

**WOODFIELD
Section Four
Secondary Plat**

Date of Submission MARCH 17, 1986

Conc. Monument Set
Copperweld Set
Iron Pin Set

RECEIVED
FOR RECORD
AUG 7 9 53 AM '87
SHARON K. CHEER
RECORDER
HAMILTON CO.
P 814 41

8729089

Owner / Subdivider
Robert Langston
1089 Third Ave SW
Carmel, Indiana

Land Surveyor
Allan H. Weihe
10505 N. College Ave
Indianapolis, Indiana

CARMEL CITY PLAN COMMISSION
Robert Langston, President
Allan H. Weihe, Secretary
8/4/87

CURVE DATA

CIRCULAR CURVE	A	13	32	32.864'
CENTRAL ANGLE =				83° 32' 08.864"
CHORD BEARING =				S 83° 32' 08.864" E
RADIUS =				1145.8000'
LENGTH =				278.4270'

CIRCULAR CURVE	B	27	13	4.517'
CENTRAL ANGLE =				89° 36' 45.755"
CHORD BEARING =				N 89° 36' 45.755" W
RADIUS =				348.8000'
LENGTH =				161.2144'
CHORD =				160.8000'

CIRCULAR CURVE	C	8	29	45.755'
CENTRAL ANGLE =				89° 36' 45.755"
CHORD BEARING =				N 89° 36' 45.755" W
RADIUS =				425.6251'
LENGTH =				37.5619'
CHORD =				33.8438'

CIRCULAR CURVE	D	8	29	45.755'
CENTRAL ANGLE =				89° 36' 45.755"
CHORD BEARING =				N 89° 36' 45.755" W
RADIUS =				425.6251'
LENGTH =				37.5619'
CHORD =				33.8438'

CIRCULAR CURVE	E	14	25	56.715'
CENTRAL ANGLE =				81° 38' 56.1998"
CHORD BEARING =				S 81° 38' 56.1998" E
RADIUS =				350.0000'
LENGTH =				90.4816'
CHORD =				85.8211'

CIRCULAR CURVE	F	17	36	37.536'
CENTRAL ANGLE =				81° 38' 56.1998"
CHORD BEARING =				S 81° 38' 56.1998" E
RADIUS =				350.0000'
LENGTH =				90.4816'
CHORD =				85.8211'

I, the undersigned, a registered Land Surveyor in the State of Indiana, hereby certify that the within plat represents and survey and subdivision of Part of Section 21, Township 18 North, Range 4 East in Clay Township, Hamilton County, Indiana, described as follows:

Beginning on the West line of the Northeast Quarter of Section 21, Township 18 North, Range 4 East 315.00 feet North 00 degrees 19 minutes 15 seconds East (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 19 minutes 15 seconds East on said West line 499.99 feet to the Northeast corner of WOODFIELD SECTION THREE, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 11, page 33 and 34 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 36 minutes 15 seconds West on the North line of said subdivision 340.00 feet; thence North 11 degrees 53 minutes 40 seconds West 149.52 feet to a point on a non-tangent curve the radius point of which lies 345.00 feet North 10 degrees 27 minutes 18 seconds West from said point; thence southwesterly curving to the right on said curve an arc distance of 91.57 feet; thence North 01 degrees 40 minutes 11 seconds West 218.05 feet; thence North 83 degrees 00 minutes 26 seconds West 78.00 feet; thence North 14 degrees 05 minutes 44 seconds East 135.00 feet to the North line of the South Half of the Northeast Quarter of said Section 21; thence South 89 degrees 36 minutes 15 seconds East on said North line 400.78 feet to the West line of the aforesaid Northeast Quarter; thence South 89 degrees 15 minutes 29 seconds East on the North line of the South Half of the Northeast Quarter of said Section 21, Township 18 North, Range 4 East a distance of 315.00 feet; thence South 00 degrees 19 minutes 15 seconds West 199.46 feet; thence North 89 degrees 40 minutes 45 seconds West 45.00 feet; thence South 00 degrees 19 minutes 15 seconds West 190.43 feet; thence South 89 degrees 40 minutes 45 seconds East 120.00 feet; thence South 82 degrees 11 minutes 02 seconds East 185.00 feet; thence South 34 degrees 14 minutes 18 seconds East 70.00 feet; thence South 13 degrees 59 minutes 47 seconds West 155.00 feet; thence South 00 degrees 19 minutes 15 seconds West 380.19 feet; thence North 89 degrees 15 minutes 29 seconds West 470.12 feet to the place of beginning, containing 17.360 acres, more or less.

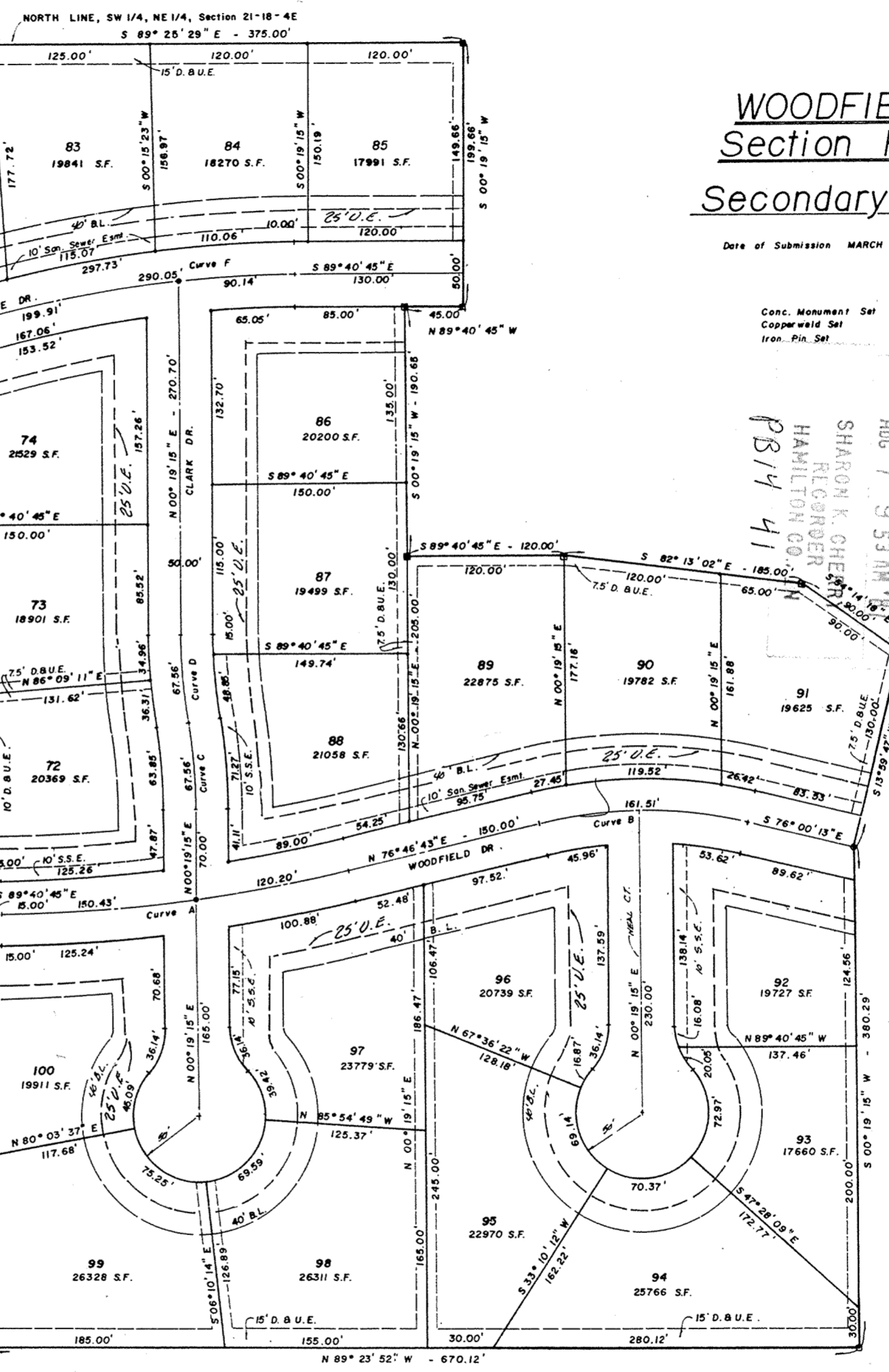
Subject to all legal easements and rights-of-way.

This subdivision consists of 29 lots, numbered 72 through 100, both inclusive, with streets as shown hereon. The size of the lots and the width of the street and easement rights-of-way are shown in figures denoting feet and decimal parts thereof.

Witness my signature this 31st day of March, 1986
Allan H. Weihe
Allan H. Weihe, Reg. L.S.-Indiana 110398



DULY ENTERED FOR TAXATION
MAY August 1987
Betsy Pearce Auditor
Hamilton County
Parcel #



BOARD OF PUBLIC WORKS & SAFETY
Paul A. Reamer
Tudy Swift
Billy L. Hester
Attest:
Dorothy J. Bencovich

42

WOODFIELD Section Four

The undersigned, Langston Construction Co., by Robert C. Langston owner of the real estate shown and described herein, does hereby certify that he has laid off, platted and subdivided and does hereby lay off, plat and subdivide, said real estate in accordance with the within plat. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land contained in such plat.

This subdivision shall be known and designated as WOODFIELD SECTION FOUR subdivision in Hamilton County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground as shown on this plat and marked Drainage and Utility Easement, reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of public utilities.

All lots in this subdivision are reserved for residential use, and no building other than a one-family residence or structure or facility accessory in use thereto shall be erected thereon.

Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than Twenty-Six Hundred (2600) square feet in the case of a one story structure, nor less than Sixteen Hundred (1600) square feet in the case of a multiple story structure, provided no structure of more than one story shall have less than an aggregate of Thirty-Two Hundred (3200) square feet of finished and liveable floor area. All garages shall be attached to the residence dwelling and be a minimum of ~~Three~~ car size.

No trailer, tent, shack, attached shed, basement, garage, barn, or other out-building or temporary structure shall be used for temporary or permanent residence on any lot in this subdivision. An attached garage, tool shed or detached storage building erected or used as an accessory to a residence in this subdivision shall be of permanent type of construction and conform to the general architecture and appearance of such residence.

No fence shall be erected in this subdivision between the building lines and the property line of the streets as shown on the within plat, except with the approval of the Developer, which fences shall not exceed 42 inches in height and shall be of a decorative nature.

No building structure or accessory building shall be erected closer to the side of any lot than ten (10) feet, however, any proposed construction closer than 15 feet to the side of any lot must be approved by the Developer. Where buildings are erected on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

No structure in this subdivision, without special approval from the Developer shall exceed two and one-half (2 1/2) stories or Twenty-five (25) feet in height measured from finished grade to the underside of the eave line, and no structure other than an open porch shall be erected between the building line as designated on the plat and the property line of the street.

No boat, trailer, or camper of any kind (including but not in limitation thereof, house trailers, camping trailers, or boat trailers), or any disabled vehicle shall be kept or parked on any lot except within a garage or other approved structure.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation, by Developer, owner of the herein described real estate, or by their duly authorized representatives. If the Developer fails to act upon any plans submitted to it for its approval within a period of fifteen (15) days from the submission date of the same, the owner may proceed then with the building according to the plans as approved. Neither Developer nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

In the event storm water drainage from any lot flows across another lot, provision shall be made to permit such drainage to continue, without restriction or reduction, across the downstream lot and into the natural drainage channel or course, even though no specific drainage easement for such flow of water is provided on said plat.

Outlets for sump pump water will be provided for each lot in this subdivision by the developer or home builder at the time of lot development. If during excavation of the foundation for crawl space or basement, ground water is encountered, or if the house location is in an area of high water table (as per Hamilton County Surveyor or City of Carmel), an outlet will be provided directly to a storm sewer or approved open ditch with plastic pipe. The route of outlet will be via platted easements and approved by proper agencies. Where a storm sewer exists on or directly adjacent to a subject lot, all sump pumps shall tie directly to storm sewer via underground pipe. Lots not located in an area of high water table may outlet sump pump water in the rear yard, no closer than 25 feet from established lot lines or platted easements.

Construction of any sump pump outlet will commence only when appropriate construction plans have been submitted and approved by the proper agencies and applicable permits issued from the local building authority. Where construction will be in established drainage and/or utility easements, approval must be obtained from City of Carmel or Hamilton County Surveyor. The maintenance of drainage pipes and facilities for discharging sump pumps shall be the responsibility of the individual homeowner and/or a homeowner's association.

Geo-thermal heat pumps shall be of the closed loop type only.

No noxious, unlawful, or other offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Lots numbered 92 thru 100 inclusive shall have minimum aggregate livable floor area of 4000 square feet, and shall be prohibited by these covenants from installation of swimming pools in rear yards.

No animals, livestock, or poultry of any description shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes.

All lot owners will be required to install or have installed, at least one gas or electric "dusk to dawn" yard light in the front yard. All garages opening to the street shall have automatic door controls. All front yards shall be sodded.

No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and shall not be kept, except in sanitary containers. Trash shall not be burned, except in suitable incinerators.

Lot owners, upon taking title, agree to waive all rights to oppose future zoning changes and special permits necessary to complete the Master Plans of WOODFIELD.

It shall be the duty of the owner of each lot in the subdivision to keep the grass on the lot properly cut and to keep the lot free from weeds and trash and otherwise neat and attractive in appearance. Should any owner fail to do so then the Developer may take such action as it deems appropriate in order to make the lot neat and attractive and the owner shall upon demand reimburse Developer for the expense incurred in so doing.

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them for a period of Twenty-five (25) years from the date of this plat, at which time said covenants, (or 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 buildings covered by these covenants, or restrictions, in whole or in part. Invalidity of any one of the foregoing covenants or restrictions, by judgement or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

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 erected, 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.

No owner of any lot shown herein shall have the right to remonstrate against annexation of that lot to the City of Carmel.

OWNER and SUBDIVIDER
Langston Construction Co.

by Robert C. Langston
Robert C. Langston

State of Indiana) ss:
County of Hamilton)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Langston Construction Co. by Robert Langston who acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notarial Seal this 21st day of April 1987.

Notary Public Barbara L. Hossett
Barbara L. Hossett
My Commission Expires 7-22-89 County of Residence Hamilton

UNDER AUTHORITY PROVIDED BY CHAPTER 178, ACTS OF 1979, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL AS FOLLOWS:

Adopted by the Carmel City Plan Commission at a meeting held July 21 1987.

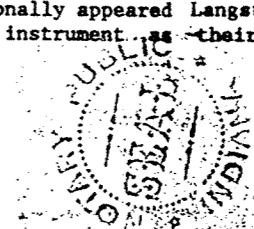
CARMEL CITY PLAN COMMISSION
Richard Olling President Rosalind P. Hart Secretary

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF CARMEL, INDIANA AT A MEETING HELD ON THE 5th DAY OF August 1987.

Jane A. Reiman Fred Swift Billy L. Walker
Jane A. Reiman - Mayor

Attest:
Doreen Hancock



8729069
RECEIVED FOR RECORD
AUG 7 9 53 AM '87
SHARON K. CHERRY
RECORDER
HAMILTON CO., IN
PB 14 PG 42

DULY ENTERED FOR TAXATION
7th August 1987
Billy Pearce Auditor
Hamilton County
Parcel # _____