

SUNBLEST FARMS

SECTION 17-B

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

5 day January 19 89
Billy Pearce Auditor
Hamilton County

Parcel # _____

Land Description

I, the undersigned, hereby certify that the within plat is true and correct and represents a Part of the Northeast Quarter of Section 36, Township 18 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 36; thence North 89 degrees 53 minutes 11 seconds West (Assumed Bearing) along the north line of the said Northeast Quarter Section a distance of 1160.37 feet to the Beginning Point; thence South 00 degrees 00 minutes 00 seconds East a distance of 593.91 feet; thence South 53 degrees 55 minutes 26 seconds West a distance of 173.22 feet; thence North 72 degrees 33 minutes 59 seconds West a distance of 371.16 feet to a curve having a radius of 525.00 feet, the radius point of which bears North 72 degrees 33 minutes 59 seconds West; thence Southwesterly along the arc of said curve a distance of 153.74 feet to a point which bears South 55 degrees 47 minutes 19 seconds East from said radius point; thence South 34 degrees 12 minutes 41 seconds West a distance of 54.58 feet to a curve having a radius of 575.00 feet, the radius point of which bears South 55 degrees 47 minutes 19 seconds East; thence Southerly along the arc of said curve a distance of 343.33 feet to a point which bears South 90 degrees 00 minutes 00 seconds West from said radius point; thence South 00 degrees 00 minutes 00 seconds East a distance of 315.30 feet to a curve having a radius of 1350.00 feet the radius point of which bears South 03 degrees 27 minutes 07 seconds West; thence Westerly along the arc of said curve a distance of 254.15 feet to a point which bears North 07 degrees 20 minutes 05 seconds West from said radius point (said point also being on a curve having a radius of 634.036 feet, the radius point of which bears South 07 degrees 20 minutes 05 seconds East; thence Westerly along the arc of said curve a distance of 52.24 feet to a point which bears North 12 degrees 03 minutes 21 seconds West from said radius point; thence North 12 degrees 03 minutes 21 seconds West a distance of 70.00 feet; thence North 15 degrees 15 minutes 30 seconds West a distance of 61.21 feet to a curve having a radius of 475.00 feet, the radius point of which bears South 74 degrees 44 minutes 30 seconds West; thence Northwesterly along the arc of said curve a distance of 205.53 feet to a point which bears North 49 degrees 57 minutes 00 seconds East from said radius point; thence North 40 degrees 03 minutes 00 seconds West a distance of 388.29 feet to a curve having a radius of 250.00 feet, the radius point of which bears North 49 degrees 57 minutes 00 seconds East; thence Northerly along the arc of said curve a distance of 174.75 feet to a point which bears South 90 degrees 00 minutes 00 seconds West from said radius point; thence North 00 degrees 00 minutes 00 seconds West a distance of 625.32 feet; _____ thence North 00 degrees 06 minutes 49 seconds East a distance of 35.00 feet to the said north line; thence South 89 degrees 53 minutes 11 seconds East along the said north line a distance of 1429.93 feet to the Beginning Point, containing 30.844 acres, more or less.

This subdivision consists of 75 lots, number 62 through 136, 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.

I, EDWARD GIACOLETTI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON THE Dec. 5, 1988 THAT ALL THE MONUMENTS SHOWN THEREON ARE TO BE SET, AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF SAID MONUMENTS ARE ACCURATE.



Edward D. Giacoletti

EDWARD GIACOLETTI
REGISTERED LAND SURVEYOR - INDIANA #S0560

ACTS OF 1981, P.L. 309
THE STATE OF INDIANA, AND
ORDINANCE ADOPTED BY

AT A MEETING HELD

COMMISSION

RECEIVED FOR RECORD
3:00 O'CLOCK P.M.

JAN 5 1989

BOOK 14 PAGE 122
Sharon H. Brown
RECORDER HAMILTON COUNTY, INDIANA

SUNBLEST FARM

SECTION 17-B

SUNBLEST FARMS SECTION 17B

COVENANTS AND RESTRICTIONS

THE UNDERSIGNED, THOMPSON LAND CO. INC. BY CORBY D. THOMPSON AND JEFFREY E. THOMPSON PRESIDENT AND SECRETARY RESPECTIVELY OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED AND DOES THEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SUNBLEST FARMS, SECTION 17B, AN ADDITION TO THE TOWN OF FISHERS, INDIANA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED O.U. & S.E. D & U.E. D.E. O.U. & S.E. & N.A.E. 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 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.

THE USE OF ALL LOTS IN THE WITHIN PLAT SHALL BE IN ACCORDANCE WITH THE TOWN OF FISHERS, INDIANA ZONING ORDINANCE NOVEMBER 3, 1980, AND ANY AMENDMENTS THERETO.

NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.

NO SIGN OR BILLBOARD EXCEPT PROFESSIONAL OR "FOR SALE" SIGNS SHALL BE ERRECTED ON ANY LOT IN THIS PLAT AND NO BARN, STABLE OR OTHER OUT BUILDING HOUSING DOMESTIC ANIMALS OR POULTRY, EXCEPT HOUSEHOLD PETS, SHALL BE PERMITTED.

NO TRAILER, TENT, BASEMENT, GARAGE OR OTHER OUT BUILDING ERRECTED IN THIS PLAT SHALL AT ANYTIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY BUILDING OF A TEMPORARILY CHARACTER BE ERRECTED.

NO FENCE SHALL BE ERRECTED NEARER THE FRONT LOT LINE THAN THE FRONT HOUSE LINE UNLESS SAME SHALL BE A SHRUB GROWTH OR HEDGE, NOT TO EXCEED FOUR (4) FEET IN HEIGHT OR FIFTEEN (15) FEET IN LENGTH.

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.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

ALL YARD DIMENSIONS AND RESTRICTIONS SHALL BE IN ACCORDANCE WITH THE TOWN OF FISHERS, INDIANA ZONING ORDINANCE NOVEMBER 3, 1980, AND ANY AMENDMENTS THERETO.

ALL FENCES SHALL BE NO MORE THAN FOUR (4) FEET IN HEIGHT IF SAID FENCE IS WITHIN TWENTY (20) FEET OF ANY SIDE OR REAR LOT LINE.

LIGHTS: IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERRECT AND MAINTAIN A "DUSK TO DAWN" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

MINIMUM SQUARE FOOTAGE LIVING AREA FOR A RANCH TYPE HOUSE SHALL BE 1400 SQUARE FEET. TWO CAR ATTACHED GARAGE SHALL BE REQUIRED. THE GARAGE AREA SHALL NOT BE INCLUDED IN THE LIVING AREA TOTAL SQUARE FOOTAGE.

MINIMUM SQUARE FOOTAGE LIVING AREA FOR A MULTI-LEVEL TYPE HOUSE SHALL BE 1800 SQUARE FEET. A TWO CAR ATTACHED GARAGE SHALL BE REQUIRED. THE GARAGE AREA SHALL NOT BE INCLUDED IN THE TOTAL LIVING AREA.

NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN THREE (3) FEET AND TWELVE (12) FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS FORTY (40) FEET FROM THE INTERSECTION OF SAID STREET LINES OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN (10) FEET OF THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF THE DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN SEVENTY FIVE (75) FEET OF THE INTERSECTION OF TWO STREET LINES.

SIDEWALKS: A SIDEWALK NO LESS THAN FOUR (4) FEET IN WIDTH, SHALL BE REQUIRED ACROSS THAT PORTION OF A LOT WHICH IS CONSIDERED THE FRONTAGE. INSTALLATION AND MAINTENANCE OF SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

ALL HOUSES TO HAVE DRIVEWAYS AND ALL DRIVEWAYS TO BE HARD SURFACE.

THE FOREGOING COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2012, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING.

SITES COVERED BY THESE COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART, INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

DRAINAGE SWALES ON DEDICATED DRAINAGE EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED, OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE TOWN ENGINEER. ANY PROPERTY OWNER ALTERING, CHANGING OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND MAY BE GIVEN TEN (10) DAYS NOTICE BY REGISTERED MAIL TO REPAIR SAID DAMAGE AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE TOWN MAY CAUSE SAID REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SUCH REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNERS FOR IMMEDIATE PAYMENT.

Dec 1-5-89

16-120-123

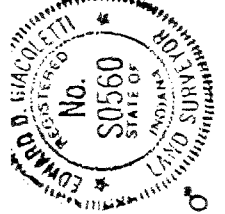
Sublot Farms

Section 17-B

Parcel 034.008
30.844a.

D.U.S.E. - DRAINAGE UTILITY & SEWER EASEMENT & FOR ACCESS EASEMENT
 D.U.E. - DRAINAGE AND UTILITY EASEMENT
 D.U.S.E. - DRAINAGE UTILITY AND SEWER EASEMENT
 D.E. - DRAINAGE EASEMENT
 [2535] - INDICATES LOT ADDRESS

EDWARD GIACOILETTI
 REGISTERED LAND SURVEYOR - INDIANA 450560



JULY 7, 1988

FISHERS TOWN PLAN COMMISSION

President JOHN D. FERRO
 Secretary LINDA GAYE COORDINATOR

Δ = 10'47.12"
 R = 1350.00'
 T = 127.45'
 L = 254.15'

Δ = 16'46.40"
 R = 525.00'
 T = 77.42'
 L = 153.74'

Δ = 34'12.41"
 R = 575.00'
 T = 176.96'
 L = 343.33'

Δ = 04'43.16"
 R = 634.036'
 T = 26.14'
 L = 52.24'

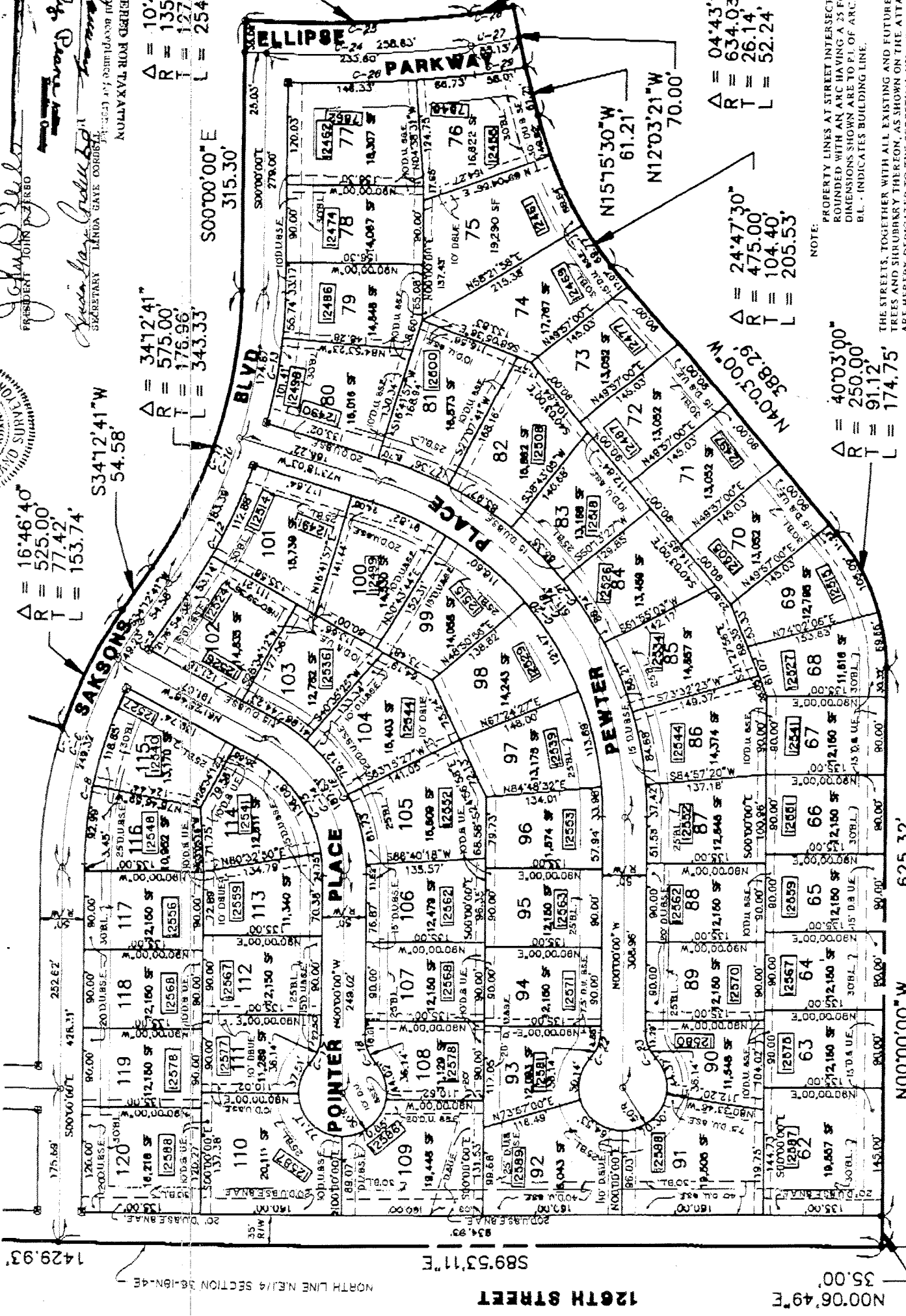
Δ = 24'47.30"
 R = 475.00'
 T = 104.40'
 L = 205.53'

Δ = 40'03.00"
 R = 250.00'
 T = 91.12'
 L = 174.75'

NOTE:

PROPERTY LINES AT STREET INTERSECTIONS ARE
 ROUNDED WITH AN ARC HAVING A 25 FOOT RADIUS
 DIMENSIONS SHOWN ARE TO FT. OF ARC
 B.L. - INDICATES BUILDING LINE

THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTED
 TREES AND SHRUBBERY THEREON, AS SHOWN ON THE ATTACHED P.
 ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC



1429.93' NORTH LINE NE 1/4 SECTION 36-16N-4E
 589.53'11"E
 126TH STREET
 35.00' N00°06'49"E
 625.32' N00°00'00"W

INDICATES 5/8" REBAR W/CAP SET
 INDICATES 5/8" ALUMINUM ROD W/CAP SET
 INDICATES LOT SQUARE FOOTAGE
 DRAINAGE UTILITY AND SEWER EASEMENT
 DRAINAGE AND UTILITY EASEMENT
 DRAINAGE UTILITY & SEWER EASEMENT
 NON ACCESS EASEMENT

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	150.00	235.62	130.00	212.13	S45°00'00"E	90°00'00"
C-2	175.00	274.89	147.48	247.48	S45°00'00"E	90°00'00"
C-3	125.00	186.35	103.68	176.76	S45°00'00"E	90°00'00"
C-4	50.00	36.14	18.90	35.36	S20°42'17"E	41°24'35"
C-5	50.00	36.14	18.90	35.36	S20°42'17"W	41°24'35"
C-6	500.00	298.55	153.87	294.14	S17°06'21"W	34°12'41"
C-7	525.00	313.48	161.57	308.84	S17°06'21"W	34°12'41"
C-8	425.00	271.76	140.88	271.76	S32°53'57"W	25°33'11"
C-9	600.00	358.26	184.65	352.96	S17°06'21"W	34°12'41"
C-10	575.00	343.33	176.96	338.26	S17°06'21"W	34°12'41"
C-11	625.00	365.02	183.53	358.26	S26°38'06"W	15°33'11"
C-12	625.00	365.02	183.53	358.26	S26°38'06"W	15°33'11"
C-13	175.00	187.63	103.97	178.77	S30°42'54"W	61°25'48"
C-14	150.00	160.83	88.12	153.23	S30°42'54"W	61°25'48"
C-15	150.00	160.83	88.12	153.23	S30°42'54"W	61°25'48"
C-16	200.00	214.43	118.87	204.31	S30°42'54"W	61°25'48"
C-17	50.00	36.14	18.90	35.36	S20°42'17"E	41°24'35"
C-18	50.00	36.14	18.90	35.36	S20°42'17"W	41°24'35"
C-19	400.00	511.74	297.61	477.54	S36°38'01"W	73°18'03"
C-20	375.00	478.76	278.01	447.70	S36°38'01"W	73°18'03"
C-21	425.00	543.73	316.21	507.36	S36°38'01"W	73°18'03"
C-22	50.00	36.14	18.90	35.36	S20°42'17"E	41°24'35"
C-23	50.00	36.14	18.90	35.36	S20°42'17"W	41°24'35"
C-24	1385.00	298.63	129.66	288.23	S88°00'54"W	10°41'57"
C-25	1350.00	254.18	127.45	253.78	S88°00'54"W	10°41'57"
C-26	1420.00	213.06	106.73	212.87	S88°57'50"W	08°35'48"
C-27	658.036	55.13	27.56	55.11	S80°18'17"W	04°43'16"
C-28	634.636	52.24	26.14	52.23	S80°18'17"W	04°43'16"
C-29	764.636	58.01	28.07	58.00	S80°18'17"W	04°43'16"

INDICATES LOT ADDRESS

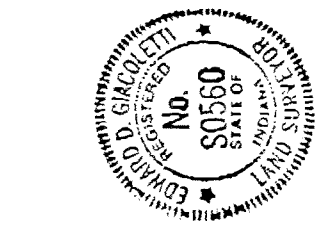
NE CORNE/J/A
 SEC. 36-18N-4E

ASSUMED BEARING

DUTY ENTERED FOR TAXATION
 Subject to final acceptance for transfer
 5 day January 18 1988
 Polly Pearl

RECEIVED FOR RECORD
 5:20 O'CLOCK
 JAN 5 1988

NOTE: PROPERTY LINES AT STREET INTERSECTIONS ROUNDED WITH AN ARC HAVING A 25 FOOT RADIUS SHOWN ARE TO PL OF ARC
 B.L. - INDICATES BUILDING LINE



I, EDWARD GIACOLETTI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON THE DATE SHOWN THEREON, AND THAT ALL THE MONUMENTS SHOWN THEREON ARE TO BE SET, AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF SAID MONUMENTS ARE ACCURATE.

EDWARD GIACOLETTI
 REGISTERED LAND SURVEYOR - INDIANA #50560

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1931, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD

JULY 7, 1988

FISHERS TOWN PLAN COMMISSION

John D. Zeebo
 PRESIDENT JOHN P. FERRO

Linda Kaye Corbell
 SECRETARY LINDA KAYE CORBELL

