

Final Plat Sycamore Leaf Section 1

Part of the Northeast 1/4, Section 15, Township 14 North, Range 4 East
City of Indianapolis, Franklin Township, Marion County, Indiana
98-P-70

980021914

FINAL APPROVAL
METROPOLITAN DEVELOPMENT DEPARTMENT
MARION COUNTY, INDIANA
2-1-99
PLUPER PUBLIC NOTICE
HEARING HAS BEEN HELD
8-12-2000

Lot Line Curve Data

NUMBER	Beta	Radius	Length	Tangent	Chord Ang.	Chord
C1	92°41'00"	380.00	137.16	43.25	325°46'30"	136.44
C2	14°58'53"	325.00	28.26	14.14	346°30'20"	28.25
C3	14°22'07"	325.00	24.78	12.40	347°49'50"	24.77
C4	14°22'32"	325.00	49.16	24.76	346°09'50"	49.16
C5	55°43'16"	25.00	24.33	13.23	380°14'27"	23.39
C6	76°18'36"	50.00	48.05	25.63	359°58'18"	47.50
C7	14°55'58"	325.00	1.59	0.80	373°09'15"	1.59
C8	16°15'01"	50.00	52.58	27.00	312°12'31"	50.19
C9	14°54'57"	275.00	23.59	11.80	378°38'52"	23.59
C10	42°58'22"	50.00	37.58	19.68	385°55'13"	36.63
C11	16°22'48"	50.00	46.69	24.22	355°43'25"	45.70
C12	16°58'48"	50.00	5.00	2.90	353°42'38"	5.00
C13	42°55'56"	50.00	18.59	9.75	359°42'38"	18.59
C14	17°02'28"	275.00	13.72	6.88	351°13'04"	13.72
C15	16°19'49"	275.00	39.98	20.03	343°48'41"	39.95
C16	16°23'00"	275.00	44.88	22.49	344°19'16"	44.82
C17	17°10'30"	275.00	67.25	33.88	331°13'04"	67.80
C18	25°25'22"	225.00	15.78	8.78	318°43'55"	15.10
C19	25°54'16"	225.00	18.73	10.78	314°09'11"	18.86
C20	12°31'27"	225.00	49.18	24.69	332°23'03"	49.08
C21	12°34'44"	243.94	19.11	9.59	338°25'37"	19.01
C22	19°42'29"	243.94	59.19	29.67	331°41'50"	59.12
C23	19°18'11"	243.94	56.82	28.47	329°12'00"	56.76
C24	19°18'11"	243.94	56.82	28.47	329°12'00"	56.76
C25	19°18'11"	243.94	56.82	28.47	329°12'00"	56.76
C26	19°18'11"	243.94	56.82	28.47	329°12'00"	56.76
C27	19°18'11"	243.94	56.82	28.47	329°12'00"	56.76
C28	19°18'11"	243.94	56.82	28.47	329°12'00"	56.76
C29	19°18'11"	243.94	56.82	28.47	329°12'00"	56.76
C30	17°34'42"	243.94	9.23	4.67	339°18'01"	9.23
C31	15°25'53"	299.94	24.58	12.29	317°25'53"	24.58
C32	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C33	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C34	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C35	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C36	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C37	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C38	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C39	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C40	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C41	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C42	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C43	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C44	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C45	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C46	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C47	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C48	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C49	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82
C50	15°48'46"	299.94	82.08	41.30	309°17'50"	81.82

Street Centerline Curve Data

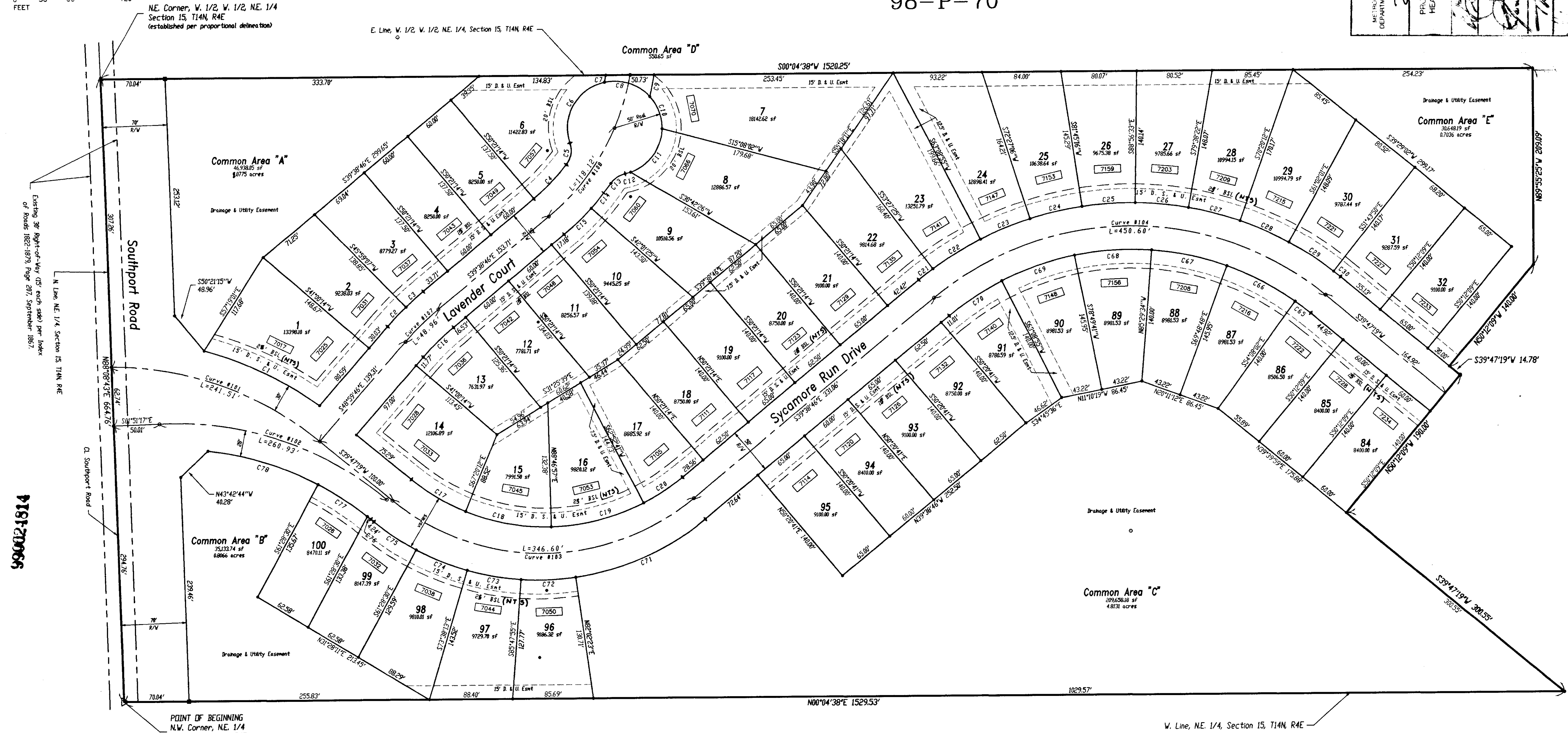
NUMBER	Beta	Radius	Length	Tangent	Chord Ang.	Chord
Curve #102	29°28'28"	250.00	241.51	125.76	309°16'14"	256.74
Curve #102	41°38'28"	250.00	264.93	132.53	318°58'11"	255.22
Curve #103	73°26'55"	250.00	346.68	173.34	309°16'14"	319.50
Curve #104	72°27'30"	250.00	436.00	217.82	309°16'14"	415.25
Curve #107	19°23'00"	300.00	46.96	24.53	344°19'16"	46.96
Curve #108	27°04'15"	250.00	118.12	60.18	353°18'54"	117.62

Sycamore Leaf, Section 1
960,580.02 sf
22,051.9 acres
Tax Parcel #300-3001857 (pt)

Legend

- 1 Lot Number
- 16,026 sf Lot area in Square Feet
- D. & U. Esnt. Drainage & Utility Easement
- D. S. & U. Esnt. Drainage, Sanitary Sewer, and Utility Easement
- L.M.E. Landscape Maintenance Easement
- BSL Building Setback Line
- Street Address
- Curve Reference
- Centerline Monument
- Perimeter Monument

Easements may be established with combinations of the above.



I, the undersigned, do hereby certify that I am a registered Land Surveyor licensed in compliance with the laws of the State of Indiana and that this plat represents a subdivision of:

Part of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 15, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, City of Indianapolis, Marion County, Indiana, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast 1/4, said point found to be a Harrison Monument recovered per references from the Marion County Surveyor, said point also being in the center of Southport Road as now located thence North 88 degrees, 08 minutes, 43 seconds East, along the North line of said Northeast 1/4 and in said Southport Road 664.76 feet to the Northeast corner of said West 1/2 of said West 1/2 of said Northeast 1/4; thence South 00 degrees, 04 minutes, 38 seconds West, along the East line of said West 1/2 of said West 1/2 of said Northeast 1/4, 150.25 feet thence North 89 degrees, 35 minutes, 25 seconds West, 200.00 feet thence North 50 degrees, 12 minutes, 03 seconds West, 140.00 feet thence South 39 degrees, 47 minutes, 19 seconds West, 14.78 feet thence North 50 degrees, 12 minutes, 03 seconds West, 19.00 feet thence South 39 degrees, 47 minutes, 19 seconds West, 38.55 feet to a point on the West line of said Northeast 1/4, thence North 00 degrees, 04 minutes, 38 seconds East, along said West line, 1529.53 feet to the POINT OF BEGINNING, containing 22,051.9 acres, (960,580.02 square feet), subject to all easements, highways, rights-of-way and restrictions of record.

This subdivision contains 49 lots numbered 1 through 32, and 84 through 100, all inclusive, and five parcels of land denoted Common Area "A", "B", "C", "D", and "E", together with the streets, easements and other public ways as shown on the plat.

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

Initial Release 7/18/98
8/18/98 Revised per comments from DCAM/STo per letter dated 8/12/98.
11/17/98 Revised per comment from Franklin Tap Assessor via phone.

Witness my seal and signature this 30 day of November, 1998.

Stephen E. Bourquein
Stephen E. Bourquein
Indiana Registered Land Surveyor #S0441

This plat is a part of the property represented by a certain Warranty Deed dated August 22, 1998, and recorded on September 23, 1998, as Instrument # 1998-016505.

The undersigned, SaFco, Inc., an Indiana Corporation owners of the real estate shown and described on this plat ("Developer") hereby certifies that it has laid off, platted and subdivided and does hereby lay off, plat, and subdivide the property herein described in accordance with this plat. This subdivision shall be known as Sycamore Leaf, Section 1, an addition in the City of Indianapolis, Franklin Township, Marion County, Indiana.

The rights-of-way of the streets as shown on this plat, if not here-to-for dedicated to the public are hereby dedicated to the public for use as a public right-of-way, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof, whenever discontinued by law, subject however, to a reservation of ingress-egress for the maintenance of medians, if any, in any entrances to the subdivision.

There are strips of land as shown on the within plat marked as Sanitary Sewer Easement or S. Esnt., strips of land marked as Drainage Easement or D. Esnt., strips of land marked as Utility Easement or U. Esnt., and strips of land marked as Landscape Maintenance Easement or L.M.E., either separately or in any combination of the same. Such strips of land are hereby subjected to easements which are hereby created and reserved for the uses defined as follows (when easements are combined in the same strip of ground or area, all uses specified by each easement description below shall apply).

'Sanitary Sewer Easements' are hereby created for the use of the Developer, and of the utility, public or private, having jurisdiction over the sanitary waste disposal system or their assigns. Sanitary Sewer Easements shall be used to construct, operate, inspect, maintain, reconstruct, and remove mains, ducts, or other related utility structures of sanitary sewers that are part of said system, and for ingress and egress thereto.

'Drainage Easements' are created for the use of the Developer and any governmental agency having jurisdiction over the drainage and storm sewer systems or their assigns to provide paths and courses and a system for natural area and local storm drainage, either overlaid or in appropriate underground installations to serve the needs of this and adjoining grounds and the public drainage system. Drainage Easements shall be used to grade, construct, operate, inspect, maintain, reconstruct, and remove mains, ducts, or other related utility structures of storm sewers that are part of said system, and for ingress and egress thereto. The owners of all lots are and shall be required to keep any areas of their lots designed for the natural flow of water, unimpeded, and any improvements made on or under any such easements by the owner are and shall be at risk of the property owner.

'Utility Easements' are created for the use of all public utility companies or their assigns, including but not limited to gas, phone, electric, water, sanitary sewer and cable television companies, but not including transportation companies. For the installation and maintenance of mains, ducts, poles, lines, wires, drains, pipes, and other utility installations for the purpose of furnishing utility services, and for ingress and egress thereto.

'Landscape Maintenance Easements' are hereby created over and across lots or areas for the installation and maintenance of landscaping, earth mounds, screening material, facing material, walls, neighborhood and community identification signs, directional lighting, irrigation systems, walking trails and other improvements, and for ingress and egress thereto by the Developer and Woodland Trace Homeowners' Association, Inc., and/or their successors and assigns.

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. Each owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained or allowed to continue on the portion of the owners' real estate in which the easement and right-of-way is the real estate. The Department, and its agents, shall have the right to ingress and egress, for temporary periods only, over the owners' real estate adjoining said easement and right-of-way, when necessary to inspect, repair or maintain sanitary sewer facilities.

All of the foregoing easements shall be deemed to include the necessary rights of ingress and egress, in, along and through the same to permit the construction, maintenance, beneficial use and enjoyment thereof for their intended and combined purposes. The owners of all lots in this subdivision shall take and hold title to their lots subject to all of the foregoing easements, and to the rights of any entity entitled to use of said easements for their intended purpose.

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, which shall take and hold title to their lots subject to all of the foregoing easements, and to the rights of any entity entitled to use of said easements for their intended purpose.

Site distances at intersections: No fence, wall, hedge, tree or shrub planting which obstructs sight lines at elevations between two (2) feet and six (6) feet above the street level shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points twenty-five (25) feet from the intersection of said street with the street right-of-way lines extended. The same sight line limitations shall apply to any lot within ten (10) feet of the intersection of a street right-of-way with the edge of a driveway, pavement, or alley line. No tree shall be permitted to remain within such distance of such intersection unless the foliage is maintained at such sufficient height to prevent obstruction of the sight distance.

The lots in this subdivision are also subject to a certain instrument entitled "Declaration of Covenants, Conditions, and Restrictions of Sycamore Leaf, Section 1" recorded as Instrument # 1998-0024815 being recorded in the office of the Recorder, Marion County, Indiana.

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 58-AD-3, as amended or any conditions attached to the approval of this Plat by the Plat Committee.

In witness thereof, the undersigned have hereunto caused its and their names to be subscribed this 25th day of December, 1998.

SaFco, Inc.
an Indiana Corporation

Al Shea
by Jennifer Shea, Vice President

APPROVED THIS 23RD.....
DAY OF DECEMBER, 1998.....
BY Barbara A. White, CRATSMAN

State of Indiana }
County of Marion } SS:
Before me, a notary public in and for the county and state, personally appeared the above and acknowledged the execution of the foregoing instrument as its voluntary act and deed and affixed their signatures thereto.

Notary Public *Christ Shestak*
Printed Name Christ Shestak
County of Residence Marion
My Commission Expires 1-22-00

This instrument prepared by:
Pendleton Consulting
P.O. Box 67
Pendleton, Indiana 46064-0067
Phone/Fax (817) 778-4840