

THIS INSTRUMENT WAS PREPARED
BY EDWARD D. GIACOLETTI
REGISTERED LAND SURVEYOR-INDIANA #S0560
SCHNEIDER ENGINEERING CORPORATION
3020 NORTH POST ROAD
INDIANAPOLIS, INDIANA 46226
TELEPHONE (317) 898-8282
(APRIL 1991)

#### LAND DESCRIPTION

I HEREBY CERTIFY THAT THE WITHIN PLAT IS A REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED AND PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

A part of the North Half of the Southeast Quarter and a part of the South Half of the Northeast Quarter of Section 25, Township 18 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 27 minutes 05 seconds East (Assumed Bearing) along the East line of said Southeast Quarter Section a distance of 1016.67 feet; thence South 89 degrees 34 minutes 11 seconds West a distance of 909.65 feet to the Southeast corner of Lantern Farms Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Cabinet 1 Slide No. 138 in the Office of the Recorder of Hamilton County, Indiana (the next seven (7) described courses being along the East line of said Lantern Farms Section 1); thence North 00 degrees 25 minutes 49 seconds West a distance of 380.00 feet; thence North 89 degrees 32 minutes 55 seconds East a distance of 260.48 feet; thence North 02 degrees 53 minutes 24 seconds West a distance of 131.74 feet; thence North 28 degrees 20 minutes 53 seconds East a distance of 58.48 feet; thence North 02 degrees 53 minutes 24 seconds West a distance of 135.00 feet; thence North 87 degrees 06 minutes 36 seconds East a distance of 53.46 feet; thence North 02 degrees 53 minutes 24 seconds West a distance of 360.00 feet; thence North 87 degrees 06 minutes 36 seconds East a distance of 595.12 feet to the Southwest corner of the Northwest quarter of Section 30, Township 18 North, Range 5 East; thence South 00 degrees 03 minutes 34 seconds East along the East line of said Northeast Quarter Section a distance of 68.64 feet to the Beginning Point, containing 17.656 acres, more or less.

This subdivision consists of 36 lots, numbered 50 through 85, together with streets, easements and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_

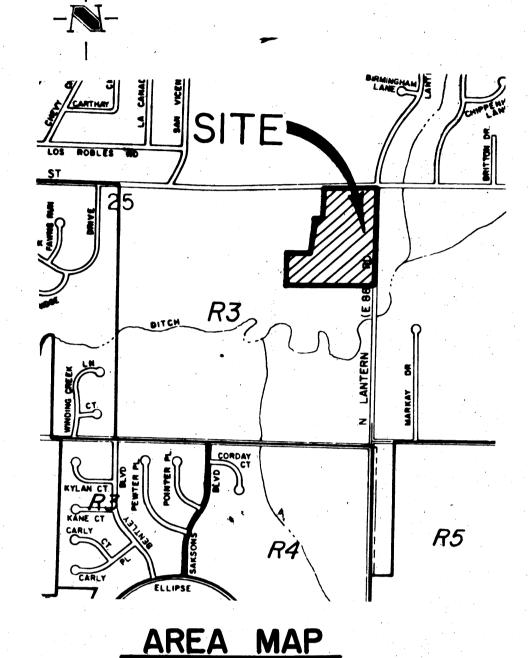
EDWARD D. GIACOLETTI
REGISTERED LAND SURVEYOR
INDIANA - \$50560



# LANTERN FARMS

SECTION 2 SECONDARY PLAT

PART OF SECTION 25-18N-4E HAMILTON COUNTY, INDIANA



SUBDIVIDER/OWNER

THOMPSON LAND COMPANY 11911 LAKESIDE DRIVE FISHERS, INDIANA 46038 (317) 849-7607

#### **COMMISSION CERTIFICATE:**

Under authority provided by Title 36, Acts of 1981, P.L. 309 enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto and an ordinance adopted by the Town of Fishers, Indiana as follows:

Adopted by the Fishers Planning Commission at a meeting held

cesident, John Derbo

Secretary MICHAELS DELLIGER

## LANTERN FARMS

### **SECTION 2** SECONDARY PLAT

PART OF **SECTION 25-18N-4E** HAMILTON COUNTY, INDIANA

DECLARATION OF COVENANTS

The undersigned, Thompson Land Company, Inc. by Corby D. Thompson, President, and Jeffrey E. Thompson, Secretary, of Hamilton County, in the State of Indiana, being the owners of record of all of the within described real estate, do hereby lay off, plat and subdivide into lots and streets such tracts and do hereby dedicate for public use any of such streets not previously dedicated, in accordance with the within plat. The following restrictions, limitations, and covenants are hereby imposed and shall run with the land contained in such plat.

The within plat shall be known and designated as Lantern Farms, Section 2, a subdivision in The Town of Fishers, Delaware Township, Hamilton County, in the State of Indiana.

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

The area of the main structure, exclusive of one-story open porches and garages, shall be not less than one thousand four hundred (1400) square feet in the case of a one-story structure, nor less than one thousand eight hundred (1800) square feet in the case of a multiple story structure. All garages shall be attached to the residence dwelling and be a minimum of two car size.

No trailer, tent shack attached shed, basement, garage, or temporary building 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 a permanent type of construction and conform to the general architecture and appearance of such

No fences shall be erected in this subdivision between the building lines and the right-of-way lines of the streets as shown on the within plat, except with approval of the Architectural Control Committee, 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 sideline of any lot than ten (10) feet. Where buildings are erected on more than one single lot, this restriction shall apply to the sidelines of the extreme boundaries of the

No structure in this subdivision shall exceed 2 and 1/2 stories or twenty-five (25) feet in height measured from finish grade to the under side of the eave line, and no structure other than an open porch shall be erected between the building lines and the right-of-way lines of the street as designed on the within plat.

The utility easements shown on the within plat are reserved as an easement for use by the city or county in which this subdivision is located, owners in this subdivision, and public utility companies for the installation, use, maintenance, repair and removal of sewers, water mains, utility poles, wires and other facilities and utilities necessary or incidental to the common welfare and use and occupancy for residential purposes of the houses to be erected in this subdivision. No building or other structure, except walks or driveways, shall be erected or maintained upon, over, under, or across any such utility easement for any use except as set forth herein. The owners in this subdivision shall take their title to the land contained in such utility easement subject to the perpetual easement herein reserved.

The drainage easements shown on the within plat are reserved for the drainage of storm water, whether by swale, ditch or storm sewer. No structure other than storm water drainage structures, retaining walls, or elevated walks and driveways shall be erected in, on, over, under, or across any such easement; except that a drainage easement may also be used as a utility easement, and structures permitted in a utility easement may be erected therein, provided that they do not interfere with the flow of water. The owners in this subdivision shall take their title to the land contained in such drainage easements subject to the perpetual easement herein reserved.

In the event storm water drainage from any lot or lots 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 the within plat.

Easement Maintenance: On drainage easements, the Town of Fishers shall be responsible for the care, maintenance, repair and/or replacement of actual structures in place, such as sewer pipes, manholes casting, etc., and each property owner as it pertains to his lot or lots shall maintain surface drainage systems and open swales. The Town shall have access rights over and across said easements.

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

No campers, trailers, boats, or similar vehicles shall be parked on any lot in this subdivision unless the same shall be parked in such a manner that it is not visible to the occupants of other lots in this subdivision or the users of any streets in this subdivision.

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.

The right to enforce the within restrictions, limitations, and covenants by injunction is hereby dedicated and reserved to the owners of lots in this subdivision, their heirs and assigns, who shall be entitled to such relief without being required to show any damage of any kind to such owner or owners, by or through any such violation or attempted violation. Said provisions shall be and continue in full force an effect for a period of twenty (2) years from the date of this plat and thereafter unless and until by a vote of the then owners of a twothirds majority of the total lots in this subdivision it is agreed to change to covenants in whole or in part. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Owners of Lots within Lantern Farms Section 2 shall be members of an incorporated association known as Lantern Farms Property Owners Association, Inc. and shall be subject to an additional declaration of covenants recorded in Hamilton County, Indiana, as Instrument #90-22332.

WITNESS OUR HANDS THIS \_\_\_\_\_\_\_ 8 TH \_\_\_ DAY OF \_\_\_\_\_**TULY**\_

THOMPSON LAND COMPANY, INC. AN INDIANA CORPORATION

CORBY D. THOMPSON **PRESIDENT** 

SECRETARY

STATE OF INDIANA

COUNTY OF MARION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED CORBY D. THOMPSON, PRESIDENT, AND JEFFREY E. THOMPSON, SECRETARY, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS & TH JULY, 1991.

P. ELAINE GOAD

MY COMMISSION EXPIRES OCTOBER 1, 1994

THIS INSTRUMENT PREPARED BY CORBY D. THOMPSON, PRESIDENT. THOMPSON LAND CO., INC., AN INDIANA CORPORATION.

DULY ENTERED FOR TAXATION