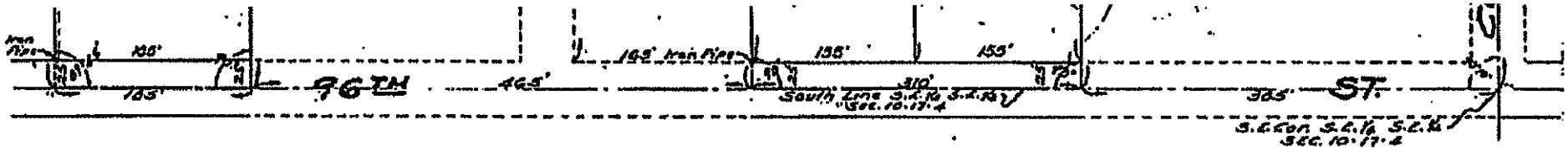


Hamilton Hills

I the undersigned, hereby certify that this plat is true and correct representing a survey, made by me, of land in Hamilton County, State of Indiana, being part of the Southeast Quarter of the Southeast Quarter of Section 10, Township 17 North, Range 4 East, being more particularly described as follows:- Beginning at a point in the East line of the Southeast ¼ of the Southeast ¼ of Section 10-17-4 said point being 260' feet North of the Southeast corner thereof, thence deflecting 90°10' to the left in a Westward direction a distance of 222.60' feet, thence deflecting 90°0' to the right in a Northward direction a distance of 50' feet, thence deflecting 90°0' to the left in a Westward direction a distance of 160' feet, thence deflecting 90°0' to the left in a Southward direction a distance of 310' feet to a point in the South line of aforesaid ¼-¼ Section, said point being 385' feet West of the Southeast corner thereof, thence West in and along said South line thereof a distance of 310' feet, thence deflecting 90°0' to the right in a Northward direction a distance of 330 feet, thence deflecting 54°02' to the left in a Northwesterly direction a distance of 44.40' feet, thence deflecting 63°36' to the left in a Southwesterly direction a distance of 200' feet, thence deflecting 116°24' to the right in a Northward direction a distance of 65' feet, thence deflecting 77°40' to the left in a Northwesterly direction a distance of 281.47' feet, thence deflecting 120°20' to the left in a Southward direction a distance of 394.50' to a point in the South line of the Southeast ¼ of the Southeast ¼ of Section 10-17-4, said point being 1160' feet West of the Southeast corner thereof, thence West in and along said south line thereof a distance of 185' feet, thence deflecting 90°15' to the right in a Northward direction a distance of 909' feet, thence deflecting 94°53' to the right in a Southeasterly direction a distance of 281.75' feet, thence deflecting 88°22' to the left in a Northeasterly direction a distance of 275.06' feet, thence deflecting 96°05' to the right in a Southeasterly direction a distance of 354.3' feet, thence deflecting 2°05' to the right in a Southeasterly direction a distance of 207' feet, thence deflecting 4°29' to the right in a Southeasterly direction a distance of 140' feet, thence deflecting 76°00' to the right in a Southeasterly direction a distance of 127' feet, thence deflecting 26°43' to the left in a Southeasterly direction a distance of 91.6' feet, thence deflecting 31°33' to the left in a Southeasterly direction 122' feet, thence deflecting 91°1' to the left in a Southeasterly direction 217.36' feet to a point in the East Line of the aforesaid Southeast ¼-¼ Section, thence South in and along said East Line thereof a distance of 379.13' feet to the place of beginning, containing in all 22.3 acres more or less, subject however to all legal highways or rights of way.

This Addition consists of 15 lots, numbered from 1 to 15 both inclusive, and streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof. Corners have been marked with Iron Pipes as indicated on this plat.

Witness my signature this 26th day of July 1946.

Herbert Chamberlin

REGISTERED ENGINEER #1856 - INDIANA.

CONTINUED - PLAT OF HAMILTON HILLS ADDITION

The undersigned, John W. Speicher and Nita M. Speicher, owners of the above described Real Estate, hereby certify that that they do hereby lay off, plat and subdivide the same in accordance with this plat and certificate. This subdivision shall be known and designated as HAMILTON HILLS.

The roadways not heretofore dedicated are hereby dedicated to public use.

There are strips of ground five(5) feet in width as shown on this plat, which are hereby reserved for use of Public Utilities for installation and maintenance of poles, mains, lines, wires and ducts, 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 the owners of other lots in this Addition for ingress and egress in, along, across and through the several strips so reserved.

All lots in this Addition shall be known and designated as Residential Lots and not over one(1) single family house with accessory private garage or garages, for not more than three cars each, shall be erected or maintained on any lot in this Addition. Servant rooms may be constructed above or in connection with such structures or garages without violation of this covenant.

No dwelling having a ground floor area of the main structure, exclusive of one story open porches and garages, of less than Nine hundred sixty (960) square feet shall be permitted on any lot in this Addition.

Building lines as shown on this plat in feet back from the street property lines are hereby established, between which lines 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. No structure of any kind shall be erected or maintained within Ten(10) feet of any lot line in this Addition.

No noxious or offensive practice, trade or activity shall be carried on upon any lot herein nor shall anything be done herein which is or shall become an annoyance or nuisance to the neighborhood at large.

No trailer, tent, shack, garage, barn or other accessory building, created or maintained on any lot in this Addition, shall be used for residential purposes, excepting as heretofore stated with reference to servants domiciled in rooms contiguous and in connection with the garage appurtenant to a residence.

No person or persons of any race other than the pure white race shall own, use, lease or occupy any lot or structure in this Addition, excepting that this covenant shall not prevent occupancy by a domestic servant or servants not of the pure white race domiciled with a white owner or tenant.

Private water supply and/or sewage disposal systems may be located, constructed and maintained to serve any building lot in this Addition, providing they meet with the approval of the Indiana State Board of Health. No Septic Tank or Absorption Field shall be located or constructed except as recommended and approved by said Health Authority, nor shall any other method of sewage disposal be installed or employed in this Addition.

The right to enforce the foregoing covenants and provisions by injunction together with the right to cause the removal by due process of law of any structure or water or sanitary provision erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of lots in this Addition, their heirs and assigns, who shall be entitled to such relief, with attorney's fees, without being required to show any damage of any kind to any such owner or owners, by or through any such violation or attempted violation. Invalidation of any of such covenants by judgment or court order shall in no wise invalidate any other such covenants which shall remain in full force and effect. All the above restrictions, provisions and covenants shall be considered real covenants and shall bind each lot in whomsoever's hands it may come, and shall run with the land.

The foregoing restrictions, covenants and provisions shall remain in full force and effect until August 1st 1966.

Witness our signatures this 30th day of July 1946.

John W. Speicher Nita M. Speicher

County of Marion } ss
State of Indiana }

County of Marion } ss
State of Indiana }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John W. Speicher and Mela M. Speicher and each separately and severally acknowledged the execution of the foregoing instrument as his and her voluntary act and deed for the use and purposes therein expressed and affixed their signatures thereto.

Witness my signature and Notarial Seal this 30 day of July 1946.

My Commission expires Feb. 4 - 1947

Notary Public

The above is a true copy recorded November 1, 1948. Carrie H. Roberts, R. H. C.

9845

TETER -to- NEWCOMER

THIS INDENTURE WITNESSETH, That Mary Teter and Beecher Teter, her husband, of Hamilton County, in the State of Indiana, CONVEY AND WARRANT to Effie Newcomer of Hamilton County, in the State of Indiana, for and in consideration of One (1) DOLLARS, the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Hamilton County, in the State of Indiana, to wit:

Part of out Lot 3 in Egbert Higbee's second addition to the town of Millwood, now Sheridan, Indiana; bounded as follows: Beginning 8 rods West of the Northeast corner of said out Lot 3, and run South 8 rods, West 4 rods, North 8 rods, East 4 rods to the place of beginning.

This deed is made for the purpose of perfecting title to the real estate.

IN WITNESS WHEREOF, The said Mary Teter and Beecher Teter, her husband have hereunto set their hands and seals, this 1st day of November, A. D., 1948.

Mary Teter (Seal)
Beecher Teter (Seal)

STATE OF INDIANA, Hamilton COUNTY, ss:

Before me, the undersigned, a Notary Public, in and for said County and State, this 1st day of November, A. D., 1948, personally appeared the within named Mary Teter and Beecher Teter, her husband, Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned

Beecher Teter (Seal)

STATE OF INDIANA, Hamilton COUNTY, ss:
Before me, the undersigned, a Notary Public, in and for said County and State, this 1st day of November, A. D., 1948, personally appeared the within named Mary Teter and Beecher Teter, her husband, Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.
My Commission expires 1/1/51. Roland Griffin Notary Public.
The above is a true copy recorded November 3, 1948. Carrie H. Roberts, R. H. C.

NOTARY PUBLIC

##

9846 NEWCOMER -to- TETER

THIS INDENTURE WITNESSETH, That Effie Newcomer, over the age of 21 years, and unmarried, of Hamilton County, in the State of Indiana, CONVEY AND WARRANT to Mary Teter and Beecher Teter, her husband, of Hamilton County, in the State of Indiana, for and in consideration of One (1) DOLLARS, the receipt whereof is hereby acknowledged, the following described REAL ESTATE, in Hamilton County, in the State of Indiana, to wit:

Part of out Lot 3 in Egbert Higbee's second addition to the town of Millwood, now Sheridan, Indiana, bounded as follows: Beginning 8 rods West of the Northeast corner of said out Lot 3, and run South 8 rods, West 4 rods, North 8 rods, and East 4 rods to the place of beginning.

This deed is made for the purpose of perfecting title to the real estate.

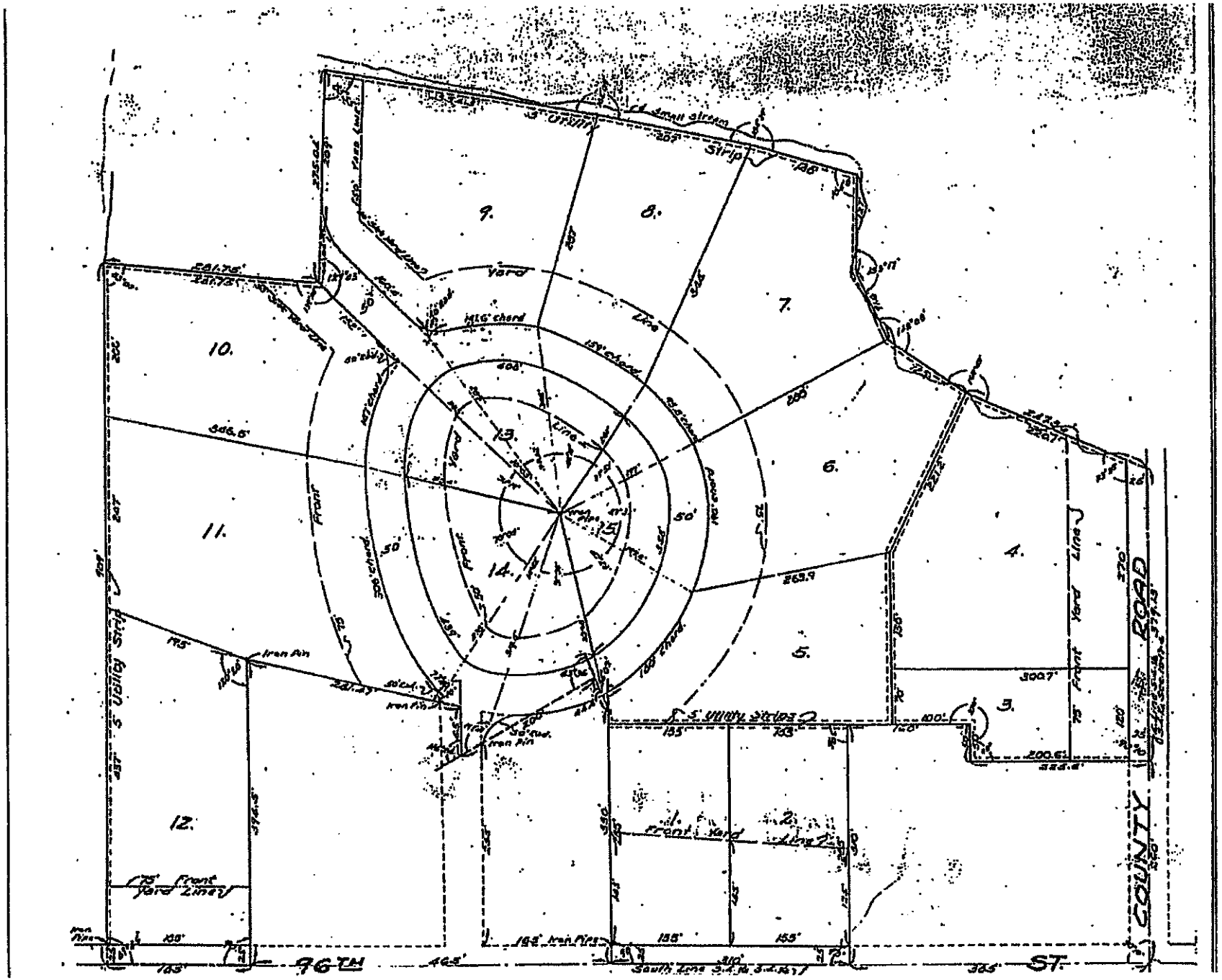
IN WITNESS WHEREOF, The said Effie Newcomer, over the age of 21 years and unmarried, has hereunto set her hand and seal this 1st day of November A. D., 1948.

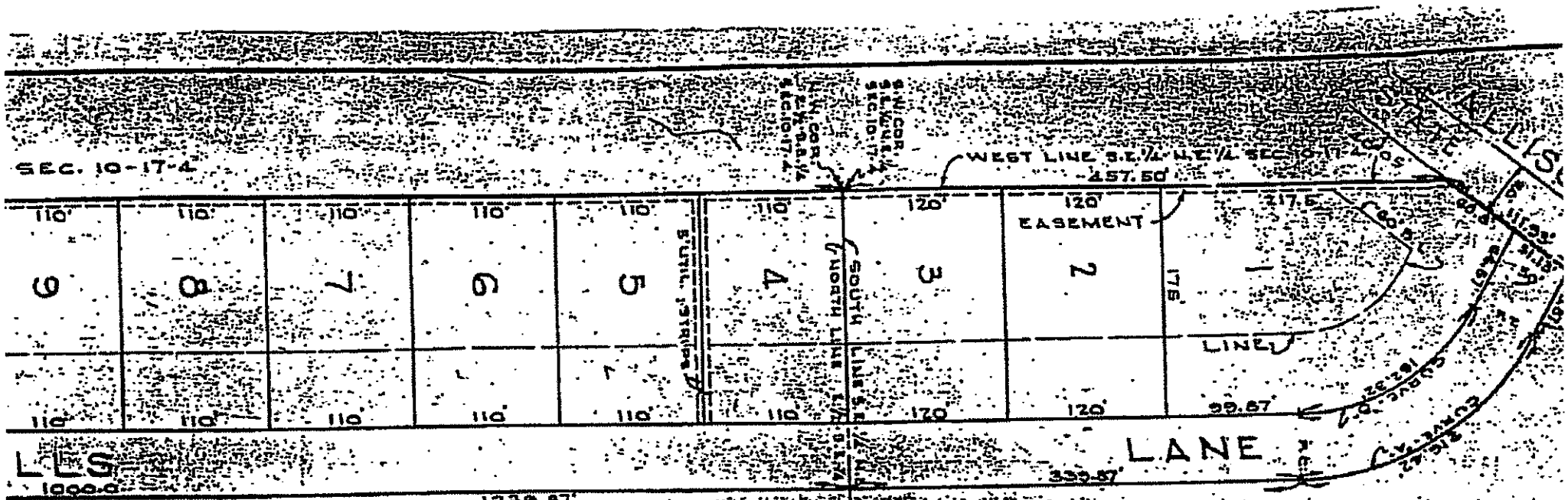
Effie Newcomer (Seal)

STATE OF INDIANA, Hamilton COUNTY, ss:
Before me, the undersigned, a Notary Public, in and for said County and State, this 1st day of November A. D., 1948, personally appeared the within named Effie Newcomer, over the age of 21 years and unmarried, Grantor in the above conveyance, and acknowledged the execution of the same to be her voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.
My Commission expires 1/1/51. Roland Griffin Notary Public.

NOTARY


96TH ST.
COUNTY ROAD
Valley Street
Small stream
Strip
Front Yard Line
Iron Pin
Front Yard Line
Front Yard Line
Front Yard Line



UNDER AUTHORITY PROVIDED BY CHAPTER 47 ACTS OF THE GENERAL ASSEMBLY OF INDIANA OF 1951 THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, INDIANA, AT A MEETING HELD

Nov 4 1957

BOARD OF COUNTY COMMISSIONERS

UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1
THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND AL
THERETO, AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY
THE COUNTY OF HAMILTON, INDIANA, THIS PLAT WAS GIVE
THE COUNTY OF HAMILTON AS FOLLOWS:

O. Y. Hinkle (PRE

Merrill D. Vaughan (SEC

APPROVED BY COUNTY PLAN COMMISSION AT A MEETING HEL

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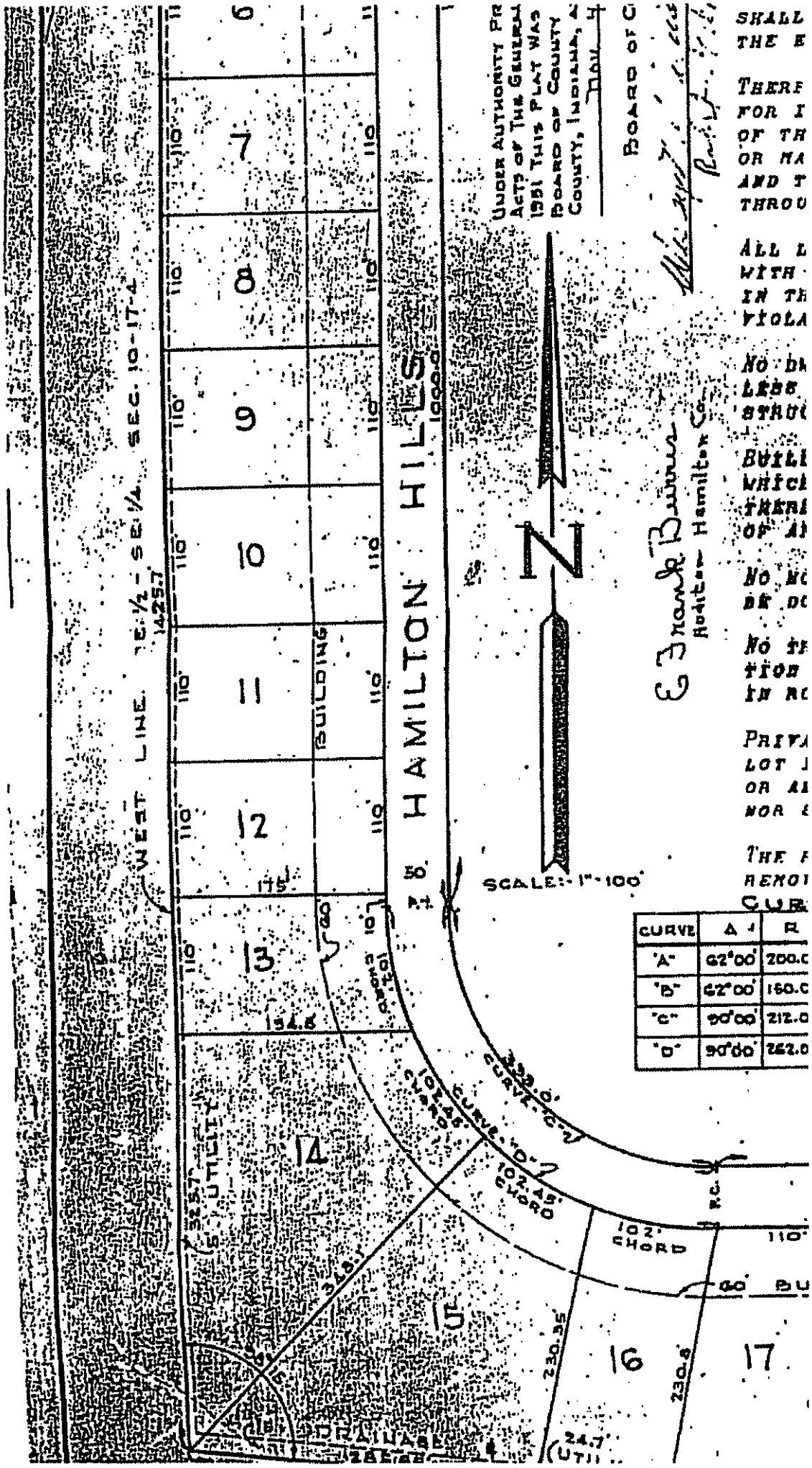
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1951 THIS PLAT WAS
BOARD OF COUNTY
COUNTY, INDIANA,
BOARD OF C
E. Frank Burns
Auditor Hamilton Co.
SEC. 10-17-4
WEST LINE SE 1/4 - SE 1/4
1425.7
HAMILTON HILLS
1000.0
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CURVE "D"
102.45' CHORD
102' CHORD
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230.8
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"B"
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"C"
90°00'
212.0
"D"
90°00'
262.0

NORTH EAST QUARTER SECTION; THENCE SOUTH ALONG SAI
ALL 13.85Ac. MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND/OR R

THIS SUBDIVISION CONSISTS OF 19 LOTS, NUMBERED FROM 1 TO 19. B
SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN ON THIS PL

WITNESS MY SIGNATURE THIS 22 DAY OF MARCH, 1957.

ROBERT SCHRAGE
REGISTERED SUR
STATE OF INDIA

THE UNDERSIGNED, JOHN W. SPEICHER AND HETA M. SPEICHER, HUSBAN
ESTATE, HEREBY CERTIFY THAT THEYDO HEREBY LAY OFF, PLAT AND S
CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED A

THE STREETS SHOWN ON THIS PLAT, IF NOT HERETOFORE DEDICATED, A
SHALL BE GRADED AND CONSTRUCTED TO THE SPECIFICATIONS SET UP B
THE EXPENSE OF THE DEVELOPERS OF THIS SUBDIVISION.

THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THIS PLAT, WH
FOR INSTALLATION AND MAINTENANCE OF POLES, MAINS, LINES, WIRES
OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RESER
OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS SHALL TAKE THEIR
AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS ADDITION
THROUGH THE SEVERAL STRIPS SO RESERVED.

ALL LOTS IN THIS ADDITION SHALL BE KNOWN AND DESIGNATED AS RES
WITH ACCESSORY, PRIVATE GARAGE OR GARAGES, FOR NOT MORE THAN 3
IN THIS ADDITION. SERVANT ROOMS MAY BE CONSTRUCTED ABOVE OR I
VIOLATION OF THIS COVENANT.

NO DWELLING HAVING A GROUND FLOOR AREA OF THE MAIN STRUCTURE,
LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTUR
STRUCTURE, SHALL BE PERMITTED ON ANY LOT IN THIS ADDITION.

BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE ST
WHICH LINES AND THE STREET PROPERTY LINE THERE SHALL BE ERECTE
THEREOF OTHER THAN A ONE STORY OPEN PORCH. NO STRUCTURE OF A
OF ANY LOT LINE IN THIS ADDITION.

NO NOXIOUS OR OFFENSIVE PRACTICES, TRADE OR ACTIVITY SHALL BE
BE DONE HEREIN WHICH IS OR SHALL BECOME AN ANNOYANCE OR A NUI

NO TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER ACCESSORY BUIL
TION SHALL BE USED FOR RESIDENTIAL PURPOSES, EXCEPTING AS HER
IN ROOMS CONTIGUOUS AND IN CONNECTION WITH THE GARAGE APPURTE

PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEMS MAY BE LO
LOT IN THIS ADDITION, PROVIDING THEY MEET WITH THE APPROVAL O
OR ABSORPTION FIELD SHALL BE LOCATED OR CONSTRUCTED EXCEPT AS
NOR SHALL ANY OTHER METHOD OF SEWAGE DISPOSAL BE INSTALLED OR

THE RIGHT TO ENFORCE THE FOREGOING COVENANTS AND PROVISIONS,
REMOVAL BY DUE PROCESS OF LAW OF ANY STRUCTURE OR WATER OR SA
HEREOF, IS HEREBY DEDICATED
LOTS IN THIS ADDITION, THEIR
RELIEF, WITH ATTORNEYS FEES,
KIND TO ANY SUCH OWNERS OR O
VIOLATION. INVALIDATION OF
SHALL IN NO WISE INVALIDATE

CURVE DATA

CURVE	Δ	R	T.	L	CH.	D
"A"	62°00'	200.00'	120.17'	216.42'	206.00'	28.648°
"B"	62°00'	160.00'	96.15'	162.52'	154.51'	35.197°
"C"	90°00'	212.00'	212.00'	333.00'	299.81'	27.026°

Addition Hamilton Co.

MARCH 1971

Robert Scherschel

ROBERT SCHERSCHEL
REGISTERED SURVEYOR NO. 3907
STATE OF INDIANA

No. 3907

HERBERT SPEICHER, HUSBAND AND WIFE, OWNERS OF THE ABOVE DESCRIBED REAL
FREEVILLE, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND
DESIGNATED AS HAMILTON HILLS, THIRD SECTION.

HEREINBEFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE, AND ALL STREETS
DEDICATIONS SET UP BY THE HAMILTON COUNTY ROAD COMMISSIONERS, BY AND AT
SUBDIVISION.

ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES
LINES, LINES, WIRES AND DUCTS, SUBJECT AT ALL TIMES TO THE AUTHORITY
EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERECTED
SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES
IN THIS ADDITION, FOR INGRESS AND EGRESS, IN, ALONG, ACROSS AND

DESIGNATED AS RESIDENTIAL LOTS AND NOT OVER ONE SINGLE FAMILY DWELLING
FOR NOT MORE THAN 3 CARS EACH, SHALL BE ERECTED OR MAINTAINED ON ANY LOT
CONSTRUCTED ABOVE OR IN CONNECTION WITH SUCH STRUCTURES OR GARAGES WITHOUT

MAIN STRUCTURE, EXCLUSIVE OF 1 STORY OPEN PORCHES AND GARAGES, OF
ONE STORY STRUCTURE, OR 1000 SQUARE FEET IN THE CASE OF A HIGHER
THIS ADDITION.

BACK FROM THE STREET PROPERTY LINES ARE HEREBY ESTABLISHED, BETWEEN
SHALL BE ERECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART
NO STRUCTURE OF ANY KIND SHALL BE ERECTED OR MAINTAINED WITHIN 10 FEET

ACTIVITY SHALL BE CARRIED ON UPON ANY LOT HEREIN NOR SHALL ANYTHING
NUISANCE OR A NUISANCE TO THE NEIGHBORHOOD AT LARGE.

OTHER ACCESSORY BUILDING, CREATED OR MAINTAINED ON ANY LOT IN THIS ADDI-
EXCEPTING AS HEREINBEFORE STATED WITH REFERENCE TO SERVANTS DOMICILED

MAIN STRUCTURE, EXCLUSIVE OF 1 STORY OPEN PORCHES AND GARAGES, OF
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OTHER ACCESSORY BUILDING, CREATED OR MAINTAINED ON ANY LOT IN THIS ADDI-
EXCEPTING AS HERETOFORE STATED WITH REFERENCE TO SERVANTS DOMICILED
THE GARAGE APPURTENANT TO A RESIDENCE.

SYSTEMS MAY BE LOCATED, CONSTRUCTED AND MAINTAINED TO SERVE ANY BUILDING
WITH THE APPROVAL OF THE INDIANA STATE BOARD OF HEALTH. NO SEPTIC TANK
CONSTRUCTED EXCEPT AS RECOMMENDED AND APPROVED BY SAID HEALTH AUTHORITY,
SHALL BE INSTALLED OR EMPLOYED IN THIS ADDITION.

ANTS AND PROVISIONS, BY INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE
STRUCTURE OR WATER OR SANITARY PROVISION ERECTED OR MAINTAINED IN VIOLATION
IS HEREBY DEDICATED TO THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF
THIS ADDITION, THEIR HEIRS AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH
WITH ATTORNEYS FEES, WITHOUT BEING REQUIRED TO SHOW ANY DAMAGE OF ANY
ANY SUCH OWNERS OR OWNERS BY OR THROUGH ANY SUCH VIOLATION OR ATTEMPTED
ON. INVALIDATION OF ANY OF SUCH COVENANTS BY JUDGEMENT OR COURT ORDER
NO WISE INVALIDATE ANY OTHER SUCH COVENANTS WHICH SHALL REMAIN IN FULL
EFFECT. ALL THE ABOVE RESTRICTIONS, PROVISIONS AND COVENANTS SHALL BE
REAL COVENANTS AND SHALL BIND EACH LOT IN WHOMSOEVERS HANDS IT MAY COME,
RUN WITH THE LAND.

RESTRICTIONS, COVENANTS AND PROVISIONS SHALL REMAIN IN FULL FORCE
UNTIL AUGUST 1ST, 1980.

OUR SIGNATURES THIS 28th DAY OF March 1957.

THE UNDERSIGNED, JOHN W. SPRICHER AND META H. SPRICHER, HUSB. ESTATE, HEREBY CERTIFY THAT THEYDO HEREBY LAY OFF, PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED

THE STREETS SHOWN ON THIS PLAT, IF NOT HERETOFORE DEDICATED, SHALL BE GRADED AND CONSTRUCTED TO THE SPECIFICATIONS SET UP THE EXPENSE OF THE DEVELOPERS OF THIS SUBDIVISION.

THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THIS PLAT, FOR INSTALLATION AND MAINTENANCE OF POLES, MAINS, LINES, WIR OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RES OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS SHALL TAKE THE AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS ADDITI THROUGH THE SEVERAL STRIPS SO RESERVED.

ALL LOTS IN THIS ADDITION SHALL BE KNOWN AND DESIGNATED AS R WITH ACCESSORY, PRIVATE GARAGE OR GARAGES, FOR NOT MORE THAN IN THIS ADDITION. SERVANT ROOMS MAY BE CONSTRUCTED ABOVE OR VIOLATION OF THIS COVENANT.

NO DWELLING HAVING A GROUND FLOOR AREA OF THE MAIN STRUCTURE LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCT STRUCTURE, SHALL BE PERMITTED ON ANY LOT IN THIS ADDITION.

BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE S WHICH LINES AND THE STREET PROPERTY LINE THERE SHALL BE EREC THEREOF OTHER THAN A ONE STORY OPEN PORCH. NO STRUCTURE OF OF ANY LOT LINE IN THIS ADDITION.

NO NOXIOUS OR OFFENSIVE PRACTICES, TRADE OR ACTIVITY SHALL B BE DONE HEREIN WHICH IS OR SHALL BECOME AN ANNOYANCE OR A NU

NO TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER ACCESSORY BUI TION SHALL BE USED FOR RESIDENTIAL PURPOSES, EXCEPTING AS HE IN ROOMS CONTIGUOUS AND IN CONNECTION WITH THE GARAGE APPURT

PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEMS MAY BE L LOT IN THIS ADDITION, PROVIDING THEY MEET WITH THE APPROVAL OR ABSORPTION FIELD SHALL BE LOCATED OR CONSTRUCTED EXCEPT A NOR SHALL ANY OTHER METHOD OF SEWAGE DISPOSAL BE INSTALLED O

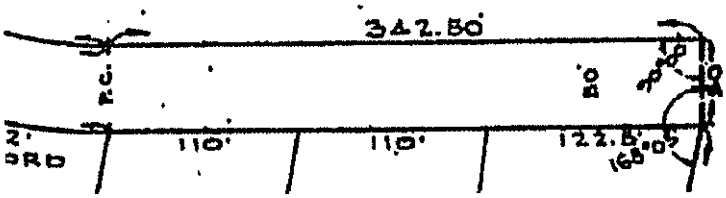
THE RIGHT TO ENFORCE THE FOREGOING COVENANTS AND PROVISIONS, REMOVAL BY DUE PROCESS OF LAW OF ANY STRUCTURE OR WATER OR S HEREOF, IS HEREBY DEDICATED LOTS IN THIS ADDITION, THEI RELIEF, WITH ATTORNEYS FEES KIND TO ANY SUCH OWNERS OR VIOLATION. INVALIDATION OF SHALL IN NO WISE INVALIDATE FORCE AND EFFECT. ALL THE CONSIDERED REAL COVENANTS A AND SHALL RUN WITH THE LAND

THE FOREGOING RESTRICTIONS, AND EFFECT UNTIL AUGUST 1ST

WITNESS OUR SIGNATURES THIS

CURVE DATA.

CURVE	Δ	R	T.	L	CH.	D
"A"	62°00'	200.00'	120.17'	216.42'	206.00'	28.648°
"B"	62°00'	150.00'	90.13'	162.32'	154.51'	38.197°
"C"	90°00'	212.00'	212.00'	333.00'	299.81'	27.026°
"D"	90°00'	262.00'	262.00'	411.85'	370.52'	21.848°



AND META M. SPEICHER, HUSBAND AND WIFE, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY LAID OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND SUBDIVISION AND DESIGNATED AS HAMILTON HILLS, THIRD SECTION.

STREETS HEREBEFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE, AND ALL STREETS IN ACCORDANCE WITH THE SPECIFICATIONS SET UP BY THE HAMILTON COUNTY ROAD COMMISSIONERS, BY AND AT THIS SUBDIVISION.

EASEMENTS SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES FOR POLES, MAINS, LINES, WIRES AND DUCTS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE ELEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERECTED OWNERS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES OTHER USE IN THIS ADDITION, FOR INGRESS AND EGRESS, IN, ALONG, ACROSS AND

KNOWN AND DESIGNATED AS RESIDENTIAL LOTS AND NOT OVER ONE SINGLE FAMILY DWELLING GARAGES FOR NOT MORE THAN 3 CARS EACH, SHALL BE ERECTED OR MAINTAINED ON ANY LOT BE CONSTRUCTED ABOVE OR IN CONNECTION WITH SUCH STRUCTURES OR GARAGES WITHOUT

OF THE MAIN STRUCTURE, EXCLUSIVE OF 1 STORY OPEN PORCHES AND GARAGES, OF ONE OF A ONE STORY STRUCTURE, OR 1000 SQUARE FEET IN THE CASE OF A HIGHER LOT IN THIS ADDITION.

SETBACK FROM THE STREET PROPERTY LINES ARE HEREBY ESTABLISHED; BETWEEN THERE SHALL BE ERECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART PORCHES. NO STRUCTURE OF ANY KIND SHALL BE ERECTED OR MAINTAINED WITHIN 10 FEET

OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT HEREIN NOR SHALL ANYTHING BE AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD AT LARGE.

OTHER ACCESSORY BUILDING, CREATED OR MAINTAINED ON ANY LOT IN THIS ADDI- ERS, EXCEPTING AS HEREFORE STATED WITH REFERENCE TO SERVANTS DOMICILED IN THE GARAGE APPURTENANT TO A RESIDENCE.

SEPTIC SYSTEMS MAY BE LOCATED, CONSTRUCTED AND MAINTAINED TO SERVE ANY BUILDING WITH THE APPROVAL OF THE INDIANA STATE BOARD OF HEALTH. NO SEPTIC TANK CONSTRUCTED EXCEPT AS RECOMMENDED AND APPROVED BY SAID HEALTH AUTHORITY, POSAL BE INSTALLED OR EMPLOYED IN THIS ADDITION.

ANTS AND PROVISIONS, BY INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE UCTURE OR WATER OR SANITARY PROVISION ERECTED OR MAINTAINED IN VIOLATION IS HEREBY DEDICATED OF THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF THIS ADDITION, THEIR HEIRS AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH WITH ATTORNEYS FEES, WITHOUT BEING REQUIRED TO SHOW ANY DAMAGE OF ANY ANY SUCH OWNERS OR OWNERS BY OR THROUGH ANY SUCH VIOLATION OR ATTEMPTED ON. INVALIDATION OF ANY OF SUCH COVENANTS BY JUDGEMENT OR COURT ORDER N NO WISE INVALIDATE ANY OTHER SUCH COVENANTS WHICH SHALL REMAIN IN FULL ND EFFECT. ALL THE ABOVE RESTRICTIONS, PROVISIONS AND COVENANTS SHALL BE ED REAL COVENANTS AND SHALL BIND EACH LOT IN WHOMSOEVERS HANDS IT MAY COME, LL RUN WITH THE LAND.

GOING RESTRICTIONS, COVENANTS AND PROVISIONS SHALL REMAIN IN FULL FORCE ECT UNTIL AUGUST 1ST, 1980.

OUR SIGNATURES THIS 28th DAY OF March 1957.

John W. Speicher — JOHN W. SPEICHER

Meta M. Speicher — META M. SPEICHER

OF HAMILTON:
:SS
F INDIANA :

ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, D PERSONS OF THE ABOVE SIGNATURES, WHO SEPARATELY ACKNOWLEDGED THE EXECU- THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

MY HAND AND SEAL THIS 29th DAY OF March 1957.