

CEDAR HILLS

FIRST SECTION

FIRST SECTION DESCRIPTION

A part of the north half of the southeast quarter of Section 15, Township 13 North, Range 3 East of the Second Principal Meridian, Described as follows:

Beginning at the N. E. corner of said quarter section; thence south on the east line of said section, 891.0 feet to a point; thence north 890.55' west, 2640.0 feet to a point on the west line of said quarter section; thence north on the west line of said quarter section, 887.0 feet to the northwest corner thereof; thence east on the north line of said quarter section, 2640.0 feet to the place of beginning; containing 54 2/3 acres, more or less; subject to all legal highways or rights-of-way.

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 thereto, and an ordinance adopted by the Board of County Commissioners of the County of Johnson, Indiana, this plat was given approval by the County of Johnson as follows:

Approved by the Johnson County Plan Commission at a meeting held May 16, 1964.

JOHNSON COUNTY PLAN COMMISSION

s/ Ralph V. Coffman
President RALPH V. COFFMAN

s/ Ray F. Hendricks
Secretary RAY F. HENDRICKS

COUNTY COMMISSIONERS CERTIFICATE

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, this plat was given approval by the Board of County Commissioners of Johnson County, Indiana at a meeting held on the ___ day of ___ 19__.

BOARD OF COUNTY COMMISSIONERS

Paul A. Hand

George Herring

Victor Quillen

Entered for taxation this 19 day of June 1964.

Fee 90¢

s/ Herbert R. Whitaker
HERBERT R. WHITAKER, AUDITOR JOHNSON COUNTY.

No. 06555

Received for record this 19 day of June, 1964, at 3:15 PM.
and recorded in Plat Book No. 6 Page No. 12

s/ Mary Lynn Kasting
MARY LYNN KASTING, RECORDER,
JOHNSON COUNTY.

SURVEYORS CERTIFICATE

" I, Merrill A. Jones, hereby certify that I am a registered land surveyor licensed in compliance with the Laws of the State of Indiana, that this plat correctly represents a survey completed by me on March 7, 1964, that all monuments shown thereon actually exist, and that the location, size, type and material are accurately shown.

s/ Merrill A. Jones
L.S. #10,511 STATE OF INDIANA

DEED OF DEDICATION

"We, the undersigned s/ Doris H. Orme s/ Hubert S. Orme, 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.

This subdivision shall be known and designated as Cedar Hills, and addition to Johnson County. 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 streets, there shall be erected or maintained no buildings or structure.

There are strips of ground twenty feet in width as shown on this plat and marked "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 easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lot in this subdivision shall take their titles subject to the rights of the public utilities.

RESTRICTIVE COVENANTS

1. The land covered by this conveyance may not be sold except as a unit and only one single residence may be erected thereon, except by approval of the majority of the other residents of Cedar Hills.
2. The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than 1,200 sq.ft. for a one story dwelling and not less than 900 sq. ft. for a dwelling of more than one story.
3. No dwelling shall be permitted on any tract unless it be built of at least 25% brick or stone veneer construction.
4. No residence shall be occupied prior to completion and there shall be no temporary living quarters constructed on any tract.
5. No commercial enterprises shall be conducted on above described lands nor any tool, implements and equipment incident thereto may be kept thereon.
6. Pets kept on these premises shall be confined to the premises.
7. Tract owner, their families, guests of friends shall do no hunting in Cedar Hills.
8. The foregoing restrictions are to run with the land and shall be binding on all parties and all person claiming under them until January 1, 1989, at which time said restrictions shall be automatically

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