

15' DRAINAGE	36	37	38	39	40	41	42	43	44	45	46	47	48	15' UTILITY EASEMENT	15' UTILITY EASEMENT	15' UTILITY EASEMENT
	85'	70'	70'	70'	10'	10'	10'	70'	70'	70'	70'	70'	70'	130'		
					UTILITY					EASEMENT						
											242.20'	590.00' 100' 4	232.20'			

W. 1/4 N.E. 1/4 SEC. 14-T14N-R3E

1958.73'

# CHIMNEY HEIGHTS

No trailer, shack, shed, tent or temporary building shall be used for temporary or permanent residence on any lot in this addition, and any garage, tool shed, or detached storage building erected or used accessory to a residence in this addition, shall be of a permanent type of construction and conform to the general architecture and appearance of such residence.

There are strips of ground as shown on the plat marked "Drainage and/or Utility Easements" which are reserved as easements for the use of the municipality and public utility companies, for the installation, maintenance, use, repair, and removal of sewers, water mains, gas mains, utility poles, wires and other facilities and utilities necessary or incident to the common welfare and the use and occupancy of residential purposes of the tract to be erected in this addition. No building or other structure except walkways shall be erected or maintained upon, over, under or across any such utility strip for any use except as set forth herein and owners in this tract shall take title to the land contained in such utility strips subject to the easements hereby reserved.

No residence shall be constructed nearer to any side property line than the minimum required by the Warren County Zoning Ordinance. No residence shall be erected on any lot herein having a ground floor area of less than 1,200 square feet, or the area of any structure, or the square feet in the case of a mobile home, shall have no less than a total of 1,200 square feet of ground area. In all cases, the height of any structure shall not exceed 35 feet, and any structure shall have no less than a total of 1,200 square feet of ground area. The height of any structure shall not exceed 35 feet, and any structure shall have no less than a total of 1,200 square feet of ground area.

79.54410

DR 6 1/2 NE 1/4  
4-T14N-R3E

VOID UNLESS RECORDED  
BEFORE 7-26-80

John W. Whitlock



CENTRAL APPRAISAL DISTRICT  
STATE OF INDIANA  
7-26-79  
*[Signature]*  
John W. Whitlock

*[Handwritten notes]*  
W.H. Ashcraft  
R. J. ...

CHIMNEY HEIGHT

6-10-79 Revises Lots 146 for entrance

... the foregoing provisions, restrictions and covenants...  
... the violation thereof and to recover damages, is hereby dedicated  
... to the owners of lots in this addition, their heirs or assigns,  
... shall be and continue in full force and effect for a period of 30 years  
... the date hereof, and may be continued for successive periods of 10  
... by a vote of the then owners of 2/3 majority of the total area of  
... addition. Invalidation of any one of these covenants by judgment or  
... order shall in no wise affect any of the other provisions which shall  
... in full force and effect. The Metropolitan Development Commission shall  
... the right of enforcements of the foregoing covenants.

... restrictions, limitations, and covenants herein contained constitute  
... such restrictions, limitations and covenants imposed upon the land by the  
... and supersede, replace and void any such restrictions, limitations  
... covenants, verbal or written, which may have been proposed or written,  
... have proposed or imposed prior to the date hereof by the undersigned  
... parties.

Witness my signature this 26<sup>th</sup> day of July, 1979.

HOLLY HEIGHTS a Partnership  
*[Signature]*  
Joseph Sexton, Partner

*[Signature]*  
Notary Public

... and sworn to before me a Notary Public in and for said county  
... appeared Joseph Sexton, Partner, who acknowledged the execution of the  
... instrument as his voluntary act and deed for the use and purpose there-  
... and, and affixed his signature thereto.

Witness my hand and seal this 26 day of July, 1979.

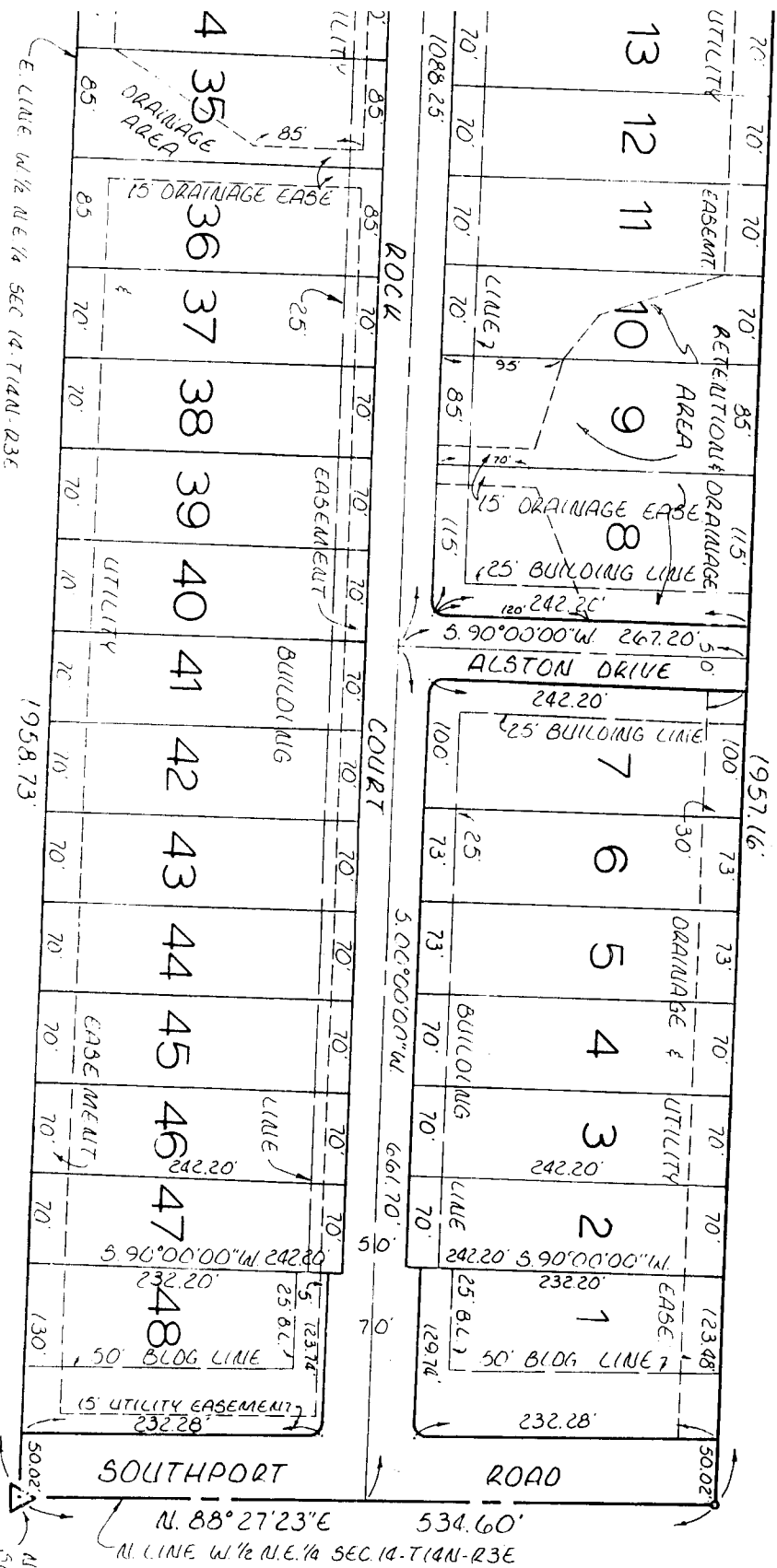
Notary Public Expires:  
1981

*[Handwritten notes]*  
T. J. ...  
7/26/79

*[Handwritten note]*  
L. J. ...

79-54140  
79-54140

LOT #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
SQ. FT.	29,399	16,954	16,954	16,954	17,681	17,681	24,220	27,853	20,857	16,954	16,954	16,954	16,954	16,954
STREET #	7008	7014	7018	7022	7026	7030	7034	7102	7108	7112	7116	7120	7202	7206
LOT #	25	26	27	28	29	30	31	32	33	34	35	36	37	38
SQ. FT.	34,179	16,304	16,954	16,954	16,954	16,954	16,954	16,954	16,954	20,857	20,857	16,954	16,954	16,954
STREET #	7315	7311	7307	7303	7223	7219	7215	7211	7207	7203	7121	7117	7113	7109



E. LINE W 1/2 N.E. 1/4 SEC. 14, T14N-R3E

1958.73

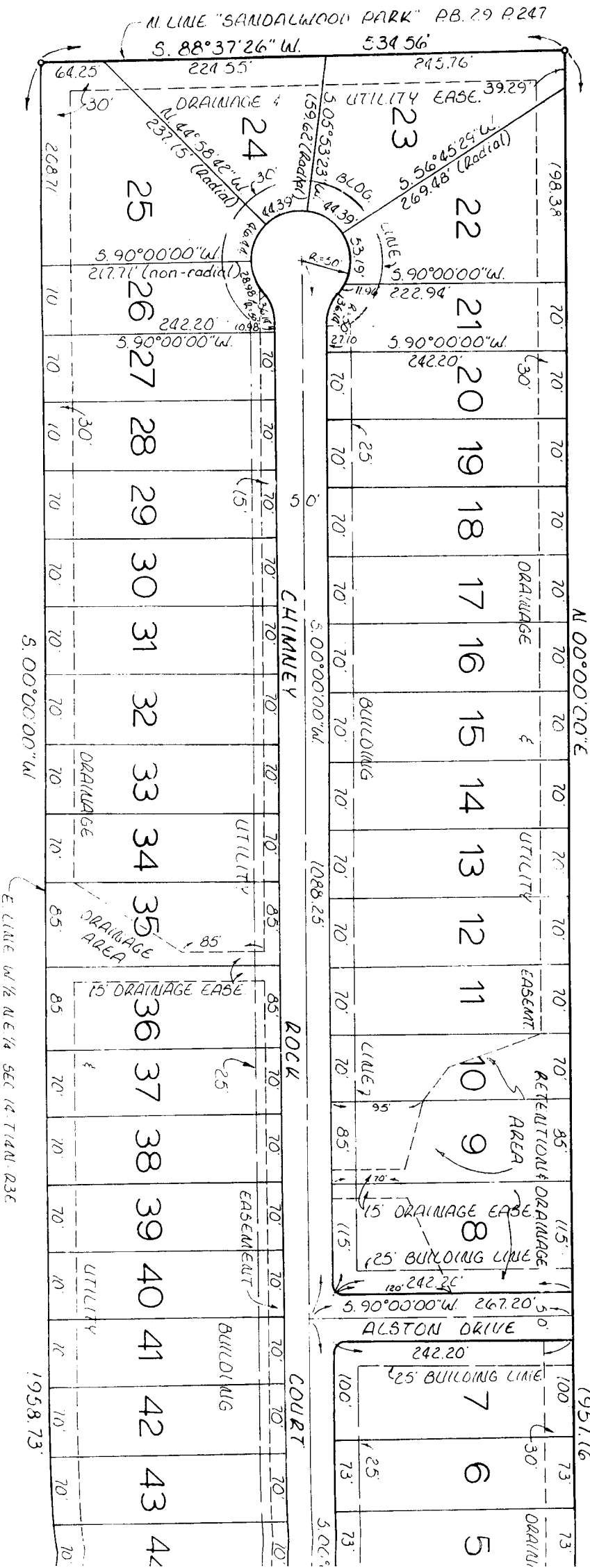
N.E. COR W 1/2 N.E. 1/4 SEC. 14, T14N-R3E

I, the undersigned, hereby certify the above knowledge and belief.

WITNESS my hand and registered land surveyor

Beginning at the Northeast corner of the thence South 00 degrees 00 minutes 00 second quarter section, 1958.73 feet to a point thence South 88 degrees 27 minutes 23 second thence North 00 degrees 00 minutes 00 second section, 1957.16 feet to a point on the North line North 88 degrees 27 minutes 23 second beginning, containing 24.021 acres, more or

**VOID UNLESS RECORDED**  
 7-26-86



N. 00°00'00" W. 534.56'

S. 88°37'26" W. 221.55'

64.25'

208.71'

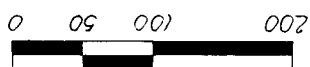
198.38'

1957.16'

1958.73'

5.00°00'00" W.

E. LINE W 1/4 NE 1/4 SEC 14, T14N, R33E

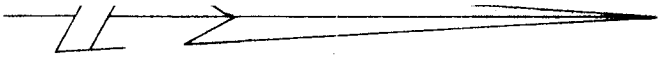


79-54140  
79-54140

LOT #	1
SQ. FT.	29,300
STREET #	700
LOT #	25
SQ. FT.	34,170
STREET #	731

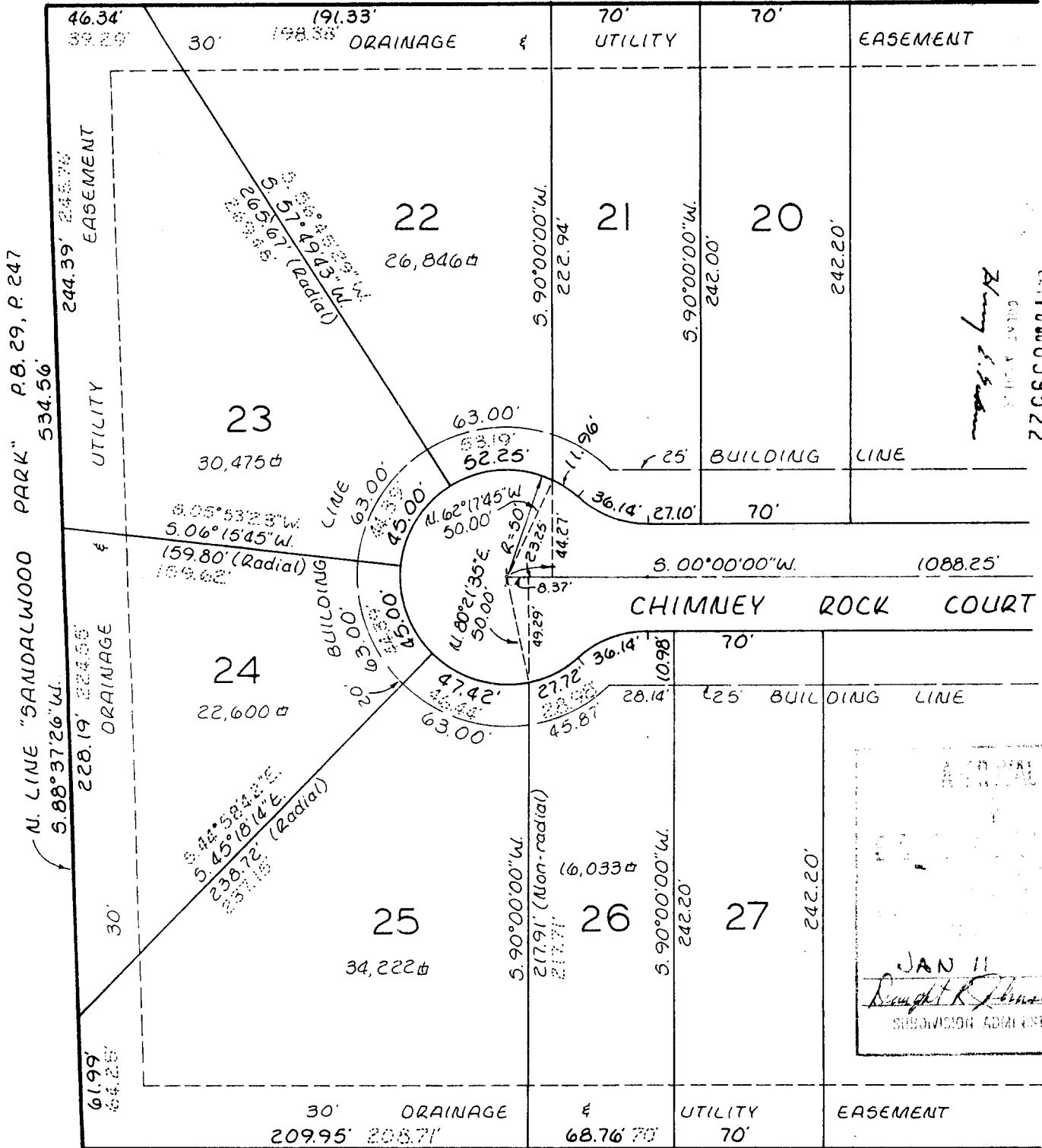
26

9



RECORDED  
JAN 16 12 22 PM '80

N. 00°00'00"E.



DULY ENTERED  
FOR RECORD  
CALL NUMBER 59522  
GREAT PLAINS  
Survey & Seals

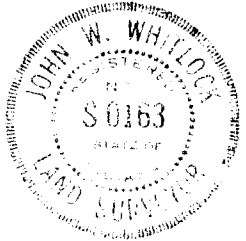
RECORDED  
JAN 11 1980  
SUBDIVISION ADMINISTRATOR

E. LINE W. 1/2 N.E. 1/4 SEC. 14-T14N-R3E

I, the undersigned, hereby certify the above plat to be true and correct to the best of my knowledge and belief. The corrections made to the plat of "CHIMNEY HEIGHTS" recorded under Instrument No. 79-54140, are to bring the cul-de-sac setback frontages into compliance with the "D-3" zoning.

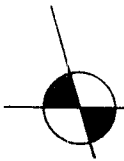
WITNESS my hand and Registered Land Surveyors Seal this 14 th day of December 1979.

*John W. Whitlock*  
John W. Whitlock L.S. S0163



JAN 16 1980  
*Mary Gilman*

TITLE SURVEYOR'S CORRECTION  
**CHIMNEY HEIGHTS**  
DRAWN BY: *NRM*  
CHECKED: *(W)*  
APPROVED: *(W)*



**Whitlock Surveying**  
80 03175  
INDIANAPOLIS, INDIANA

DATE 12-13-79  
JOB NO. 79-43  
SCALE 1"=50'  
SHEET NO.