

CLERMONT HEIGHTS, SECTION 9

CERTIFICATION AND DESCRIPTION OF CLERMONT HEIGHTS, SECTION NINE

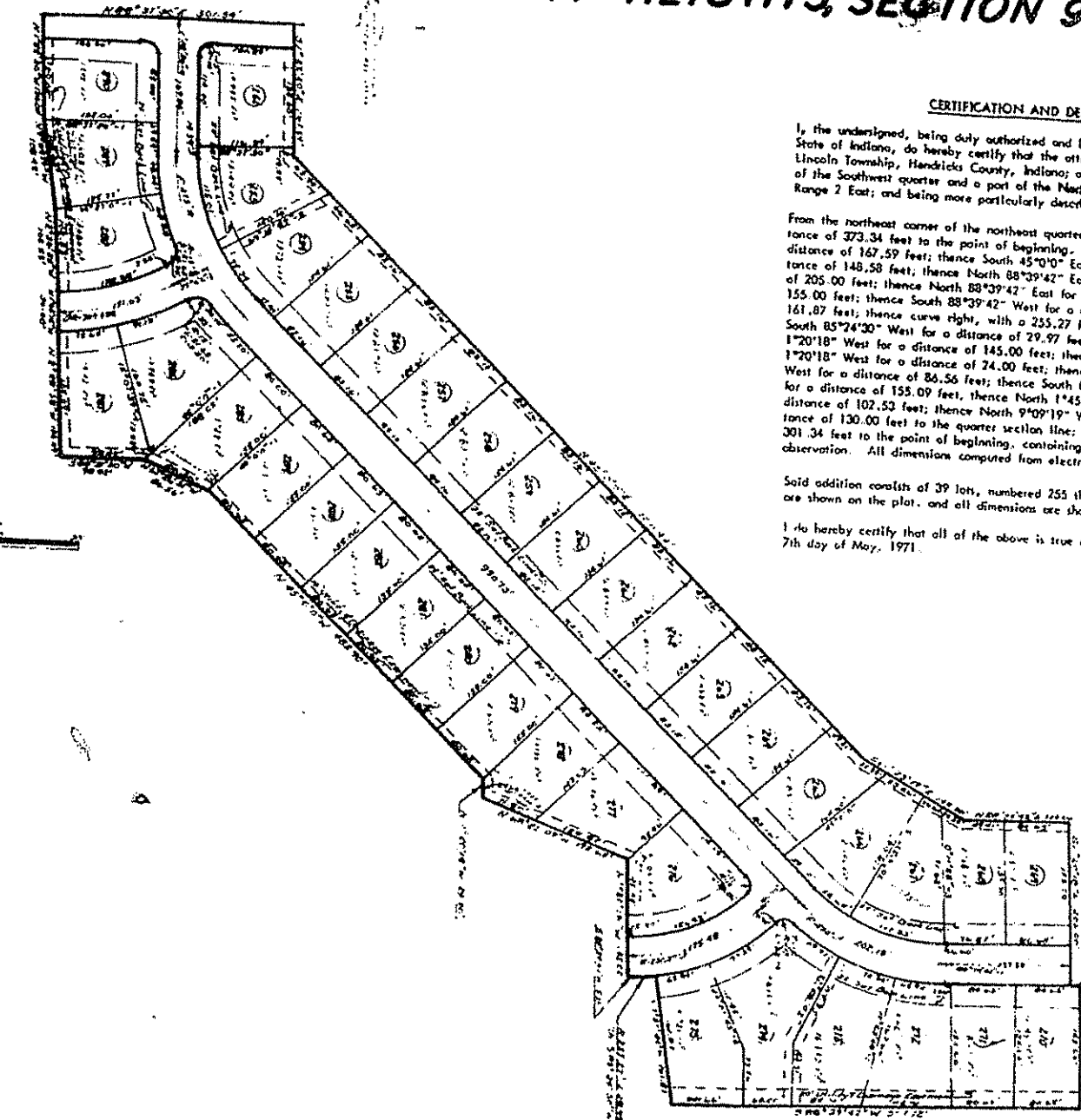
I, the undersigned, being duly authorized and licensed as a Registered Professional Engineer and Land Surveyor, within the State of Indiana, do hereby certify that the attached plat and survey of Clermont Heights, Section Nine, is situated in the Lincoln Township, Hendricks County, Indiana; and is a true representation of a subdivision of a part of the Northwest quarter of the Southwest quarter and a part of the Northwest quarter of the Southwest quarter of Section 17, Township 16 North, Range 2 East; and being more particularly described, as follows, to-wit:

From the northeast corner of the northeast quarter of the southwest quarter, proceed thence South $88^{\circ}37'30''$ West for a distance of 373.34 feet to the point of beginning. From said point of beginning, proceed thence South $1^{\circ}22'30''$ East for a distance of 167.59 feet; thence South $45^{\circ}0'0''$ East for a distance of 1011.42 feet; thence South $61^{\circ}23'19''$ East for a distance of 148.58 feet; thence North $88^{\circ}39'42''$ East for a distance of 130.06 feet; thence South $01^{\circ}20'18''$ East for a distance of 205.00 feet; thence North $88^{\circ}39'42''$ East for a distance of 10.84 feet; thence South $01^{\circ}20'18''$ East for a distance of 155.00 feet; thence South $88^{\circ}39'42''$ West for a distance of 10.84 feet; thence South $01^{\circ}20'18''$ East for a distance of 161.87 feet; thence curve right, with a 255.27 foot radius curve for a distance of 507.12 feet; thence North $07^{\circ}50'44''$ West for a distance of South $85^{\circ}24'30''$ West for a distance of 29.97 feet; thence North $88^{\circ}39'42''$ West for a distance of 28.99 feet (the chord of which bears $1^{\circ}20'18''$ West for a distance of 145.00 feet); thence North $68^{\circ}25'09''$ West for a distance of 5.35 feet; thence North $1^{\circ}20'18''$ West for a distance of 74.00 feet; thence North $45^{\circ}0'0''$ West for a distance of 192.65 feet; thence North West for a distance of 86.56 feet; thence South $88^{\circ}37'30''$ West for a distance of 483.90 feet; thence North $67^{\circ}26'51''$ for a distance of 155.09 feet; thence South $88^{\circ}37'30''$ West for a distance of 98.42 feet; thence North $2^{\circ}28'38''$ West distance of 102.53 feet; thence North $1^{\circ}45'15''$ West for a distance of 50.00 feet; thence North $2^{\circ}36'25''$ West for a distance of 130.00 feet to the quarter section line; thence North $88^{\circ}37'30''$ East, with said quarter section, for a distance of 301.34 feet to the point of beginning, containing 14.6555 Acres, more or less, all bearings being calculated from solar observation. All dimensions computed from electronic measurements.

Said addition consists of 39 lots, numbered 255 through 290. The locations and dimensions of the lots, streets, and easements are shown on the plat, and all dimensions are shown in feet and decimal parts thereof.

I do hereby certify that all of the above is true and correct and in witness thereof, do hereby set my Hand and Seal, this 7th day of May, 1971.

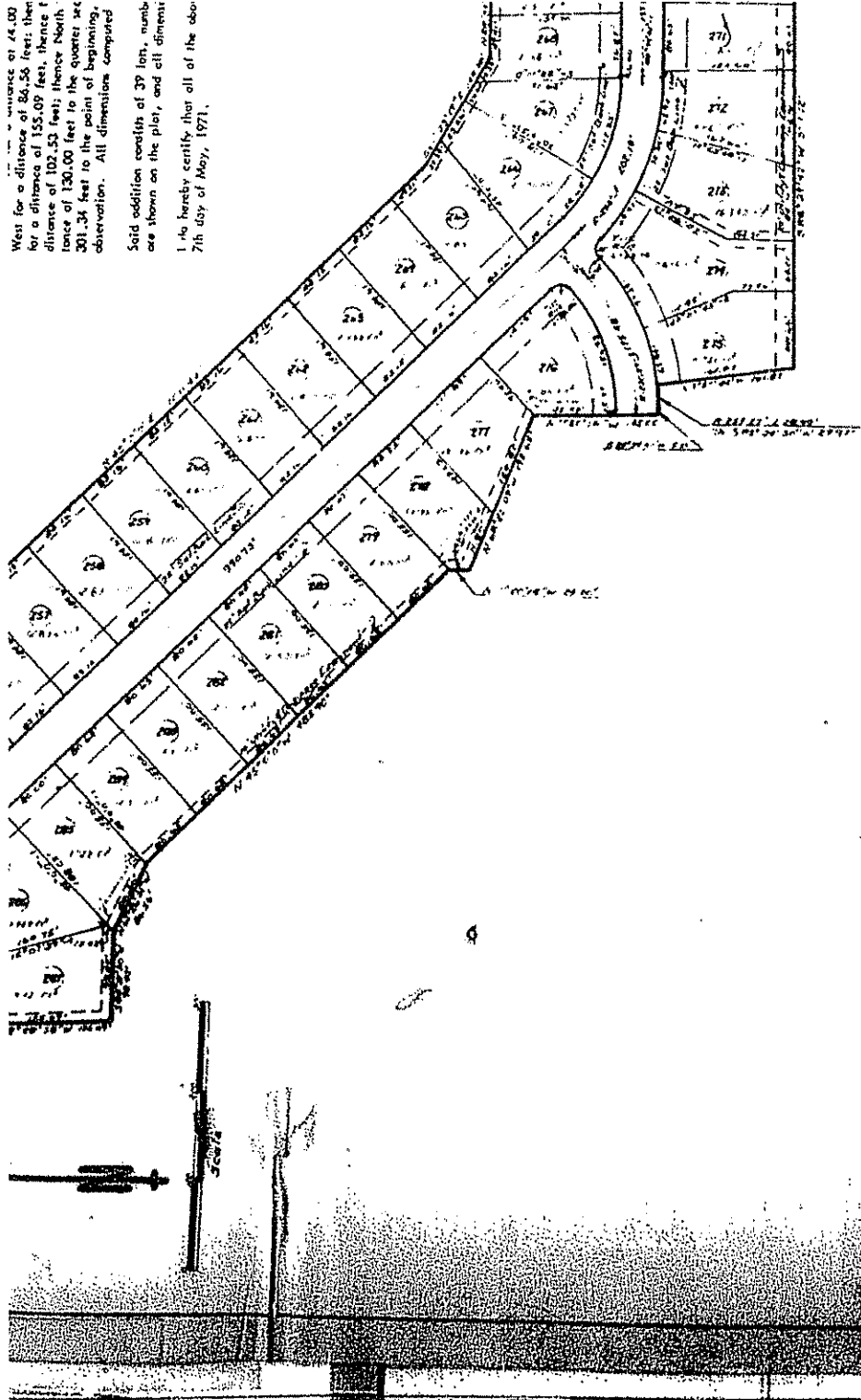
Carl M. Anderson, P.E., L.S.
Reg. Land Surveyor 19801
State of Indiana



DEDICATION OF CLERMONT HEIGHTS, SECTION NINE

I, the undersigned, M & H Hayes, Inc., by Loren C. Mann, President, owners of the real estate shown and described on this plat herein, do hereby dedicate the same to the public.

PROTECTIVE COVENANTS, CLERMONT HEIGHTS, SECTION NINE



West for a distance of 74.00 feet to a distance of 86.56 feet; then for a distance of 155.09 feet; thence a distance of 102.53 feet; thence North a distance of 130.00 feet to the quarter section 301.34 feet to the point of beginning; observation. All dimensions computed.

Said addition results of 39 lots, numbers shown on the plat, and all dimensions are shown on the plat, and all dimensions hereby certify that all of the above 7th day of May, 1971.

DEDICATION OF CLERMONT HEIGHTS, SECTION NINE

We, the undersigned, M & H Homes, Inc., by Loren C. Mann, President, owners of the real estate shown and described on the plat hereon, do hereby certify that we have laid off, plotted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the hereon plat.

Said subdivision shall be known and designated as Clermont Heights, Section 9, being located in Lincoln Township, Hendricks County, Indiana; and all streets not heretofore dedicated, are hereby dedicated to the public.

The lots, strips of ground, shown on the hereon plat, marked "Utility Easement", reserved for the use of public utilities for the installation of water and sewer mains, their appurtenances, poles, duct lines and wires, subject to, at all times, the proper authorities and to the easement therein reserved. There are also strips of ground marked "Drainage Easement" reserved as drainage areas and ditches, and said ditches are to be maintained to, any owner, to the satisfaction shown on the plat, in file with the Hendricks County Plan Commission. No drainage easement may be constructed in any manner to affect the flow of water along said easement. All easements shown on "Utilities Easements" also are drainage easements and subject to all drainage easement restrictions.

No easement nor any other structure, is to be erected or maintained upon any easement shown upon the hereon plat, the owners of the lots shall take their titles subject to the rights of the above easements.

The attached protective covenants are to run with the land; and shall be binding upon all parties and all persons claiming under them until June 1, 1990, or which time said covenants shall be automatically amended for successive periods of 10 years, unless changed by a majority of the then owners of the building sites covered by these covenants, in whole or in part. The provisions of any one of the above covenants, by judgment or by court order, shall in no way affect any of the other covenants which shall remain in full force and effect.

The right to enforce these provisions, by injunction, together with the right to cause removal by due process of law, of any structure or part thereof, erected or permitted to remain in violation thereof; and the right to have said drainage ditches maintained to their original condition, is hereby dedicated to the public, and reserved to the several owners of the several lots in the subdivision and to their heirs and assigns.

Witness our Hand and Seal, this 21st day of May, 1971.

M & H Homes, Inc., by Loren C. Mann, President

State of Indiana }
County of Hendricks } SS:

Before me, the undersigned Notary Public, in and for the County, and State, personally appeared and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purpose herein expressed:

Witness my Hand and Notarial seal, this _____ day of _____, 1971.

My commission expires _____

Notary Public

ANDERSON & ASSOCIATES, ENG	
PROJECT-CLERMONT HEIGHTS SE	
Title- Plat	
SCALE Horizontal 1" = 100' Vertical	Date Drawn Revision 1 Revision 2
Certified by _____	

PROTECTIVE C
LAND USE AND BUILDING TYPE -
No lot shall be used except for residential purpose on any lot other than one single family dwelling two cars.

DWELLING SIZE AND OCCUPANCY -
The ground floor area of the main structure, excluding the porch, shall not exceed 2,500 square feet. All dwellings must be fully finished.

EXTERIOR WALLS FOR ADDITIONS TO ANY LOT
No addition to any house within this subdivision shall be constructed on the exterior walls on the rest of the building.

BUILDING LOCATIONS -
No building shall be located on any lot nearer a side-back line shown on the plat. No building or side yard shall be permitted on a detached garage and unenclosed open porches may project over a sidewalk.

UTILITIES -
All utility lines shall be installed in the street or in a trench in the street. All utility lines shall be installed in the street or in a trench in the street. All utility lines shall be installed in the street or in a trench in the street.

NUISANCES -
No noxious or offensive activity shall be carried on any house or a nuisance to the neighborhood.

SIGNS -
No sign of any kind shall be displayed to the public advertising the property for sale or for rent, or for any other purpose, on any lot other than one single family dwelling two cars.

LIVESTOCK AND POULTRY -
No animals, livestock, or poultry of any kind shall be kept, provided that they are household pets may be kept.

GARBAGE AND REFUSE DISPOSAL -
No lot shall be used or maintained in a sanitary or unsanitary condition.

SIGHT DISTANCE AT INTERSECTIONS -
No fence, wall, hedge or shrub planting which shall be placed or permitted to remain on any lot line connecting them at points 25 feet from the intersection of a street property line with the edge of a street shall be placed or permitted to remain within such distances of such intersections unless it such sight lines.

FENCES AND SCREEN PLANTINGS -
No screen planting or fence above a height of 6 feet shall be placed or permitted to remain on any lot line.

Under authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana, and amendments thereto, and ordinances adopted by the Board of Trustees of the County of Hendricks, as follows:

Approved by the Hendricks County Plan Commission, at a meeting held on _____, 1971.

Received for record this 21st day of May, 1971, at _____, Indiana, at _____ o'clock _____ and _____

Notary Public

Recorder, Hendricks County, Indiana

Witness my Hand and Notarial seal, this 21st day of May, 1971, at _____, Indiana, at _____ o'clock _____ and _____

Witness my Hand and Notarial seal, this 21st day of May, 1971, at _____, Indiana, at _____ o'clock _____ and _____