I, the undersigned, hereby certify to the best of my professional knowledge and belief the within plat accurately represents a survey performed under my supervision of part of the East Half of the West Half of Section 21 and part of the East Half of Section 29, all in Township 3 North, Range 3 East in Newton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 21; thence along the East line thereof North 0° degrees 00 minutes 00 seconds East 2567.00 feet; thence South 69 degrees 20 minutes 20 seconds 00 feet; thence South 59 degrees 24 seconds West 748.00 feet; thence North 00 degrees 00 minutes 00 seconds West 139.52 feet; thence North 40 degrees 24 minutes 20 seconds West 107.48 feet; thence North 00 degrees 00 minutes 00 seconds West 467.02 feet; thence North 00 degrees 00 minutes 00 seconds West 226.34 feet; thence North 29 degrees 30 seconds 03 feet East 67.32 feet; thence North 02 degrees 36 minutes 00 seconds East 115.87 feet; thence North 02 degrees 36 minutes 00 seconds East 101.32 feet; thence North 02 degrees 36 minutes 00 seconds East 69.43 feet; thence North 06 degrees 06 minutes 00 seconds East 78.47 feet; thence North 02 degrees 36 minutes 00 seconds East 115.78 feet; thence North 07 degrees 18 minutes 21 seconds East 78.64 feet; thence North 02 degrees 36 minutes 00 seconds East 82.26 feet; thence South 02 degrees 36 minutes 00 seconds West 226.34 feet; thence South 02 degrees 36 minutes 00 seconds West 115.78 feet; thence South 02 degrees 36 minutes 00 seconds West 115.78 feet; thence South 02 degrees 36 minutes 00 seconds West 115.78 feet; thence South 02 degrees 36 minutes 00 seconds West 101.32 feet; thence South 02 degrees 36 minutes 00 seconds West 69.43 feet; thence South 06 degrees 06 minutes 00 seconds East 78.47 feet; thence South 02 degrees 36 minutes 00 seconds East 82.26 feet; thence South 02 degrees 36 minutes 00 seconds East 67.32 feet; thence South 00 degrees 00 minutes 00 seconds West 139.52 feet; thence South 00 degrees 00 minutes 00 seconds West 107.48 feet; thence South 00 degrees 00 minutes 00 seconds West 467.02 feet; thence South 00 degrees 00 minutes 00 seconds West 226.34 feet; thence South 00 degrees 00 minutes 00 seconds West 115.87 feet; thence South 00 degrees 00 minutes 00 seconds West 67.32 feet; thence South 00 degrees 00 minutes 00 seconds West 2567.00 feet; to the point of beginning.

This subdivision consists of 45 lots numbered 401 through 445 inclusive and Blocks "A", "B" and "C". Block "A" contains 8.00 acres, more or less; Block "B" contains 0.00 acres, more or less; Block "C" contains 0.00 acres, more or less. The size of the lots and blocks are shown in figures depicting such and all decimals thereof.

Witness my signature this 10th day of July, 1985.

PLAT RESTRICTIONS

The undersigned, the Shorewood Corporation, being the owners of record of the above described real estate, hereby certify that they do lay off, plat and subdivide the same into lots, blocks, and streets in accordance with this plat and certificate.

This subdivision shall be known and designated as FEATHER COVE - SECTION XI.

All streets shown and not hereinafter dedicated, are hereby dedicated to the public for use.

1. EASEMENTS FOR DRAINAGE, SEwers, AND UTILITIES: Lots are subject to drainage easements, sewer easements and utility easements, either separately or in combination, as shown on the plat, which are reserved for the use of the lot owners, public utility companies and governmental agencies as follows:

   A. DRAINAGE EASEMENTS (D.E.) - are created to provide paths and courses for storm water and drainage systems, either by overland or by in ground underdrainage, the lot owner to maintain the drainage across his own lot. Under no circumstances shall said easements be blocked in any manner by the construction reconstruction to any extent necessary to obtain adequate drainage of any kind by any governmental authority having jurisdiction over drainage or

   B. SEWER EASEMENTS (S.E.) - are created for the use of the local governmental agency in charge of the sanitary sewage collection system of said city and/or county designated to receive sanitary sewage collection system.
D. The owners of all lots in this addition shall take title subject to the rights of public utilities, governmental agencies, and the rights of the other lot owners in this addition to said easement herein granted for ingress and egress in, along and through the streets of ground for the purposes herein stated.

2. DWELLING SIZES AND REQUIREMENTS: All lots in this subdivision shall be corner lots and no business may be conducted on any lot except for a single detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any building or structure shall be of such size and manner to provide an aesthetic and consistent appearance with the general architecture and appearance of the neighborhood.

A. WATERFRONT LOTS (W.F.L.) - As water from lots designated (W.F.L.) the minimum square footage of finished living space of water front residential lots shall be 2000 square feet at the street level floor for a single-story residence and 2400 square feet for a two-story or multi-story residence with the street level floor at an angle of 1200 square feet exclusive of porches, terraces, garages, carports, accessory building and basements. A multi-story dwelling shall be a dwelling with more than two stories above the street floor level.

B. OFF WATER LOTS - All lots not designated as water front Lots (W.F.L.) shall be designated as off-water lots. The minimum square footage of finished living space of all lots shall be 1200 square feet at the street level floor for a single-floor residence and 1600 square feet for a two-story or multi-story residence with the street level floor at an angle of 1200 square feet exclusive of porches, terraces, garages, carports, accessory building and basements. A multi-story dwelling shall be a dwelling with more than two stories above the street floor level.

3. PRIVATE DRIVES: Where private drives are shown on this plat and designated "C.O.D.", these owners shall own and have undivided interest in such drives as tenants in common, and shall have the obligation of each owner to provide the necessary funds and labor to maintain such drives to contribute an equal share of the cost of maintenance of such drives. Where a majority of the owners consent to the maintenance of such drives shall be paid for by the owners, sharing such cost adequately to cover the reasonable value of labor performed and materials furnished as prescribed by the laws of the State of Indiana and recovered from the above assessment charged to the respective utility in the same manner as set out for drives. Lot 812 thru 914, lots 414 thru 415, and lots 148 thru 149 and lot 146 shall be a utility easement (C.O.D.) shall be in the manner of Nos. 3 and 4.

4. FENCES: No fence, wall, hedge or shrub planting which obstructs street sight lines shall be allowed. Fences shall be limited to one corner lot within the triangular area formed by the street property lines. Fences shall be permitted to remain in those areas and may be maintained at sufficient height to prevent obstruction of such sight lines.

5. RESIDENTIAL SETBACK REQUIREMENTS:

A. IN GENERAL - Unless otherwise provided in these restrictions or on the record plat, no portion of any structure shall be constructed or placed on any residential lot within the Development without the approval of the Architectural Board of Adjustments.

B. Definitions. "Street line" means the boundary line that extends from the road on which a lot abuts to the meeting point of the street line and the lot boundary line at the farthest point to the rear line that is determined from either abutting roads.

C. FRONT YARDS - The front building setback lines shall be as set forth when the plat is recorded.

D. OUTSIDE OF - If a particular lot abuts on a public road, the front building setback lines shall be as expressed on the plat.

E. SIDE YARDS - The side yard setback lines shall be as determined from the farthest point on the lot.

F. REAR YARDS - The rear setback lines shall be at least twenty (20) feet from the rear line of the lot.

This Instrument Prepared By James E. Daukatz, President of Paul E. Carley Inc. Feather Cove Section X Sheet 3