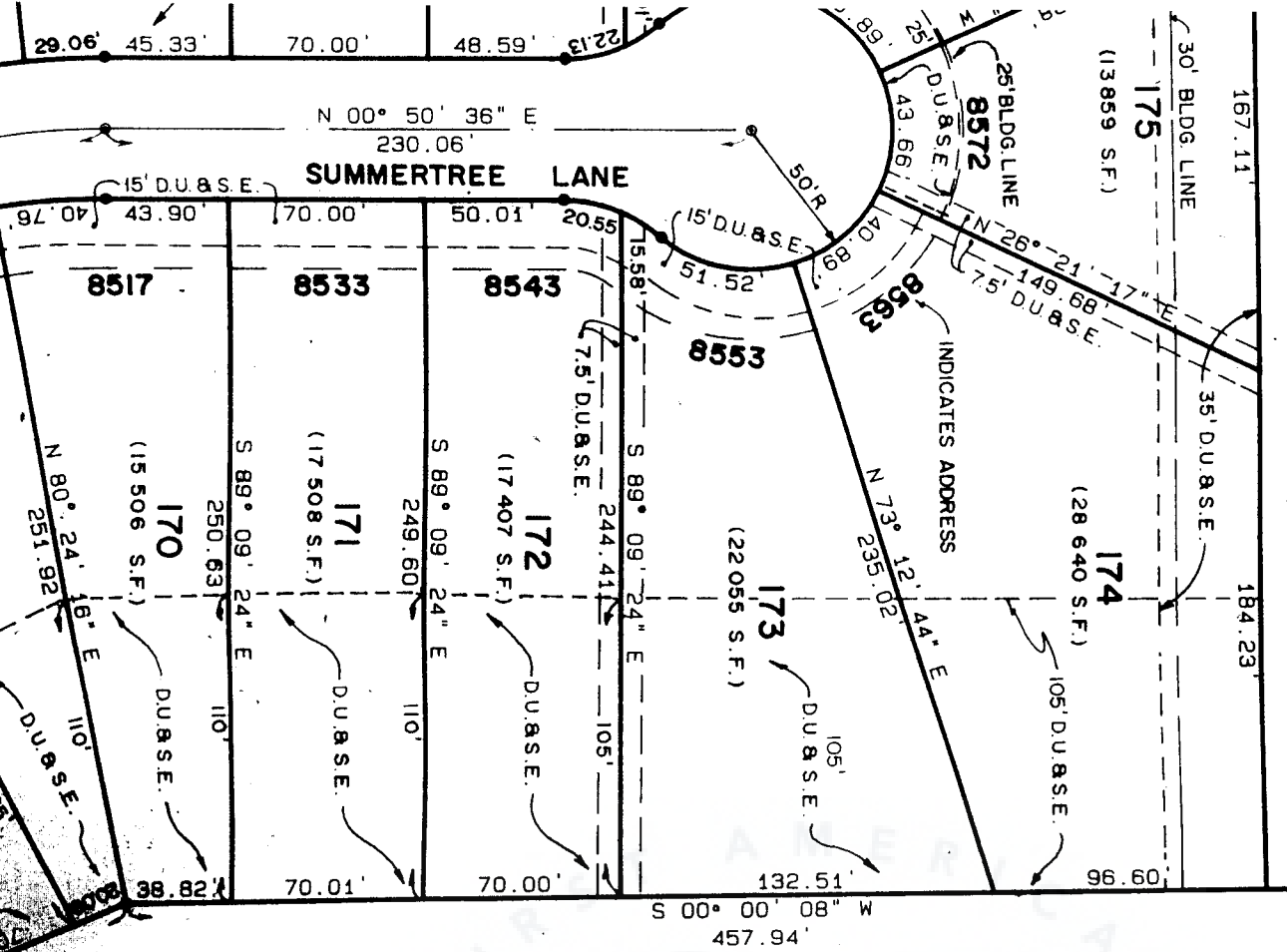


466.53'
S 89° 59' 52" E
NORTH LINE N.W. 1/4 SEC. 24-17-4E

86TH STREET

870054466

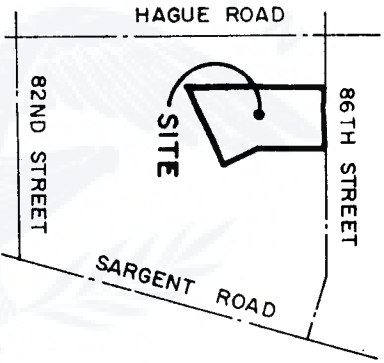
R/W 50.00'



YORKSHIRE

SEC. 10

PART NW 1/4 SEC. 24-17N-4E



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

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:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 4 EAST IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER SECTION 1349.62 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SAID NORTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 50 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SAID QUARTER SECTION 1712.885 FEET TO THE BEGINNING POINT; THENCE NORTH 00 DEGREES 50 MINUTES 36 SECONDS EAST ALONG THE SAID WEST LINE 938.71 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER SECTION 466.53 FEET; THENCE SOUTH 08 DEGREES 00 MINUTES 08 SECONDS WEST 457.94 FEET; THENCE SOUTH 21 DEGREES 37 MINUTES 10 SECONDS EAST 210.93 FEET; THENCE SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST 70.00 FEET; THENCE SOUTH 48 DEGREES 04 MINUTES 06 SECONDS WEST 77.62 FEET; THENCE SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST 225.00 FEET; THENCE SOUTH 76 DEGREES 31 MINUTES 49 SECONDS WEST 84.63 FEET; THENCE SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST 174.12 FEET TO THE BEGINNING POINT, CONTAINING 9.200 ACRES, MORE OR LESS.

THIS SUBDIVISION CONSISTS OF 20 LOTS, NUMBERED 166 THROUGH 185, 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.

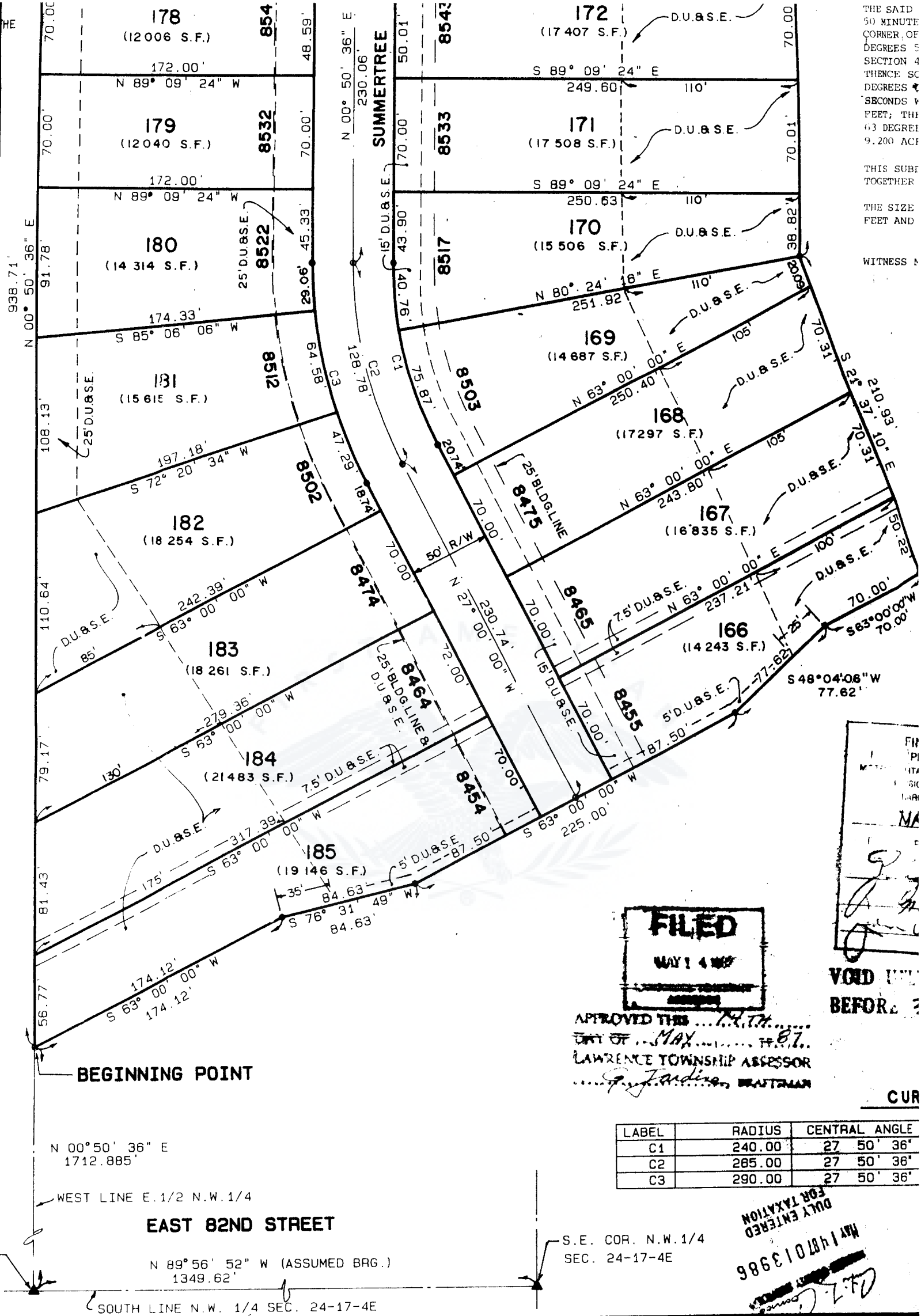
WITNES MY SIGNATURE THIS 15TH DAY OF OCTOBER 1986.

DRAWN BY BORIS BYELY

THE SAID
50 MINUTE
CORNER, OF
DEGREES 5
SECTION 4
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FILED
MAY 14 1987

APPROVED THIS ...
CITY OF ...
LAWRENCE TOWNSHIP ASSESSOR

VOID
BEFORE

CUR

NOT VALID FOR TAXATION
MAY 14 1987

S.E. COR. N.W. 1/4
SEC. 24-17-4E

SOUTH LINE N.W. 1/4 SEC. 24-17-4E

EAST 82ND STREET

N 89° 56' 52" W (ASSUMED BRG.)
1349.62'

N 00° 50' 36" E
1712.885'

WEST LINE E. 1/2 N.W. 1/4

BEGINNING POINT

THE UNDERSIGNED, DELUXE HOMES, INC. BY RICHARD H. CROSSER, PRESIDENT AND JOHN B. SCHEUMANN, SECRETARY, FOR AND BEHALF OF SAID DELUXE HOMES, INC.
AS OWNER 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 "YORKSHIRE SECTION 10", AN ADDITION IN MARION COUNTY, LAWRENCE TOWNSHIP, INDIANA.

IN PURSUANCE OF A GENERAL PLAN FOR PROTECTION, BENEFIT AND MUTUAL ADVANTAGE OF ALL PERSONS WHO NOW ARE OR MAY HERINAFTER BECOME OWNERS OF ANY OF SAID LOTS OR PARTS THEREOF, ALL OF THE FOLLOWING RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AND OBLIGATIONS (HEREINAFTER COLLECTIVELY CALLED "RESTRICTIONS") ARE DECLARED TO BE FOR THE MUTUAL BENEFIT AND PROTECTION OF AND SHALL BE ENFORCEABLE BY ANY OF THE PRESENT OR FUTURE OWNERS OF SAID LOTS.

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.

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 NOT TO EXCEED TWO AND ONE HALF STORIES IN HEIGHT TOGETHER WITH NECESSARY ACCESSORY BUILDINGS INCLUDING A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS.

FLOOR AREA: NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A COST OF LESS THAN \$25,000.00 BASED UPON COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED. IT IS THE PURPOSE AND INTENT OF THIS COVENANT THAT ALL DWELLINGS SHALL BE OF A QUALITY OF WORKMANSHIP AND MATERIALS SUBSTANTIALLY THE SAME OR BETTER THAN THAT WHICH CAN BE PRODUCED ON THE DATE THESE COVENANTS ARE RECORDED AT THE MINIMUM COST STATED HEREIN FOR THE MINIMUM FINISHED LIVING AREA OF 1200 SQUARE FEET ABOVE GRADE FOR ONE STORY, ONE AND ONE-HALF STORY OR TWO STORY DWELLINGS AND A MINIMUM FINISHED LIVING AREA OF 1200 SQUARE FEET ABOVE AND BELOW GRADE FOR SPLIT LEVEL AND BI-LEVEL DWELLINGS, EXCLUSIVE OF OPEN PORCHES AND GARAGES.

BUILDING LOCATION: NO BUILDINGS SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE OR NEARER TO THE SIDE STREET LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LINE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE (CORNER LOTS). FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

LOTS: NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 12,000 SQUARE FEET.

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, INDIANAPOLIS INDIANA, AND REQUIREMENTS OF ALL BUILDING PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THIS PLAT.

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, OR SHUB 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 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.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U. 6S.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, WIRE, SEWERS 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 EXCEPT FOR FENCES, DRIVEWAYS AND WALKWAYS. 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 EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

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.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR

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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.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE IN ANY LOT IN THIS ADDITION.

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

WASTE DISPOSAL: NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. TRASH MAY BE BURNED ONLY IN SUITABLE INCINERATORS DURING THE HOURS AS SET FORTH BY MARION COUNTY ORDINANCE.

VEHICLES NOT IN USE: NO AUTOMOBILE OR MOTOR DRIVEN VEHICLE SHALL BE LEFT UPON A LOT FOR A PERIOD LONGER THAN THIRTY DAYS IN A CONDITION WHEREIN IT IS NOT ABLE TO BE OPERATED UPON THE PUBLIC HIGHWAY, AFTER WHICH TIME THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETRIMENTAL TO THE WELFARE OF THE NEIGHBORHOOD AND SHALL BE REMOVED FROM THE LOT.

SIGNS: NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN FOUR SQUARE FEET, ONE TEMPORARY SIGN OF NOT MORE THAN TWELVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

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 A PERIOD OF 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.

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 EXPRESSLY 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, 58-40-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.