

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWORTH AND ASSOCIATES INC.
9840 ALLISONVILLE ROAD
FISHERS, INDIANA 46038
PHONE: (317) 848-5635

THE ARBORS ON BLUFF

SECTION 2

2000-0123467

000123467

The Arbors on Bluff, Section 2

I, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a subdivision of 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; thence North 88 degrees 37 minutes 23 seconds East (assumed bearing) along the South line of said Quarter Section 1449.55 feet to the POINT OF BEGINNING; thence North 08 degrees 33 minutes 45 seconds East 525.00 feet to a point on a curve concave northerly; the radius point of said curve being North 08 degrees 33 minutes 45 seconds East 525.00 feet from said point; thence westerly along said curve 28.87 feet to the point of tangency, said point being North 09 degrees 28 minutes 21 seconds East 525.00 feet from said point; thence North 80 degrees 31 minutes 39 seconds West 31.83 feet; thence North 09 degrees 28 minutes 21 seconds East 160.49 feet; thence South 83 degrees 57 minutes 48 seconds East 26.62 feet; thence North 01 degree 22 minutes 37 seconds West 177.98 feet to a point on the southern boundary of The Arbors on Bluff, Section 1 recorded as Instrument No. 990127342 in the Office of the Recorder of Marion County, Indiana; the following five (5) courses are along said southern boundary of The Arbors on Bluff, Section 1 (1) North 01 degree 22 minutes 37 seconds West 33.06 feet (2) North 40 degrees 20 minutes 48 seconds East 129.71 feet (3) North 88 degrees 37 minutes 23 seconds East 285.03 feet to a point on a curve concave northerly; the radius point of said curve being North 72 degrees 27 minutes 18 seconds East 400.00 feet from said point (4) southerly along said curve 17.29 feet to a point on said curve, the radius point of said curve being North 69 degrees 58 minutes 42 seconds East 400.00 feet from said point (5) North 79 degrees 20 minutes 32 seconds East 184.63 feet to a point on the West right-of-way line of the Indianapolis Southern Railway; thence South 10 degrees 39 minutes 28 seconds East along the said West right-of-way line 608.65 feet to a point on the South line of said Quarter Section; thence South 88 degrees 37 minutes 23 seconds West 651.98 feet to the place of beginning containing 8.012 acres more or less, subject to all legal highways, rights-of-way, easements and restrictions of record.

This subdivision consists of 48 lots numbered 34A-57B (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 1st day of August, 2000.

Notes/2992052
December 14, 1999
Revised January 6, 2000
WAB (F)
D.W. (R)

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



This subdivision shall be known and designated as The Arbors on Bluff Section 2 in Marion County, Indiana. All Streets shown and not heretofore dedicated, are hereby dedicated to Indianapolis, Marion County, Indiana.

This plat is subject to the declaration of covenants, conditions and restrictions of The Arbors on Bluff recorded as Instrument No. 99-0123467 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 2nd day of August, 2000.

Owner/Developer:
The Arbors on Bluff L.L.C.
John B. Urbahn, Member

State of Indiana)
County of Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John B. Urbahn, 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 2nd day of August, 2000.

Notary Public
D. Thomas Sauer
Print Name:



County of Residence: Hamilton
My commission expires: April 14, 2001
FORMS/OWNSIGN

"Street Sight Line Restrictions". No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 8 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 trees 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, conditions, restrictions or other limitations contained in this plat other than those covenants, conditions, 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, 35-AD-3, as amended, or any conditions attached to approval of this plat by the Plat Committee.

FORMS/VPNotes

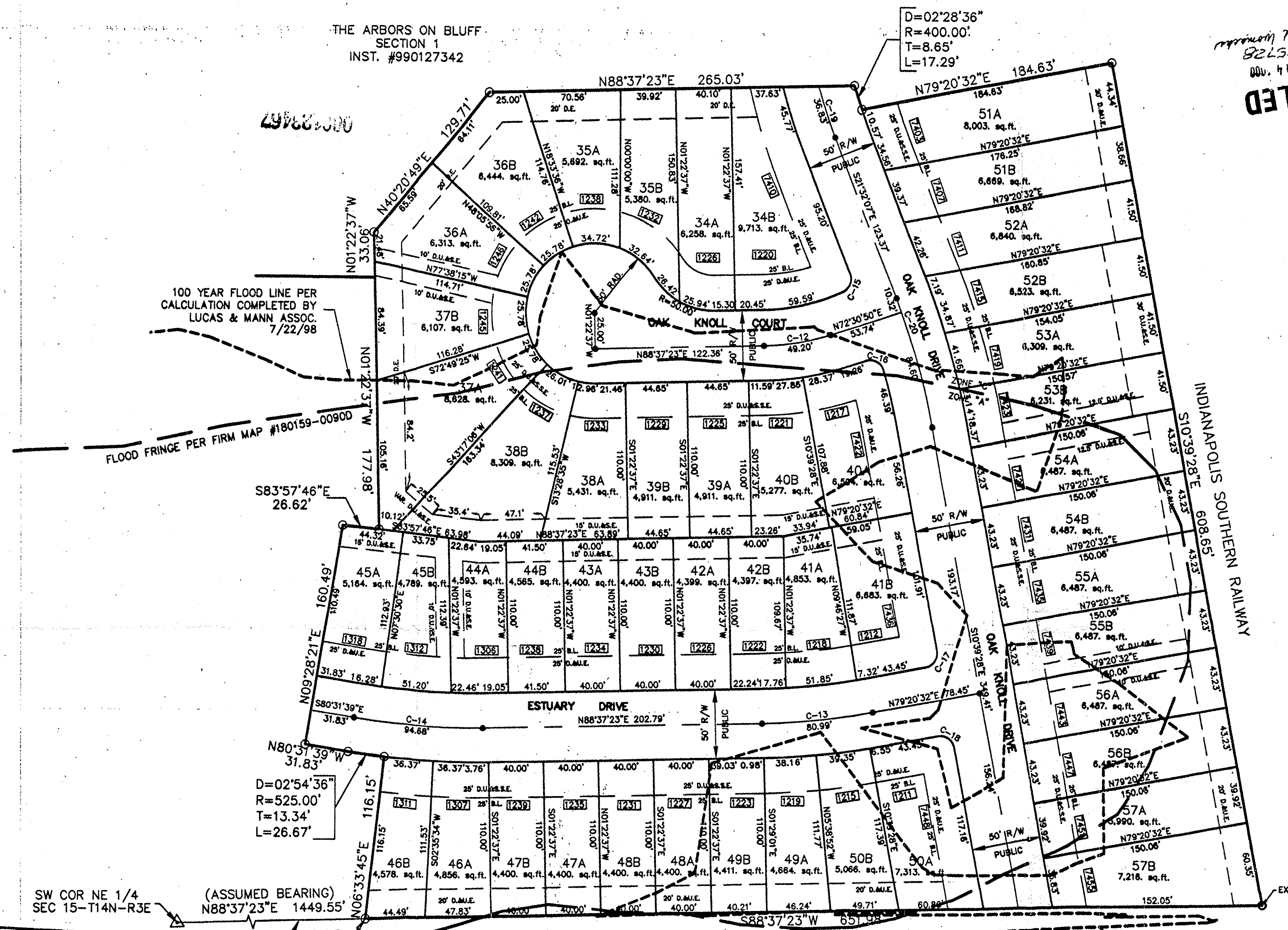
SANITARY SEWER SYSTEM:

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.

THE ARBORS ON BLUFF
SECTION 1
INST. #990127342



100 YEAR FLOOD LINE PER
CALCULATION COMPLETED BY
LUCAS & MANN ASSOC.
7/22/98

FLOOD FRINGE PER FIRM MAP #180159-0090D

D=02°54'36"
R=525.00'
T=13.34'
L=26.67'

SW COR NE 1/4
SEC 15-T14N-R3E
(ASSUMED BEARING)
N88°37'23"E 1449.55'

S. LINE NE 1/4
SEC 15-T14N-R3E
P.O.B.

FLOOD FRINGE PER FIRM MAP #180159-0090D

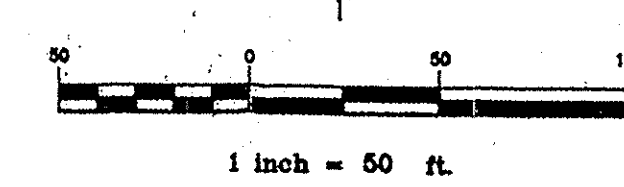
100 YEAR FLOOD LINE PER
CALCULATION COMPLETED BY
LUCAS & MANN ASSOC.
7/22/98

FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARION COUNTY, INDIANA
8-4-2000
PROPER PUBLIC NOTICE OF THE
HEARING HAS BEEN PUBLISHED
Chairman: *David S. Urban*
Member: *John B. Urbahn*
Member: *John B. Urbahn*
Member: *John B. Urbahn*
VOID UNLESS RECORDED BEFORE
2-9-2002



CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C-12	125.00'	48.20'	24.76'	49.84'	N80°34'08"E	187°33'
C-13	500.00'	80.99'	40.58'	80.99'	N83°53'57"E	08°53'11"
C-14	500.00'	94.68'	47.48'	94.54'	S85°37'08"E	105°02'58"
C-15	10.00'	15.28'	9.56'	13.82'	N22°09'49"E	87°23'52"
C-16	10.00'	15.82'	10.22'	14.28'	N81°52'12"W	91°13'58"
C-17	10.00'	16.71'	10.00'	14.14'	N34°20'32"E	90°00'00"
C-18	10.00'	16.71'	10.00'	14.14'	N85°39'28"W	90°00'00"
C-19	425.00'	36.83'	18.43'	36.82'	S18°31'10"E	45°57'54"
C-20	500.00'	94.92'	47.61'	94.78'	N18°05'47"W	105°23'39"

ZONING: DP
COMMITMENTS: 97-2-161
97-DP-9



- LEGEND
- 25' (Symbol) LOT NUMBER
 - (Symbol) LOT ADDRESS
 - (Symbol) D.U.&S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
 - (Symbol) D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
 - (Symbol) D.U.&S.E. DRAINAGE & UTILITY EASEMENT
 - (Symbol) L.L.A.E. LANDSCAPE, MAINTENANCE ACCESS EASEMENT
 - (Symbol) S.L.L. SIGN LANDSCAPE EASEMENT
 - (Symbol) B.L. BUILDING LINE
 - (Symbol) 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 5/8" REBAR 30" LONG TO BE SET AS SHOWN ON PLAT.

APPROVED THIS 4th DAY OF August, 2000
PERRY TOWNSHIP ASSESSOR
John R. Gray DRAFTSMAN

FILED
33732
000.4 U

FINAL PLAT 99-P-115

THE ARBORS ON BLUFF

THE ARBORS ON BLUFF, L.L.C.

INDIANAPOLIS, INDIANA

CONSULTING ENGINEERS - LAND SURVEYORS

(317) 849-5935 1-800-728-6917 FAX: (317) 849-5942

INDIANAPOLIS, INDIANA



SHEET NO. 1
OF 1 SHEETS
JOB NO. 29920