

I, The undersigned, being a duly registered surveyor in the State of Indiana, hereby certify the within Plat to be true and correct, representing a Subdivision of Part of the Southeast Quarter of Section 30, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Corner of said  $\frac{1}{4}$  Section; Running thence North  $0^{\circ} 13' 48''$  East and along the West line of said  $\frac{1}{4}$  Section 1305.30 feet to the Southwest corner of Carmel Meadows, First Section, as recorded in the Hamilton County Recorder's Office, Plat Book 2, Page 47 and 48; Thence North  $89^{\circ} 39' 50''$  East a distance of 1316 feet; thence South  $28^{\circ} 00' 47''$  West a distance of 480.25 feet; thence South  $0^{\circ} 08' 05''$  East 152.30 feet; thence South  $89^{\circ} 58' 16''$  West a distance feet; Thence South  $0^{\circ} 04' 28''$  West a distance of 680 feet to the South line of said  $\frac{1}{4}$  Section; Thence South  $89^{\circ} 58' 16''$  West and along said South line a distance of 587.30 feet to the point of beginning; containing in all 28.02 Acres more or less. Subject to all legal highways and/or rights of way.

This Subdivision consists of 7 $\frac{1}{2}$  Lots, numbered from 1 to 7 $\frac{1}{2}$ , Both inclusive, with streets as shown hereon. The size of the lots and widths of the streets are shown in figures denoting feet and decimal parts thereof.

Witness my signature and seal this 11th day of July, 1960.

SEAL  
Robert Scherschel /s/  
Robert Scherschel /t/  
Registered Surveyor No. 3907  
State of Indiana

We, the undersigned, Marjorie Kinzer and Rema Kinzer, each being unmarried and of legal age, and being the owners of the above described Real Estate, do 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 and CARMEL VILLAGE.

The Streets, if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground of widths as shown on this Plat, which are hereby reserved for use of public utilities, for installation and maintenance of poles, wires, mains, ducts, drains and sewers, Subject at all times to the authority of the proper Civil officers and to the Easements herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of owners of other lots in this subdivision.

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All lots in this Subdivision shall be known and designated as Residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot herein other than one single family dwelling, not to exceed 2 1/2 stories in height and a private garage for not more than two cars and residential accessory buildings.

No lot may be utilized so as to create a nuisance. No farm animals, riding horses or foal shall be kept on any lot nor shall pets for commercial purposes be permitted. No sign of any character shall be displayed, except relating to property "For Sale" when necessary. The use of streets or land in this Subdivision for bridal paths is hereby prohibited.

No Hotel, Boarding house, mercantile building, Factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this Subdivision.

No residential building, structure, or appurtenance thereto except fences shall be located within 5 feet of any side lot line, except where buildings are built upon more than one single lot, then this restriction shall apply to the side lot lines of the extreme boundaries of the multiple lots.

Building lines as shown on this plat in feet back from the street property line are hereby established between which line and the street property line, there shall be erected or maintained no structure of any kind or part thereof other than a one story open porch.



My Commission Expires Dec. 7th, 1960

Approved and Accepted for Annexation to the Town of Carmel, Indiana, this 2nd day of August 1960.

Town Board of Trustees  
Carmel, Indiana

By: E. K. Hinshaw  
President

ATTEST: Martha Ferrin  
Clerk

CERTIFICATES

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 OF CARMEL, AS FOLLOWS:

Approved by the Town Plan Commission at a Meeting held September, 13, 1960.

Kenneth Zerbe  
President  
Martha Ferrin  
Secretary

RECEIVED FOR RECORD at 1:30 o'clock P.M.  
Nov. 4, 1960 Book 2 Page 196  
Elizabeth Clover  
Recorder Hamilton County, Ind.

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