THE ARBORS ON BLUFF

SECTION 1

This Is Being Rerecorded Adding An Additional Owner Davis Homes LLC.

RECEIVED FOR RECORD 99 JUL -2 PM 1:25 MARION COUNTY RECORDER

99012742

FILED JUN 30 1999

FILED JUL 02 1999

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
9243 ALLISONVILLE ROAD
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARION COUNTY, INDIANA
7-2 19 99

PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED

MEMBER
MEMBER
MEMBER
MEMBER
MEMBER

VOID UNLESS RECORDED BEFORE 3-10-2001

THE METROPOLITAN D... MARION COUNTY SEAL

The Arbors on Bluff
Section 1

I, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a part of the Northeast Quarter of Section 15, Township 14 North, Range 3 East in Perry Township, Marion County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thance North 88 degrees 37 minutes 23 seconds East (assumed bearing) along the South line of said Quarter Section 209.11 feet to a point on the centerline of Bluff Road, said point also being on the Eastern boundary of a parcel conveyed to Crossmann Communities, Partnership, recorded as Instrument #96-23767 in the Office of the Recorder of Marion County, Indiana; thence along said centerline and along said parcel for the next (6) courses; (1) North 37 degrees 34 minutes 18 seconds East 748.77 feet to the POINT OF BEGINNING of this description; (2) North 37 degrees 34 minutes 18 seconds East 70.88 feet; (3) North 33 degrees 18 minutes 25 seconds East 330.00 feet; (4) North 27 degrees 17 minutes 11 seconds East 99.00 feet; (5) North 21 degrees 58 minutes 02 seconds East 198.00 feet; (6) North 17 degrees 21 minutes 15 seconds East 103.93 feet; thance North 89 degrees 02 minutes 44 seconds East along the South line of said parcel 822.58 feet to a point on the Western right-of-way line of the Indianapolis Southern Railway; thence South 10 degrees 39 minutes 28 seconds East along said right-of-way 678.02 feet; thence South 79 degrees 20 minutes 32 seconds West 184.63 feet to a point on a curve concave northeasterly, the radius point of said curve being North 69 degrees 58 minutes 42 seconds East 400.00 feet from said point; thence northerly along said curve 17.29 feet to a point on said curve, the radius point of said curve being North 72 degrees 27 minutes 18 seconds East 400.00 feet from said point; thence South 88 degrees 37 minutes 23 seconds West 265.03 feet; thence South 40 degrees 20 minutes 49 seconds West 129.71 feet; thence South 01 degrees 22 minutes 37 seconds East 33.06 feet; thence North 89 degrees 36 minutes 20 seconds West 406.31 feet; thence North 33 degrees 18 minutes 25 seconds East 217.27 feet; thence North 56 degrees 41 minutes 35 seconds West 120.00 feet; thence South 33 degrees 18 minutes 25 seconds West 35.68 feet; thence North 56 degrees 41 minutes 35 seconds West 50.00 feet to a point on a curve concave Westerly, the radius point of said curve being North 56 degrees 41 minutes 35 seconds West 10.00 feet from said point; thence northwesterly along said curve 15.71 feet to the point of tangency of said curve, the radius point of said curve being South 33 degrees 18 minutes 25 seconds West 10.00 feet from said point; thence North 56 degrees 41 minutes 35 seconds West 95.00 feet; thence South 78 degrees 18 minutes 25 seconds West 35.36 feet; thence South 33 degrees 18 minutes 25 seconds West 221.73 feet; thence South 37 degrees 34 minutes 18 seconds West 73.49 feet; thence North 52 degrees 25 minutes 42 seconds West 70.00 feet to the place of beginning, containing 16.526 acres, more or less.

This subdivision consists of 66 lots numbered 1A-33B (both inclusive). The size of lots and widths of streets are shown in feet and decimal parts thereof.

The exterior plat boundaries were determined from a boundary survey performed by Maurer & Associates, Inc., dated January 30, 1998.

Witness my signature this 8th day of June, 1999.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

METES/29920SE1
Rev September 11, 1998
SRB (R) WAB (F)
Rev March 9, 1999
Rev May 5, 1999

This subdivision shall be known and designated as The Arbors on Bluff Section 1 in Marion County, Indiana. All Streets shown and not herefore dedicated, are hereby dedicated to the public.

This plat is subject to the declaration of covenants, conditions and restrictions of The Arbors on Bluff recorded as instrument No. [redacted] and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 4th day of June, 1999.

Owner/Developer
The Arbors On Bluff L.L.C.
John B. Urbahns
John B. Urbahns, Member

State of Indiana)
) SS
County of Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John B. Urbahns, Member of The Arbors on Bluff L.L.C., and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this 4TH day of JUNE, 1999.

Notary Public
Print Name:

County of Residence: Hamilton
My commission expires: AUG 22, 2001

FORMS/OWNSIGN

By: Davis Homes, L.L.C., an Indiana limited liability company
By: Davis Holding Corporation, Managing Member

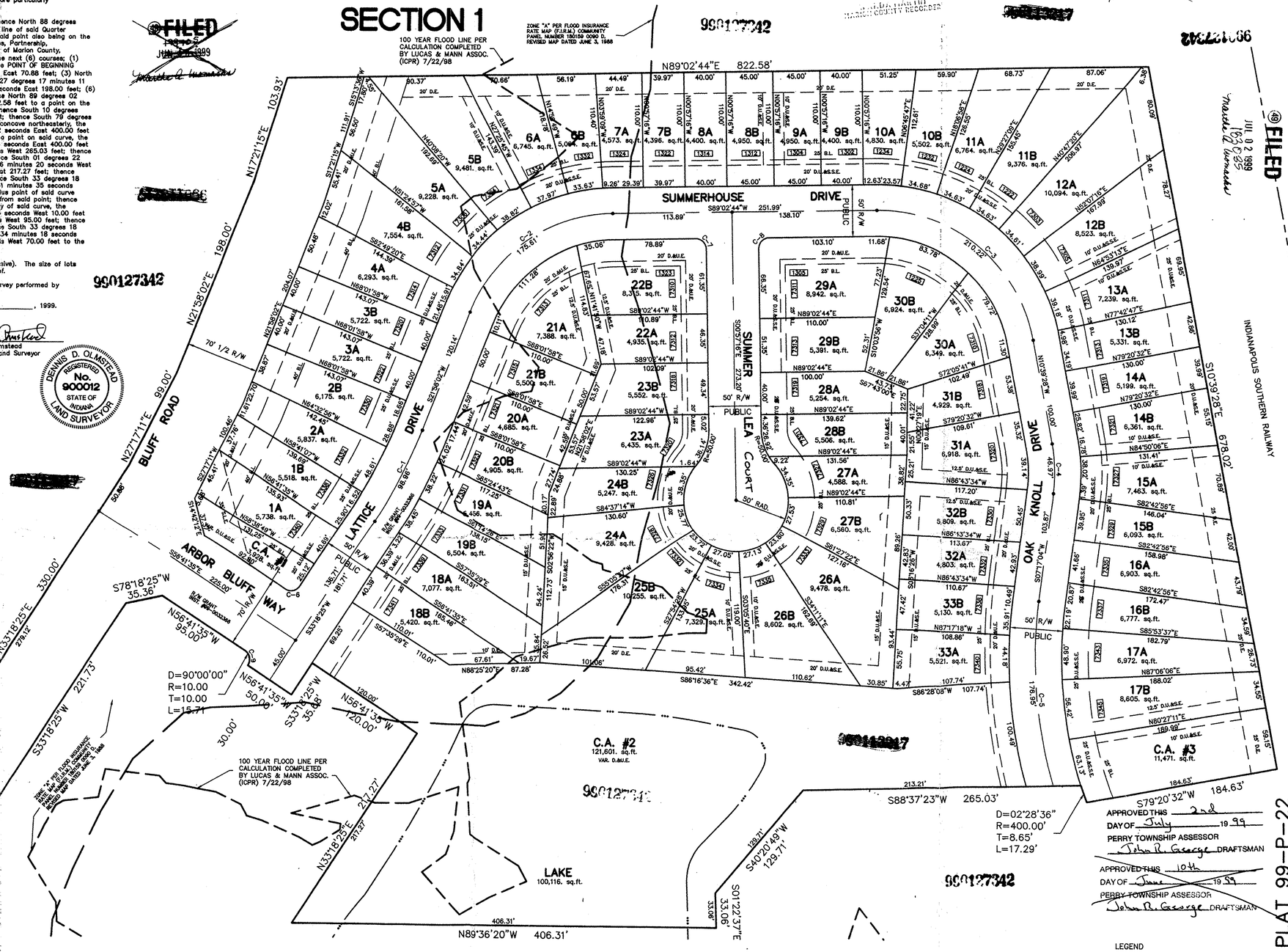
By: Christopher R. White, Vice President

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher R. White, Vice President of Davis Holding Corporation, an Indiana corporation acknowledge the execution of this Instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this 3rd day of June, 1999.

Notary Public
MARY E. BREDLAU
Print Name

County of Residence: Hamilton
My commission Expires: 08/9/2096



APPROVED THIS 2nd DAY OF July 19 99
PERRY TOWNSHIP ASSESSOR
John R. George DRAFTSMAN

APPROVED THIS 10th DAY OF June 19 99
PERRY TOWNSHIP ASSESSOR
John R. George DRAFTSMAN

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C-1	500.00'	98.98'	49.64'	98.80'	N27°38'13"E	11°20'23"
C-2	150.00'	175.61'	99.43'	165.75'	S55°30'23"W	67°04'42"
C-3	150.00'	210.22'	128.53'	193.43'	N50°48'22"W	80°17'48"
C-4	150.00'	46.97'	23.68'	46.78'	N01°41'12"W	17°56'32"
C-5	425.00'	176.95'	89.77'	175.67'	S04°38'35"E	23°51'17"
C-6	10.00'	15.71'	10.00'	14.14'	N78°18'25"E	90°00'00"
C-7	10.00'	15.71'	10.00'	14.14'	N45°57'16"W	90°00'00"
C-8	10.00'	15.71'	10.00'	14.14'	S44°02'44"W	90°00'00"
C-9	10.00'	15.71'	10.00'	14.14'	N11°41'35"W	90°00'00"

"Street Sight Line Restrictions". 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 formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitations shall apply to all lots within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distance of such intersections unless the foliage lines is maintained at sufficient height to prevent obstruction of such sight lines. No fences shall be permitted to be constructed between the front set back line and the street curb.

"Right of Enforcement". In the event of a violation, or threatened violation, of any of the covenants, conditions and restrictions herein enumerated, Declarant, the Association, or any Owner and all parties claiming under them shall have the right to enforce the covenants, conditions and, restrictions contained herein, and pursue any and all remedies, at law, or in equity, available under applicable Indiana law, with or without proving any actual damages, including the right to secure injunctive relief or secure removal by and restrictions contained herein, and shall be entitled to recover reasonable attorney's fees and the costs and expenses incurred as a result thereof. The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority, to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided further, that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the Subdivision Control Ordinance, 58-AO-3, as amended, or any conditions attached to approval of this plat by the Plat Committee.

FORM\FPNotes

1 inch = 50 ft.

SANITARY SEWER SYSTEM:
"It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the Department of Capital Asset Management and the requirements of all sanitary sewer construction permits for this plan issued by said Department. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement and right-of-way is granted without express written permission, when duly recorded, shall run with the real estate. The Department, and its agents, shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining said easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities."

DRAINAGE AND FLOOD CONTROL:
"It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Department of Capital Asset Management of the City of Indianapolis and the requirements of all drainage permits for this plat issued by said Department."

LEGEND

25	LOT NUMBER
1923	LOT ADDRESS
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE, MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN LANDSCAPE EASEMENT
B.L.	BUILDING LINE
N.R.	NON RADIAL

MONUMENTS

● DENOTES A "COPPERWELD" 5/8" DIA.STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.

□ DENOTES A 4"X4"X36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP SET FLUSH WITH THE FINISH GRADE.

REVISIONS				
MARK	DATE	BY		

DWG. BY: DATE:
CK. BY: SCALE:
CERTIFIED:

STOEPPELWERTH AND ASSOCIATES INC.
CONSULTING ENGINEERS - LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX:(317) 849-5942
INDIANAPOLIS INDIANA

FINAL PLAT 99-P-22

THE ARBORS ON BLUFF

PREPARED FOR:
THE ARBORS ON BLUFF, L.L.C.
INDIANAPOLIS INDIANA

SHEET NO. 1 OF 1 SHEETS
JOB NO. 29920

S:\29920S1\S1-PLAT.DWG Thu Jun 03 12:27:49 1999 TLT