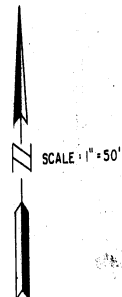


LOT CURVE DATA				
LOT NO	R	L	C	D/2
130	50'	65.90'	61.22'	37° 45' 05"
131	50'	43.83'	42.44'	25° 06' 53"
132	50'	43.83'	42.44'	25° 06' 53"
133	50'	43.83'	42.44'	25° 06' 53"
134	50'	64.41'	60.05'	36° 54' 15"



THE UNDERSIGNED SURVEYOR HAS DETERMINED THAT THE TRACT OF LAND HEREIN SUBDIVIDED INTO LOT 130 THRU 134 OF COPPER HILL, SECTION II LIES OUTSIDE THE FLOOD PLAIN OF THE REGULATORY FLOOD AS DEFINED IN THE ZONING ORDINANCE OF ALLEN COUNTY, INDIANA AS AMENDED JUNE 27, 1974

COPPER HILL SECTION II

A SUBDIVISION IN THE N.E. 1/4 OF SECTION 14,
 TOWNSHIP 30 NORTH, RANGE II EAST
 ALLEN COUNTY, INDIANA

CONFIRMED BY THE ZONING ADMINISTRATOR OF ALLEN COUNTY ON THIS 24 DAY OF July, 1985

Jack G. Suter
 JACK G. SUTER

DEVELOPED BY
 THE ABOITE CORPORATION
 6700 EAST STATE BLVD
 FORT WAYNE, INDIANA

PREPARED BY
 TURNBELL ENGINEERING CO., INC.
 519 TENNESSEE AVENUE
 FORT WAYNE, INDIANA

DAILY CHECKED FOR RECORD

AUG 07 1985

William J. ...
 AUDITOR OF ALLEN COUNTY

5306

THIS PLAT PREPARED BY AND CERTIFIED ON THIS 30 DAY OF MAY, 1985



Mark ...
 REGISTERED LAND SURVEYOR

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C

DEDICATIONS, PROTECTIVE RESTRICTIONS, COVENANTS
LIMITATIONS, EASEMENTS AND APPROVALS APPENDED TO
AND MADE A PART OF THE DEDICATION AND PLAT OF
COPPER HILL, SECTION II
A SUBDIVISION IN ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA

The Aboite Corporation, an Indiana corporation, by Paul W. Seitz, its President, and Joseph L. Zehr, its Secretary, hereby declares that it is the Owner of the real estate shown and described in this plat and does hereby lay off, plat and subdivide said real estate in accordance with the information shown on said plat, being the certified plat appended hereto and incorporated herein. The subdivision shall be known and designated as Copper Hill, Section II, a Subdivision in Aboite Township, Allen County, Indiana.

The lots are numbered from 130 through 134 inclusive, and all dimensions are shown in feet and decimals of a foot on the plat. All street rights-of-way and walkway easements specifically shown or described are hereby expressly dedicated to public use for the usual and intended purposes. Utility easements are likewise reserved for their usual and intended purposes.

PREFACE

Copper Hill, Section II, is a portion of a tract of real estate which will ultimately be subdivided into approximately 293 residential lots, all to be included and known as Copper Hill by various numerical sections. Simultaneously with the recordation of the Plat of Copper Hill, Section II, and the Protective Restrictions and Covenants, there has been recorded Articles of Incorporation of COPPER HILL COMMUNITY ASSOCIATION, INC., it being platator's intention that each owner of a lot in any section of Copper Hill shall become a member of said Community Association and shall be bound by its Articles of Incorporation and By-Laws.

The various sections of Copper Hill are in turn a portion of a larger tract of real estate in Aboite Township, Allen County, Indiana, which has been given the name of COVENTRY. Various tracts comprising COVENTRY shall, in addition to Copper Hill, be platted from time to time into Subdivisions similar in size to Copper Hill and at the time of recordation of the original plats thereof, Articles of Incorporation for separate Community Associations for said Subdivisions shall likewise be recorded and the owners of lots contained therein bound by the By-Laws and provisions thereof. When all of COVENTRY shall have been subdivided for various uses, each particular Subdivision shall be governed by the rules and regulations of its own Community Association under the ultimate aegis of COVENTRY COMMUNITY ASSOCIATION, INC. of which each Subdivision's Community Association shall be deemed a division and in which each said Subdivision's Community Association shall be represented. COVENTRY COMMUNITY ASSOCIATION, INC. shall have final authority conferred upon it by its By-Laws and the acts of its Board of Directors.

In addition to maintaining the Common Areas within the confines of each specifically named Subdivision, such as Copper Hill and all of its various sections, it shall be the obligation of the owners of lots within each such named Subdivision to make provision for the maintenance of common impoundment basins specifically located in COVENTRY. All Subdivisions, such as Copper Hill in its various sections, whose surface drainage waters lie within the same watershed resulting in ultimate surface drainage into the same common impoundment basin, are and shall be required to pay that portion of the cost of maintaining said common impoundment basin as is represented by that Subdivision's percentage of all of the runoff of surface waters from all Subdivisions located within COVENTRY into said common impoundment basin.

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Liloria J. Goggin
AUDITOR OF ALLEN COUNTY



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Until such time as that portion of COVENTRY in which is included the watershed in which Copper Hill and its various sections is located has been subdivided and the various subdivided parcels sold, The Aboite Corporation, as plattor, shall bear its pro rata portion of the expense of maintenance of said common impoundment basins allocated to portions of COVENTRY unsubdivided or otherwise unsold. The obligation of The Aboite Corporation to bear such pro rata or allocated portion of said expense shall terminate upon the platting of any Subdivision of any remaining portions of COVENTRY, disposition of any such portion to a third party or May 30, 1990, which ever shall first occur.

It is the plattor's intent that all of the regulations with respect to the use and occupancy of the various portions of COVENTRY be designated to accommodate the desires of the occupants of the various portions of COVENTRY from time to time, to preserve property values, and to be flexible enough to meet specific needs, including the need to raise funds. Accordingly, the Preface and its statements shall be deemed a covenant of equal force and effect as all others herein set forth.

ARTICLE I DEFINITIONS

Section 1. "Association" shall mean and refer to COPPER HILL COMMUNITY ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of Copper Hill and its various Sections, including Section II, and including contract sellers, excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners, including parks, play lots, play modules and picnic areas shown and designated on the plat.

Section 4. "Lot" shall mean either any of said lots as platted or any tract or tracts of land as conveyed originally or by subsequent owners, which may consist of one or more lots or parts of one or more lots as platted upon which a residence may be erected in accordance with the restrictions hereinabove set out or such further restrictions as may be imposed by any applicable zoning ordinance, PROVIDED, HOWEVER, no tract of land consisting of part of any one lot or parts of more than one lot shall be considered a "Lot" unless said tract of land has a frontage of 70 feet in width at the established building line as shown on this plat.

Section 5. "Common Impoundment Basin" shall be that basin into which the surface drainage waters of Copper Hill drain in common with other Sections of Copper Hill and other areas included within COVENTRY, of which Copper Hill is a part.

Section 6. "By-Laws" shall mean the By-Laws initially adopted by OAK BOROUGH COMMUNITY ASSOCIATION, INC., and all amendments thereto.

Section 7. "COVENTRY" shall mean a tract of land approximately 750 acres in area in Aboite Township, Allen County, Indiana, of which Copper Hill and its various Sections are a portion.

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ARTICLE II PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Areas;
- (b) The right of the Association to suspend the voting right and right to use of the recreational facilities by an Owner for any period during which which any assessment against his Lot remains unpaid; and for a period not to exceed 30 days for any infraction of its published rules and regulations after hearing by the Board of Directors of the Association;
- (c) The right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class or members agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Areas and facilities to the members of his family, his tenants, his guests or invitees or contract purchasers who reside on the property.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners exclusive of The Aboite Corporation. Owners shall be entitled to to one (1) vote for each Lot owned.

Class B. Class B member(s) shall be The Aboite Corporation which shall be entitled to 300 votes less that number of votes which Class A Members are entitled to exercise. Class B Membership shall cease upon the happening of either of the following events:

ARTICLE IV
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner, exclusive of The Aboite Corporation hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such

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assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, improvement and maintenance of the Common Areas and of the facilities thereon. In addition, assessments shall be levied to provide for COPPER HILL'S proportionate burden of the maintenance of the common impoundment basin into which its surface waters drain.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Fifty Dollars (\$50.00).

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 8% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 8% by the vote or written assent of 51% of each class of members.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year for the purpose of defraying, in whole or in part, the cost of any new construction or repair or replacement thereof of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such assessment shall have the vote or written assent of 75% of each class of members, and provided, further, that no such special assessments for any such purpose shall be made if the taking of such assessment shall in any way jeopardize or affect the Association's ability to improve and maintain its Common areas or to pay its pro rata share of the cost of maintaining the Common Impoundment Basin.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Any action authorized under Sections 3 or 4 shall be taken at a meeting called for that purpose, written notice of which shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. If the proposed action is favored by a majority of the votes cast at such meeting, but such vote is less than the requisite 51% of each class of members, members who were present in person or by proxy may give their assent in writing, provided the same is obtained by the appropriate officers of the Association not later than 30 days from the date of such meeting.

Section 6. Uniform Rate of Assessments. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly or yearly basis.



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Section 7. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Areas. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessment on a specified Lot has been paid.

Section 8. Effect of Non-Payment of Assessments; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate for 12% per annum. The Association may bring an action at law against the Owner personally obligatJd to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V
COVENTRY COMMUNITY ASSOCIATION

Section 1. Representation. At such time as COVENTRY COMMUNITY ASSOCIATION, INC., has been issued its Certificate of Incorporation and upon notification thereof, the Board of Directors of COPPER HILL COMMUNITY ASSOCIATION, INC., shall, by majority vote at a duly called or special meeting thereof at which a quorum is present, appoint three (3) of its members to serve on the Board of Directors of COVENTRY COMMUNITY ASSOCIATION, INC.

Section 2. Final Authority. The Board of Directors of COPPER HILL COMMUNITY ASSOCIATION, INC., shall, by appropriately enacted By-Laws, acknowledge that COVENTRY COMMUNITY ASSOCIATION INC., shall have final authority with respect to all matters involving the maintenance and repair of the Common Impoundment Basin into which surface waters from Oak Borough and its various Sections drain together with the right to levy special assessments therefor.

ARTICLE VI
ARCHITECTURAL CONTROL

No building, fence, wall, or other structure shall be commenced, erected, or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Committee to be composed of three members, the first Committee members to be: Joseph L. Zehr, Orrin R. Sessions, and Paul W. Seitz. A

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majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. In the event said Board, or the Architectural Control Committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this article will be deemed to have been fully complied with.

ARTICLE V
GENERAL PROVISIONS

Section 1. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling not to exceed two and one-half stories in height. Each house shall include not less than a two-car garage, which shall be built as part of said structure and attached thereto.

Section 2. No building shall be built on any Lot having a ground floor area upon the foundation, exclusive of one-story open porches, breezeway or garage, of less than 1350 square feet for a one-story dwelling, nor less than 950 square feet for a dwelling of more than one story.

Section 3. No building shall be located on any Lot nearer to the front Lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located nearer than a distance of seven (7) feet to an interior Lot line. No building shall be located nearer than twenty-five (25) feet to the rear Lot line.

Section 4. No dwelling shall be erected or placed on any Lot having a width of less than 70 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any Lot having an area of less than 8,000 square feet.

Section 5. Utility Easements. All easements for public and municipal utilities and sewers as dedicated on the face of the plat shall be kept free of all permanent structures and any structure, shrubbery, trees, or other installation thereon, whether temporary or permanent, shall be subject to the paramount right of the entities for which such easements are intended to benefit, to install, repair, maintain or replace their utility or sewage facilities. The removal of any such obstructions by utilities or sewage treatment works shall in no way obligate them either in damages or to restore the obstruction to its original form. No owner of any lot shall erect or grant to any person, firm or corporation, the right, license or privilege to erect or use or permit the use of overhead wires, poles, or overhead facilities of any kind for electrical, telephone or television service (except such poles and overhead facilities that may be required at those places where distribution facilities enter and leave the subdivision). Nothing herein shall be construed to prohibit street lighting or ornamental yard lighting serviced by underground wires or cables. Electrical service entrance facilities installed for any house or other structure connecting the same to the electrical distribution system of any electric public utility shall be provided by the owners of all lots and shall carry not less than three (3) wires and have a capacity of not less than 200 amperes.

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Section 5 (a). Surface drainage easements and Common Areas used for drainage purposes as shown on the plat are intended for either periodic or occasional use as conductors for the flow of surface water runoff to a suitable outlet, and the land surface shall be constructed and maintained so as to achieve this intention. Such easements shall be maintained in an unobstructed condition and the County Surveyor or a proper public authority having jurisdiction over storm drainage shall have the right to determine if any obstruction exists and to repair and maintain, or to require such repair and maintenance as shall be reasonably necessary to keep the conductors unobstructed.

Section 6. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 7. No structure of a temporary character, trailer, boat, boat trailer, camper or camping trailer, basement, tent, shack, garage, barn or other outbuilding shall be either used or located on any Lot at any time or used as a residence either temporarily or permanently.

Section 8. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than one square foot, one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

Section 9. No radio or television antenna with more than thirty (30) square feet of grid area or which attains a height in excess of six (6) feet above the highest point of the roof shall be attached to any dwelling house. No free standing radio or television antenna shall be permitted on any Lot.

Section 10. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot. No derrick or other structure designed for the use in boring for oil or natural gas shall be erected, maintained, or permitted upon any Lot.

Section 11. No animals, livestock or poultry of any kind 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 purpose.

Section 12. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators or outside incinerators shall be kept or allowed on any Lot.

Section 13. All buildings shall be constructed in a substantial and good workmanlike manner and of new materials. No roll siding, asbestos siding, or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any building on any Lots of said Subdivision, and no roll roofing of any description or character shall be used on the roof of any dwelling house or attached garage on any of said Lots.

Section 14. All driveways from the street to the garage shall be poured concrete and not less than sixteen (16) feet in width.

Section 15. No individual water supply system, or individual sewage disposal system shall be installed, maintained or used on any Lots in this Subdivision.

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ALLEN COUNTY RECORDER

Virginia L Young

Book 47 Page 10

Section 16. In addition to the utility easements herein designated, easements in the streets, as shown on this plat, are hereby reserved and granted to all Public Utility Companies, the proprietors of the land herein platted, and their respective successors and assigns, to install, lay, erect, construct, renew, operate, repair, replace, maintain and remove all and every type of gas main, water main, and sewer main (sanitary and/or storm) with all necessary appliances, subject, nevertheless, to all reasonable requirements of any governmental body having jurisdiction thereof as to maintenance and repair of said streets.

Section 17. No rain and storm water run off or such things as roof water, street pavement, and surface water, caused by natural precipitation, shall at any time be discharged or permitted to flow into the Sanitary Sewage System, which shall be a separate sewer system from the Storm Water and Surface Water Run Off Sewer System. No sanitary sewage shall at any time be discharged or permitted to flow into the above-mentioned Storm Water and Surface Water Run Off Sewer System.

Section 18. Before any house or building on any Lot in this Subdivision shall be used and occupied as a dwelling or as otherwise provided by the Subdivision restrictions above, the developer or any subsequent owner of said Lot shall install improvements serving said Lot as provided in said plans and specifications for this Addition filed with the Board of County Commissioners. This covenant shall run with the land and be enforceable by the County of Allen, State of Indiana, or by any aggrieved Lot owner in this Subdivision. Plans and specifications for this Subdivision, on file with the Allen County Plan Commission and the Board of Commissioners of Allen County require the installation of concrete sidewalks within the street rights-of-way in front of part of Lot 130. Installation of said sidewalks shall be the obligation of the owner of any such Lot, exclusive of The Aboite Corporation, shall be completed in accordance with said plans and specifications and prior to the issuance of a certificate of occupancy for any such Lot and cost of said installation shall be a lien against any such Lot enforceable by the Allen County Plan Commission. Should such certificate of occupancy be issued to The Aboite Corporation, said corporation shall be considered an owner for purposes of the enforcement of this covenant.

Section 19. Before any Lot or Tract may be used or occupied, such user or occupier shall first obtain from the Allen County Zoning Administrator the Improvement Location Permit and Certificate of Occupancy as required by the Allen County Zoning Ordinance.

Section 20. The Association, The Aboite Corporation, or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these covenants and restrictions.

Section 21. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 22. No lot or combination of Lots may be further subdivided until approval therefor has been obtained from the Allen County Plan Commission.

Section 23. The covenants and restrictions herein contained shall run with the land, and be effective for a term of twenty (20) years from the date these covenants and restrictions are recorded,

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after which time they shall automatically be extended for successive periods of ten (10) years; provided these covenants and restrictions may be amended by an instrument signed by not less than 75% of the Lot Owners, and provided further, The Aboite Corporation its successors or assigns shall have the exclusive right of two (2) years from the date of recording of the plat to amend any of the Covenants and Restrictions, with the approval of the Allen County Plan Commission, except Section 2 above.

IN WITNESS WHEREOF, The Aboite Corporation, an Indiana corporation, by Paul W. Seitz, its President, and Joseph L. Zehr, its Secretary, Owner of the real estate described in said plat, has hereunto set its hand and seal by its duly authorized officers, this 30th day of May, 1985.

THE ABOITE CORPORATION

By Paul W. Seitz
Paul W. Seitz, President

By Joseph L. Zehr
Joseph L. Zehr, Secretary

STATE OF INDIANA)
)SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Paul W. Seitz and Joseph L. Zehr, known by me to be the duly authorized and acting President and Secretary, respectively, of THE ABOITE CORPORATION, and acknowledged the voluntary execution of the above and foregoing instrument on behalf of said corporation for the purposes and uses therein set forth, this 30th day of May, 1985.

WITNESS my hand and Notarial Seal.

Betty J. Mitchell
Betty J. Mitchell, Notary Public
Resident of Allen County

My Commission Expires:

May 5, 1989

This instrument prepared by George E. Fruechtenicht, Attorney At Law



85-021384

Copper Hill, Section II

Book 47 Page 8

A parcel of land in the Northeast quarter of Section 14, Township 30 North, Range 11 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the Northeast quarter of said Section; thence South 00 degrees 05 minutes 15 seconds East along the West line of said Northeast quarter a distance of 1384.03 feet to the Southwest corner of Covington Knolls Estates a platted subdivision in said Northeast quarter, said point being the point of beginning; thence South 79 degrees 53 minutes 44 seconds East along the Southerly boundary of Covington Knolls Estates a distance of 288.23 feet; thence South 72 degrees 06 minutes 29 seconds East along said Southerly boundary 20.00 feet; thence South 19 degrees 53 minutes 54 seconds West 276.30 feet; thence South 52 degrees 57 minutes 00 seconds West a distance of 131.77 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 103.00 feet to the East boundary of Copper Hill, Section I, a platted subdivision in the Northwest quarter of said Section 14; thence North along the East boundary of Copper Hill, Section I 396.07 feet to the point of beginning containing 2.01 acres more or less and subject to all easements of record.

I, Mark L. Strong, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed by me May 30, 1985; that all markers shown thereon actually exist and that their location, size, type, and material are accurately shown. Said lots are numbered 130 thru 134, all inclusive.

1985 AUG -7 AM 9:17
ALLEN COUNTY RECORDER
Mark L. Strong

Mark L. Strong
Mark L. Strong
Registered Land Surveyor



Prepared By: Turnbell Engineering Co., Inc.
Date: May 31, 1985
Job No.: 85-1524

DULY ENTERED FOR TAXATION

AUG 07 1985

Elvira J. Goeglein
AUDITOR OF ALLEN COUNTY

INSTRUMENT T 5306

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Allen County, Indiana Plan Commission

Lester C. Gerig - President

Edward L. Neuffer - Vice President

A.G. Sprou
Arthur G. Sprou - 6-26-85 Secretary

Allen County Board of Commissioners
6-26-85

Richard M. Hegedus
Richard M. Hegedus

Richard Mc Allenwood
Richard Mc Allenwood

Jack Wortman
Jack Wortman

APPROVED FOR DRAINAGE ONLY

Allen County Surveyor
7-1-85

William L. Sweet
William L. Sweet
By *James H. Hackler* Deputy

Allen County Health Commissioner
7-1-85

Jane M. Imscher
Dr. Jane M. Imscher

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