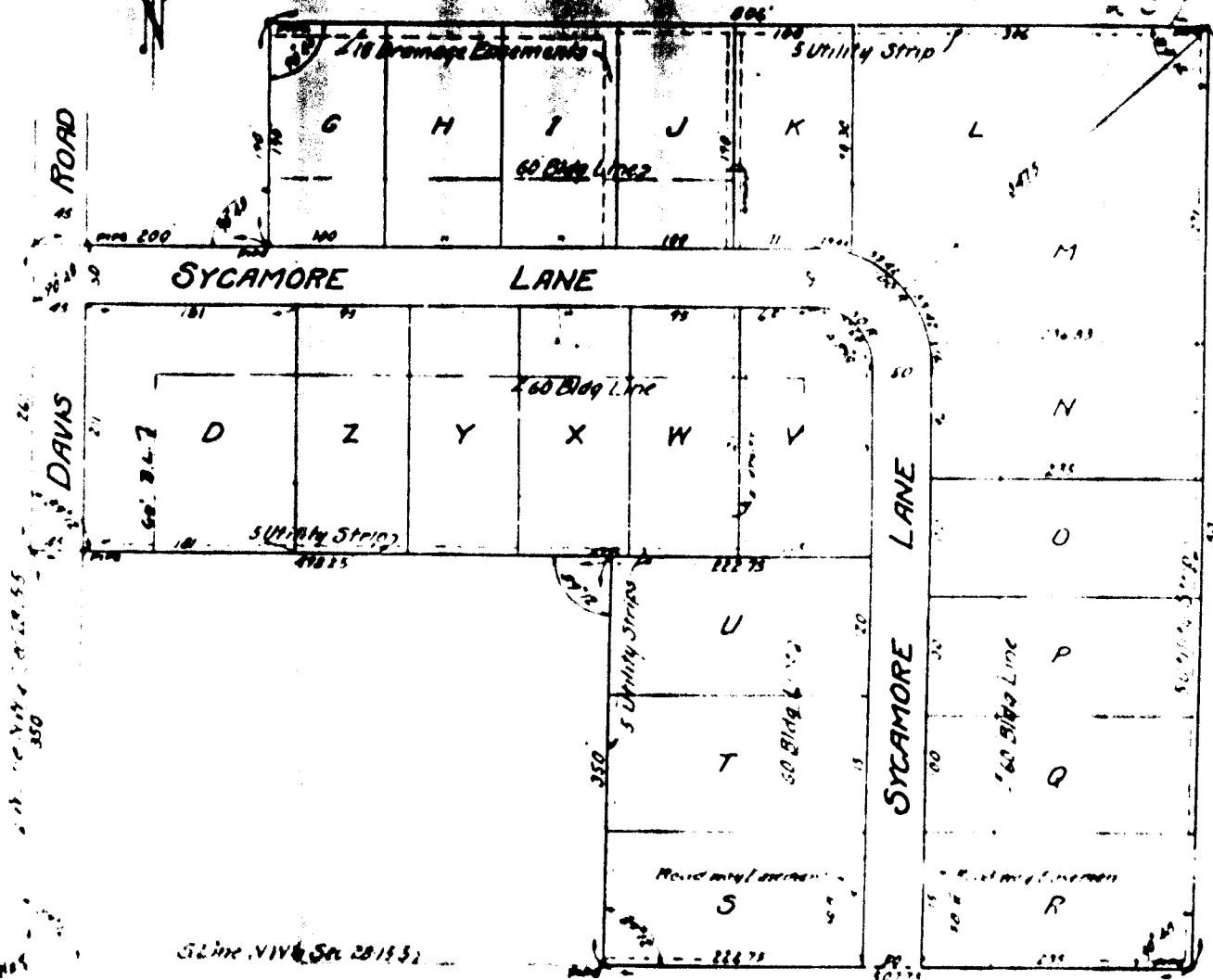


30170  
**BELLE ARBOR ESTATES**

VOL 27

Scale: 1"=100'



I, the undersigned, hereby certify that the within plat is true and correct and represents a subdivision of part of the Northwest Quarter of Section 20, Township 15 North, Range 4 East, Warren County, Indiana, more particularly described as follows, to-wit:

Beginning at a point on the West line of the said Northwest quarter section, said point being 140 feet North of the Southwest corner thereof, running thence North on and along the West line of the said Northwest quarter section a distance of 261 feet to a point; thence East and parallel to the South line of the said Northwest quarter section a distance of 700 feet to a point; thence North and parallel to the West line of the said Northwest quarter section a distance of 140 feet to a point; thence East and parallel to the South line of the said Northwest quarter section a distance of 807.0 feet to a point; thence South and parallel to the West line of the said Northwest quarter section a distance of 801 feet to a point on the South line of the said Northwest quarter section; thence West on and along the South line of the said Northwest quarter section a distance of 307.75 feet to a point; thence North and parallel to the West line of the said Northwest quarter section a distance of 350 feet to a point; thence East and parallel to the South line of the said Northwest quarter section a distance of 498.25 feet to the point or place of beginning.

Containing in all 1/4 Sec. 20 acres, more or less, Subject, however, to all legal highways and rights-of-way and easements of record.

The width of streets on the plat of this deed shall be as shown in feet and decimal parts thereof.

This subdivision is subject to the provisions of the Indiana Plat Act, and letter B.

*Handwritten signature*



*Walter L. Flockhart*  
Notary Public, No. 930  
State of Indiana



We, the undersigned, Walter L. Flockhart and Lois F. Flockhart, husband and wife, owners of the above described real estate, hereby certify that we do hereby lay-off, plat and subdivide the same in accordance with this plat and certificate.

This subdivision shall be known and designated as "HILLE ARBOR ESTATTS".

The streets shown herein and not heretofore dedicated are hereby dedicated to the Public for its use.

There are strips of ground 5 ft. in width as shown herein and marked "Utility Strips" which are hereby reserved for use of Public Utilities for installation and maintenance of poles, wires, mains, ducts, drains, lines and sewers, and subject at all times to the authority of the proper civil officers and to the easements hereto reserved. No permanent or other structure shall be erected or maintained upon said strips and such owners shall take their titles subject to the rights of a Public Utilities and to the rights of the owners of other lots in this addition for ingress, egress in, along, through and across the several strips so reserved.

Building lines established as shown herein are in feet back from the street property lines and between said lines and the street property lines, there shall be erected or maintained no structure of any kind, or part thereof, except a 1-story open porch. No structure of any kind shall be erected or maintained nearer than 15 feet to any interior lot or property line.

Only a single family dwelling together with accessory buildings shall be erected and maintained on any platted lot. The ground floor area of any residence erected upon any lot in this addition, exclusive of 1-story open porches and garages, shall not be less than 1200 square feet in the case of a 1-story structure, nor less than 700 square feet in the case of a 1-1/2, 2 or 2-1/2 story structure.

No trailer, tent, shack, garage, basement, barn or any other accessory building shall be erected or maintained on any lot in this addition shall be used as a place of residence at any time, nor shall any structure of any nature be used at any time as a place of residence.

No noxious trade or activity shall be carried on upon any lot in this addition, nor shall anything be done herein which may be or become an annoyance or a nuisance to the neighborhood at large.

Private water supply and/or sewage systems may be located, constructed and maintained to serve any platted lot in this addition, provided said systems are approved in writing by the proper public and/or city authority.

The right to enforce the foregoing provisions, covenants and restrictions shall be held together with the right to cause the removal by due process of law of any structure, water or sanitary provisions erected or maintained in violation hereof is hereby dedicated to the public and reserved to the several owners of lots in this addition, their heirs and assigns, who shall be entitled to such relief, with attorney fees, without being required to show any damage of any kind to any owner or owners by or through any such violation or attempted violation. Invalidation of any of these covenants by judgment or court order shall in no wise invalidate any other such covenant which shall remain in full force and effect. All the above restrictions and/or covenants shall be considered real covenants which shall bind each lot in whatsoever's hands it may come and shall run with the land.

The foregoing restrictions, covenants and provisions shall remain in full force and effect until the 1st of 1955.

*Walter L. Flockhart*  
Walter L. Flockhart

*Lois F. Flockhart*  
Lois F. Flockhart

STATE OF INDIANA ) SS:  
COUNTY OF MARION )

Personally appeared before me, a Notary Public in and for said County and State, Walter L. Flockhart and Lois F. Flockhart, husband and wife, who separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purposes thereof expressed, and affixed their signatures thereto.

Witness my hand and seal this 24th day of July, 1955.

*Robert A. Brown*  
Notary Public

My commission expires August 13, 1957

DUBY ENTERED FOR TAXATION  
JUL 2 1955

*Ray T. Cook*  
COUNTY CLERK

APPROVED THIS 24th DAY OF July, 1955  
COUNTY PLAN COMMISSION  
MARION COUNTY, INDIANA



SECRETARY OF MARION COUNTY, INDIANA