

I, the undersignal, being a duly Registered Land Spreys; in the 51-s of Indiana harby certify, that the winders processes a subdivision of pare of the Northers Caretie and Spread of the Northers Caretie and Careties as subdivision of pare of the Northers Caretie and Caretie as Careties as Care

a Esginning at the Northwest corner of the Northwart Querter of Section 33. Township 18 North, Range of East; theree South 89 degrees 40 minutes 30 section 68 grees 13 minutes 30 section 69 degrees 30 section 69 degrees 30 section 69 degrees 30 section 60 degrees 30 degrees

This subdivision consists of 7 lots, numbered from 1 through 7, both inclusive, with greets as shown hereon. The size of lots and width of streets are shown in figures denoting feet and decinal: parts thereof.

my signature this 18 of day of Apr Allan H. Weine, Nog. 1.5. - Lening From £ 1978

I, the undersigned, John Kirk, owner of the real estate shown and described barein, do hereby seek I have laid off, platted and subdivided, and do hereby lay off, blat and subdivide, as declared in accordance with the within plat. The following restrictions, limitations, and covenants are hereby imposed upon and shall run with the land contribut in such plat.

This subdivision shall be known and designated as BROOKSHIZZ OVERLOOK, a subdivision in Hamilton County, Indiana. All acceeds and alleys shown and not heretofore dedicated, are bereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which line and the property lines of the ecreet, there shall be erected or anthrached no building or structure.

There are arries of ground or shown on this plat and marked Crainage and Urility Essenant, re-lines, and wires, subject at all these for the martellariton of varier and every rails, poles, ducts, to the same the property of the property

All loss in this subdivision are reserved for residential use, and no beliding other than a one family residence or structure or facility accessory in use thereto shall be executed therem.

Not more than one building shall be exected or used for residential purposes on any lot in this subdivision.

The ground floor area of the main structure, exclusive of newester a comparation and garages, shall be not lass than fourteen hundred (1400) square four in the cast of a catter's a comparation nor less than one chousand (1000) square four in the cast of a cultiple story a commark, provided no account of more than not story shall have less than an appropriate of one thousand eight hundred and liveshie floor area. All garages shall be attached to the residence duality and be a sansume of two cast sites.

No trailer, ent, shot, attached shed, basement, garage, barn or other outh-liding or temporary structure shall be used for the programment trailence on any lost in this excitoration, as trained garage, tool shed or decoding or perment residence on any lost of this excitoration, and the contraction shall be of a permanent type of construction and outform to the general architecture and appearance; of such residence.

No fence shall be crected in this subdivision between the building lines and the property lines of the streets as shown on the within plat.

No building, structure or accessory building shall be erected closes to the side of any lot chan to feet, however, any proposed construction closes than 15 feet to the side of any lot chan by John Kitk. Where buildings are treated on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

No structure in this subdivision, without precisi approval fore Jobs XIV, thele excel 2 1/2 structure of 25 feet in height userved from Linds Reads to the under side of the care flow and to a structure other chan open purch shall be exected between the building like as designated on the play and the property line of the street.

No bear, trailer or emper of any kind (including but not in linitation chereaf, bouse trailers, empire trailers or beat trailers, empire trail

Lots I and 7 shall gain access from interior erreat only. Deliceverys comic 125ch Street will not be permitted, and the buildings on said lots shall face interior erreats.

U.S. Trank flack Copin 2017-217 Photography.

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thing, shall be reserted placed or altered on my building plot in this grabitistics until plus an petitication and plant planting the location of such waiting have been to continuity and humony of external design with estating assumes a heart and as to with respect to coppagnity and humony of external design with estating assumes here the building with respect to coppagnity and finished ground elevation, by John Kirk, common described real states, or by his duly unbortized representatives. It does Kirk fails may plant submitted to it for his approval which a period of Election (1) they from the period of the state of the

In the event storm water drainage from any lot or lots flows across smother lot, provision shall be made to permit such drainage to continue, without restriction or reduction, acrosss the downstream lot and into the natural drainage channel or course, even though no specific drainage easement for such flow of water is provided on said plat.

No aminals, livestock, or poultry of any description shall be raised, bred, or kept on any lot, except thir dogs, costs of momental pers may be kept, provided that they are not kept, bred, or maintained for commental propose.

All garagus opening to the atreet shall have automatic controls.

No lot in this subdivision shall be used or maintained as a demaing ground for rubbish, trash grayage or other watere, and such matter thail one be kept, except in anticary containers. Trash shall not be burned, except in suitable incinerators.

It shall he the duty of the owner of each lot in the shallyistion to keep the grass on the lot appropriaty can be also that do the other than the shall despite the propriate and cannot be and attacking in appropriate that are the same than the shall are shall now house that cake such action as it deems appropriate or the company than the next and action and the owner shall upon decand reinburse breaking of the owners have a company in the same and the owner shall upon decand reinburse breaking for the ownerse incurred in so doing.

The foregoing covenants, (or restrictions) are to run with the land as ball be which on all outsides of the present state of the present of t

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thread exected, or minimized in violation hereof, is hereby dedicated to the public, and reserved to the several owers of the several loss in this modelvision and to their hate and assigns.

Sohn Kirk John Kirk John Kiek COUNTY OF HAMILTON ) SS: OWNER AND SUBDIVIDER-SEP 11 1979 2001 7 2005 150 Marker Mary & Charles ATO-EOCLOCK G-IA

Before me, the undersigned, a Notary Public, in and for gaid Compy and Scate, personally appeared John Kirk, who acknowledged the execution of the foregoing instrument as his voluntary act and deed for the uses and purposes therein expressed.

Witness my hand and Notarial Seal this 18 day of 1,021

My Commission Expires

Rockey Francis Lucey K. Stimes

COMMISSION CENTIFICATE
WHORE AUTHORITY PROVIDED BY CHAPTER 174-ACTS OF 1947, ENACTED BY THE CENEMA ASSECTATO OF THE STATE
OF THE TOWN OF MALE ACTS MEMORITY THERETY, AND AN OFFICIAL ACT THE TOWN OF CAMELA, THE ACT WAS STATE TOWN OF CAMELA, THE TOWN OF THE TOW

This plat wis given approval by the City of Carmel Board of Public Works at August A.B. 1979.

CHENTAL OR AN

THE CUMP THOM

propared by Allan H. Wolhe, this lath day of April. 1978.