



*First American  
Title Insurance Company*

Not Just for One Transaction, But for Life

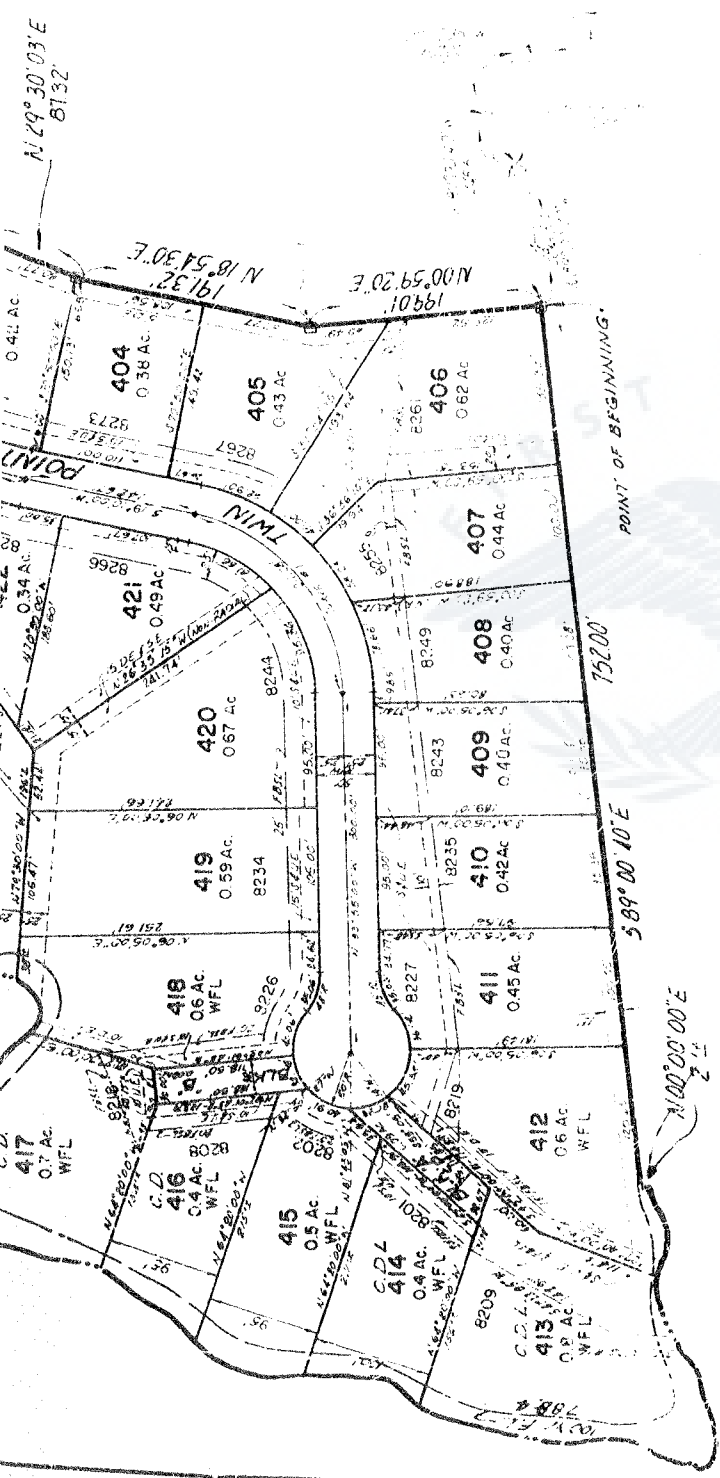
First American Title Insurance Company  
Indianapolis Downtown—Corporate  
251 E. Ohio Street, Suite 200  
Indianapolis, IN 46204  
Telephone (317) 684-7556

## Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys' fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.



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**LEGEND**

- WFL : WATERFRONT LOT
- CD : PRIVATE DRIVE (COMMON DRIVE)
- CDL : COMMON DRIVE LOT
- FBSL : FRONT BUILDING SET-BACK LINE

**NOTES ON MONUMENTS & MARKERS**

STAKES AT 4"x4"x30" LONG OR 6"x4"x30" LONG  
 W/ 1/2" CROSS IN TOP, SET VERTICALLY IN 1/2" DIA. GALVANIZED  
 PIPE  
 1/2" DIA. COPPER PIPE, 1/2" DIA. ON COPPER COATED STEEL PIPE  
 8" LONG W/ 1/2" DIA. BORE IN CENTER, SET VERTICALLY IN TOP SET  
 VERTICALLY IN 1/2" DIA. GALVANIZED PIPE SURFACE  
 STEEL PIN MARKERS (MIN 1/4" DIA, MAX 30" LONG) TO BE SET  
 VERTICALLY AT ALL OTHER CORNERS & INTERSECTING LINES

THIS INSTRUMENT PREPARED BY JAMES E. SANDERS, P.L.S. 1987



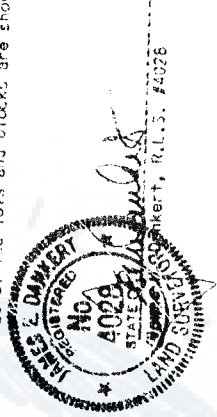
RECORDED

I, the undersigned, hereby certify that to the best of my professional knowledge and belief the within plat accurately represents a survey performed under my supervision of part of the East Half of the West Half of Section 21 and part of the East Half of Section 21, all in Township 17 North, Range 5 East in Parian County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 21; thence along the East line thereof North 00 degrees 00 minutes 44 seconds East 2567.00 feet; thence South 89 degrees 20 minutes 46 seconds West 1122.97 feet; thence South 00 degrees 00 minutes 49 seconds West 365.17 feet; thence South 59 degrees 55 minutes 24 seconds West 748.00 feet; thence North 00 degrees 17 minutes 35 seconds West 467.02 feet; thence North 89 degrees 00 minutes to the Point of Beginning; thence North 00 degrees 20 minutes 20 seconds West 107.48 feet; thence North 89 degrees 00 minutes 40 seconds West 266.34 feet; thence North 19 degrees 30 minutes 03 seconds East 87.52 feet; thence North 42 degrees 54 minutes 50 seconds East 191.52 feet; thence North 18 degrees 02 seconds East 453.14 feet; thence North 32 degrees 15 minutes 33 seconds East 69.64 feet; thence North 06 degrees 05 minutes 19 seconds East 75.40 feet; thence North 31 degrees 30 minutes 31 seconds East 135.92 feet; thence North 07 degrees 18 minutes 21 seconds West 249.20 feet to a point on a curve having a radius of 320.23 feet, the radius point of which bears South 82 degrees 20 minutes 20 seconds West 182.72 feet; thence North 50 degrees 33 minutes 40 seconds West 140.00 feet; thence North 61 degrees 22 minutes 15 seconds West 62.62 feet; thence South 71 degrees 50 minutes 00 seconds West 53 feet, more or less, to a point on the shore line of Geist Reservoir as established when said Reservoir is full (with the water level thereof at an elevation of 785.0 feet above mean sea level); thence generally Southerly and Easterly along said meandering shoreline to a point which bears South 00 degrees 00 minutes 00 seconds from a point which bears North 09 degrees 00 minutes 40 seconds West 752.00 feet from the point of beginning; thence from said shore line bear North 00 degrees 00 minutes 00 seconds, 2 feet, more or less, to said point which bears North 89 degrees 00 minutes 40 seconds West 752.00 feet from the point of beginning; thence South 89 degrees 00 minutes 40 seconds East 752.00 feet to the Point of Beginning, containing 25 acres, more or less.

This subdivision consists of 45 lots numbered 401 thru 445 inclusive and Blocks "A", "B" and "C". Block "A" contains 0.09 acres, more or less; Block "B" contains 0.07 acres, more or less, and Block "C" contains 0.08 acres, more or less. The size of the lots and blocks are shown in figures denoting feet and decimal parts thereof.

Witness my signature this 1st day of OCTOBER, 1965.



**PLAT RESTRICTIONS**

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

This subdivision shall be known and designated as FEATHER COVE - SECTION 21.

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

**EASEMENTS FOR DRAINAGE, SEWERS AND UTILITIES:** Lots are subject to drainage easements, sewer easements and utility easements, either separately or in combination, 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.L.)** - 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 of any time by any governmental authority having jurisdiction over drainage or by the developer of the subdivision.

- B. **SEWER EASEMENTS (S.E.L.)** - 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 additional lots and blocks shown on this plat.

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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.

2. DWELLING SQUARE FOOTAGE REQUIREMENTS AND USE: All lots in this subdivision shall be known and designated as residential lots. No business building shall be erected on said lots and no business may be conducted on any part thereof, other than the home occupations permitted in the Building District 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 permanent type of construction and shall conform to the general architecture and appearance of such neighborhood.

A. WATER FRONT LOTS (W.F.L.) - Where Water Front Lots (W.F.L.) are shown on this plat and designated (W.F.L.) the minimum square footage of finished living space of dwellings constructed on all water front residential lots shall be 2000 square feet at the street level floor for a single story residence and 2400 square feet for a two story or multi-story residence with the street level floor having a minimum of 1200 square feet exclusive of porches, terraces, garages, carports, accessory buildings and basements. A multi-story dwelling shall be a dwelling with more than one story above the street floor level.

B. OFF WATER LOTS - All lots not designated on the above referenced plat as Water Front Lot (W.F.L.) shall be designated as Off Water Lot. Off Water Lots shall have a minimum square footage of finished living space of dwellings constructed on all Off Water Residential Lots shall be 1600 square feet at the street level floor for a single floor residence and 2200 square feet for a two story or multi-story residence with the street level floor having a minimum of 1100 square feet exclusive of porches, terraces, garages, carports, accessory buildings and basements. A multi-story building shall be a dwelling with more than one story above the street floor level.

3. PRIVATE DRIVES: Where private drives are shown on this plat and designated "C.O.", those lots owners abutting such drives shall own, equip, and undivided interest in such drives as tenants in common, and it shall be the obligation of each owner to cooperate with the other lot owners abutting such drives to contribute an equal share of the cost of maintenance of such drives. Where a majority of lot owners served by a private drive shall agree to such drive and one or more lot owners fails to pay their allocable share of such repair, then the owners paying such cost shall have the right to recover the reasonable value of labor performed and materials furnished as prescribed by the laws of the State of Indiana against any such lot owner who fails to pay their share thereof and recover the full assessment owed together with interest from due date and reasonable attorney's fees. No private drive shall be used for utilities (private or public) to serve said lots in which event the several property owners shall maintain the utilities not otherwise maintained to the respective utility in the same manner as set out for drives. Lots 412 thru 414, 416 thru 418, and lots 421 thru 423 shall be subject to the provisions of this private drive (C.O.) shall be a utility easement (U.E.).

4. FENCES: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street level shall be permitted to remain on any corner lot within the triangular areas formed by the street property lines and all fence corners shall be maintained at the intersection of said street lines. No trees shall be permitted to remain within said distances of such street corners which would obstruct sight lines maintained at sufficient height to prevent obstruction of such sight lines.

5. RESIDENTIAL SETBACK REQUIREMENTS:  
A. In General - Unless otherwise provided in these restrictions or on the recorded plat, no building shall be constructed 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 the lot and is not a street line as determined from either abutting road.

C. Front Yards - The front building setback lines shall be as set forth upon the plat of the Development.

D. Cul-De-Sacs - If a particular lot abuts on a cul-de-sac, the front building setback line shall be as set forth upon the plat of the Development.

E. Side Yards - The side yard setback lines shall not be less than the minimum setback line (5) feet. The setback lines shall be as set forth upon the plat of the Development.

F. Rear Yards - Rear setback lines shall be at least twenty (20) feet from the rear lot line and shall be as set forth upon the plat of the Development. The Department of Natural Resources may authorize an alternative rear setback line if the applicant can demonstrate that such alternative setback line meets the following conditions.