All streets shown on this plat, and not heretofore
authorized, are hereby dedicated to the public use.

Fruit and fruit-bearing fruit trees are hereby
established as shown within the limits of the
adjoining lots of the said plots, which shall not be
enlarged or subdivided, or for any other purpose except
for the planting of public utility companies, governmental agencies, landscapers and the
Homeowners' Association of said subdivision as
formed and organized herein (hereinafter defined), as follows:

(A) "Utility Easements," as "U.E.A.," are created for the
use of the public utility companies or governmental agencies for the
maintenance, repair and upkeep of the utility easement
and such public utility companies, governmental agencies, or any other
utility installation for the purpose of furnishing utility services, such utility easements
may also be used for all purposes, except such as may be otherwise
relegated herein (hereinafter defined);

(B) "Drainage Easements," or "D.E.A.," are created to
provide paths and courses and system of ditches, ditches, gutters, land drains or any
similar methods, to allow water to flow, and where necessary, to be used to
provide means to and from and through the public streets or elsewhere, for the
convenience of the adjoining lots, to be used for the benefit of the
adjoining lots, or any public or governmental agencies, or any other
utility installation for the purpose of furnishing utility services, such drainage easements
may also be used for all purposes, except such as may be otherwise
relegated herein (hereinafter defined);

(C) "Sanitary Sewer Easements," or "S.S.E.A.," are created for the
use of the public utility companies or governmental agencies for the
maintenance, repair and upkeep of the sanitary sewer
and such public utility companies, governmental agencies, or any other
utility installation for the purpose of furnishing utility services, such sanitary sewer easements
may also be used for all purposes, except such as may be otherwise
relegated herein (hereinafter defined); and

(D) "Landscaping Easements," or "L.E.A.," are created and
dedicated to the public utility companies for the
benefit of the public utility companies and the
Homeowners' Association of said subdivision as formed and organized herein (hereinafter defined),
for the installation, maintenance, repair and replacement of such
structures as may be necessary, for the purpose of
providing a uniform appearance and appearance
and the subdivision, and shall be subject to the subject to the
requirements and standards of the Subdivision Control Ordinance of Indianapolis.

All of the foregoing easements shall be deemed to include
the necessary rights of ingress and egress to, across and along the
same, or such further rights as may be
necessary for the purpose of furnishing utility services, to
provide for the installation, maintenance, repair and replacement of such
structures as may be necessary, for the purpose of
providing a uniform appearance and appearance
and the subdivision, and shall be subject to the
requirements and standards of the Subdivision Control Ordinance of Indianapolis.

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the necessary rights of ingress and egress to, across and along the
same, or such further rights as may be
necessary for the purpose of furnishing utility services, to
provide for the installation, maintenance, repair and replacement of such
structures as may be necessary, for the purpose of
providing a uniform appearance and appearance
and the subdivision, and shall be subject to the
requirements and standards of the Subdivision Control Ordinance of Indianapolis.

13. All houses and garages shall be provided with hard-surfaced driveways with a width not to exceed the width of the garage door opening associated therewith, which shall be installed
by the builder concurrently with the original construction of the house, and which shall be available for use not later than the
date of initial occupancy of such house. Further,
13. All houses and garages shall be provided with hard-surfaced driveways with a width not to exceed the width of the garage door opening associated therewith, which shall be installed
by the builder concurrently with the original construction of the house, and which shall be available for use not later than the
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date of initial occupancy of such house. Further,
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by the builder concurrently with the original construction of the house, and which shall be available for use not later than the
date of initial occupancy of such house. Further,
The architectural committee shall consist of three (3) persons and must be owners of at least 50% of the property to be included in the committee. It shall be elected annually (in the month following such application date) at an annual meeting of the members for the remainder of the term of office. The committee shall consist of persons elected by the Architectural Committee and shall consist of members of the Architectural Committee. The committee may amend the Architectural Rules and regulations for the purpose of implementing any new development or modification approved by the Architectural Committee. The Architectural Committee may make such regulations as it may deem necessary or desirable to prevent the appurtenant to the property of any member of the Architectural Committee from being damaged or impaired. All amendments to the Architectural Rules and regulations must be approved by the Architectural Committee. The Architectural Committee shall serve for a term of three years and may be re-elected. The Architectural Committee is responsible for the enforcement of the Architectural Rules and regulations. The Architectural Committee shall have no power to authorize the construction of any building or structure on the property. The Architectural Committee shall be the final authority in all matters relating to the appearance and maintenance of the property. The Architectural Committee is responsible for the proper enforcement of the Architectural Rules and regulations. The Architectural Committee shall have no power to authorize the construction of any building or structure on the property. The Architectural Committee shall be the final authority in all matters relating to the appearance and maintenance of the property. The Architectural Committee is responsible for the proper enforcement of the Architectural Rules and regulations. The Architectural Committee shall have no power to authorize the construction of any building or structure on the property. The Architectural Committee shall be the final authority in all matters relating to the appearance and maintenance of the property. The Architectural Committee is responsible for the proper enforcement of the Architectural Rules and regulations.
in addition to the covenants, limitations and restrictions contained in this plat, all of the real estate described in this plat is subject to certain additional covenants and restrictions contained or to be contained in a deed or deeds of conveyance of the record owners of the lots in this subdivision or conveyances of any of the record owners of the lots in this subdivision or any supplementary or other deed or deeds evidencing any interest conveyed to or by any record owner of any of the lots in this subdivision or any supplementary or other deed or deeds evidencing any interest conveyed to or by any record owner of any of the lots in this subdivision or any supplementary or other deed or deeds evidencing any interest conveyed to or by any record owner of any of the lots in this subdivision. These covenants and restrictions shall be interpreted and made effective in accordance with the laws of the State of Indiana. 

[Signatures]
I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of the survey and that all monuments shown thereon actually exist and that all other requirements specified herein, done by me, have been met and that the plat is described as follows:

A part of the East 1/2 of the Southeast 1/4 of Section 19, Township 16 North, Range 5 East in Warren Township, Marion County, Indiana, said part being more particularly described as follows:

COMMENTING at a brass monument marking the Southeast corner of said 1/2 1/4 Section, thence North 00 degrees 46 minutes 29 seconds West (assumed bearing) along the East line of said 1/2 1/4 Section a distance of 1080.24 feet to a 5/8 inch capped rebar marking the Northeast corner of Valley Creek, Section One, as per plat thereof recorded as Instrument No. 92-0025313 in the Office of the Recorder of Marion County, Indiana, and said point being the RIGHT OF BEGINNING of this description (the first seven (7) calls are along the boundary of said Valley Creek, Section One); North 55 degrees 42 minutes 08 seconds West a distance of 300.28 feet, North 04 degrees 16 minutes 13 seconds West a distance of 300.20 feet, North 55 degrees 42 minutes 08 seconds West a distance of 114.81 feet, South 34 degrees 17 minutes 52 seconds West a distance of 100.56 feet, North 63 degrees 38 minutes 16 seconds West a distance of 125.94 feet, North 27 degrees 40 minutes 49 seconds West a distance of 145.00 feet, thence North 26 degrees 21 minutes 44 seconds East a distance of 225.00 feet to a 5/8 inch capped rebar; thence North 17 degrees 23 minutes 23 seconds East a distance of 182.05 feet to a 5/8 inch capped rebar; thence North 71 degrees 50 minutes 25 seconds East a distance of 328.41 feet to a 5/8 inch capped rebar; thence South 02 degrees 48 minutes 51 seconds East a distance of 787 feet to a 5/8 inch capped rebar; thence North 80 degrees 33 minutes 20 seconds East a distance of 158.55 feet to a 5/8 inch capped rebar on the East line of said East 1/2 1/4 Section; thence South 50 degrees 40 minutes 29 seconds East along said East line a distance of 415.71 feet to the POINT OF BEGINNING containing 9,220 acres more or less. Subject to all legal highways, rights-of-way, easements and restrictions of record. This subdivision consists of 26 lots numbered 51 thru 76 inclusive. The dimensions are shown in feet and decimal parts thereof.

I, further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey recorded by the survey recorded as Instrument No. 92-0025313 in the Office of the Recorder of Marion County, Indiana, except as listed as follows:

CERTIFIED: DECEMBER 8, 1993

Harold Gibson, Registered Land Surveyor, 129-10021

APPROVED THIS ______TH DAY OF ______, 19____

ASSESSOR OF WARREN TOWNSHIP

DRAFTSMAN

NOLAN AND GIBSON CORPORATION