

Castle Ridge

# SECTION 1

PT. WEST HALF NORTHWEST 1/4 SEC 24-17-4E

THE UNDERSIGNED, WOODCREEK DEVELOPMENT, INC. BY DARRYL J. PHELPS, PRESIDENT AND CAROL J. PHELPS, SECRETARY, FOR AND BEHALF OF SAID WOODCREEK DEVELOPMENT, INC. AS OWNER 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 "CASTLE RIDGE SECTION 1", AN ADDITION IN MARION COUNTY, LAWRENCE 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, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

LOTS: NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 12,000 SQUARE FEET.

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.

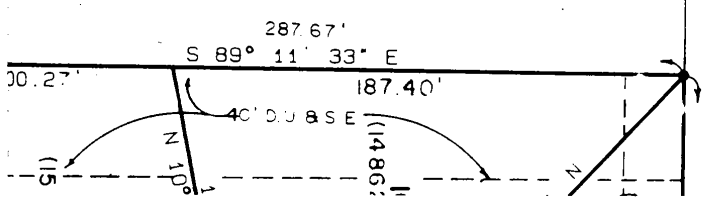
DWELLING SIZE: THE MINIMUM TOTAL SQUARE FOOTAGE OF THE FINISHED LIVING SPACE OF EACH DWELLING IN THIS SUBDIVISION (EXCLUSIVE OF A HEAVILY 2 CAR ATTACHED GARAGE OR PORCHES) SHALL BE AS FOLLOWS: a. SINGLE FLOOR PLAN - 1500 SQUARE FEET. b. MULTI-LEVEL (EXCEPT FOR TRI-LEVEL) - GROUND LEVEL NO LESS THAN 800 SQUARE FEET WITH ALL LEVELS TOTALING AT LEAST 1500 SQUARE FEET. c. TRI-LEVEL - THE TWO (2) LOWEST LEVELS SHALL TOTAL NO LESS THAN 800 SQUARE FEET WITH ALL LEVELS TOTALING AT LEAST 1500 SQUARE FEET.

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.

SIGHT DISTANCE AT INTERSECTIONS: 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 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 STREET 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.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U. & S.E. (DRAINAGE).



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-A0-3, 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 A PERIOD OF 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.

COMMITMENTS: IN ADDITION TO THE WITHIN PLAT RESTRICTIONS, THE SUBJECT PROPERTY SHALL ALSO BE SUBJECT TO COMMITMENTS RECORDED MARCH 29, 1980, AS INSTRUMENT #80-18907 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

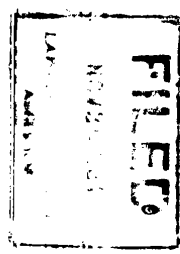
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HERETO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1984.

WOODCREEK DEVELOPMENT, INC.

BY: *[Signature]*

DARREL J. PHELPS, PRESIDENT

ATTEST: *[Signature]*  
CAROL J. PHELPS, SECRETARY



STATE OF INDIANA ) )  
COUNTY OF MARION ) ) SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED WOODCREEK DEVELOPMENT, INC., DARREL J. PHELPS, PRESIDENT, AND CAROL J. PHELPS, SECRETARY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THERETO.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_ COUNTY OF RESIDENCE \_\_\_\_\_

LEGAL FOR  
1. THE UNDERSIGNED, HEREBY CERTIFY THAT THE LANDS SURVEYED, SUBDIVIDED AND CONTROL AND THAT IT IS TRUE AND CORRECT PART OF THE WEST HALF OF THE NORTH RANG 4 EAST 14 MARION COUNTY, INDIANA FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THENCE SOUTH 00 DEGREES 46 MINUTES 20 NORTHWEST QUARTER SECTION 2161.03 FEET 53 SECONDS EAST 107.29 FEET; THENCE 163.15 FEET; THENCE NORTH 09 DEGREES 11 MINUTES 22 SECONDS EAST 89 DEGREES 11 MINUTES 22 SECONDS EAST SECTION ONE, PER PLAT THEREOF RECORDED OF THE RECORDER OF MARION COUNTY, IN 51 SECONDS WEST ALONG THE WEST LINE 842.00 FEET TO THE SOUTHWEST CORNER 89 DEGREES 56 MINUTES 52 SECONDS WEST QUARTER SECTION 674.81 FEET TO THE SAID WEST LINE 489.35 FEET TO THE BE OR LESS.

THIS SUBDIVISION CONSISTS OF 24 LOTS TOGETHER WITH STREETS, EASEMENTS AND THE SIZE OF LOTS AND WIDTHS OF STREETS DENOTING FEET AND DECIMAL PARTS THEREOF.

