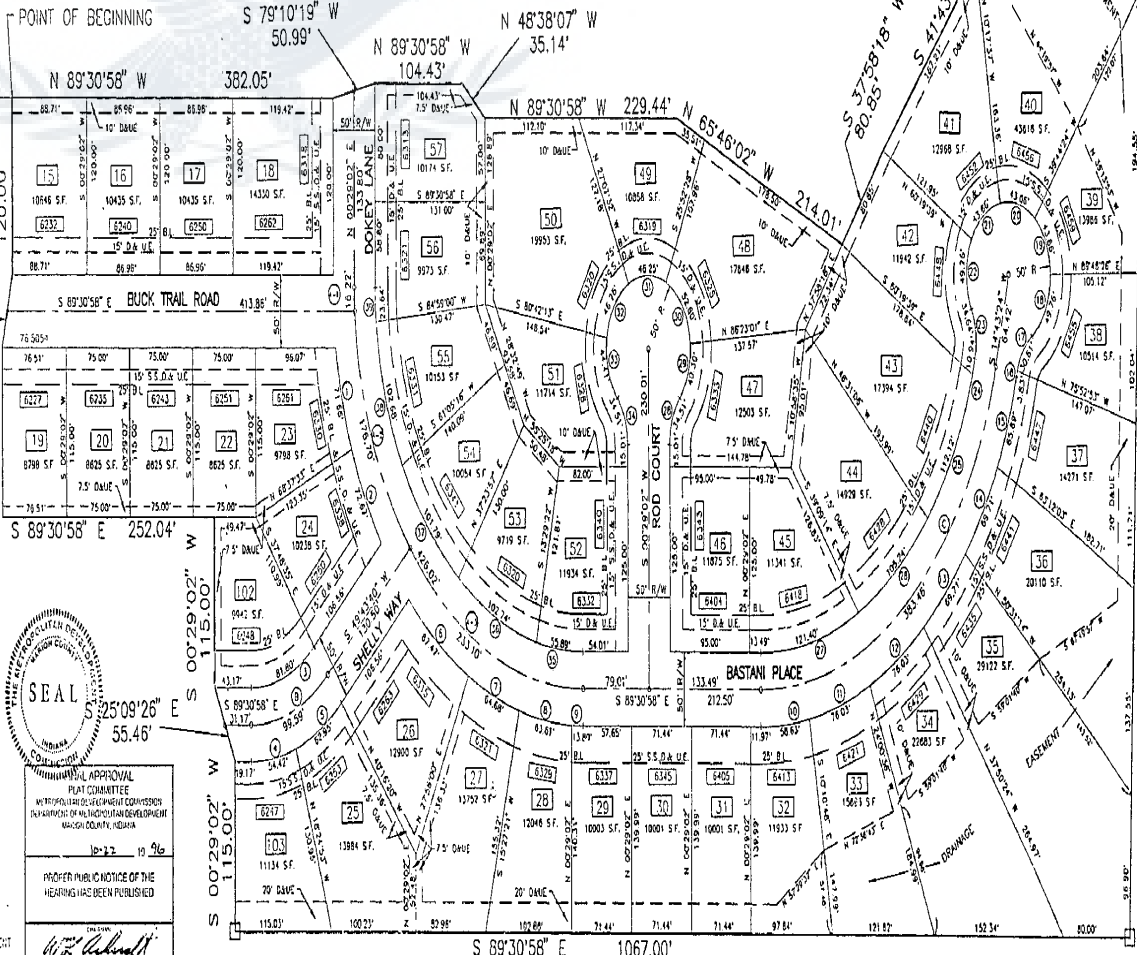
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APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARION COUNTY, INDIANA

10-22 10-96

PROPER PUBLICATION OF THE
HEARINGS HAS BEEN PUBLISHED

W. L. Albaugh
Surveyor

David J. Jones
Surveyor

Melvin J. Winters
Surveyor

Frank A. Jackson
Surveyor

Dalley Chase
Surveyor

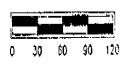
VOID UNLESS RECORDED BEFORE
1-10-98

LEGEND:

- LOT NUMBER
- LOT SQUARE FOOTAGE
- BUILDING LINE
- DRAINAGE AND UTILITY EASEMENT
- SANITARY SEWER
- S.S.
- LOT CURVE DATA
- CENTERLINE CURVE DATA
- CENTERLINE MONUMENT
- CONCRETE MONUMENT
- SECTION CORNER
- LOT ADDRESS

10-22 10-96

Frank A. Jackson



CENTERLINE CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT CHORD BEARING
A-1	87°25'12"	271.21	19.22	18.21	8.11 S 01°34'44" E
A-2	37°19'50"	271.21	176.70	175.60	91.62 S 71°36'25" E
A-3	49°14'58"	271.21	233.10	225.93	154.30 S 84°33'38" E
B	42°45'32"	145.00	99.55	97.50	52.00 N 70°06'21" E
C	72°45'38"	200.00	383.48	358.13	225.60 N 57°38'12" E

LOT CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT CHORD BEARING
1	123°24'42"	298.21	71.65	71.49	38.01 S 14°26'38" E
2	140°27'24"	298.21	72.87	72.49	38.51 S 28°21'09" E
3	40°52'22"	145.00	81.80	80.65	42.72 N 70°06'21" E
4	183°57'58"	145.00	54.42	54.18	27.48 N 81°07'04" E
5	275°27'22"	145.00	62.85	62.56	31.86 N 82°19'13" E
6	183°57'58"	145.00	67.47	67.15	41.98 S 53°34'54" E
7	47°30'40"	284.71	84.68	84.55	32.47 S 63°17'19" E
8	121°18'17"	298.21	83.61	83.48	31.33 S 80°14'45" E
9	224°07'07"	298.21	138.60	137.78	6.90 S 88°10'53" E
10	107°58'50"	315.00	58.63	58.34	29.40 N 85°06'07" E
11	174°14'48"	315.00	78.03	77.85	38.23 N 72°24'18" E
12	134°48'48"	315.00	78.03	77.85	38.20 N 50°30'30" E
13	174°14'48"	315.00	69.71	69.57	35.00 N 45°09'11" E
14	124°40'49"	315.00	69.71	69.57	35.00 N 33°20'32" E
15	41°59'04"	315.00	65.89	65.77	31.96 N 10°45'13" E

LOT CURVE DATA					
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 38°08'54" W
18	37°19'50"	50.00	45.78	43.71	23.18 N 28°17'11" E
19	50°02'02"	50.00	43.86	42.29	23.53 N 25°14'32" W
20	50°02'02"	50.00	43.86	42.29	23.53 S 54°41'27" W
21	50°02'02"	50.00	43.86	42.29	23.53 S 54°41'27" W
22	37°19'50"	50.00	45.78	43.71	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	02°21'55"	285.00	10.94	10.84	5.47 N 18°53'37" E
25	24°14'32"	285.00	112.12	111.29	58.81 N 29°21'38" E
26	22°45'12"	285.00	105.24	104.55	53.32 N 33°51'58" E
27	38°14'54"	285.00	121.40	120.34	61.79 N 37°51'54" E
28	42°31'54"	47.00	34.84	33.74	18.08 S 21°31'19" W
29	48°10'32"	50.00	40.30	39.71	21.31 N 19°28'17" E
30	48°10'32"	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	25.74 S 38°59'08" W
33	50°53'15"	50.00	44.41	43.95	23.79 N 18°08'54" W
34	47°04'30"	47.00	34.51	33.74	18.08 N 20°23'13" W
35	17°00'10"	248.21	53.09	51.77	28.08 N 51°02'48" E
36	27°24'32"	248.21	102.74	102.00	52.13 S 84°23'21" E
37	33°11'41"	248.21	109.79	109.07	51.63 S 40°45'23" E
38	33°53'44"	248.21	102.88	101.91	52.10 S 18°52'58" E
39	03°30'01"	248.21	23.81	23.62	11.83 S 03°19'58" 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

960147273

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2

NOVEMBER 11, 1997