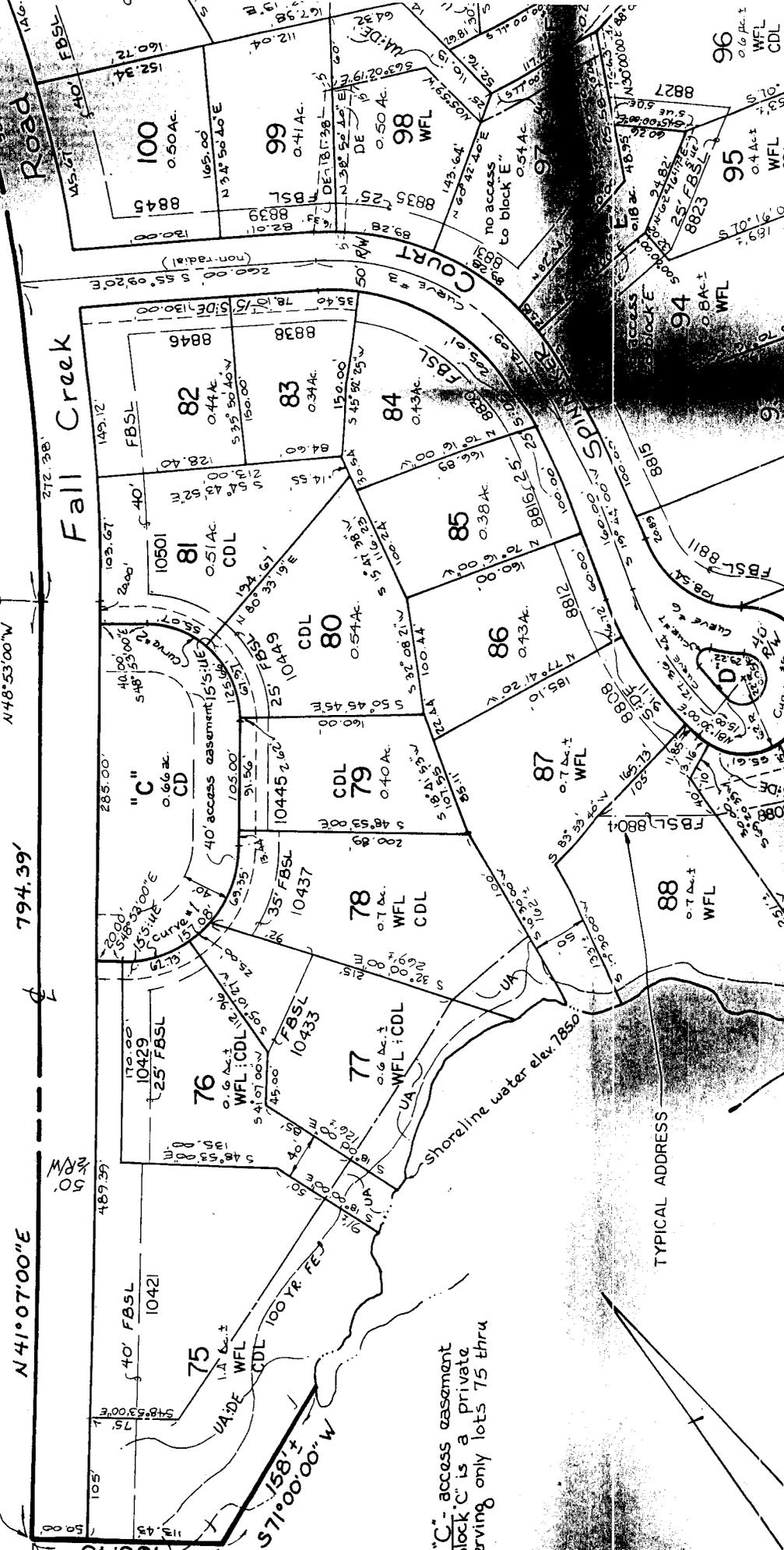


80 07996
79 97438

MASTHEAD SECTION THREE

Place of Beginning

SW cor. "J" SW 1/4, Sec. 17-17-5 stone found
N48°53'00"W 163.43'
S line SW 1/4, Sec. 17-17-5 589.03' 37.1° W
SW cor. SE 1/4, Sec. 17-17-5 stone found



Block "C" access easement within Block "C" is a private drive serving only lots 75 thru 81.

TYPICAL ADDRESS

REC-100-100-100-100
FEB 7 9 11 14 18 20
DUL
COUNTY

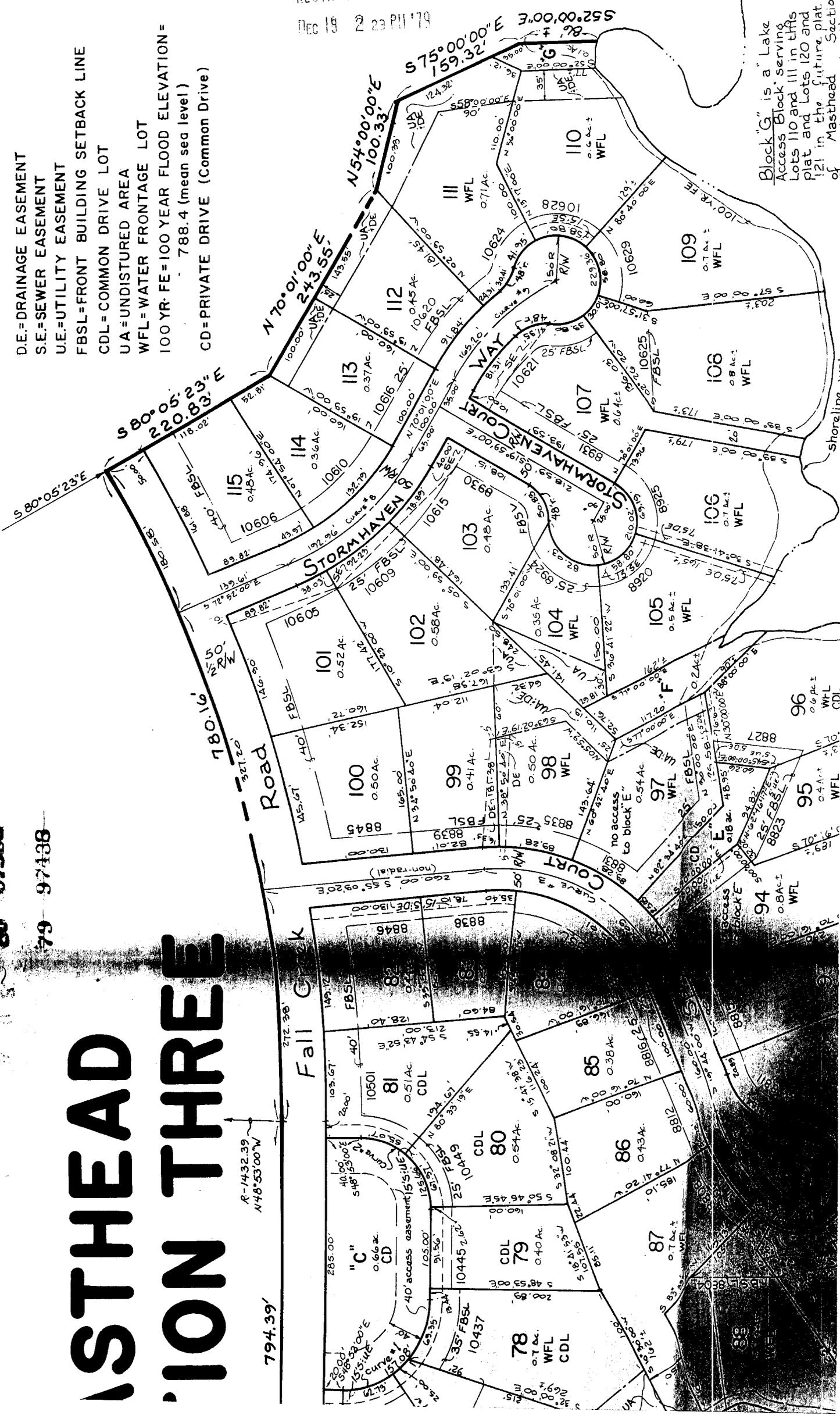
MASTHEAD SECTION THREE

80 07986

79 97438

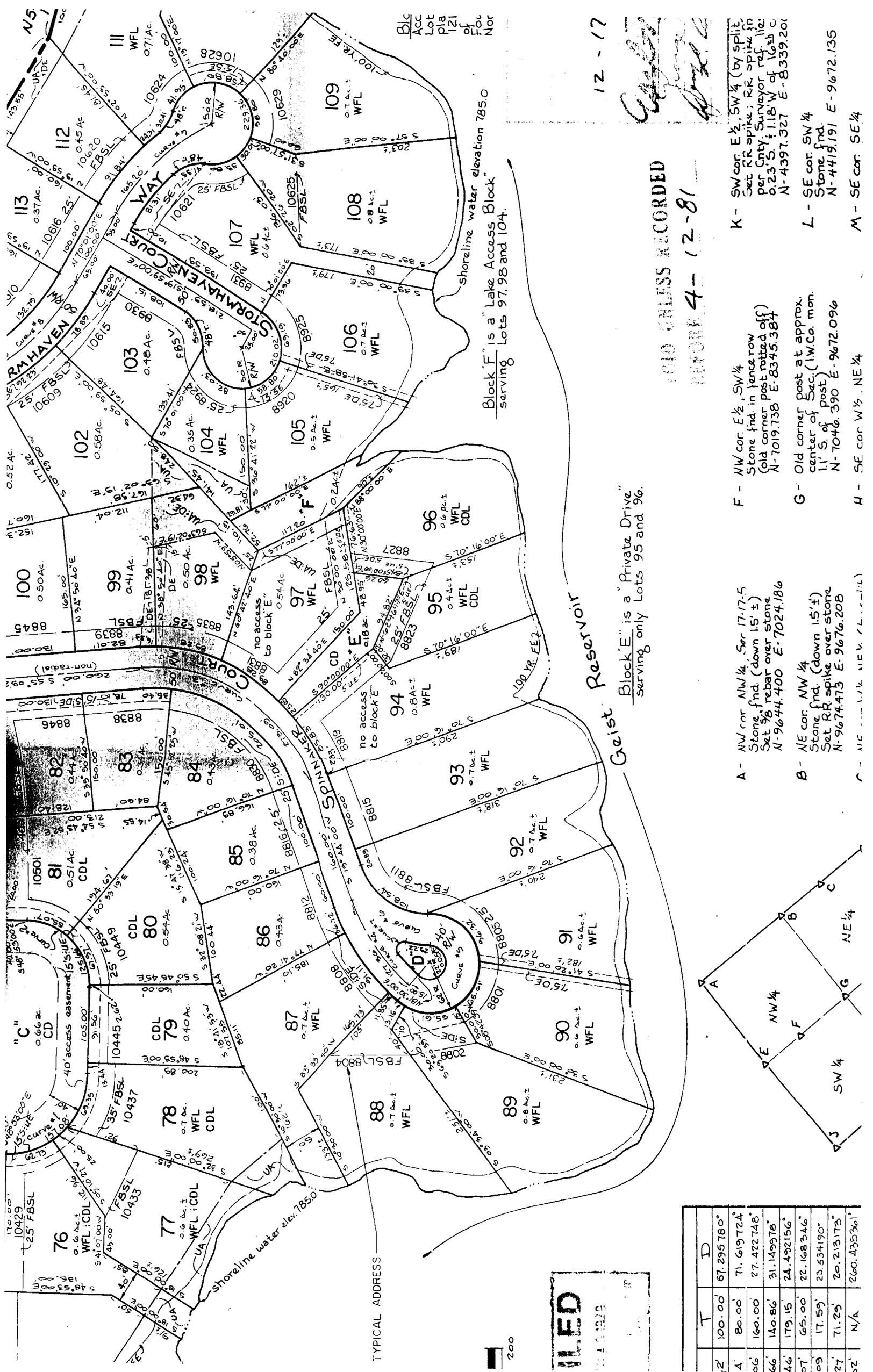
LEGEND

- D.E.=DRAINAGE EASEMENT
- S.E.=SEWER EASEMENT
- U.E.=UTILITY EASEMENT
- FBSL=FRONT BUILDING SETBACK LINE
- CDL=COMMON DRIVE LOT
- UA=UNDISTURBED AREA
- WFL=WATER FRONTAGE LOT
- 100 YR. FE=100 YEAR FLOOD ELEVATION = 788.4 (mean sea level)
- CD=PRIVATE DRIVE (Common Drive)



Block "G" is a Lake Access Block serving Lots 110 and 111 in this plat and Lots 120 and 121 in the future plat of Masthead Section

RECEIVED
DEC 19 2 23 PM '79



12-17
Carroll
Boyle

OLD UNLESS RECORDED
 BEFORE 4-12-81

K - SW cor. E 1/2, SW 1/4
 Set RR spike; RR spike in
 per Cnty. Surveyor ref. loc.
 0.23 S.; 1.18 W. of 165th C.
 N-4397.327 E-8339.201

L - SE cor. SW 1/4
 Stone fnd.
 N-4419.191 E-9672.135

M - SE cor. SE 1/4

F - NW cor. E 1/2, SW 1/4
 Stone fnd. in fence row
 (old corner post rotted off)
 N-7019.738 E-8345.384

G - Old corner post at approx.
 center of Sec. (1W Co. mon.
 1.1 S. of post)
 N-7046.390 E-9672.096

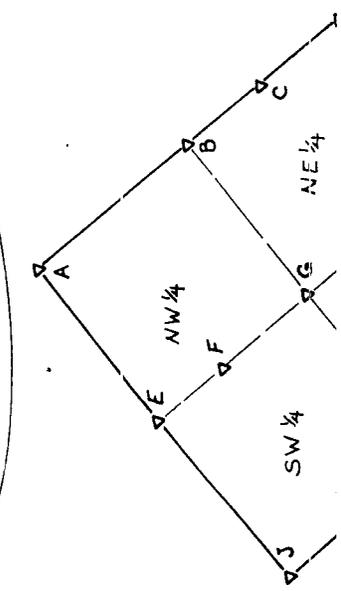
H - SE cor. W 1/2, NE 1/4

A - NW cor. NW 1/4, Sec. 17-17-5
 Stone fnd. (down 15' ±)
 Set 3/8 rebar over stone
 N-9644.400 E-7024.186

B - NE cor. NW 1/4
 Stone fnd. (down 15' ±)
 Set RR spike over stone
 N-9674.475 E-9676.208

Block E is a "Private Drive"
 serving only Lots 95 and 96.

Block F is a "Lake Access Block"
 serving Lots 97, 98 and 104.



T	D
2'	100.00'
4'	80.00'
6'	160.00'
66'	140.86'
46'	179.15'
07'	65.00'
09'	17.59'
27'	71.29'
02'	N/A



200

TYPICAL ADDRESS

B/C
 Acc
 Lot
 pla
 121
 of
 Fbc
 Nor

The undersigned, The Shorewood Corporation, after the owners of record of the above-described real estate hereby certifies that they as 169, 000, plat and subdivide the same into lots, blocks and streets in accord with this plat and certificate.

This subdivision shall be known and designated as "LITTLE ROCK PLAT."

All streets shown and all hereinafter dedicated, are hereby dedicated to the public for its use.

1. **EASEMENTS FOR DRAINAGE, SEWERS AND UTILITIES:**

Lots are subject to drainage easements, sewer easements and utility easements, either separately or in combination of the three, 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 overlaid or in adequate underground conduit, to serve the needs of the subdivision and adjoining ground and/or public drainage system; and it shall be the individual responsibility of the lot owner to maintain the drainage across his own lot. Under no circumstances shall said easement be blocked in any manner by the construction or reconstruction of any improvement, nor shall any existing restriction of water flow in any manner. Said areas are subject to construction or reconstruction to any extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the subdivision.
- 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 addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner of a lot must connect with any public sanitary sewer available.
- C. **UTILITY EASEMENTS (U.E.)** - are created for the use of public utility companies, not including transportation companies, for the installation of pipes, mains, ducts and cables as well as for the uses specified in the case of sewer easements.
- 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 strips of ground for the purposes herein stated.

2. **DWELLING SIZE AND USE:**

All lots in this subdivision shall be known and designated as residential lots. No business buildings shall be erected on said lots and no business may be conducted on any part thereof, other than the home occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any garage, or accessory building erected shall be of a permanent type of construction and shall conform to the general architecture and appearance of such residence. The minimum square footage of living space of dwellings constructed on all residential lots shall be 2000 square feet, more or less, for single floor residence and 2400 square feet for two story or multi-story residence with the ground floor having a minimum of 1200 square feet, exclusive of porches, terraces, garages, carports, accessory buildings and basements.

3. **PRIVATE DRIVE:** - Block "E" - As shown on within plat

Where private drives are shown on this plat and designated "C.D." they shall be owned in common with the other lot owners serviced by such drive and it shall be the obligation of each owner in common with the other lot owners served by such drive to contribute an equal share in the cost of maintenance of such drives. Where a majority of lot owners served by private drive elect to repair such drive and one or more lot owners fail to pay their allocable share of such repair, then the owners paying such cost may file a lien for the reasonable value of labor performed and materials furnished as prescribed by the laws of the State of Indiana against any such lot and the owner thereof and recover the full assessment owed together with interest from due date and reasonable attorneys fees. The private drive may, in the future, be converted to a public drive in the same manner as set out for private drives (private or public) to serve said lots in which event the several property owners shall maintain the utilities not otherwise maintained by the respective utility in the same manner as set out for private drives (private or public) to serve said lots so served.

4. **ACCESS:**

There shall be no direct driveway access by the Owners of the lots abutting Fall Creek Road, as other means of access have been provided.

5. **FENCES:**

No fence, wall, hedge or shrub 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 for by the street property lines and a line connecting points 25 feet from the intersection of said street lines. No trees shall be permitted to remain within said distances of such intersections unless the full line is maintained at sufficient height to prevent obstruction of such sight lines.

6. **RESIDENTIAL SETBACK REQUIREMENTS:**

- A. In General - Unless otherwise provided in these restrictions or on the recorded plat, no dwelling base or above grade structure shall be constructed or placed on any residential lot in the Development except as provided herein.
- B. Definitions - "Side line" means a lot boundary that extends from the rear line of said lot. "Rear line" means the lot boundary line that is farthest from and substantially parallel to, the road on which the lot abuts, except that on corner lots, it may be determined from either abutting road.
- C. Front Yards - The front building setback lines shall be all as set forth upon this plat of the Development.
- D. Cul-De-Sacs - If the particular lot abuts on a cul-de-sac, the front building setback line shall be shown on the plat of that lot.
- E. Side Yards - The side yard setback lines shall not be less than an aggregate of twenty-two (22) feet. Provided, however, no side yard shall be less than eight (8) feet from the side line of the lot.
- F. Rear Yards - Rear setback lines shall be at least twenty (20) feet from the rear lot line excepting in the case of water frontage lot setbacks shall be twenty (20) feet or 778.4 feet above mean sea level, whichever is greater; provided, however, the Indiana Department of Natural Resources may authorize an encroachment upon lands below 788.4 feet above mean sea level because of unusual topographic condition