



120
YEARS OF SERVICE
LOOKING AHEAD

Not Just for One Transaction, But for Life

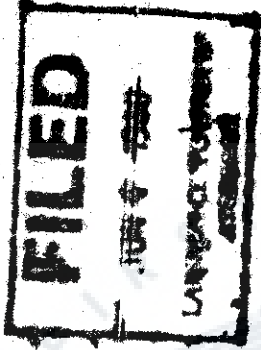
First American Title Insurance Company
Indianapolis Downtown—Corporate
251 E. Ohio Street, Suite 200
Indianapolis, IN 46204
Telephone (317) 684-7556

Subdivision Covenants and Restrictions

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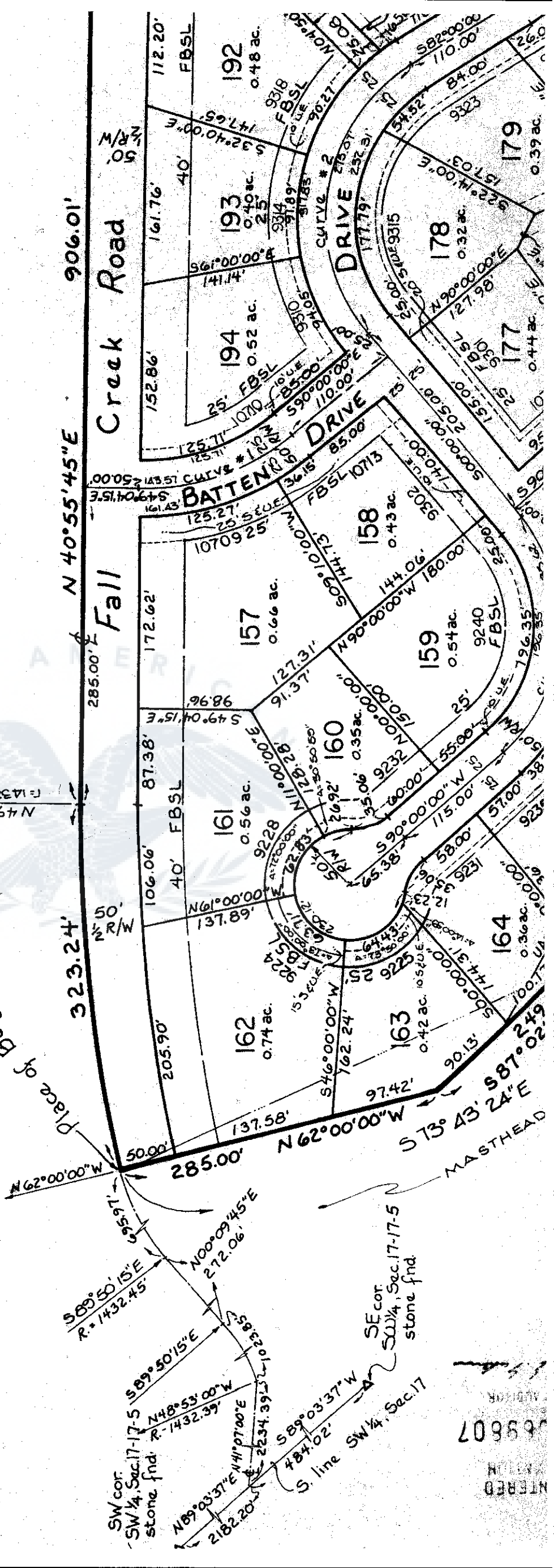
RECORD PLAT OF MASTHEAD-SECTION

APPROVED THIS 4th DAY OF June 1920
 LAWRENCE T. GIBBINS, REGISTERED SURVEYOR
 Paul Pickett, CHAIRMAN



N 49° 04' 15" W
 R = 1432.45'

Place of Beginning



FILED
 JUN 4 1920
 LAWRENCE T. GIBBINS
 REGISTERED SURVEYOR

D-SECTION FIVE

LEGEND

- DE = DRAINAGE EASEMENT
- S.E. = SEWER EASEMENT
- U.E. = UTILITY EASEMENT

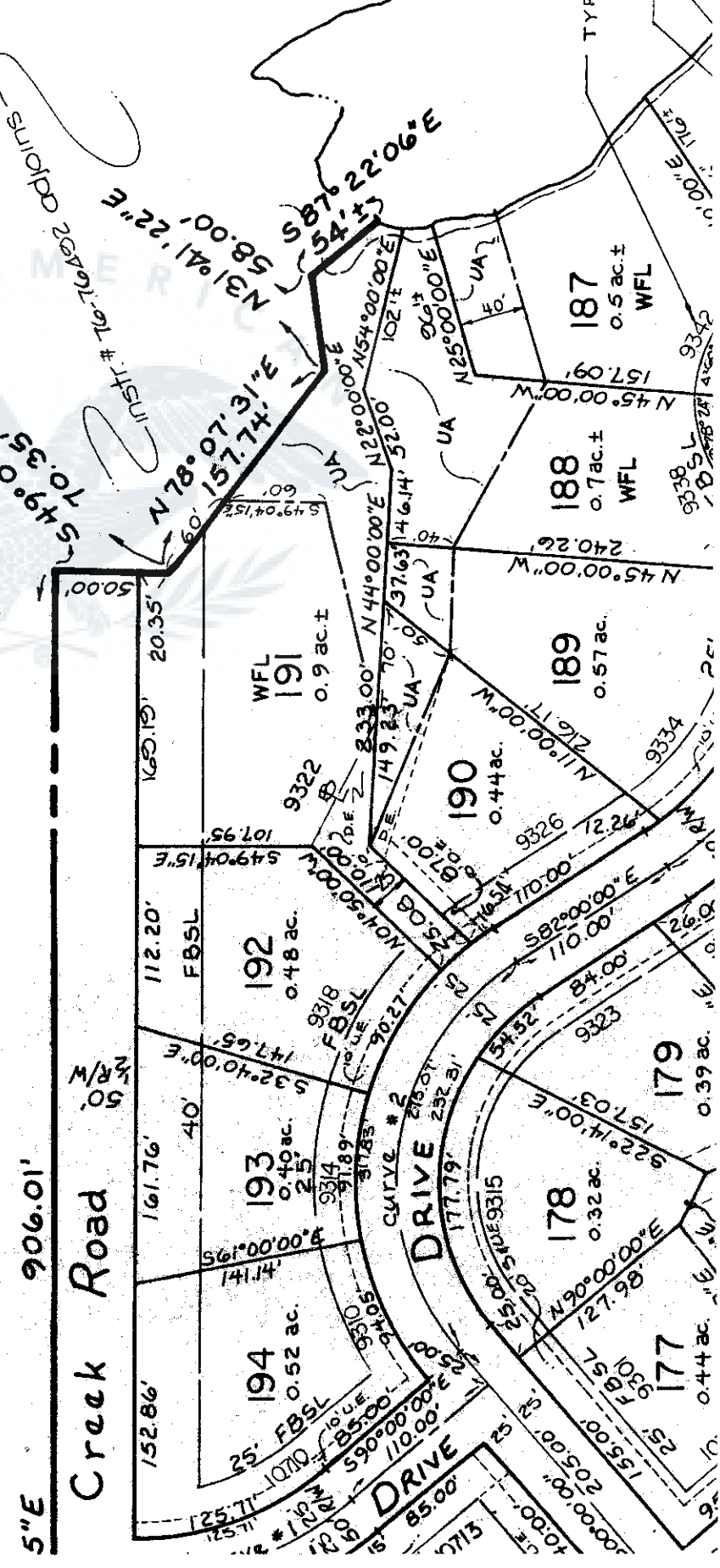
- FBSL = FRONT BUILDING SETBACK LINE
- CDL = COMMON DRIVE LOT
- UA = UNDISTURBED AREA

- 100 YR. FE = 100 YEAR FLOOD ELEVATION = 788.4 (mean sea level)
- WFL = WATER FRONTAGE LOT
- CD = PRIVATE DRIVE (COMMON DRIVE)
- Δ = INTERSECTION ANGLE FROM RADIUS POINT TO TWO LOT CORNERS ON CUL-DE-SAC R/W LINE

FINAL APPROVAL
 PLAT COMMITTEE
 METROPOLITAN DEVELOPMENT COMMISSION
 DIVISION PLANNING & ZONING
 MARION COUNTY, INDIANA

JUNE 6 80

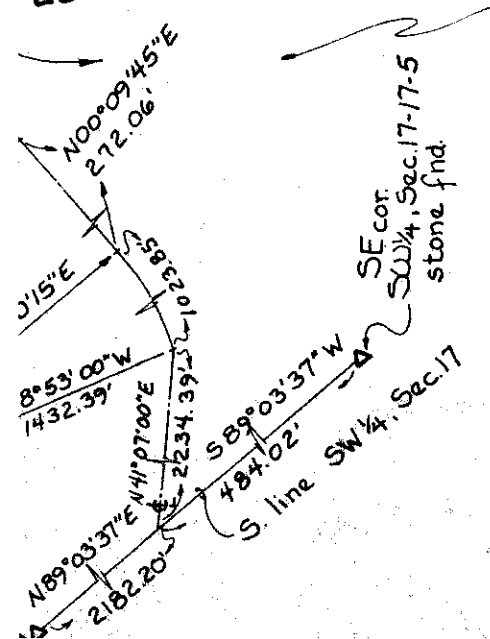
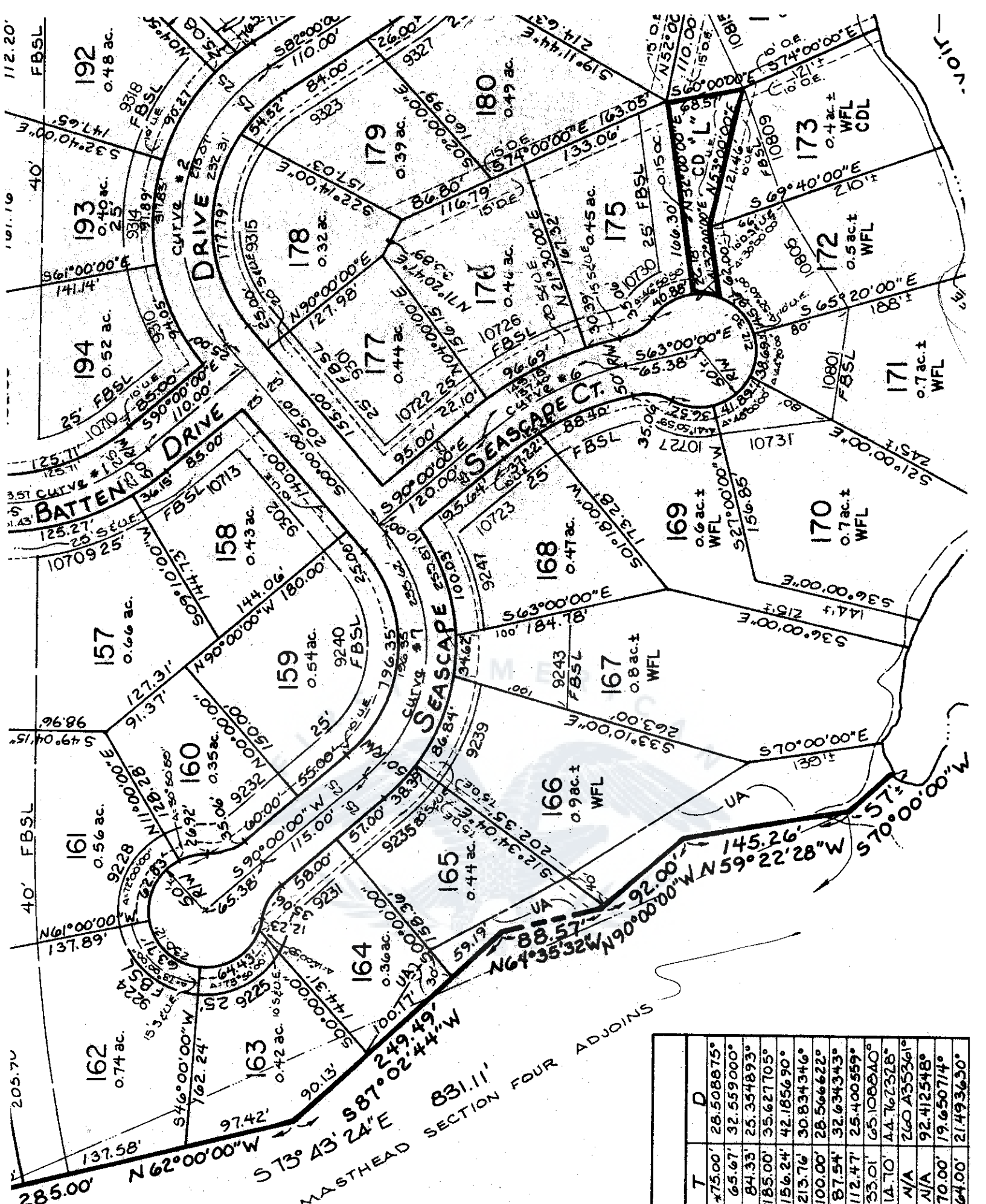
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED



TYPICAL ADDRESS

TYPICAL LOT NUMBER

TYPICAL NET AREA OF LOT



MASTHEAD SECTION FOUR ADJOINS

SE cor.
SW 1/4, Sec. 17-17.5
stone fnd.

S. line SW 1/4, Sec. 17

DUCK ENTERED
FOR RECORD
JUN 30 1960
COURT RECORD

CURVE DATA		CURVE DATA		CURVE DATA		CURVE DATA	
curve no.	Δ	A	L	C	T	D	
1-6	40°55'45"	200.98'	143.57'	140.53'	75.00'	28.508875'	
1-1n	"	175.98'	125.71'	123.05'	65.67'	32.559000'	
1-out	"	225.98'	161.43'	158.02'	84.33'	25.354893'	
2-1	98°00'00"	160.82'	215.07'	242.74'	118.500'	35.627705'	
2-in	"	135.82'	232.31'	205.01'	156.24'	42.185690'	
2-out	"	185.82'	317.83'	280.48'	213.76'	30.834346'	
3-1	53°00'00"	200.57'	185.53'	178.99'	110.00'	28.566622'	
3-in	"	175.57'	162.41'	156.68'	87.54'	32.634343'	
3-out	"	225.57'	208.66'	201.30'	112.47'	25.400559'	
4-in	41°07'12"	288.00'	288.16'	261.81'	33.01'	65.108880'	
4-out	13°06'13"	125.00'	29.27'	29.21'	14.70'	44.762328'	
5-in	262°14'24"	22.00'	100.69'	33.15'	N/A	92.412548'	
5-out	"	62.00'	283.77'	93.41'	N/A	19.650714'	
6-1	27°00'00"	291.57'	137.40'	136.13'	70.00'	19.650714'	
6-in	"	266.57'	125.62'	124.46'	64.00'	21.493630'	

JUN 5 3 44 PM '60

FINAL APPROVAL
PLAY COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DIVISION OF PLANNING & ZONING
MARION COUNTY, INDIANA

JUNE 6 1960

PROPER PUBLIC NOTICE OF THE
HEARING HAS BEEN PUBLISHED

[Handwritten signatures and notes]

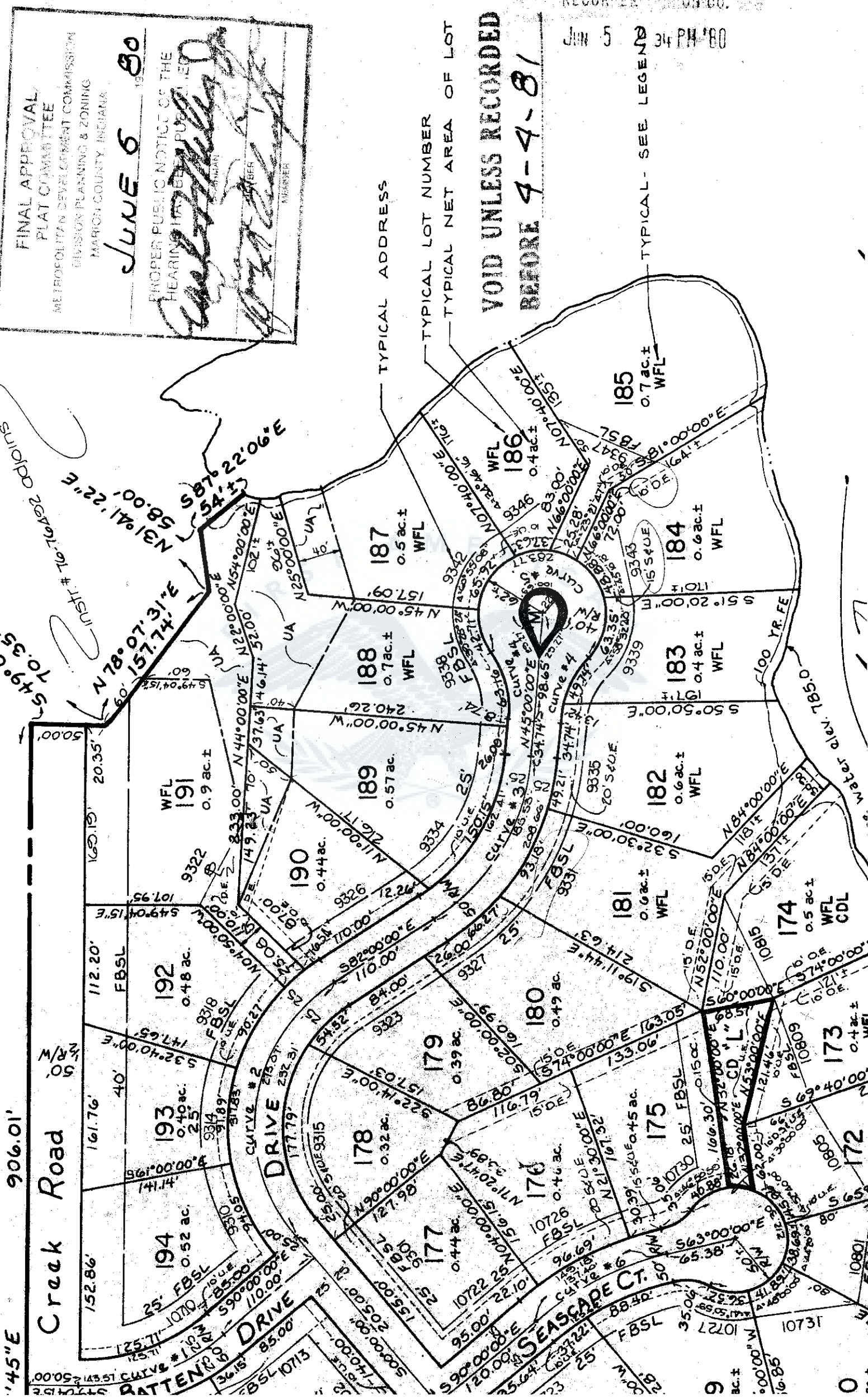
TYPICAL ADDRESS

TYPICAL LOT NUMBER

TYPICAL NET AREA OF LOT

VOID UNLESS RECORDED
BEFORE 4-4-81

TYPICAL - SEE LEGEND



CURVE DATA						
Curve No.	Δ	R	L	C	T	D
1-ē	40°55'45"	200.98'	143.57'	140.53'	775.00'	28.508875°
1-in	"	175.98'	125.71'	123.05'	65.67'	32.559000°
1-out	"	225.98'	161.43'	158.02'	84.33'	25.354893°
2-ē	98°00'00"	160.82'	275.07'	242.74'	1185.00'	35.627705°
2-in	"	135.82'	232.31'	205.01'	156.24'	42.185690°
2-out	"	185.82'	317.83'	280.48'	213.76'	30.834346°
3-ē	53°00'00"	200.57'	185.53'	178.99'	1100.00'	28.566622°
3-in	"	175.57'	162.41'	156.68'	87.54'	32.634343°
3-out	"	225.57'	208.66'	201.30'	112.47'	25.400559°
4-in	110°12'*	88.00'	68.16'	61.81'	33.01'	65.108800°
4-out	130°06'13"	120.00'	29.27'	29.21'	14.70'	44.762328°
5-in	262°14'24"	22.00'	100.69'	33.15'	N/A	260.435361°
5-out	"	62.00'	283.77'	93.41'	N/A	92.412548°
6-ē	27°00'00"	291.57'	137.40'	136.13'	70.00'	19.650714°
6-in	"	266.57'	125.62'	124.46'	64.00'	21.493630°
6-out	"	316.57'	149.18'	147.80'	76.00'	18.098873°
7-ē	90°00'00"	150.00'	235.62'	212.13'	450.00'	38.197186°
7-in	"	125.00'	196.35'	176.78'	125.00'	45.836624°
7-out	"	175.00'	274.89'	247.49'	175.00'	32.740445°

Note: * indicates defining elements of curve

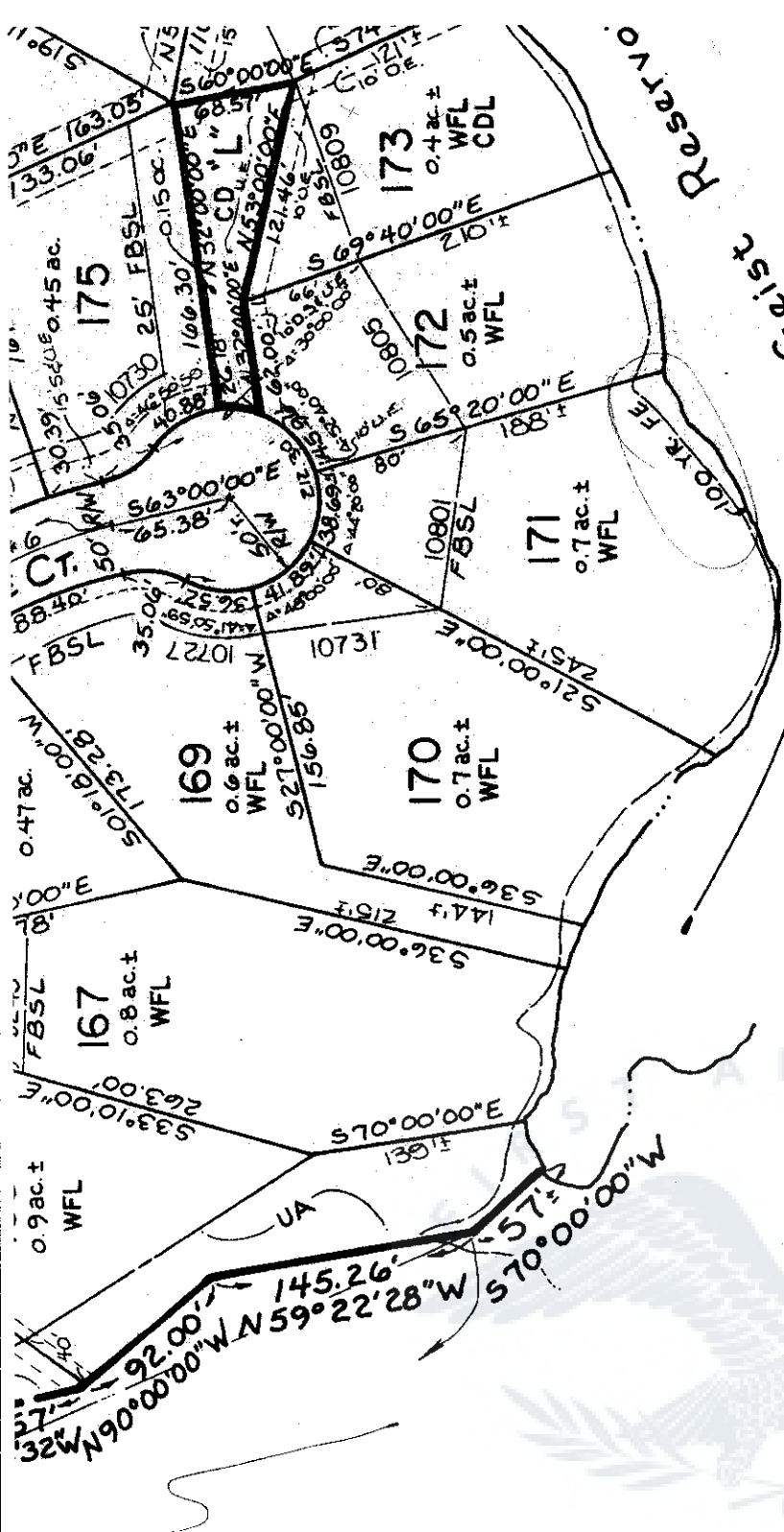
- A - NW cor. NW ¼
Stone fnd. (down 1.5't)
Set 5/8 rebar over stone
N-9644.400 E-7024.186
- B - NE cor. NW ¼
Stone fnd. (down 1.5't)
Set RR spike over stone
N-9674.473 E-9676.208
- C - NE cor. W ½ NE ¼ (by split)
Stone fnd. 1.30' N. 1.69' W
Set RR spike w/cut 'x'
N-9688.398 E-11004.151

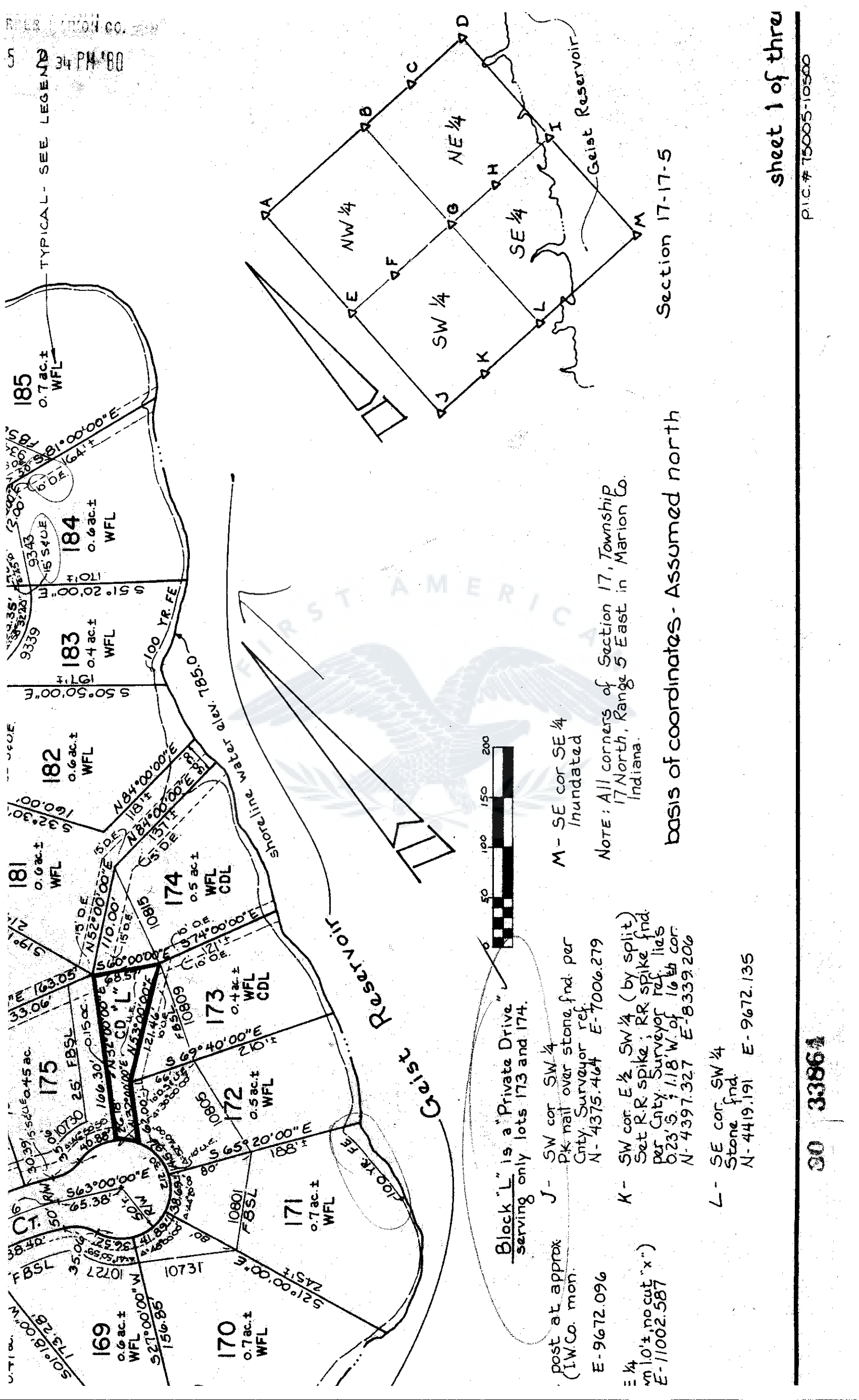
- D - NE cor. NE ¼
Iron pipe fnd. per Cnty. Surveyor ref.
N-9702.322 E-12332.095
- E - NW cor. SW ¼
Iron pin fnd. in old corner fence post
N-7010.091 E-7021.798
- F - NW cor. E ½ SW ¼
Stone fnd. in old fence row
(old corner post rotted off)
N-7019.738 E-8345.384

- G - Old cor. fence post at approx. center of Sec. (I.W.Co. mon. 11' S. of post)
N-7046.390 E-9672.096
- H - SE cor. W ½ NE ¼
Stone fnd. (down 1.0't, no cut 'x')
N-7060.294 E-11002.587
- I - NE cor. SE ¼
Inundated

- J - SW cor. SW ¼
Pk nail over stone fnd. per Cnty. Surveyor ref.
N-4375.464 E-7006.279
- K - SW cor. E ½ SW ¼ (by split)
Set R.R. spike; RR spike per Cnty. Surveyor ref. lies 0.23' S. 1.18' W. of 16th cor.
N-4397.327 E-8339.206
- L - SE cor. SW ¼
Stone fnd.
N-4419.191 E-9672.135

Block "L" is a "Private Drive" serving only lots 173 and 174.





TYPICAL - SEE LEGENDS
 34 PM '80

Section 17-17-5

M - SE cor SE 1/4
 Inundated

NOTE: All corners of Section 17, Township 17 North, Range 5 East in Marion Co. Indiana.

basis of coordinates - Assumed north

Block "L" is a "Private Drive" serving only lots 173 and 174.

J - SW cor SW 1/4
 PK nail over stone fnd. per Cnty. Surveyor ref.
 N-4375.464 E-7006.279

K - SW cor E 1/2 SW 1/4 (by split)
 Set R.R. spike; RR spike fnd. per Cnty. Surveyor ref. lies 0.23 S. 118 W. of 16th cor
 N-4397.327 E-8339.206

L - SE cor SW 1/4
 Stone fnd.
 N-4419.191 E-9672.135

post at approx (IW.Co. mon.)
 E-9672.096

3/4
 in 10' ±, no cut "x"
 E-11002.587

PLAT RESTRICTIONS

The undersigned, THE SHOREWOOD CORPORATION, being the owners of record of the above-described real estate hereby certifies that t
with this plat and certificate.

✓ This subdivision shall be known and designated as "Masthead - Section Five". ✓

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

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 thr
utility companies and governmental agencies as follows:

X A. DRAINAGE EASEMENTS (D.E.) - are created to provide paths and courses for area and local storm drainage, either overland o
ground and/or public drainage system; and it shall be the individual responsibility of the lot owner to maintain the drain
any manner by the construction or reconstruction of any improvement, nor shall any grading restrict the water flow in any
necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by t

X B. SEWER EASEMENTS (S.E.) - are created for the use of the local governmental agency having jurisdiction over the storm and
addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner of a lot

X C. UTILITY EASEMENTS (U.E.) - are created for the use of public utility companies, not including transportation companies, f
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
granted for ingress and egress in, along, and through the strips of ground for the purposes herein stated.

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 sa
occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana. No structure shall be erected, a
detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any ga
shall conform to the general architecture and appearance of such residence. The minimum square footage of living space of dwe
for single floor residence and 2400 square feet for two story or multi-story residence with the ground floor having a minimum
buildings and basements.

PRIVATE DRIVE: Block "L" As Shown on Within Plat

where private drives are shown on this plat and designated "C.D." they shall be owned in common with the other lot owners serv
lot owners served by such drive to contribute an EQUAL share in the cost of maintenance of such drives. Where a majority of
fall to pay their allocable share of such repair, then the owners paying such cost may file a lien for the reasonable value o
Indiana against any such lot and the owner thereof and recover the full assessment owed together with interest from due date
to serve said lots in which event the several property owners shall maintain the utilities not otherwise maintained by the re
so served.

4. ACCESS:

there shall be no direct driveway access by the Owners of the lots abutting Fall Creek Road, as other means of access have be

5. FENCES:

No fence, wall, hedge or shrub planting which obstruct sight lines as elevations between 2 and 6 feet above the street, shall
the street property lines and a line connecting points 25 feet from the intersection of said street lines. No trees shall be
maintained at sufficient height to prevent obstruction of such sight lines.

PLAT RESTRICTIONS

described real estate hereby certifies that they do lay off, plat and subdivide the same into lots, blocks and streets in accordance with its use.

either separately or in combination of the three, as shown on the plat, which are reserved for the use of the lot owners, public and local storm drainage, either overland or in adequate underground conduit, to serve the needs of the subdivision and adjoining property of the lot owner to maintain the drainage across his own lot. Under no circumstances shall said easement be blocked in any grading restrict the water flow in any manner. Said areas are subject to construction or reconstruction to any extent by having jurisdiction over drainage or by the developer of the subdivision.

agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county designated to serve the a part of said system. Each owner of a lot must connect with any public sanitary sewer available.

s, not including transportation companies, for the installation of pipes, mains, ducts and cables as well as for the uses specified s of public utilities, governmental agencies, and the rights of the other lot owners in this addition to said easement herein r the purposes herein stated.

No business buildings shall be erected on said lots and no business may be conducted on any part thereof, other than the home, Indiana. No structure shall be erected, altered, placed, or permitted to remain on any residential lot herein, other than one and residential accessory buildings. Any garage, or accessory building erected shall be of a permanent type of construction and minimum square footage of living space of dwellings constructed on all residential lots shall be 2000 square feet. In addition to the ground floor having a minimum of 1200 square feet, exclusive of porches, terraces, garages, carports, accessory

not
ed in common with the other lot owners serviced by such drive and it shall be the obligation of each owner in common with the other owners of such drives. Where a majority of low owners served by private drive elect to repair such drive and one or more lot owners may file a lien for the reasonable value of labor performed and materials furnished as prescribed by the lien laws of the State of Indiana. The private drive shall contain utilities (private or public) owned together with interest from due date and reasonable attorneys fees. Lots 173 and 174 are the lots utilities not otherwise maintained by the respective utility in the same manner as set out for drives. Lots 173 and 174 are the lots

Creek Road, as other means of access have been provided.

between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular areas formed by the intersection of said street lines. No trees shall be permitted to remain within said distances of such intersections unless the foliage line is

- X 3. SEWER BASEMENTS (S.E.) - are created for the use of the local governmental agency having jurisdiction over the storm an addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner of a lot
- X 4. UTILITY BASEMENTS (U.E.) - are created for the use of public utility companies, not including transportation companies, 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 granted for ingress and egress in, along, and through the strips of ground for the purposes herein stated.

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 occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana. No structure shall be erected, detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any shall conform to the general architecture and appearance of such residence. The minimum square footage of living space of a for single floor residences and 2400 square feet for two story or multi-story residence with the ground floor having a minor buildings and basements.

3. PRIVATE DRIVE: Block "L" As Shown on within plat where private drives are shown on this plat and designated "L." they shall be owned in common with the other lot owners se lot owners served by such drive to contribute an EQUAL share in the cost of maintenance of such drives. Where a majority of fail to pay their allocable share of such repair, then the owners paying such cost may file a lien for the reasonable value Indiana against any such lot and the owner thereof and recover the full assessment owed together with interest from due date to serve said lots in which event the several property owners shall maintain the utilities not otherwise maintained by the so served.

4. ACCESS:
 there shall be no direct driveway access by the Owners of the lots abutting Fall Creek Road, as other means of access have

5. FENCES:
 No fence, wall, hedge or shrub planting which obstruct sight lines as elevations between 2 and 6 feet above the street, shall the street property lines and a line connecting points 25 feet from the intersection of said street lines. No trees shall maintained at sufficient height to prevent obstruction of such sight lines.

6. RESIDENTIAL SETBACK REQUIREMENTS:
 A. in general unless otherwise provided in these restrictions or on the recorded plat, no dwelling house or above grade st 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 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 all be 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

E. side yards-The side yard setback lines shall not be less than an aggregate of twenty-two (22) feet. Provided, however,

