

PART OF SHENANDOAH VALLEY ESTATES - SECTION ONE

115	80°00'00"	50.00'	28.0
115	23°22'10"	136.03'	40.7
118	08°26'29"	136.03'	14.63
116	07°21'40"	643.45'	41.49
117	01°06'25"	3745.30'	36.13
117	03°26'31"	1137.21'	34.72
118	01°13'28"	3745.30'	40.06
118	08°33'28"	1137.21'	38.97
119	00°31'35"	3745.30'	28.10
119	03°10'36"	1137.21'	51.30
123	45°58'13"	314.20'	143.10
100	28°44'03"	413.42'	105.30
109	81°53'38"	148.03'	128.47
110	38°25'13"	138.03'	69.02

REVISED

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I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that the within plat represents a RE-PLAT OF PART OF SHENANDOAH VALLEY ESTATES - SECTION ONE, recorded as Instrument #74-40940 and as Rerecording dated October 24, 1974, recorded as Instrument #74-66310 in the Office of the Recorder of Marion County, Indiana, designated as lots #17 through #26 inclusive, #27 through #73 inclusive and #76 through #91 inclusive and that part of Front Royal Drive, Front Royal Court, and Baffon Drive that adjoins said lots, being a Part of the Northeast Quarter of Section 24, Township 14 North, Range 3 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 24, Township 14 North, Range 3 East; thence South 00 degrees 14 minutes 00 seconds West (assumed bearing) on and along the East line of said Northeast Quarter 695.0 feet; thence South 89 degrees 34 minutes 00 seconds West along the North line of Shenandoah Valley Estates, Section One, a distance of 227.48 feet to the ~~North line of Shenandoah Valley Estates, Section One~~ ~~in the Office of the Recorder of Marion County, Indiana~~ ~~227.48 feet to the~~ ~~South 89 degrees 34 minutes 00 seconds West along said North line~~ ~~100.00 feet to the West line of said~~ ~~South 89 degrees 34 minutes 00 seconds West~~ ~~along said West line~~ ~~475.28 feet to a~~ ~~point on the Southerly right-of-way of Baffon Drive on a non-tangent curve having a radius of 227.48~~ ~~feet, the radius point of which bears North 00 degrees 56 minutes 00 seconds East from said point; thence~~ ~~Northeasterly on and along said right-of-way line and curve 116.85 feet to a point which bears South 28~~ ~~degrees 29 minutes 45 seconds East 227.48 feet from said radius point; thence North 61 degrees 30 minutes~~ ~~15 seconds East on and along said right-of-way line 100.00 feet to the point of curvature of a curve to~~ ~~the right having a radius of 224.11 feet, the radius point of which bears South 26 degrees 29 minutes 45~~ ~~seconds East from said point; thence Northeasterly on and along said right-of-way line and curve 58 36~~ ~~feet to a point which bears North 10 degrees 52 minutes 01 seconds West from said radius point; thence~~ ~~North 79 degrees 07 minutes 39 seconds East on and along said right-of-way line 361.80 feet to the point~~ ~~of curvature of a curve to the right having a radius of 1747.06 feet, the radius point of which bears~~ ~~South 10 degrees 52 minutes 01 seconds East from said point; thence Northeasterly on and along said right-~~ ~~of-way line and curve 320.59 feet to a point which bears North 00 degrees 21 minutes 11 seconds West from~~ ~~said radius point; thence North 89 degrees 38 minutes 49 seconds East on and along said right-of-way line~~ ~~50.00 feet to the point of curvature of a curve having a radius of 475.28 feet, the radius point of which~~ ~~bears North 00 degrees 21 minutes 11 seconds West from said point; thence Northeasterly on and along said~~ ~~right-of-way line and curve 231.64 feet to a point which bears South 28 degrees 14 minutes 14 seconds East~~ ~~of said radius point; thence North 61 degrees 43 minutes 22 seconds East on and along said right-of-way~~ ~~line 50.00 feet; thence North 28 degrees 16 minutes 38 seconds West 50.00 feet to the Southwest corner~~ ~~of Lot #75 in said Shenandoah Valley Estates; thence North 39 degrees 37 minutes 22 seconds West on and~~ ~~along the line between said Lot #75 and Lot #76 in said subdivision, 180.10 feet to the Northwest corner~~ ~~bears North 16 degrees 44 minutes 32 seconds West; thence Northeasterly on and along said curve 60.00~~ ~~feet to a point on the Southerly right-of-way line of Front Royal Drive which bears South 47 degrees 41~~ ~~minutes 00 seconds East from said radius point; thence North 38 degrees 05 minutes 00 seconds East 59.55~~ ~~feet to the Southwest corner of aforesaid Lot #16; thence North 33 degrees 50 minutes 02 seconds East on~~ ~~and along the Westerly line of said Lot #16, a distance of 22.85 feet to the point of curvature of a~~ ~~curve to the left having a radius of 413.42 feet, the radius point of which bears North 38 degrees 09~~ ~~minutes 58 seconds West from said point; thence Northerly on and along said lot line and said curve 404.14~~ ~~feet to the place of beginning, containing 17.37 acres, more or less. Subject to all legal easements and~~ ~~rights-of-way.~~ 17.22

This subdivision consists of 39 lots, numbered from 100 to 138, both inclusive, with streets as shown hereon. The size of lots and widths of streets are shown in figures denoting feet and decimal parts thereof.

Witness my signature this 30th day of December, 1977.
Rerecorded Aug 16, 1978 AAW

Allan H. Weihe, Reg. L.S. Indiana #10398



The undersigned, Central National Bank of Cleveland, Ohio, by R.E. Livingston, Vice President and George R. Staffer, Assistant Vice President, being the owner of record of the subject real estate, does hereby lay off, replat and redivide into lots and streets said real estate in accordance with the within plat. The following restrictions, limitations, and covenants are hereby imposed upon and shall run with the lots contained in such plat.

This subdivision shall be known and designated as RE-PLAT OF PART OF SHENANDOAH VALLEY ESTATES - SECTION ONE, a subdivision in Marion County, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

All conditions and restrictions as well as the right to enforce same, recorded as Instrument # 74-40940 and rerecorded as Instrument # 74-66310, are hereby incorporated and made a part of this Re-Plat.

IN WITNESS WHEREOF, The Central National Bank of Cleveland Ohio, by R.E. Livingston, Vice President and George R. Staffer, Assistant Vice President, has executed this instrument and caused its seal to be affixed thereto this 16th day of January 1978.

Central National Bank
R.E. Livingston, Vice President

George R. Staffer, Assistant Vice President

STATE OF OHIO
COUNTY OF Wayne ss

Before me the undersigned, a Notary Public in and for said county and state, personally appeared The Central National Bank, by R.E. Livingston and George R. Staffer who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the uses and purposes therein expressed. 78000

38'	50.00'	S 11° 03' 59" N	131'	00° 50' 18"	1797.06'	13.15'	26.29'	26.29'	S 79° 33' 08" W
30'	60.24'	N 67° 52' 07" W	132'	03° 28' 32"	1137.21'	34.17'	68.32'	67.30'	N 81° 47' 18" E
20'	29.18'	N 83° 46' 36" W	133'	01° 24' 15"	1137.21'	13.94'	27.87'	68.31'	N 77° 52' 04" E
10'	82.64'	N 78° 25' 27" E	133'	02° 07' 45"	643.45'	11.96'	23.91'	27.87'	N 75° 26' 40" E
0'	72.36'	N 67° 26' 49" W	134'	07° 13' 58"	643.45'	40.67'	81.23'	23.91'	N 75° 48' 26" E
0'	68.47'	N 76° 27' 58" E	135'	03° 14' 20"	274.11'	7.76'	15.51'	81.18'	N 80° 29' 18" E
0'	60.00'	N 86° 16' 53" W	135'	04° 58' 18"	643.45'	27.93'	53.82'	15.50'	S 77° 30' 45" W
0'	77.87'	N 60° 09' 07" E	136'	14° 23' 16"	274.11'	34.60'	68.63'	53.81'	N 86° 35' 24" E
0'	56.18'	N 65° 14' 23" W	136'	07° 08' 02"	643.45'	40.11'	80.12'	68.65'	S 68° 41' 58" W
0'	102.60'	N 64° 42' 03" E	137'	01° 22' 58"	643.45'	7.73'	15.47'	80.06'	S 87° 21' 28" E
0'	260.48'	S 62° 48' 06" W	137'	03° 01' 40"	177.40'	4.85'	9.69'	15.47'	S 63° 06' 07" E
0'	205.17'	N 19° 28' 60" E	138'	26° 27' 56"	177.40'	41.74'	81.98'	9.69'	S 63° 04' 05" W
0'	194.00'	N 45° 07' 16" W	128'	02° 27' 35"	1797.06'	38.58'	77.15'	81.25'	S 77° 51' 53" W
0'	180.86'	N 22° 25' 23" W	129'	02° 27' 28"	1797.06'	38.55'	77.08'	77.14'	N 86° 07' 31" E
			130'	02° 27' 59"	1797.06'	38.69'	77.36'	77.08'	N 83° 34' 00" E
								77.35'	N 81° 12' 16" E

Revised
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The undersigned, The Jonathan Group, Inc. by Thomas D. Rush, Secretary, being the owner of record of the subject real estate, does hereby lay off, replat and resubdivide into lots and streets said real estate in accordance with the within plat. The following restrictions, limitations, and covenants are hereby imposed upon and shall run with the land contained in such plat.

This subdivision shall be known and designated as RE-PLAT OF PART OF SHENANDOAH VALLEY STATES - SECTION ONE, a subdivision in Marion County, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

All conditions and restrictions as well as the right to enforce same, recorded as Instrument #74-40940 and rerecorded as Instrument #74-66810, are hereby incorporated and made a part of this Plat.

IN WITNESS WHEREOF, The Jonathan Group, Inc., by Thomas D. Rush, Secretary, has executed this instrument and caused its seal to be affixed thereto this 6th day of January, 1978.

The Jonathan Group, Inc.

Thomas D. Rush, Secretary

STATE OF INDIANA)
COUNTY OF MARION) SS:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared The Jonathan Group, Inc., by Thomas D. Rush, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the uses and purposes therein expressed.

Wanda M. Todd
Notary Public

Commission Expires Jan 23, 1980

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

JAN 6 1978

PROPER PUBLIC NOTICE OF THE
HEARING HAS BEEN PUBLISHED

Dwight R. Johnson
SECRETARY, PLAT COMMITTEE

VOID UNLESS RECORDED
BEFORE 12-14-79

APPROVED THIS 20th
DAY OF JANUARY 1978

Notary Public
Wanda M. Todd

This instrument prepared by Allan H. Weihe, this 29th day of December 1977.

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CROSS REFERENCE

CROSS REFERENCE

SHENANDOAH VALLEY ESTATES

SECTION 1
Rerecording

The undersigned having an interest in the real estate (the "Real Estate") platted or purportedly platted as Shenandoah Valley Estates - Section 1 pursuant to a plat recorded July 3, 1974 as Instrument No. 74-40940 with the Recorder of Marion County, Indiana are rerecording said plat to show their consent, approval and acknowledgement to said plat and in particular to the following:

The undersigned do hereby lay off, plat and subdivide the Real Estate into lots and streets in accordance with said plat.

Said plat shall be known and designated as "Shenandoah Valley Estates - Section One" an addition to Marion County, Indiana.

- A. All streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with an accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of street, no structure shall be erected or maintained. 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 a rounded property corner, from the intersection of the street lines extended. The same sight line 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 distance of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
- D. All residences, excluding garages, carports and other accessory buildings shall contain a minimum of 1200 square feet of area. The minimum ground floor area for multi-story residences is 800 square feet.

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RECORDER
OF MARION CO. IN.

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- E. All residences shall be constructed with two car garages attached to said residences and all driveways shall be completely surfaced with either asphalt or concrete.
- F. All single story residences shall have exterior walls of masonry or cedar, exclusive of porches and garages and all two story residences or split level residences shall have a minimum of 50% masonry on all exterior walls, exclusive of porches and garages.
- G. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition and no boat, trailer or camper, of any kind (including but not in limitation thereof, house trailers, camping trailers or boat trailers) shall be kept or parked upon said lot except within garage or other approved structure.
- H. 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.
- I. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 10,000 square feet.
- J. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- K. All lots are restricted to one access to a public street. This access is to be from platted streets within the boundaries of this addition.
- L. There are strips of ground shown on the within plat marked "Utility Easements" (U.E.) reserved for the use of public utility companies or governmental agencies and are created for the use of all public utility companies not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, underground conduits and overland drainage. The strips of land designated "Planting Easements" are intended for landscaping only. No structure, including fences, shall be built upon said easements which will obstruct services to the owner of the lot or adjacent lot owners. The owners of all lots in this addition shall take title to and maintain, subject to the rights of the public utilities, governmental agencies and the rights of 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.
- M. The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof is hereby

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dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Development Commission, their successors or assigns, who shall be entitled to such relief at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidations of any one 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.

IN WITNESS WHEREOF the undersigned have executed this instrument as of this third day of July, 1974.

CFC CAPITAL CORPORATION

By *Victor F. Rozance* SR. VICE-PRES
Victor F. Rozance, Senior Vice President

Attest:

John W. Dehuster
John W. Dehuster

Mary Licastro
Mary Licastro, Assistant Secretary
500 Homes, Inc.

By *John B. Mullins* Pres.

Attest:

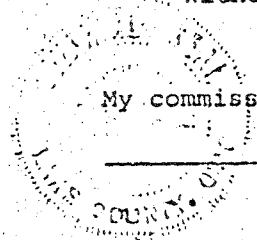
John W. Dehuster

State of OHIO)
County of LAKE) SS:

Before me, a Notary Public in and for said county and state personally appeared Victor F. Rozance and Mary Licastro the Senior Vice President and Assistant Secretary, respectively, of CFC Capital Corporation who acknowledged execution of the foregoing instrument for and on behalf of said CFC Capital Corporation and after being duly sworn did say that they so executed it with the authority of the Board of Directors of said corporation.

Witness my hand and Notarial Seal this 21st day of October, 1974.

Cecile P. Wiegand
Notary Public



My commission expires: _____

CECILE P. WIEGAND Notary Public
Lake County, Ohio
MY COMMISSION EXPIRES MAR. 22, 1975

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State of Indiana)
County of Marion) SS:

Before me, a Notary Public in and for said county and state personally appeared John B. Mullinax and John W. Dobrota the President and Secretary respectively, of 500 Homes, Inc., who acknowledged execution of the foregoing instrument for and on behalf of said 500 Homes, Inc., and after being duly sworn did say that they so executed it with the authority of the Board of Directors of said corporation.

WITNESS my hand and Notarial Seal this 17th day of October, 1974.

David W. Brown
Notary Public

My commission expires:

May 20, 1978

This instrument was prepared by Bruce A. Cordingley, attorney at law.

DULY ENTERED
FOR TAXATION

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Edward S. Coffman Jr.

COUNTY AUDITOR

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