

CHARLES HIATT'S 2ND. ADDITION
NEAR SMITH'S VALLEY, IND.

A PART OF THE NORTHWEST QUARTER OF SECTION
3, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE 2ND.
PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF
SAID SECTION 645.09' EAST OF THE NORTHWEST CORNER
THEREOF; THENCE EAST WITH LAST SAID LINE 949.1'; THENCE
SOUTH 0°-20' WEST 642.81'; THENCE SOUTH 0°-14' WEST 600.0';
THENCE SOUTH 89°-59' WEST 409.7'; THENCE SOUTH 0°-30'
WEST 334.0'; THENCE NORTH 87°-31' WEST 299.0'; THENCE NORTH
0°-12' EAST 320.6'; THENCE SOUTH 89°-58' WEST 599.5';
THENCE NORTH 0°-17' EAST 1000.81'; THENCE NORTH 89°-57'
EAST 360.0'; THENCE NORTH 0°-37' EAST 242.0' TO THE
PLACE OF BEGINNING.

I CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION ARE
TRUE AND ACCURATE REPRESENTATIONS OF SURVEYS THAT
I MADE IN APRIL 1951.

James O. Freee

JAMES O. FREEE
REG. ENG. 4013

APPROVED FOR CLASS
"D" STREETS.

James O. Freee

BLDG. COMM.
JOHNSON CO.



APPROVED FOR PLANNING PURPOSES.

SECY., PLANNING BD.
JOHNSON CO.

NORTH LINE 3-13

N 90°-00'E 645.09'

NORTHWEST CORNER OF SECTION 3, TWP 13 NORTH, RANGE 3 EAST

S 0°-20' W 642.81'

N 89°-57'E 360.385'

12	13	14	15	16	17
113.8'	111.72'	75'	75'	75'	75'
113.8'	111.72'	75'	75'	75'	75'
98.25'	98.9'	75'	75'	75'	75'

WALKER ST.

52	53	54	55	56	57	58
185.9'	186.4'	185.4'	185.1'	184.7'	184.4'	184.0'
74.5'	74.5'	74.5'	74.5'	74.6'	74.6'	74.6'
74.5'	74.5'	74.5'	74.5'	74.6'	74.6'	74.6'

GAAGAN ST.

28	29	30	31	32	33	34
92.3'	91.0'	91.0'	91.0'	92.0'	92.0'	92.3'
75'	75'	75'	75'	75'	75'	75'
75'	75'	75'	75'	75'	75'	75'

SKELTON ST.

40	41	42	43	44	45	46
93.6'	93.5'	93.5'	93.5'	93.5'	93.5'	93.5'
75'	75'	75'	75'	75'	75'	75'
75'	75'	75'	75'	75'	75'	75'

ST.

CHAIT AVENUE

68	69	70	71	72	73	74
168.7'	168.7'	181.3'	168.7'	181.3'	168.7'	168.7'
75'	75'	75'	75'	75'	75'	75'
75'	75'	75'	75'	75'	75'	75'

MACALPIN ST.

75	76	77	78	79	80	81
141.2'	140.6'	141.2'	141.2'	141.2'	141.2'	141.2'
75'	75'	75'	75'	75'	75'	75'
75'	75'	75'	75'	75'	75'	75'

WELTON ST.

59	60	61	62	63	64	65
187.8'	187.8'	187.8'	187.8'	187.8'	187.8'	187.8'
75'	75'	75'	75'	75'	75'	75'
75'	75'	75'	75'	75'	75'	75'

ST.

82	83	84	85	86	87	88
110.1'	110.1'	110.1'	110.1'	110.1'	110.1'	110.1'
70'	70'	70'	70'	70'	70'	70'
70'	70'	70'	70'	70'	70'	70'

S 89°-58' W 599.5'

SCALE 1"=200'

95	96	97	98	99	100	101
127.4'	127.4'	126.8'	126.8'	126.1'	126.1'	126.1'
75'	75'	75'	75'	75'	75'	75'
75'	75'	75'	75'	75'	75'	75'

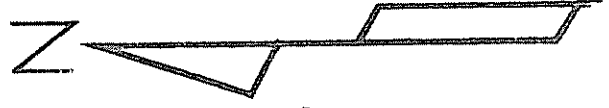
S 89°-59' W 409.7'

NOTE:

ALL RADII ARE 50' AND ALL CORNER LOT DIMENSIONS ARE SHOWN TO THE VERTEX OF THE CURVE.

ALL SET-BACK LINES ARE 50' FROM THE STREET.

ALL EXTERNAL UTILITY STRIPS ARE 5' WIDE ALL INTERIOR UTILITY STRIPS ARE 10' WIDE, 5' BEING TAKEN FROM EACH ADJACENT LOT.



Plat Record 3, page 40, of the records of the Recorder's Office, Johnson County, Indiana, shows the following:-

CHARLES HIATT'S 2ND ADDITION
NEAR SMITH'S VALLEY, INDIANA

Know all men by these presents that Charles R. Hiatt and Nettie L. Hiatt, husband and wife, of Johnson County, State of Indiana, being the owners in fee simple of the following described real estate in Johnson County, State of Indiana, to-wit:

A part of the northwest quarter of section 3, township 13 north, range 3 east of the second principal meridian, described as follows:

Beginning at a point on the north line of said section 645.09 feet east of the northwest corner thereof; thence east with last said line 949.1 feet; thence south 0 degrees 20 minutes west 642.81 feet; thence south 0 degrees 14 minutes west 600.0 feet; thence south 89 degrees 59 minutes west 409.7 feet; thence south 0 degrees 30 minutes west 344.0 feet; thence north 87 degrees 31 minutes west 299.0 feet; thence north 0 degrees 12 minutes east 320.6 feet; thence south 89 degrees 58 minutes west 499.5 feet; thence north 0 degrees 17 minutes east 1000.81 feet; thence north 89 degrees 57 minutes east 360.0 feet; thence north 0 degrees 37 minutes west 242.0 feet to the place of beginning.

does hereby make, plat, sub-divide, lay off and dedicate said described real estate into lots and streets in accordance with the Plat hereto attached and marked Exhibit "A", which subdivision shall be known as Charles Hiatt's 2nd Addition near Smith's Valley, Indiana, in White River Township.

That the use of each of said lots or any portion thereof shall be subject to the following restrictions, which restrictions shall be considered and are covenants running with the land, which said restrictive covenants are as follows, to-wit:

1.

The front line of all dwellings shall be set back in accordance with the attached plat and no garage or dwelling shall be located nearer than ten (10) feet from any side line.

2.

Until such time as a sanitary sewer system is available for use, a sanitary septic tank shall be installed in all dwellings, equipped with adequate absorption beds.

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3.

That all dwellings and buildings built on said lots shall first receive the approval of the Planning Board of Johnson County, Indiana. Approval of the Building Commissioner for Johnson County, Indiana, and the Planning Board of Johnson County, has heretofore been secured for this sub-division as evidenced by Exhibit "B", attached hereto.

4.

If the parties hereto, or any of them or their heirs or assigns, or anyone claiming under or through them shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

In Witness Whereof, the said Charles R. Hiatt and Nettie L. Hiatt, have hereunto set their hands and seals this 23rd day of May, 1951.

Charles R. Hiatt

Nettie L. Hiatt

State of Indiana, ss:
County of Johnson,

Before me, Griffith W. Dean, a Notary Public, in and for said county and state, personally appeared Charles R. Hiatt and Nettie L. Hiatt, to me well known, who acknowledged the signing and execution of the above and foregoing.

SEAL

Griffith W. Dean,
Notary Public

My Commission expires:

Feb. 6, 1952

Recorded; - June 9, 1951