



*First American
Title Insurance Company*

INDIANA

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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WOOD CREEK SECTION THREE

This instrument was prepared by Schneider Engineering Corporation.

John V. Schneider, President
 3675 N. Post Road, Indianapolis, Indiana 46226
 Telephone (317) 896-8282

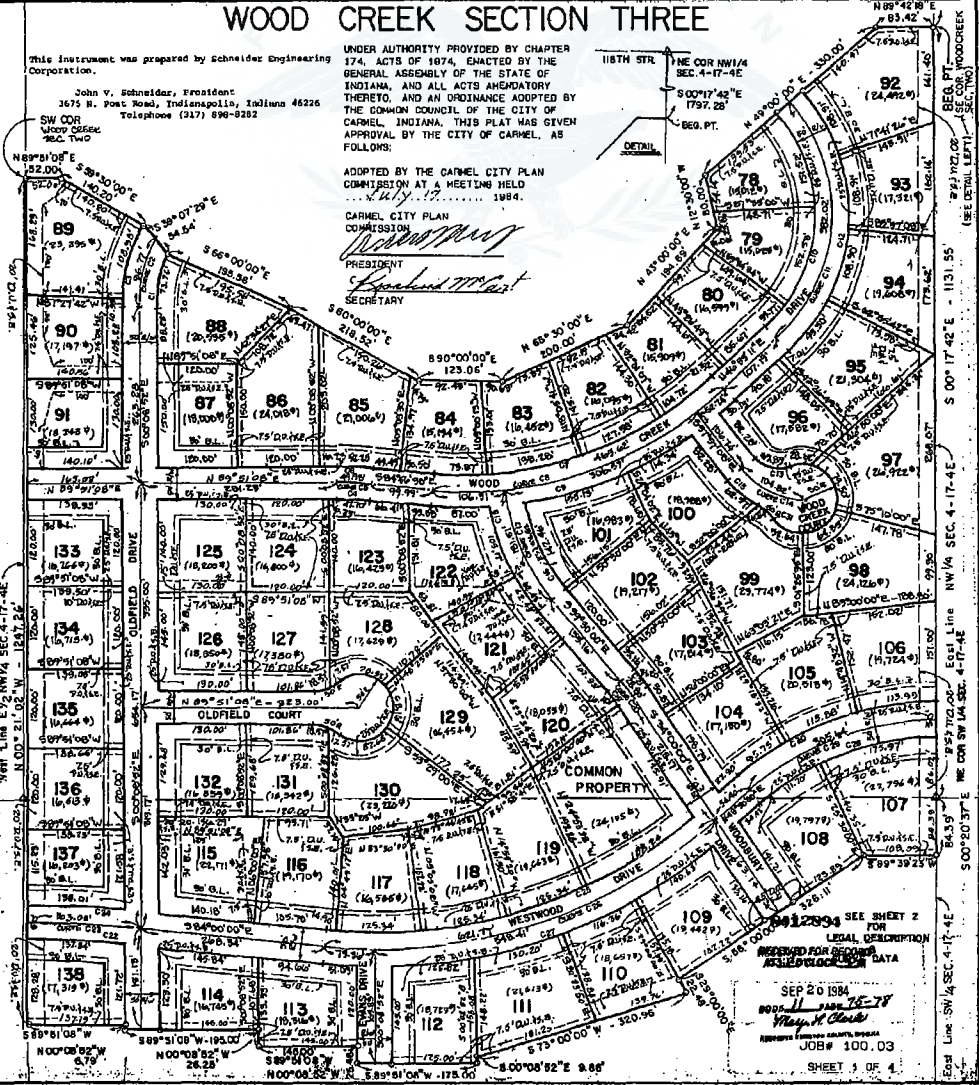
SW COR
 Wood Creek
 SEC. TWO

UNDER AUTHORITY PROVIDED BY CHAPTER 17A, ACTS OF 1874, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT HAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL CITY PLAN COMMISSION AT A MEETING HELD ON July 17, 1984.

CARMEL CITY PLAN COMMISSION
Richard Myers
 PRESIDENT
Richard Myers
 SECRETARY

118TH STR
 THE COR NW/4
 SEC. 4-17-4E
 S 00°17'42"E
 1797.28'
 BEG. PT.



SEE SHEET 2 FOR LEGAL DESCRIPTION
 REQUIRED FOR RECORDING
 ASSESSOR'S DATA

SEP 20 1984
 BOOK 11 PAGE 78-78
 Mary H. Osburn
 REGISTERED SURVEYOR
 JOB # 100.03

SHEET 3 OF 4

N 89°42'00"E
 83.42'
 441.80'
 BEG. PT.
 WOODCREEK
 (SEE DETAIL LEFT)
 S 00°17'42"E
 1131.55'
 East Line NW/4 SEC. 4-17-4E
 East Line SW/4 SEC. 4-17-4E
 S 00°20'37"E
 500.00'

WOOD CREEK SECTION THREE

CURVE DATA

| LABEL | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD LENGTH | TAN. LENGTH | DEG. OF CURVE |
|-------|----------|---------------|------------|--------------|-------------|---------------|
| C1 | 175.00' | 24° 08' 52" | 75.76' | 73.21' | 37.43' | 33° 44' 26" |
| C2 | 200.00' | 27° 43' 23" | 86.77' | 95.85' | 46.35' | 28° 38' 52" |
| C3 | 225.00' | 30° 28' 18" | 118.53' | 118.13' | 61.21' | 25° 27' 53" |
| C4 | 255.00' | 05° 12' 22" | 47.70' | 47.69' | 23.87' | 10° 54' 48" |
| C5 | 260.00' | 05° 12' 22" | 49.98' | 48.96' | 25.00' | 10° 26' 03" |
| C6 | 275.00' | 05° 12' 22" | 52.23' | 52.23' | 26.14' | 09° 57' 52" |
| C7 | 250.00' | 48° 30' 18" | 444.48' | 431.30' | 238.52' | 19° 54' 48" |
| C8 | 250.00' | 48° 30' 18" | 486.82' | 451.84' | 247.76' | 10° 26' 03" |
| C9 | 275.00' | 48° 30' 18" | 486.78' | 472.37' | 259.05' | 08° 57' 52" |
| C10 | 225.00' | 87° 33' 11" | 343.82' | 311.33' | 158.58' | 25° 27' 53" |
| C11 | 250.00' | 87° 33' 11" | 382.02' | 345.92' | 189.54' | 22° 55' 08" |
| C12 | 275.00' | 87° 33' 11" | 420.22' | 380.52' | 203.50' | 20° 50' 05" |
| C13 | 225.00' | 71° 08' 08" | 59.88' | 58.12' | 34.48' | 118° 43' 23" |
| C14 | 125.00' | 48° 02' 52" | 104.22' | 101.78' | 55.72' | 43° 50' 12" |
| C15 | 150.00' | 23° 54' 09" | 82.67' | 82.12' | 31.78' | 38° 11' 50" |
| C16 | 285.00' | 28° 38' 21" | 142.48' | 140.88' | 72.76' | 20° 08' 14" |
| C17 | 310.00' | 39° 32' 48" | 181.61' | 178.92' | 93.44' | 18° 28' 57" |
| C18 | 335.00' | 29° 20' 58" | 171.60' | 169.79' | 87.73' | 17° 08' 12" |
| C19 | 275.00' | 05° 30' 00" | 26.40' | 26.39' | 13.21' | 20° 50' 05" |
| C20 | 300.00' | 05° 30' 00" | 26.80' | 26.80' | 14.41' | 19° 09' 35" |
| C21 | 325.00' | 05° 30' 00" | 31.20' | 31.19' | 15.61' | 17° 37' 48" |
| C22 | 1550.88' | 05° 08' 38" | 137.84' | 137.80' | 68.87' | 05° 44' 35" |
| C23 | 1558.88' | 08° 00' 18" | 163.06' | 162.98' | 81.60' | 03° 40' 59" |
| C24 | 1550.88' | 05° 00' 08" | 188.01' | 187.97' | 85.05' | 03° 37' 28" |
| C25 | 725.00' | 45° 48' 14" | 578.16' | 563.88' | 308.03' | 07° 54' 10" |
| C26 | 760.00' | 47° 30' 00" | 621.77' | 604.12' | 330.01' | 07° 38' 22" |
| C27 | 775.00' | 45° 23' 08" | 624.08' | 608.12' | 324.47' | 07° 28' 35" |
| C28 | 400.00' | 41° 12' 16" | 287.87' | 281.51' | 144.19' | 14° 15' 21" |
| C29 | 425.00' | 41° 12' 16" | 305.64' | 299.10' | 159.77' | 13° 28' 53" |
| C30 | 450.00' | 41° 12' 16" | 328.62' | 318.88' | 169.17' | 12° 43' 57" |
| C31 | 50.00' | 30° 45' 13" | 26.64' | 26.52' | 13.76' | 114° 36' 30" |

LEGAL DESCRIPTION

I, the undersigned, hereby certify that the within plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief:

A part of the Northwest and Southwest Quarter of Section 4, Township 17 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Beginning at a point on the East line of the said Northwest Quarter Section South 00 degrees 17 minutes 42 seconds East 1797.28 feet from the Northeast corner of the said Northwest Quarter Section (said point also being the Southeast corner of "Woodcreek Section 1", a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 7, page 7 and 8 in the Office of the Recorder of Hamilton County, Indiana), thence South 00 degrees 17 minutes 42 seconds East along the said East line 1131.55 feet to the Northeast corner of the Southwest Quarter of said Section 4; thence South 00 degrees 20 minutes 37 seconds East along the East line of the said Southwest Quarter Section 84.39 feet; thence South 89 degrees 39 minutes 23 seconds West 108.09 feet; thence South 36 degrees 00 minutes 00 seconds West 326.11 feet; thence South 29 degrees 00 minutes 00 seconds East 22.48 feet; thence South 75 degrees 00 minutes 00 seconds West 320.96 feet; thence South 00 degrees 08 minutes 52 seconds East 9.86 feet; thence South 89 degrees 51 minutes 08 seconds West 175.00 feet; thence North 00 degrees 08 minutes 52 seconds West 25.46 feet; thence South 89 degrees 51 minutes 08 seconds West 145.00 feet; thence North 00 degrees 08 minutes 52 seconds West 26.25 feet; thence South 89 degrees 51 minutes 08 seconds West 195.00 feet; thence North 00 degrees 08 minutes 52 seconds West 6.79 feet; thence South 89 degrees 51 minutes 08 seconds West 137.19 feet; thence North 00 degrees 21 minutes 02 seconds West 1247.26 feet to the Southwest corner of said "Woodcreek Section 1", (the next eleven (11) described courses being substantially and contiguous with the South line of said "Woodcreek Section 1"); thence North 89 degrees 51 minutes 08 seconds East 52.00 feet; thence South 59 degrees 30 minutes 00 seconds East 140.20 feet; thence South 39 degrees 07 minutes 29 seconds East 34.34 feet; thence South 68 degrees 00 minutes 00 seconds East 195.58 feet; thence South 60 degrees 00 minutes 00 seconds East 218.52 feet; thence South 90 degrees 00 minutes 00 seconds East 123.06 feet; thence North 65 degrees 30 minutes 00 seconds East 200.00 feet; thence North 43 degrees 00 minutes 00 seconds East 194.69 feet; thence North 12 degrees 12 minutes 30 minutes 00 seconds West 80.00 feet; thence North 49 degrees 00 minutes 00 seconds East 330.00 feet; thence North 89 degrees 42 minutes 18 seconds East 83.42 feet to the Point of Beginning, containing 33.612 acres, more or less.

This subdivision consists of 61 lots numbered 78 through 138, both inclusive, together with Common Property, streets, easements and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 26th day of JUNE 1984.

RECORDED
INDEXED
REGISTERED

SEP 20 1984

Map of H. C. Wood

JOHN V. SCHNEIDER
Reg. Land Surveyor - Indiana #0113



DULY ENTERED FOR TAXATION
20th day of September 1984

Map of H. C. Wood
Parcel #

WOOD CREEK SECTION THREE

PROTECTIVE COVENANTS

THE UNDERSIGNED, OWNERS 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 "WOOD CREEK SECTION THREE", AN ADDITION IN HAMILTON COUNTY, CLAY 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.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED O.U.S.S.E. (DRAINAGE, UTILITY AND SEMER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES. FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEMERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED, NO PERMANENT OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER GRANT, TAKE THEIR TITLE SUBJECT TO, THE RIGHTS OF THE PUBLIC TO UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING WITH ATTACHED ACCESSORY BUILDING.

LAND USE: NO HOTEL BUILDING, BOARDING HOUSE, MERCANTILE OR FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT WITHIN THIS ADDITION.

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.

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.

FLOOR AREA: NO ONE-STORY HOUSE SHALL BE ERRECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 800 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 720 SQUARE FEET EXCLUSIVE OF OPEN PORCHES, GARAGES OR BASEMENTS.

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.

ENFORCEMENT: IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OWNING ANY REAL PROPERTY SITUATED IN THIS ADDITION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND EITHER TO PREVENT HIM OR HER OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

FENCES: NO FENCE SHALL BE ERRECTED IN THIS SUBDIVISION BETWEEN THE FRONT BUILDING LINE AND THE FRONT PROPERTY LINE (SIDE BUILDING LINE AND SIDE PROPERTY LINE-CORNER LOTS) OF THE STREETS AS SHOWN ON THE WITHIN PLAT.

(CONT. SHEET 4)

UNDER AUTHORITY PROVIDED BY CHAPTER 374, ACTS OF 1974, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL CITY PLAN COMMISSION AT A MEETING HELD July 17, 1984.

[Signature]
PRESIDENT

CARMEL CITY PLAN COMMISSION

[Signature]
SECRETARY

THIS INSTRUMENT WAS PREPARED
BY SCHNEIDER ENGINEERING CORP.
JOHN V. SCHNEIDER, PRESIDENT
9876 NORTH POST ROAD
INDIANAPOLIS, INDIANA 46226
TELEPHONE - (317) 898-8282

RECEIVED FOR RECORD
MAY 20 1984

SEP 20 1984

[Signature]

WOOD CREEK SECTION THREE

PROTECTIVE COVENANTS (CONT.)

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

EASEMENTS: THERE SHALL BE A 7.5' DRAINAGE, UTILITY, AND SEWER EASEMENT EASEMENT ON EACH SIDE LOT LINE UNLESS OTHERWISE NOTED.

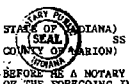
EASEMENTS: THERE SHALL BE A 25' DRAINAGE, UTILITY, AND SEWER EASEMENT ON THE FRONT OF EACH LOT UNLESS OTHERWISE NOTED (SAID 25' D.U.G S.E. APPLIES TO BOTH FRONTAGES ON CORNER LOTS).

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 TWENTY-FIVE (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.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HERETO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 26TH DAY OF JUNE, 1984.

BY: Ryan Jones, Inc.
Richard N. Kleisley
 RICHARD N. KLEISLEY, VICE PRESIDENT

ATTEST: Matthew Cullin
 MATTHEW CULLIN, ASSISTANT SECRETARY



BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THEREON.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 26TH DAY OF JUNE, 1984.

NOTARY PUBLIC Theres A. Sahn MY COMMISSION EXPIRES 03-31-85 COUNTY OF RESIDENCE Madison
THERESA A. SAHN

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1974, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL CITY PLAN COMMISSION AT A MEETING HELD July 17, 1984.

William Merriell PRESIDENT
Ronald McCart SECRETARY
 CARMEL CITY PLAN COMMISSION

I, JOHN V. SCHNEIDER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JUNE 26, 1984, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE (REASONABLY SHOWN), AND THAT ALL REQUIREMENTS SPECIFIED IN THE SUBDIVISION ORDINANCE OF THE CITY OF CARMEL HAVE BEEN MET.

John V. Schneider
 JOHN V. SCHNEIDER



THIS INSTRUMENT WAS PREPARED BY THE BOARD OF SCHNEIDER ENGINEERING
 JOHN V. SCHNEIDER, PRESIDENT
 3675 ROSEH POST ROAD
 INDIANAPOLIS, INDIANA 46226
 TELEPHONE - (317) 898 8282

DULY ENTERED FOR TAXATION
26th day, September 1984
Richard J. ... Auditor
 Hazardous County
 Parcel # _____

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF CARMEL, INDIANA, AT A MEETING HELD ON THE 26th DAY OF July, 1984.

Jane D. Reisman
Billy L. Walker

RECORDED FOR RECORD
 AND INDEXED
 SEP 20 1984
 BOOK 11 PAGE 78
Wayne H. Clark