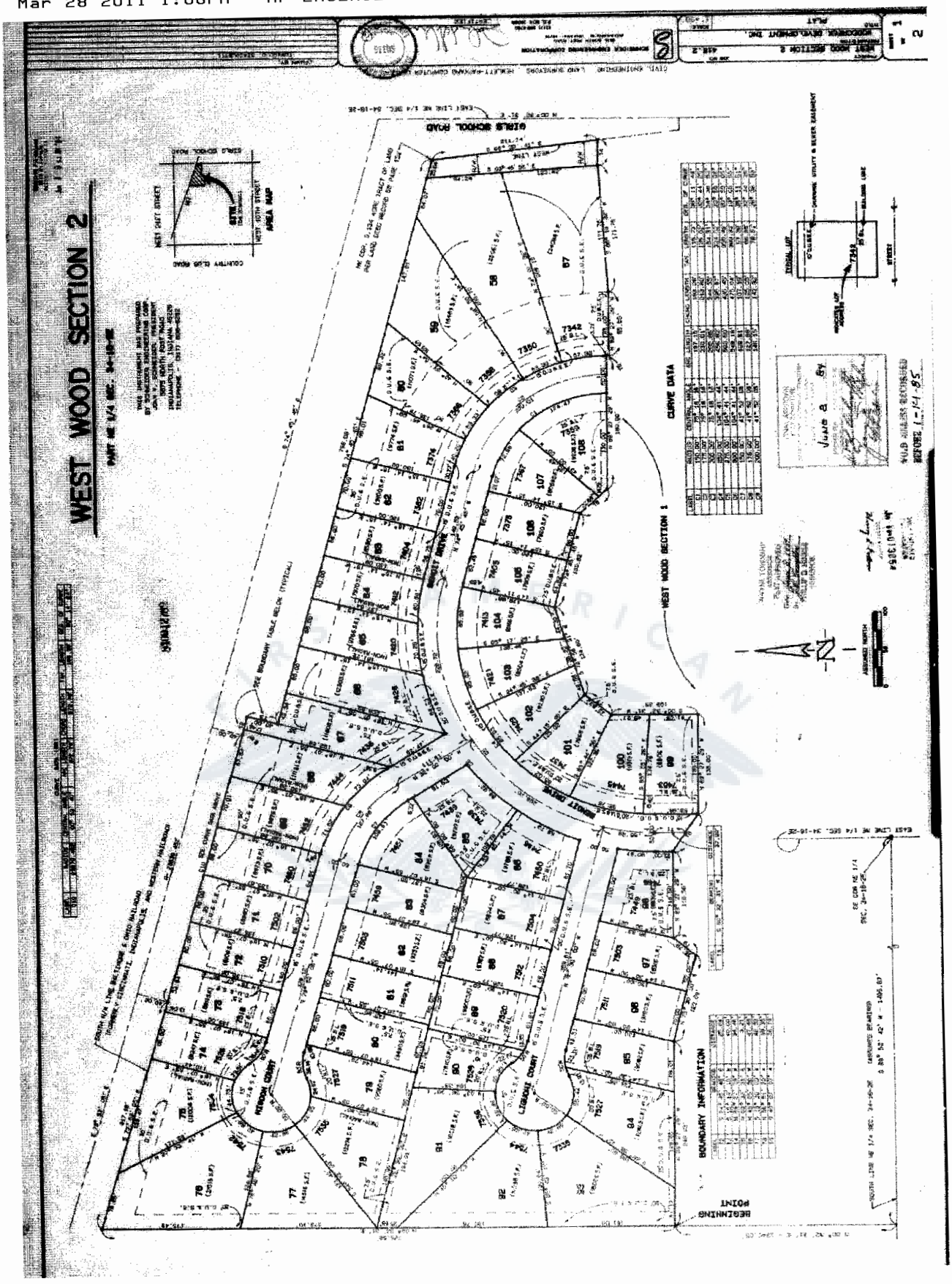
WEST WOOD SECTION 2
GIRLS SCHOOL ROAD
WEST WOOD SECTION 1
CURVE DATA
BOUNDARY INFORMATION
BEGINNING POINT
LIGUORI COURT
NIGOON COURT
BENOIT DRIVE
AREA MAP
WEST 10TH STREET
COUNTRY CLUB ROAD
SEE BOUNDARY TABLE BELOW (TYPICAL)
ASSUMED NORTH
TYPICAL LOT
STREET
BUILDING LINE
DRAINAGE UTILITY & SEWER EASEMENT
June 8 By
W.O.D. ADDRESS RECORDED
BEFORE 1-14-85

# WEST WOOD SECTION 2

PART NE 1/4 SEC. 34-16-3E

THIS INSTRUMENT WAS PREPARED BY SCHNEIDER ENGINEERING CORP.
JOHN V. SCHNEIDER, PRESIDENT
8910 NORTH FORT ROAD
INDIANAPOLIS, INDIANA 46236
TELEPHONE - (317) 849-5932

84 42736

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 "WEST WOOD SECTION 2", AN ADDITION IN MARION COUNTY, MAINE 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 RESERVATION OF REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING WITH ATTACHED ACCESSORY BUILDING AND NOT EXCEEDING TWO STORIES IN HEIGHT.

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREETS, 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 ROUNDED PROPERTY CORNERS FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE 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 DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

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 ERECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 800 SQUARE FEET AND NO RESIDENCE MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 960 SQUARE FEET 1600 SQUARE FEET TOTAL LIVING AREA) EXCLUSIVE OF OPEN PORCHES, GARAGES OR BASEMENTS.

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.

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.

ANIMALS: NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

DRAINAGE: 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 DEVELOPMENT PLAN (GRADING PLAN) AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS, INDIANA AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THIS PLAT.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.&G.E. (DRAINAGE, UTILITY AND SEWER 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, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS, THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC 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.

ENFORCEMENT: THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT LAWFULLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, 58-AA-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

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.

INGRESS & EGRESS: THERE SHALL BE NO MEANS OF INGRESS OR EGRESS (PEDESTRIAN OR VEHICLE) TO GIRLS SCHOOL ROAD FROM THE EAST SIDE OF LOTS NUMBERED 57 AND 58.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 7TH DAY OF JUNE, 1984.

WOODTOWN DEVELOPMENT INC.
BY: DANIEL J. CONKLIN, PRESIDENT
ATTEST: CAROL J. PHELPS, SECRETARY

STATE OF INDIANA )
) SS:
COUNTY OF MARION )

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

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 7TH DAY OF JUNE, 1984.

NOTARY PUBLIC: Johanna B. Hamm
Johanna B. Hamm

MY COMMISSION EXPIRES 7/24/88 COUNTY OF RESIDENCE Hamilton

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.

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 48 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER SECTION 1339.63 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 31 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE SAID NORTHEAST QUARTER SECTION 1320.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 30TH STREET; THENCE NORTH 89 DEGREES 40 MINUTES 48 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE 1339.63 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 00 DEGREES 13 MINUTES 31 SECONDS EAST ALONG SAID EAST LINE 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 40.59 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS.

THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL MONUMENTS SHOWN HEREON EXIST AS LOCATED AND ALL MONUMENTS AND LOT CORNERS WILL BE SET AS SHOWN ON THE PLAT BY JUNE 30, 1985.

THIS SUBDIVISION CONSISTS OF 32 LOTS, NUMBERED 57 THROUGH 100, BOTH INCLUSIVE, TOGETHER WITH 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 7TH DAY OF JUNE, 1984.

JOHN V. SCHNEIDER
REG. LAND SURVEYOR - INDIANA # 3010

APPROVED, ACCEPTED AND ASSENTED TO BY THE PLAT COMMITTEE OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, THIS 7TH DAY OF JUNE, 1984.

PRESIDENT

SECRETARY

CIVIL ENGINEERING LAND SURVEYING PENROD-PACKARD DOMESTIC DEALER
SCHNEIDER ENGINEERING CORPORATION
8910 NORTH FORT ROAD
INDIANAPOLIS, INDIANA 46236
(317) 849-5932
JOB NO. 418.8
WEST WOOD SECTION 2
WOODTOWN DEVELOPMENT INC.
PLAT COVENANTS
SHEET 2 OF 2

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