

A201000012413



February 09, 2010 2:54 PM
Julie L. Voorhies,
Marion County Recorder

Pages: 3
Fee: \$30.00
By: JEN

\$ 30.00

Pages 3

PLAT

Subdivision/ HPR ,SK. & AE FLETCHERS WOODLAWN ADD

Legal Description L75-77 A.E. Fletchers Woodlawn
Sub

Owner Pleasant Living LLC

Cross Reference	DMD/VOID STAMP
<u>2006-159916</u>	LAND SURVEYOR <u>Miller Surveying</u>
<u>1992-121411</u>	TOWNSHIP <u>Center</u>
<u>2007-3297</u>	AUDITOR _____
_____	NOTARY <u>✓</u>

Declaration _____

Other _____

Township Center

CONTACT PERSON Anthony Wishart
PHONE NUMBER 317-514-5793
EMAIL ADDRESS anthony.wishart@comcast.net
Wishart

NICOLE ESTATES SECONDARY PLAT

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Jule L. Voorhies,
Marion County Recorder



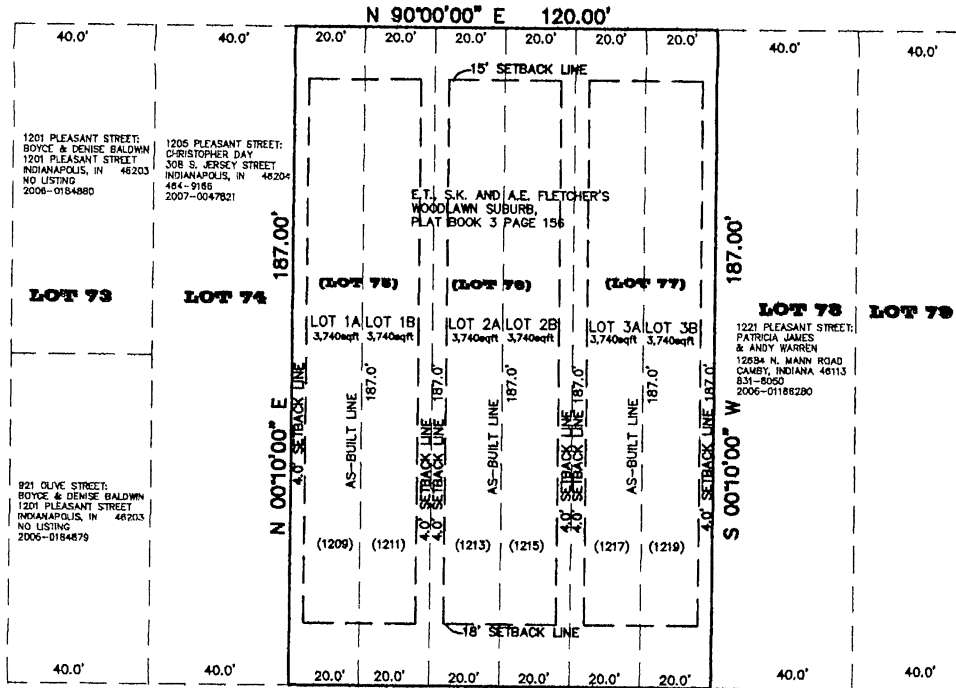
Pages: 3
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REPLAT OF LOTS 75, 76, AND 77 IN ET. SK. & AE FLETCHERS WOODLAWN ADDITION IN MARION COUNTY, INDIANA

LOT 59 1202 & 1208 PLEASANT STREET; CURTIS HEDGES 1202 PLEASANT STREET INDIANAPOLIS, IN 46203 NO LISTING 2004-0184130	LOT 60 1210 PLEASANT STREET; KEVIN & SHELLY KNIGHT 630 PARKWAY AVENUE INDIANAPOLIS, IN 46203 832-1282 2004-0051699	LOT 61 1214 PLEASANT STREET; MICHAEL & PATRICIA TAYLOR 1214 PLEASANT STREET INDIANAPOLIS, IN 46203 635-1505 1998-0002295	LOT 62 1218 PLEASANT STREET; MARY ZAHN & ANDREW BARD 1218 PLEASANT STREET INDIANAPOLIS, IN 46203 988-0515 2004-0178507	LOT 63 1222 PLEASANT STREET; ANDREW ALDERMAN 6812 EAST 75TH STREET INDIANAPOLIS, IN 46226 586-2100 2007-0128097	LOT 64	LOT 65
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PLEASANT STREET
24.8'± ASPHALT
60' R/W

OLIVE STREET 60.0' R/W



LOT 6 925 OLIVE STREET; MARY HUNT 925 OLIVE STREET INDIANAPOLIS, IN 46203 916-9993 2004-0111154	LOT 88 1212 WOODLAWN AVENUE; EARL & WILLE PIERCE 1212 WOODLAWN AVENUE INDIANAPOLIS, IN 46203	LOT 89 1216 WOODLAWN AVENUE; EARL & WILLE PIERCE 1212 WOODLAWN AVENUE INDIANAPOLIS, IN 46203 NO LISTING 1982-0132171	LOT 91 1222 WOODLAWN AVENUE; LOLA MITCHELL & BERNICE HARPER 1222 WOODLAWN AVENUE INDIANAPOLIS, IN 46203 834-8609 1994-0077841	LOT 92	LOT 93
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OWNER/ SUBDIVIDER

OWNER:
PLEASANT LIVING, LLC, ANTHONY L. WSHART
SUBDIVIDER:
MZBUILDERS
BILL ZAHN
P.O. BOX 22297
INDIANAPOLIS, INDIANA 46222
E-MAIL: MZBUILDERS@WORLDNET.ATT.NET

SURVEYOR

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA
PH: (317) 773-2644
EMAIL: NALTHOUSE@MNSINC.US

SOURCE OF TITLE

INSTRUMENT No. 2006-0159916
INSTRUMENT No. 92-121411
INSTRUMENT No. 2007-0003297

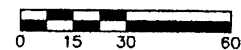
PROPOSED USE

RESIDENTIAL ADDITION

LEGEND

- R/W RIGHT-OF-WAY
- 5/8" IRON ROD W/ RED CAP SET
- 5/8" IRON ROD W/ RED CAP FOUND

GRAPHIC SCALE



SCALE : 1" = 30'

HIS INSTRUMENT PREPARED BY:
NATHAN ALTHOUSE
MILLER SURVEYING, INC.
48 CONNER STREET
NOBLESVILLE, IND. 46060
h. 773-2644 Fx. 773-2694
ATE: MAY 23, 2007
jb No. B31716

NICOLE ESTATES SECONDARY PLAT

REPLAT OF LOTS 75, 76, AND 77 IN ET. SK. & AE FLETCHERS WOODLAWN ADDITION IN MARION COUNTY, INDIANA

SOURCE OF TITLE

INSTRUMENT No. 2006-0159916
INSTRUMENT No. 92-121411
INSTRUMENT No. 2007-0003297

LAND DESCRIPTION

INST #2007-0003297

LOT SEVENTY-SEVEN(77) IN E.T., S.K. AND A.E. FLETCHER'S WOODLAWN SUBURB, AN ADDITION TO THE CITY OF INDIANAPOLIS AS RECORDED IN PLAT BOOK 3 PAGE 156 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA

INST #92-121411

LOT SEVENTY-SEVEN(75) IN E.T., S.K. AND A.E. FLETCHER'S WOODLAWN SUBURB, AN ADDITION TO THE CITY OF INDIANAPOLIS AS RECORDED IN PLAT BOOK 3 PAGE 156 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA

INST #20060159916

LOT SEVENTY-SEVEN(76) IN E.T., S.K. AND A.E. FLETCHER'S WOODLAWN SUBURB, AN ADDITION TO THE CITY OF INDIANAPOLIS AS RECORDED IN PLAT BOOK 3 PAGE 156 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA

CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF 6 LOTS NUMBERED 1A, 1B, 2A, 2B, 3A, 3B,

THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO A SURVEY RECORDED IN

THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

I, K. NATHAN ALTHOUSE, THE UNDERSIGNED CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

CERTIFIED THIS 6 DAY OF Feb. 2010
MILLER SURVEYING, INC.

K. Nathan Althouse
K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA



ENFORCEMENT COVENANT

"Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee."

SITE DISTANCE COVENANT

"Site obstruction: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and nine (9) 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 twenty-five (25) feet from the intersection of such 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 ten (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 intersections unless the foliage is maintained at a sufficient height to prevent obstruction of such sight lines."

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
Ph 773-2644 Fx 773-2694
DATE: MAY 23 2007

OWNER/ SUBDIVIDER

OWNER:
PLEASANT LIVING, LLC, ANTHONY L.WISHART
SUBDIVIDER:
MZBUILDERS
BILL ZAHN
P.O. BOX 22297
INDIANAPOLIS, INDIANA 46222
E-MAIL: MZBUILDERS@WORLDNET.ATT.NET

OWNER'S DEDICATION

THE UNDERSIGNED, PLEASANT LIVING, LLC, ANTHONY L.WISHART, OWNER OF LOT NUMBERED 75, 76, AND 78 IN SK AND AE FLETCHERS WOODLAWN SUBURB AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 156, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE WITHIN REPLAT AND DESCRIPTION. THIS REPLAT CONSISTS OF 6 LOTS, TOGETHER WITH THE EASEMENTS AND PUBLIC WAYS AS SHOWN ON THE WITHIN REPLAT.

ALL RIGHTS OF WAY SHOWN ON THIS REPLAT AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR ITS USE AS PUBLIC WAYS.

OWNER:

Anthony L. Wishart 2-9-10
Bill Zahn 2-5-10

BY:

(TITLE)

STATE OF INDIANA }
COUNTY OF MARION } SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Anthony Wishart REPRESENTATIVES OF FEDERAL HOME LOAN MORTGAGE CORPORATION AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED AND AFFIX THEIR SIGNATURES THERETO.



THIS 9th day of February 2009.
Linda Wheeler
NOTARY PUBLIC
Linda Wheeler
PRINTED NAME

COUNTY OF RESIDENCE: Hendricks
MY COMMISSION EXPIRES: 1-28-2016

STORM DRAINAGE COVENANT (DRAINAGE AND FLOOD CONTROL)
As stated in section 561-232, the owner(s) of this parcel shall include the following covenant on the recorded plat:

"It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Division of Compliance of the Department of Metropolitan Development of the City of Indianapolis and the requirements of all drainage permits for this plat issued by such department."

SANITARY SEWER COVENANT
The owner(s) of this parcel shall include the following covenant on the recorded plat, as per section 671-157:

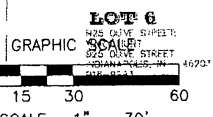
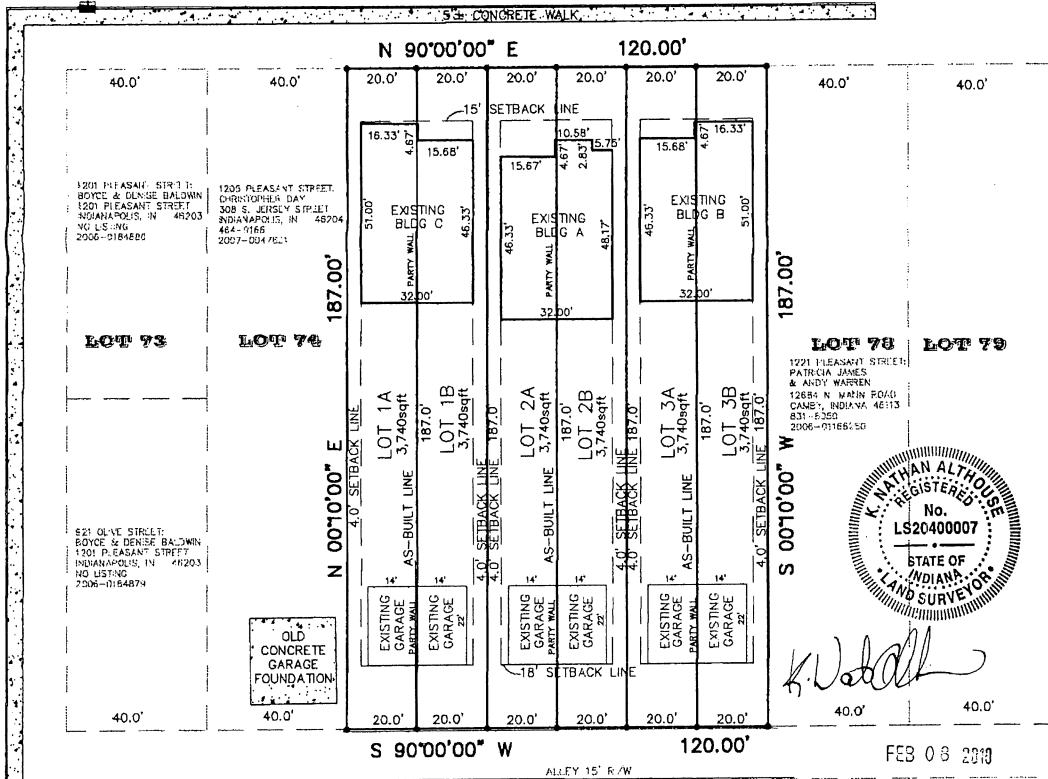
"It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the Division of Compliance of the Department of Metropolitan Development and the requirements of all sanitary sewer construction permits for this plan issued by such Division. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement and right-of-way are granted without express written permission, when duly recorded, shall run with the real estate. The Division of Compliance and the Department of Public Works and their agents, shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities."

NICOLE ESTATES PRIMARY PLAT

REPLAT OF LOTS 75, 76, AND 77 IN ET. SK. & AE FLETCHERS
WOODLAWN ADDITION IN MARION COUNTY, INDIANA

PLEASANT STREET
24.8'± ASPHALT
60' R/W

OLIVE STREET 60.0' R/W



- LEGEND**
- R/W RIGHT-OF-WAY
 - 5/8" IRON ROD W/ RED CAP SET
 - 5/8" IRON ROD W/ RED CAP FOUND
 - G UNDERGROUND GAS LINE
 - W UNDERGROUND WATER LINE
 - OE OVERHEAD ELECTRIC
 - ⊗ GAS VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ CURB INLET
 - ⊕ WATER VALVE
 - ⊕ UTILITY POLE
 - X EXISTING/PROPOSED FENCING

PROPOSED USE
RESIDENTIAL ADDITION



K. Althouse

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN, 46060
Ph 773-2644 Fx 773-2694
DATE: MAY 23, 2007

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