



RECEIVED FOR RECORD
 AT 5:30 O'CLOCK P M
 JUN 2 1971
 BOOK 3 PAGE 145
 James M. Bridges
 RECORDER HAMILTON COUNTY, INDIANA

CURVE DATA

CH	L	T	R	Δ
1A	56.0000	175.00	93.05	171.04
1B	56.0000	225.00	119.69	219.91
2A	21.5000	52.00	22.00	123.05
2B	21.5000	52.00	72.33	162.70
3A	45.0000	32.00	17.42	31.55
3B	45.0000	32.00	155.33	374.52
3C	45.0000	175.00	40.90	79.41
4A	20.0000	175.00	51.95	102.10
4B	20.0000	175.00	154.41	243.47
4C	20.0000	175.00	108.15	183.37
5A	22.0000	225.00	108.15	183.37
5B	22.0000	225.00	175.00	275.00
6A	51.1000	225.00	107.72	200.93
6B	51.1000	225.00	18.90	36.14
7	41.4300	50.00	18.90	36.14
8	42.2600	50.00	30.31	54.80
9	50.0000	50.00	28.87	52.87
10	240.0000	50.00	86.60	207.43

COMMISSION CERTIFICATE UNDER AUTHORITY PROVIDED BY CHAPTER 174-ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF AND AN ORDINANCE ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF CARMEL, INDIANA. THIS PLAT WAS GIVEN APPROVAL BY THE TOWN BOARD OF CARMEL, INDIANA, AS FOLLOWS:

Adopted by the Town Plan Commission at a meeting held June 15, 1971
CARMEL TOWN PLAN COMMISSION
President - Myron H. Lusk
Secretary - Shirley Packman

My Commission Expires _____
Notary Public Elizabeth S. Boulton
day of _____ 1971

Witness my hand and Notarial Seal this _____ day of _____ 1971
Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Lumber Mart, Inc., by M. H. Slosson and Oliver R. Hughes, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the uses and purposes therein expressed.

By: M. H. Slosson President
Lumber Mart, Inc.
OWNER AND SUBVIDER

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 thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

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Allan H. Weihe, Reg. L.S. - Indiana #10098

Witness my signature this 18th day of May, 1971

This subdivision consists of 48 lots numbered from 73 to 120 both inclusive, with streets as shown hereon. The size of lots and width of streets are shown in figures denoting feet and decimal parts thereof.

or-way Subject to all legal easements and rights. This subdivision contains 24.80 acres more or less.

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The undersigned LUMBER MART INC., by M Stinson, President and Oliver H. Hughes, Secretary, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land contained in such plat.

This subdivision shall be known and designated as BROOKSHIRE - THIRD SECTION a subdivision in Hamilton County, Indiana. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public.

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

There are strips of ground as shown on this plat and marked Drains and Utility Easement, reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

All lots in this subdivision are reserved for residential use and no building other than a one family residence or structure or facility accessory in use thereto shall be erected thereon.

Not more than one building shall be erected or used for residential purposes on any lot in this subdivision. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than fourteen hundred (1400) square feet in the case of a one-story structure, nor less than one thousand (1000) square feet in the case of a multiple story structure, provided no structure of more than one story shall have less than an aggregate of one thousand eight hundred (1800) square feet of finished and livable floor area. All garages shall be attached to the residence dwelling and be a minimum of two car size.

No trailer, tent shack attached shed, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residence on any lot in this subdivision. Attached garage, tool shed or detached garage building erected or used as an accessory to a residence in this subdivision shall be of a permanent type of construction and conform to the general architectural and appearance of such residence.

No fences shall be erected in this subdivision between the building lines and the property lines of the streets as shown on the within plat, except with approval of the Lumber Mart Inc. which fences shall not exceed 42 inches in height and shall be of a decorative nature.

No building, structure or accessory building shall be erected closer to the side of any lot than 10 feet, however, any proposed construction closer than 15 feet to the side of any lot must be approved by Lumber Mart, Inc. Where buildings are erected 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 special approval from Lumber Mart, Inc. shall exceed 2 1/2 stories or 25 feet in height measured from finish grade to the upper side of eave line and no structure other than an open porch shall be erected between the building line as designated on the plat and the property line of the street.

No boat, trailer or camper of any kind (including but not in limitation thereof, house trailers, camping trailers or boat trailers) or any disabled vehicle shall be kept or parked upon any lot except within a garage or other approved structure.

All lot owners will be required to install, or have installed at least one gas or electric duct to down yard light in the front.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation, by Lumber Mart, Inc. The owners of the herein described real estate, or by their duly authorized representatives, shall be entitled to any compensation for services performed pursuant to this covenant.

All garages opening to the street shall have automatic door controls.

