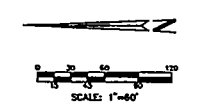


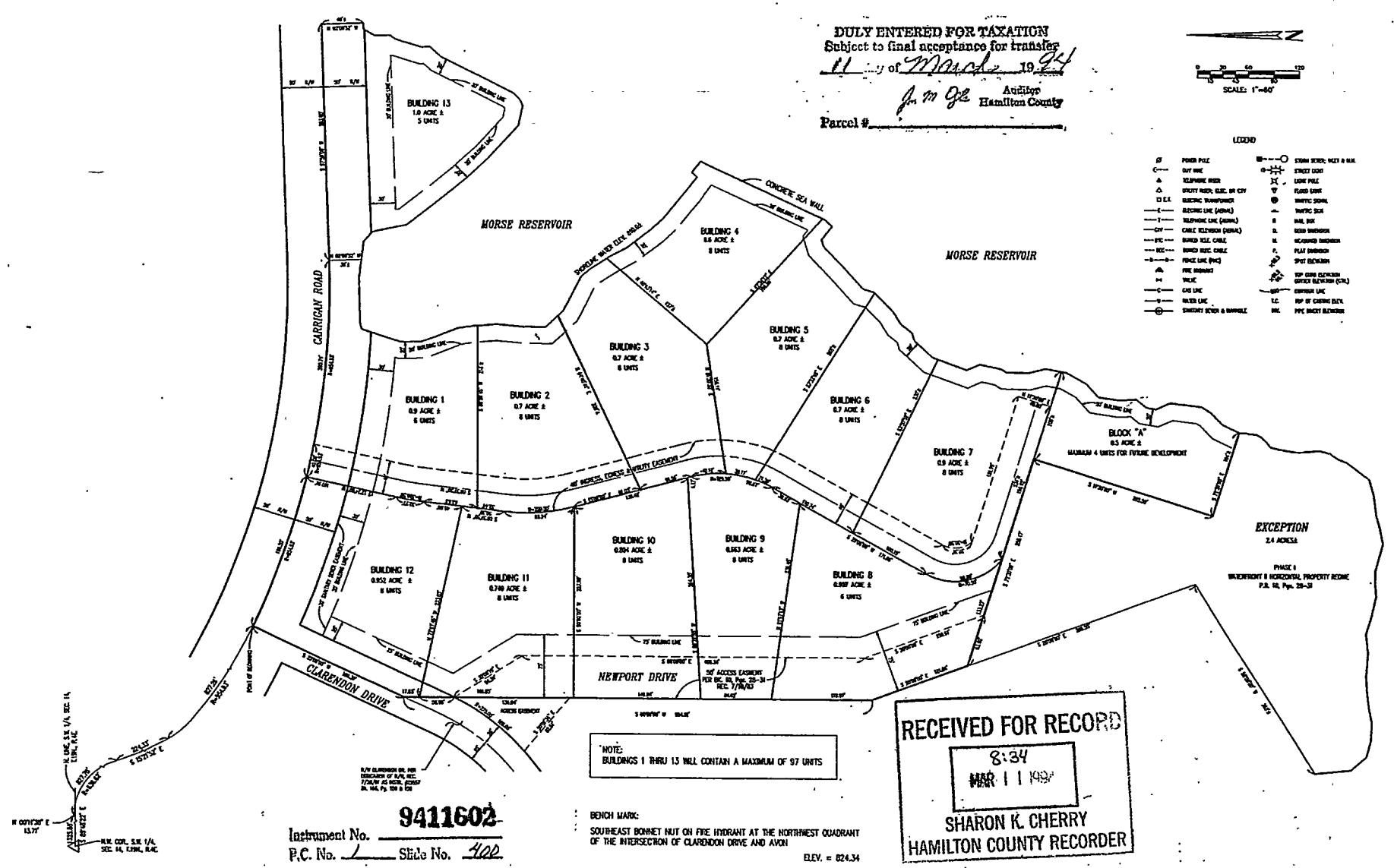
CONDITIONAL FINAL PLAT OF WATERSCAPE HORIZONTAL PROPERTY REGIME

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
11 day of March 1994
J. M. Ogle Auditor
Hamilton County
Parcel # _____



LEGEND

□ FOUR FEET	○ STORM SEWER, VENT & MAN
○ GUY WIRE	○ STREET LIGHT
△ TELEPHONE POLE	○ LOW FLOOR
△ EMPTY POLE, ELEC. OR CIV	○ FLOOR LIGHT
□ E.A. ELECTRIC TRANSFORMER	○ WASTEWATER
— ELECTRIC LINE (SINGLE)	○ WASTEWATER
— TELEPHONE LINE (SINGLE)	○ MAIL BOX
— CABLE TELEVISION (SINGLE)	○ SIGN STRUCTURE
— PE POWER LINE (SINGLE)	○ W/ADJUSTED DIMENSION
— PE POWER LINE (DOUBLE)	○ PLANT DIMENSION
— PE POWER LINE (TRIPLE)	○ UNIT DIMENSION
— PE POWER LINE (QUAD)	○ TOP SURVEY ELEVATION
— PE POWER LINE (PENT)	○ GROUND ELEVATION
— PE POWER LINE (HEX)	○ CONCRETE CURB
— PE POWER LINE (SEPT)	○ CONC. DRIVE
— PE POWER LINE (OCT)	○ CONC. DRIVE
— PE POWER LINE (NON)	○ CONC. DRIVE
— PE POWER LINE (DODEC)	○ CONC. DRIVE
— PE POWER LINE (QUAD)	○ CONC. DRIVE
— PE POWER LINE (PENT)	○ CONC. DRIVE
— PE POWER LINE (HEX)	○ CONC. DRIVE
— PE POWER LINE (OCT)	○ CONC. DRIVE
— PE POWER LINE (DODEC)	○ CONC. DRIVE



RECEIVED FOR RECORD
8:34
MAR 11 1994
SHARON K. CHERRY
HAMILTON COUNTY RECORDER

This document referred to in Document No. 93-43879

This document referred to in Document No. 94-18205

This document referred to in Document No. 94-18205

THIS PLAT PREPARED BY HOWARD H. MILLER, R.L.S., 866001, OF PAUL I. CRAY, INC.

I, the undersigned, hereby certify that to the best of my professional knowledge and belief the within plat accurately represents a survey performed under my supervision of part of the Southwest Quarter and part of the Southeast Quarter of Section 14, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the said Southwest Quarter Section; thence South 89 degrees 48 minutes 22 seconds East along the North line of the said Southwest Quarter Section 1325.88 feet; thence North 00 degrees 11 minutes 38 seconds East 13.71 feet to a point on the center line of Carrigan Road, as located, said point being the beginning of a curve having a radius of 636.62 feet, the radius point of which bears South 00 degrees 08 minutes 08 seconds West (the next three courses are along the center line of the said Carrigan Road); thence Southeasterly along the said curve 827.78 feet to a point which bears North 74 degrees 38 minutes 08 seconds East from the said radius point; thence South 15 degrees 21 minutes 52 seconds East 224.33 feet to a curve having a radius of 954.93 feet, the radius point of which bears North 74 degrees 38 minutes 08 seconds East; thence Southeasterly along the said curve 827.26 feet to a point which bears South 25 degrees 00 minutes 00 seconds West from the said radius point, which is the point of beginning; thence South 25 degrees 00 minutes 00 seconds West 196.37 feet; thence South 00 degrees 00 minutes 00 seconds 554.12 feet; thence South 20 degrees 00 minutes 00 seconds East 407.61 feet; thence South 58 degrees 00 minutes 00 seconds West 265 feet, more or less, to the shore line of Morse Reservoir, as said shore line would have been established December 30, 1960, plus accretion and minus erosion (with the water level thereof at an elevation of 810.0 feet above mean sea level); thence to the left Easterly along the meandering shore line to a point which lies South 02 degrees 00 minutes 52 seconds East from a point on the center line of the said Carrigan Road, which point on the said center line lies 50 feet West of the West end of the Carrigan Road Bridge; thence from said shore line North 02 degrees 00 minutes 52 seconds West 49 feet, more or less, to said point on the said center line of Carrigan Road (the next two courses are along the said center line of Carrigan Road); thence South 87 degrees 59 minutes 08 seconds West 283.00 feet to aforesaid curve having a radius of 954.93 feet, the radius point of which bears North 02 degrees 00 minutes 52 seconds West; thence Easterly along the said curve 450.24 feet to the point of beginning, containing 13.5 acres, more or less.

EXCEPT therefrom the following described real estate:

Part of the Southwest Quarter and part of the Southeast Quarter of Section 14, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:
Commencing at the Northwest corner of the said Southwest Quarter Section; thence South 89 degrees 48 minutes 22 seconds East along the North line of the said Southwest Quarter Section 1325.88 feet; thence North 00 degrees 11 minutes 38 seconds East 13.71 feet to a point on the center line of Carrigan Road, as located, said point being the beginning of a curve having a radius of 636.62 feet, the radius point of which bears South 00 degrees 08 minutes 00 seconds West (the next three courses are along the center line of the said Carrigan Road); thence Southeasterly along the said curve 827.78 feet to a point which bears North 74 degrees 38 minutes 08 seconds East from the said radius point; thence South 15 degrees 21 minutes 52 seconds East 224.33 feet to a curve having a radius of 954.93 feet, the radius point of which bears North 74 degrees 38 minutes 08 seconds East; thence Southeasterly along the said curve 827.26 feet to a point which bears South 25 degrees 00 minutes 00 seconds West from the said radius point; thence South 25 degrees 00 minutes 00 seconds West 196.37 feet along the center line of Clarendon Drive per dedication of right of way recorded July 28, 1981 as Instrument #25557 in Book 166 on pages 158 and 159 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 00 minutes 00 seconds 554.12 feet; thence South 20 degrees 00 minutes 00 seconds East 121.06 feet to the point of beginning; thence continue South 20 degrees 00 minutes 00 seconds East 286.55 feet; thence South 58 degrees 00 minutes 00 seconds West 265 feet, more or less, to the shore line of Morse Reservoir, as said shore line would have been established December 30, 1960, plus accretion and minus erosion (with the water level thereof at an elevation of 810.0 feet above mean sea level); thence to the left Easterly along the meandering shore line to a point which bears South 72 degrees 30 minutes 00 seconds East 258.46 feet from the point of beginning; thence from said shore line bear North 72 degrees 30 minutes 00 seconds West 110 feet, more or less, to said point which bears South 17 degrees 30 minutes 00 seconds West 222.50 feet from a point which bears South 72 degrees 30 minutes 00 seconds East 258.46 feet from the point of beginning; thence North 17 degrees 30 minutes 00 seconds East 222.50 feet to said point which bears South 72 degrees 30 minutes 00 seconds East 258.46 feet from the point of beginning; thence North 72 degrees 30 minutes 00 seconds West 258.46 feet to the point of beginning, containing 2.4 acres, more or less.

The above described real estate contains 13 building parcels numbered 1 through 13, inclusive, Block "A", streets and easements as shown on the within plat. The size of the building parcels, Block "A", streets and easements are shown in figures denoting feet and decimal parts thereof.

Witness my hand and seal this 22nd day of February, 1994.

Richard H. Miller
Richard H. Miller, R.L.S. #B60001



The undersigned, Waterscape Development Corporation, being the owner of the within described real estate does hereby lay off, plat and subdivide the same into building parcels, blocks and streets in accordance with the within plat. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land and shall be binding upon the grantor, its heirs, successors and assigns.

COVENANTS, LIMITATIONS AND RESTRICTIONS

This subdivision shall be known and designated as **WATERSCAPE HORIZONTAL PROPERTY REGIME**

The right of way of Carrigan Road as shown on the within plat is hereby dedicated to the public for use as a public street.

Each building parcel and Block "A" may be improved with a residential structure containing multiple living units together with appurtenant common facilities to serve such units in accordance with applicable local zoning ordinances, development regulations and the Declaration of Horizontal Property Ownership for Waterscape Horizontal Property Regime and the By-Laws thereof to be recorded in the Office of the Recorder of Hamilton County, Indiana, concurrent with or subsequent to this Conditional Final Plat. Said Declaration is hereby incorporated by reference and shall define the restrictions, limitations and benefits of permitted land use together with the charges upon the living units which constitutes a lien thereon to assure continuous and adequate maintenance of the Buildings, Living Units, Common Areas, Limited Areas, and Boat Docks.

The maximum number of living units that may be constructed and maintained within each building parcel and Block "A" is as shown on the within plat. The total number of living units that may be constructed and maintained within the bounds of this plat shall not exceed 101 living units.

There is a strip of land forty (40) feet in width from Carrigan Road to Block "A" as shown on the within plat and labeled "Ingress, Egress and Utility Easement" which shall be for the common benefit, use and enjoyment of the owners of living units and or land within the bounds of this plat in accordance with the said Declaration.

There is a strip of land thirty (30) feet in width contiguous with the south right of way line of Carrigan Road from the west line of the Building 1 parcel to the right of way of Clarendon Drive as shown on the within plat and labeled "Sanitary Sewer and Utility Easement" which shall be for the common benefit, use and enjoyment of the owners of living units and or land within the bounds of this plat in accordance with the said Declaration.

There are building setback lines shown on the within plat between which lines and the exterior boundary of this plat or the right of way of adjoining street shall not be erected, nor permitted to remain, any building structure, except that eaves, roof overhangs, balconies or decks may extend not more than four (4) feet into said setback area.

The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

If there are any conflicts between the above provisions and the Declaration of Horizontal Property Ownership for Waterscape Horizontal Property Regime said covenants and restrictions shall be superseded by, and are subordinate to, the Declaration.

In witness whereof, the undersigned Waterscape Development Corporation, an Indiana corporation, by Thomas E. Mullen, President and Curtis Halvorsen, Secretary, do hereby acknowledge and execute the forgoing plat this 13 day of December, 1993.

WATERSCAPE DEVELOPMENT CORPORATION

By: Thomas E. Mullen
Thomas E. Mullen, President

ATTEST:

Curtis Halvorsen
Curtis Halvorsen, Secretary

Instrument No. 9411602
P.C. No. 1 Slide No. 400

SHEET 2 OF 3

STATE OF INDIANA }
COUNTY OF MARION } SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas E. Mullen, President, and Curtis Halvorsen, Secretary of Waterscape Development Corporation who acknowledged the execution of the within plat for and in behalf of said Corporation.

Witness my hand and Notarial Seal this 23rd day of December, 1993.

Signature Holly J. Lee
Printed HOLLY J. LEE

My Commission Expires: 4-1-96

County of Residence: marion

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY TITLE 36, OF 1981, P.L. 309, SECTION 23, AS AMENDED BY ACTS OF 1982, P.L. 211, SECTION 4, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE, INDIANA, THIS CONDITIONAL PLAT WAS GIVEN APPROVAL BY THE CITY OF NOBLESVILLE AS FOLLOWS:

Adopted by the City Plan Commission at a meeting held January 17, 1994.

NOBLESVILLE CITY PLAN COMMISSION

Ronald Kincaid
Ronald Kincaid, President

Steven R. Huntley
Steven R. Huntley, Secretary

I, STEVEN R. HUNTLEY, DIRECTOR OF PLANNING AND ZONING FOR THE CITY OF NOBLESVILLE, HEREBY CERTIFY THAT THE APPLICATION FOR APPROVAL OF THIS PLAT MEETS ALL THE MINIMUM REQUIREMENTS SET FORTH IN THE MASTER PLAN OF NOBLESVILLE, INDIANA AND SUCH OTHER APPLICABLE REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCE OF THE CITY OF NOBLESVILLE - DECEMBER 11, 1961, AS AMENDED.

Steven R. Huntley
Steven R. Huntley
Director of Planning and Zoning

2-28-94
Date

UNDER AUTHORITY PROVIDED BY TITLE 36, OF 1981, P.L. 309, SECTION 23, AS AMENDED BY ACTS OF 1982, P.L. 211, SECTION 4, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, THIS CONDITIONAL PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF NOBLESVILLE, INDIANA, AT A MEETING HELD ON February 22, 1994.

Lawrence J. Stork
Deputy Mayor
Walter Palumbo Marilyn Corner

Notary No. 9411602
P.C. No. 1 Slide No. 400



7172 Graham Road
Indianapolis, Indiana 46250
317-842-6777
FAX# 317-841-4798

This Instrument Recorded OCT 04 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

P.I.C. #87450-20100
September 30, 1994
Page 1 of 2

9442019

**CORRECTION CERTIFICATE
CONDITIONAL FINAL PLAT OF WATERSCAPE HORIZONTAL PROPERTY REGIME**

I, the undersigned, hereby certify that the Final Plat of WATERSCAPE HORIZONTAL PROPERTY REGIME, recorded on March 11, 1994 as Instrument Number 9411602 (P.C. 1, Slide 400), was prepared under my supervision and certified by me.

1) By error of the scrivener, the street name just North of Building 13 was shown as: CARRIGAN ROAD.

To correct said error, the street name just North of Building 13 shall be shown as: EAST 209TH STREET.

2) Buildings 1, 12 and 13 show gross land area including dedicated right of way of Carrigan Road, 209th Street and Clarendon Drive. By error of the scrivener, the net land area excluding right of way was omitted.

To correct said error, the net land area of Building 1 shall be shown as: 0.6 ACRE±, Building 12 shall be shown as: 0.637 ACRE±, and Building 13 shall be shown as: 0.6 ACRE±.

3) Also by error of the scrivener, Building 11 incorrectly shows a gross land area including dedicated right of way of Clarendon Drive as 0.740 ACRE±.

To correct said error, the gross land area shall be shown as: 0.808 ACRE±.

Also by error of the scrivener, the net land area of Building 11 excluding right of way of Clarendon Drive was omitted.

To correct said error, the net land area of Building 11 shall be shown as: 0.800 ACRE±.

4) Also by error of the scrivener, the arrow just North of the distance of 58.96' along the West boundary of Waterfront II Horizontal Property Regime, was drawn from the wrong intersection.

To correct said error, the arrow should be moved North to the intersection of said West boundary and the center line of Clarendon Drive.

RECEIVED
FOR RECORD
OCT 14 1994
SHARON K. CHERRY
RECORDER
HAMILTON CO., IN.
PH 2: 05



7172 Graham Road
 Indianapolis, Indiana 46250
 317-842-6777
 FAX# 317-841-4798

P.I.C. #87450-20100
 September 30, 1994
 Page 2 of 2

Witness my signature and seal this 30th day of September, 1994.

Richard H. Miller
 Richard H. Miller, R.L.S. #860001



This instrument prepared by Richard H. Miller, R.L.S. #860001 of Paul I. Cripe, Inc.

DULY ENTERED FOR TAXATION
 Subject to final acceptance for transfer
4 Oct 1994
 Parcel # _____

This Instrument Recorded OCT 04 1994
 Sharon K. Chery, Recorder, Hamilton County, IN

9442019