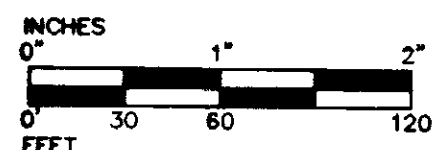


Final Plat Sycamore Run Section 2

000089704
JUN 8 2000

Part of the Northeast 1/4, Section 15, Township 14 North, Range 4 East
City of Indianapolis, Franklin Township, Marion County, Indiana
99-P-36



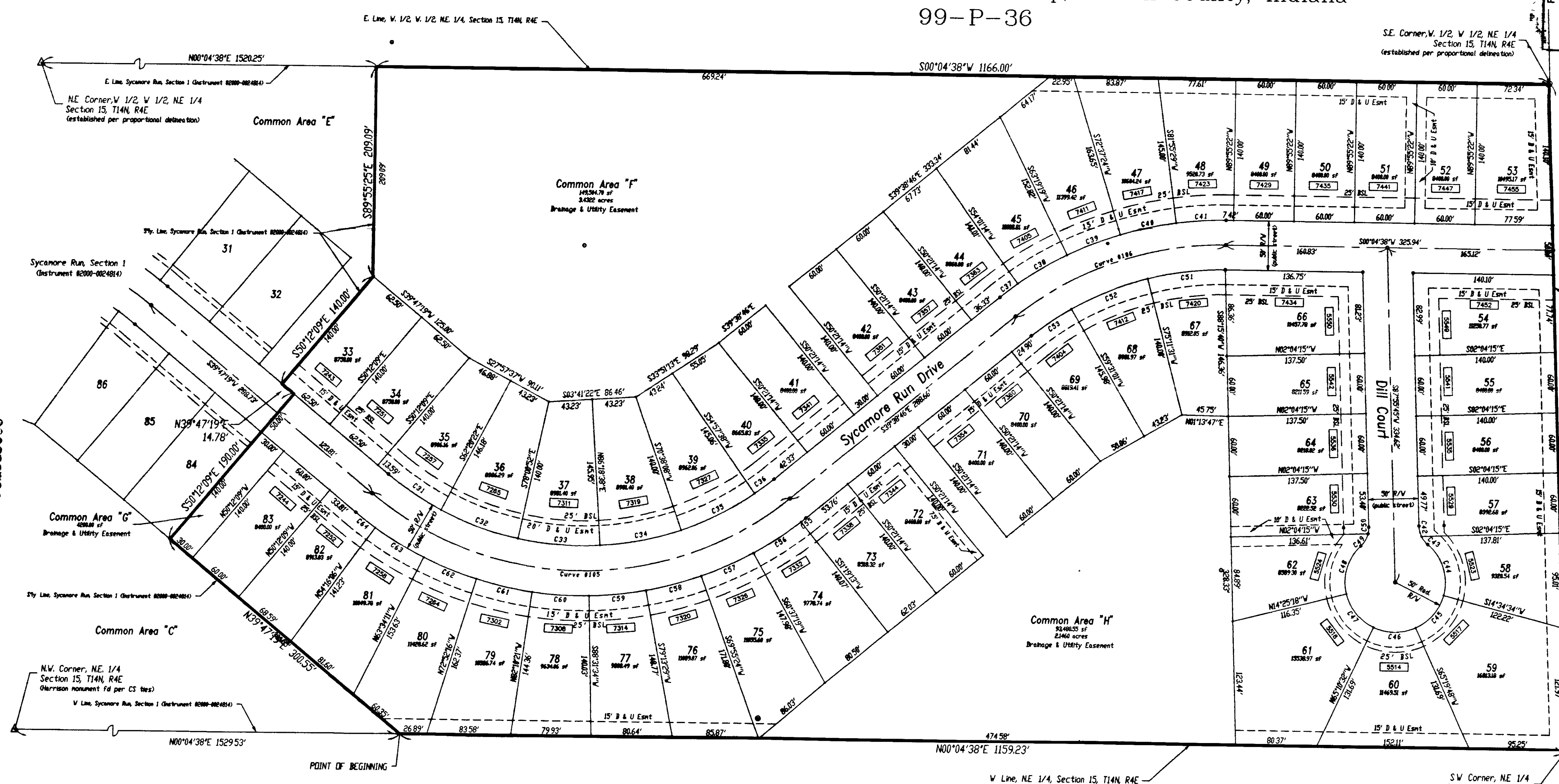
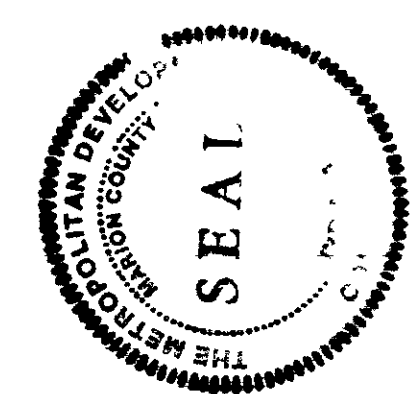
FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
CITY OF INDIANAPOLIS

6-6-2000

PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED

5-12-2001

VOID UNLESS RECORDED BEFORE



Lot Line Curve Data

NUMBER	BEARS	RADIUS	LENGTH	TANGENT	CHORD BY	CHORD
C31	127°41'	300.0	63.50	18.87	S34°43'28"V	63.30
C32	127°42'30"	300.0	62.87	18.75	S34°43'28"V	62.62
C33	127°43'30"	300.0	62.23	18.62	S34°43'28"V	61.93
C34	127°44'30"	300.0	61.59	18.49	S34°43'28"V	61.24
C35	127°45'30"	300.0	60.95	18.36	S34°43'28"V	60.55
C36	127°46'30"	300.0	60.31	18.23	S34°43'28"V	59.86
C37	127°47'30"	300.0	59.67	18.10	S34°43'28"V	59.17
C38	127°48'30"	300.0	59.03	17.97	S34°43'28"V	58.48
C39	127°49'30"	300.0	58.39	17.84	S34°43'28"V	57.79
C40	127°50'30"	300.0	57.75	17.71	S34°43'28"V	57.10
C41	127°51'30"	300.0	57.11	17.58	S34°43'28"V	56.41
C42	127°52'30"	300.0	56.47	17.45	S34°43'28"V	55.72
C43	127°53'30"	300.0	55.83	17.32	S34°43'28"V	55.03
C44	127°54'30"	300.0	55.19	17.19	S34°43'28"V	54.34
C45	127°55'30"	300.0	54.55	17.06	S34°43'28"V	53.65
C46	127°56'30"	300.0	53.91	16.93	S34°43'28"V	52.96
C47	127°57'30"	300.0	53.27	16.80	S34°43'28"V	52.27
C48	127°58'30"	300.0	52.63	16.67	S34°43'28"V	51.58
C49	127°59'30"	300.0	51.99	16.54	S34°43'28"V	50.89
C50	128°00'30"	300.0	51.35	16.41	S34°43'28"V	50.20
C51	128°01'30"	300.0	50.71	16.28	S34°43'28"V	49.51
C52	128°02'30"	300.0	50.07	16.15	S34°43'28"V	48.82
C53	128°03'30"	300.0	49.43	16.02	S34°43'28"V	48.13
C54	128°04'30"	300.0	48.79	15.89	S34°43'28"V	47.44
C55	128°05'30"	300.0	48.15	15.76	S34°43'28"V	46.75
C56	128°06'30"	300.0	47.51	15.63	S34°43'28"V	46.06
C57	128°07'30"	300.0	46.87	15.50	S34°43'28"V	45.37
C58	128°08'30"	300.0	46.23	15.37	S34°43'28"V	44.68
C59	128°09'30"	300.0	45.59	15.24	S34°43'28"V	43.99
C60	128°10'30"	300.0	44.95	15.11	S34°43'28"V	43.30
C61	128°11'30"	300.0	44.31	14.98	S34°43'28"V	42.61
C62	128°12'30"	300.0	43.67	14.85	S34°43'28"V	41.92
C63	128°13'30"	300.0	43.03	14.72	S34°43'28"V	41.23
C64	128°14'30"	300.0	42.39	14.59	S34°43'28"V	40.54

Street Centerline Curve Data

NUMBER	BEARS	RADIUS	LENGTH	TANGENT	CHORD BY	CHORD
Curve #15	79°28'00"	250.0	65.59	39.59	S34°43'28"V	65.59
Curve #16	39°42'00"	325.0	228.32	117.40	S34°43'28"V	426.24

Sycamore Run, Section 2
824,957.40 sf
18.9384 acres
Tax Parcel #300-3001857 (pt)

Legend

- 1 Lot Number
- 16366 sf Lot area in Square Feet
- B & U Esmt. Drainage & Utility Easement
- B S U Esmt. Drainage, Sanitary Sewer, and Utility Easement
- LME Landscape Maintenance Easement
- BSL Building Setback Line
- Street Address
- Curve Reference
- Centerline Monument
- Perimeter Monument

Essements may be established with combination of the above
ZONING DESIGNATION: OZ (CLUSTER)

In witness thereof, the undersigned have hereunto caused its and their names to be subscribed this 24th day of April, 2000.

Beacon Development, Inc.
an Indiana Corporation

FILED
MAY 23 2000
FRANKLIN TOWNSHIP
ASSESSOR

J.P. Shea
Jennifer Shea, President

State of Indiana)
County of Marion) ss:

APPROVED THIS 25th day of May 2000
FRANKLIN TOWNSHIP ASSESSOR

Notary Public *Maureen K. Helges*
Printed Name *Maureen Helges*
County of Residence *Marion*
My Commission Expires *11-13-2000*

FILED
JUN 8 2000
FRANKLIN TOWNSHIP
ASSESSOR

This instrument prepared by
Pendleton Consulting
P.O. Box 67
Pendleton, Indiana 46064-0067
Phone/Fax (317) 776-6640

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:

A 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:

Commencing 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, said point also being the Northwest corner of Sycamore Run, Section 1, per plat thereof recorded as Instrument #990024814; (Engineer's Correction changing name from the originally recorded Sycamore Leaf to Sycamore Run, recorded as Instrument #1999-0051023); thence South 00 degrees, 04 minutes, 38 seconds East, (basis of bearing established from State Plane Coordinates established on Instrument #990024814), thence South 00 degrees, 04 minutes, 38 seconds East, along the Northwest corner of the Northeast 1/4 of Marion County Surveyor, along the West line of said Northeast 1/4 and the westerly line of said Sycamore Run, said point 1529.53 feet to the Southwest corner of said Sycamore Run, Section 1, said point being the POINT OF BEGINNING. (The next five courses being on southerly lines of said plot), thence North 39 degrees, 47 minutes, 19 seconds East, 300.55 feet, thence South 50 degrees, 12 minutes, 18 seconds East, 190.00 feet, thence North 39 degrees, 47 minutes, 19 seconds East, 14.78 feet, thence South 50 degrees, 12 minutes, 09 seconds East, 140.00 feet, thence South 89 degrees 55 minutes, 22 seconds East, 209.09 feet to the Southwest corner of said plot, said point also being on the East line of the West 1/2 of said West 1/2 of said Northeast 1/4, thence South 00 degrees, 04 minutes, 38 seconds West, along said East line, 1166.00 feet to the Southeast corner of said West 1/2 of said Northeast 1/4, thence South 87 degrees, 35 minutes, 45 seconds West, along the South line of said Northeast 1/4, 664.85 feet to the Southwest corner of said Northeast 1/4, thence North 00 degrees, 04 minutes, 38 seconds East, along said West line of said Northeast 1/4, 1159.23 feet to the POINT OF BEGINNING, containing 18,938.40 square feet, more or less, subject to all easements, highways, rights-of-way and restrictions of record.

This subdivision contains 51 lots numbered 33 through 88, (both inclusive) and three parcels of land denoted Common Area 'F', 'G', and 'H', 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 4/26/99

Witness my seal and signature this 24th day of April, 2000.

Stephen E. Bourquin
Stephen E. Bourquin
Indiana Registered Land Surveyor #50441

This plat is a part of the property represented by a certain Warranty Deed dated August 22, 1998, and recorded on September 21, 1998, as Instrument # 1998-0163025.

The undersigned, Beacon Development, 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 the above described property, and that the property herein described in accordance with this plat. This subdivision shall be known as Sycamore Run, Section 2, 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 City of Indianapolis, Marion County, Indiana, reserving to the dedicators, their successors or assigns, the right to a reservation of ingress-egress for the maintenance of roads, if any, in any entranceways to the subdivision.

There are strips of land as shown on the within plat marked as Sanitary Sewer Easement or S Esmt., strips of land marked as Drainage Easement or D Esmt., strips of land marked as Utility Easement or U Esmt., and strips of land marked as Landscape Maintenance Easement or LME, 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 on their assigns to provide paths and courses and a system for natural drainage to serve the needs of this and adjoining grounds and the public utility structures to serve 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 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 as areas for the installation and maintenance of landscaping, earth mounds, screening material, fencing material, walls, neighborhood and community identification signs, directories, 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 certifies, or allowed to continue on the part of the owners' real estate in which the easement and right-of-way is granted without express written permission, that they 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 construct, 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 to 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 of the City of Indianapolis and the requirements of all drainage permits for this plat issued by said Department.

Site distances at intersections: No fence, wall, hedge, tree or shrub planting which obstructs sight lines at elevations between two (2) feet and three (3) 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 the two corner lots, or the intersection of said street right-of-way lines or in the case of a rounded property corner, from the intersection of said 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 distance 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 titled "Sycamore Leaf Covenants and Restrictions" recorded as Instrument #1999-0024815. (Subsequently renamed to Sycamore Run per Engineer's Correction, recorded as Instrument #1999-0051023), and the Amended & Restated Covenants and Restrictions of Sycamore Run, recorded as Instrument #1999-0065655, recorded in the Office of the Recorder, Marion County.

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 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.