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Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys’ fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.
I, the undersigned, hereby certify that 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 21, all in Township 21 North, Range 3 East in Porter County, Indiana, hereinafter described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 21; thence along the East line thereof north 00 degrees 00 minutes 00 seconds East 2567.00 feet; thence South 00 degrees 20 minutes 00 seconds West 46 seconds West 1122.97 feet; thence South 00 degrees 06 minutes 49 seconds West 157.37 feet; thence North 00 degrees 17 minutes 30 seconds West 40 seconds West 449.32 feet; thence South 45 degrees 59 minutes 20 seconds West 107.49 feet; thence North 00 degrees 09 minutes 00 seconds East 60.34 feet; thence North 29 degrees 30 minutes 03 seconds East 87.32 feet; thence North 42 degrees 34 minutes 12 seconds East 333.14 feet; thence South 32 degrees 10 minutes 33 seconds East 69.34 feet; thence North 06 degrees 09 minutes 19 seconds East 75.64 feet; thence North 07 degrees 18 minutes 21 seconds East 78.64 feet; thence North 20 degrees 08 minutes 11 seconds East 89.24 feet; thence South 52 degrees 20 minutes 20 seconds West 249.20 feet to a point on a curve having a radius of 328.23 feet, the radius point of which bears South 02 degrees 20 minutes 20 seconds South 05 degrees 25 minutes 27 seconds West 107.20 feet; thence North 38 degrees 18 minutes 00 seconds West 91.17 feet; thence North 45 degrees 25 minutes West 71 degrees 50 minutes 00 seconds West 57.69 feet, more or less, to a point at the eastern line of the lot 102.72 feet; thence North 20 degrees 15 minutes 40 seconds West 140.00 feet; thence North 81 degrees 15 minutes 15 seconds West 82.06 feet; thence North 80 degrees 00 minutes 00 seconds West 752.00 feet from the point of beginning; thence south along said shore line for North 89 degrees 00 minutes 40 seconds West 752.00 feet to the Point of Beginning, containing 25 acres, more or less.

This subdivision consists of 45 lots numbered 401 thru 445 inclusive and Blocks "A", "B" and "C", Block "A" contains 0.07 acres, more or less, and Block "C" contains 0.00 acres, more or less. The size of the lots and blocks are shown in figures of this plat and the description thereof.

Witness my signature this 10 day of October, 1965.

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 CREEK - SECTION XI.

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

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 area and local storm drainage, either overland or in subterranean conduits, to serve the needs of the subdivision and adjoining ground and/or public drainage systems and it shall be the individual responsibility or reconstruction of any improvement, nor shall any grading restrict the water flow in any manner. Said easements are subject to construction or reconstruction to any extent necessary to obtain adequate drainage of any kind by any governmental agency having jurisdiction over drainage or

B. SEWER EASEMENTS (S.E.) - are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county designated to serve the subdivision.
The owners of all lots in this addition shall have the right to 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. **Building Square Footage Requirements and Use**: All lots in this subdivision shall be known and designated as residential lots. No business business use shall be erected or conducted on any such lot, other than the following permitted uses in the Residential District Ordinance of Marion County, Indiana. No structure shall be erected, altered, placed or purposed to remain on any residential lot unless, other than one detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any structure on a corner building erected or placed shall be of permanent type and shall conform to the general architecture and appearance of the neighborhood.

A. **WATER FRONT LOTS (W. F. L.)**: Water front lots (W. F. L.) are shown on the plat and designated as such. The minimum square footage of the finished living space of all such lots shall be 200 square feet of the street level floor for a single story residence, and 2400 square feet for a two story or multi-story residence with a street level floor having a minimum of 1200 square feet exclusive of porches, terraces, garages, carports, accessory building and basements. A multi-story dwelling shall be a building with more than one story above the street floor level.

B. **OFF WATER LOTS**: All lots not designated as on the above referenced plat as a water front lot (W. F. L.) shall be designated as an off water lot. The minimum square footage of the finished living space of all such lots shall be 1000 square feet of the street level floor for a single story residence, and 1200 square feet for a two story or multi-story residence with a street level floor having a minimum of 1000 square feet exclusive of porches, terraces, garages, carports, accessory building and basements. A multi-story building shall be a dwelling with more than one story above the street floor level.

3. **Private Drives**: Where private drives are shown on the plat and designated "C.D.F.", those lots owners abutting such drive shall own and be entitled to an undivided interest in such drive as tenants in common, and it shall be the obligation of each owner to maintain such common drive to the common benefit of all owners abutting the drive to contribute an equal share of the cost of maintenance of such drives. Where a majority of the owners agreed to this plan, the owner of one or more lots abutting such drive and one or more of the owners abutting such common drive shall own and be entitled to a proportionate share of the cost of maintenance of such drives, provided such cost is fair and reasonable. The owners shall be entitled to recover the full cost of maintenance and repair thereof and recover the full assessment owed to each owner from the other owners. Each lot owner in this subdivision shall maintain the utilities (private or public) to serve said lots in which the owner shall maintain the utilities as required to the respective utility in the manner as set out for drives. Lots 814 thru 818, Lots 650 thru 658, and Lots 649 thru 650, and Lots 812 thru 816 shall have access from the private drive (C.D.F.) shall be a utility easement (U.E.A.)

4. **Fences**: No fence, wall, hedge or shrub planting which obstructs or obstructs sight lines at intersections between 2 and 6 feet above the street level, or permitted to remain on any corner lot within the triangular area formed by the street property line and the property line from the intersection of said street lines. No fences shall be permitted to remain on any street property line from the corner lot to the intersection of said street lines. No fences shall be permitted to remain on any corner lot at the intersection of said street lines. No fences shall be permitted to remain on any corner lot at the intersection of said street lines. No fences shall be permitted to remain on any corner lot at the intersection of said street lines.

5. **Residential Setback Requirements**: Including the setback of any property line from the street property line, the front setback line shall be not less than 20 feet from the lot line and shall not be more than 25 feet from the street property line.

6. **Side Yards**: The side yard setback line shall be not less than 8 feet from the side line of the lot.

7. **Corner Yards**: The corner yard setback line shall be not less than 20 feet from the corner line of the lot.

This instrument prepared by James E. Davis, President of Paul Davis Inc.