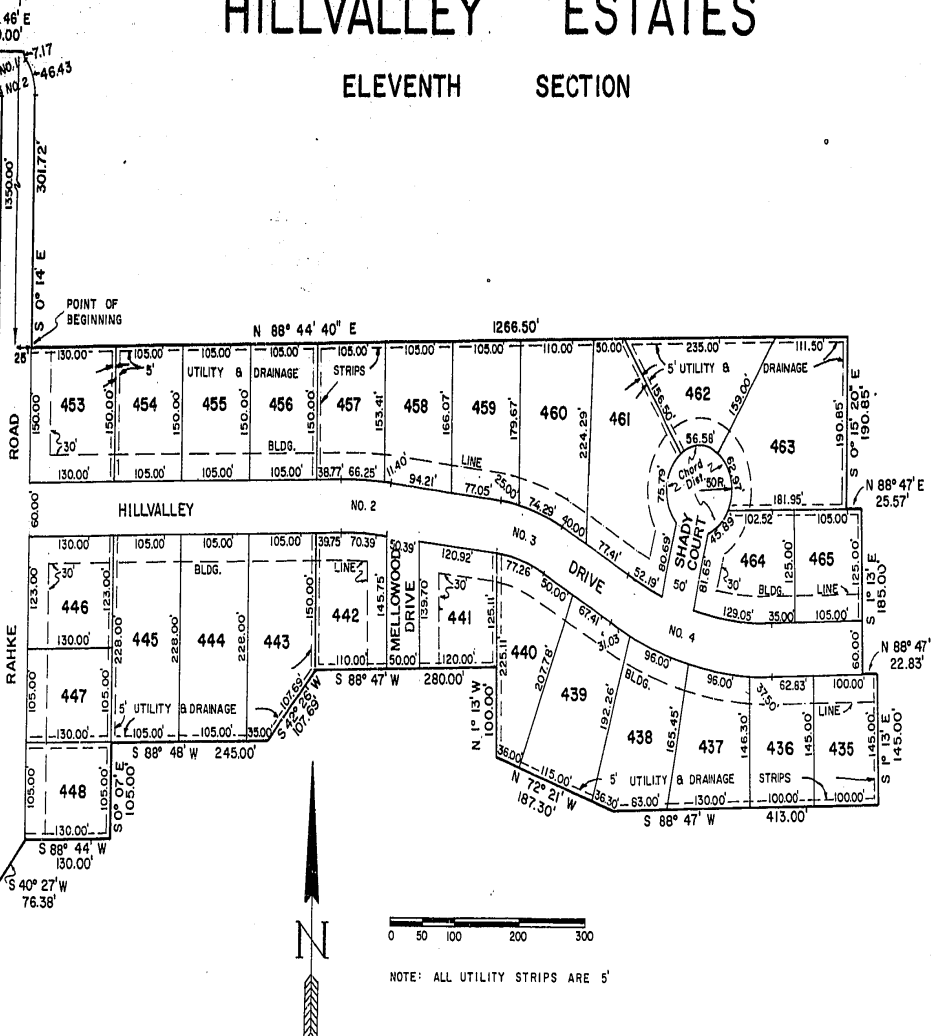
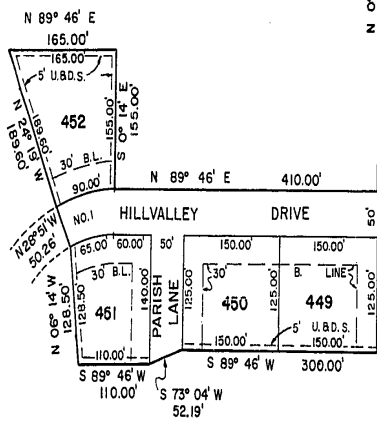


HILLVALLEY ESTATES

ELEVENTH SECTION

NAME	NO.	LOCATION	DELTA	TANGENT	RADIUS	LENGTH
HILL- VALLEY DRIVE	1	INSIDE	46° 30' 45"	95.00'	171.05'	138.10'
	2	OUTSIDE	6° 56'	35.25'	221.05'	178.41'
	3	INSIDE	21° 02' 30"	50.22'	210.42'	77.26'
	4	OUTSIDE	27° 58' 30"	116.00'	270.42'	99.29'
RAHKE ROAD	1	INSIDE	45° 00'	3.78'	9.13'	7.17'
	2	OUTSIDE	45° 00'	24.49'	59.13'	46.43'



NOTE: ALL UTILITY STRIPS ARE 5'

HILL VALLEY DEVELOPMENT CORP. BY ITS DULY AUTHORIZED OFFICERS, HAROLD G. KIRCH, PRESIDENT, HAROLD C. MILLER, SECRETARY, AND RALPH W. DODDS, TREASURER, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFIES THAT IT DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HILL VALLEY ESTATES, ELEVENTH SECTION.

PROTECTIVE COVENANTS

- THE STREETS THEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.
- THERE ARE STRIPS OF GRASS OF SUCH WIDTHS AS ARE SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MANS, LINES, WIRES, DUCTS, GRABNS, AND SEWERS, 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 ERCTED OR MAINTAINED ON SAID STRIPS, BUT OWNERS OF LANDS HEREIN SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.
- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERCTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OR LOTS OTHER THAN DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF (2½) STORIES IN HEIGHT, ACCESSORY BUILDINGS THEREON AND A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS.
- NO HOTEL, BOARDING HOUSE, ROOMING HOUSE, DWELING HOUSE, DUPLEX, MERCANTILE BUILDING, FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERCTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.
- NO TRAILERS, SHACKS OR OUT-BUILDINGS OF A PERMANENT OR TEMPORARY NATURE OF ANY KIND SHALL BE ERCTED OR SITUATED ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION AND SAID BUILDINGS MUST BE OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY. NO COMPOSITION OR ROLL ROOFING SHALL BE ERCTED ON THE SURFACE OF A COMPLETED DWELLING. IF SAID DWELLING IS CONSTRUCTED OF CEMENT, CONCRETE, CEMENT BLOCK OR OTHER BLOCK, SAME SHALL BE FINISHED OR COVERED ON THE EXTERIOR SURFACE WITH A MATERIAL ACCEPTABLE TO THE MULTITIE MERCANTILE PROVIDED. ALL CHIMNEY FLUES ON EXTERIOR OF HOUSE SHALL BE OF BRICK OR STONE. ALL HOUSES SHALL BE OF BRICK OR STONE OVER AT LEAST 60% OF THE EXTERIOR HOUSE AREA. NO STRUCTURE SHALL BE OCCUPIED FOR LIVING PURPOSES UNTIL THE EXTERIOR OF THE HOUSE IS VISIBLY COMPLETED. IMMEDIATELY UPON PURCHASE OF LOT, OR LOTS, THE BUYER SHALL ASSUME FULL RESPONSIBILITY FOR KEEPING WEEDS DOWN ON SAID LOT, OR LOTS, AT ALL TIMES. IN EVENT OF BUYER'S FAILURE TO NOW SAID WEEDS, THE SELLER, OR SELLER'S REPRESENTATIVE IS VESTED WITH AUTHORITY TO CUT SAID WEEDS AND CHARGE SAID COSTS TO BUYER.
- NO FARM ANIMALS OR FOWL SHALL BE PERMITTED ON ANY LOT OR LOTS IN THIS SUBDIVISION AND NO PETS OR DOMESTIC ANIMALS SHALL BE KEPT THEREON FOR COMMERCIAL PURPOSES.
- BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE PROPERTY LINES OF THE SEVERAL STREETS ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE STREET PROPERTY LINES THERE SHALL BE ERCTED OR MAINTAINED NO STRUCTURE OR PART THEREOF.
- NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET, SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THOSE 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR DRIVEWAY.
- NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH A LOT AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
- THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE THOUSAND (1000) SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, IN THE CASE OF A HIGHER STRUCTURE.
- NO BUILDING SHALL BE ERCTED, PLACED OR ALTERED ON ANY LOT, BUILDING PLAN AND SPECIFICATIONS OR SUCH BUILDING SHALL HAVE A HARMONY OF EXTERNAL DESIGN AND ESTHETICALLY COMPATIBLE WITH EXISTING LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND.

PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1350.00 FEET SOUTH OF AND 25.00 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 44 MINUTES 40 SECONDS EAST 1266.50 FEET; THENCE SOUTH 15 MINUTES 20 SECONDS EAST 190.85 FEET; THENCE NORTH 88 DEGREES 47 MINUTES EAST 25.57 FEET; THENCE SOUTH 01 DEGREE 13 MINUTES EAST 185.00 FEET; THENCE NORTH 88 DEGREES 47 MINUTES EAST 22.83 FEET; THENCE SOUTH 01 DEGREE 13 MINUTES EAST 145.00 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES WEST 413.00 FEET; THENCE NORTH 72 DEGREES 21 MINUTES WEST 187.30 FEET; THENCE NORTH 01 DEGREE 13 MINUTES WEST 100.00 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES WEST 280.00 FEET; THENCE SOUTH 42 DEGREES 26 MINUTES WEST 107.69 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES WEST 245.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES EAST 105.00 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES WEST 330.00 FEET; THENCE SOUTH 40 DEGREES 27 MINUTES WEST 76.36 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES WEST 300.00 FEET; THENCE SOUTH 79 DEGREES 04 MINUTES WEST 52.19 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES WEST 110.00 FEET; THENCE NORTH 06 DEGREES 14 MINUTES WEST 129.50 FEET; THENCE NORTH 29 DEGREES 51 MINUTES WEST 50.26 FEET; THENCE NORTH 24 DEGREES 19 MINUTES WEST 188.60 FEET; THENCE NORTH 89 DEGREES 46 MINUTES EAST 165.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES EAST 155.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES EAST 410.00 FEET; THENCE NORTH 00 DEGREES 14 MINUTES WEST 706.72 FEET TO THE POINT OF BEGINNING OF A CURVE HAVING A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES AND A RADIUS OF 9.13 FEET TO THE POINT OF BEGINNING OF A CURVE HAVING A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES AND A RADIUS OF 59.13 FEET TO THE POINT OF BEGINNING OF A CURVE HAVING A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES AND A RADIUS OF 59.13 FEET TO THE POINT OF BEGINNING OF A CURVE HAVING A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES AND A RADIUS OF 7.17 FEET TO THE POINT OF BEGINNING OF A CURVE HAVING A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES AND A RADIUS OF 59.13 FEET TO THE POINT OF BEGINNING OF A CURVE HAVING A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES AND A RADIUS OF 7.17 FEET TO THE PLACE OF BEGINNING; CONTAINING 16.95 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS OF WAY.

10. THE RIGHT OF ENFORCEMENT OF THESE COVENANTS IS HEREBY GRANTED TO THE METROPOLITAN PLAN COMMISSION, ITS SUCCESSOR OR ASSIGNS.

11. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, CONDITIONS OR PROVISIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION 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 DOING

CONDITIONS AGREED TO BY BOTH OWNER AND BUYER, TITLES AND ALL PARTIES CLAIMING UNDER THEM, EXTENDED FOR SUCCESSIVE PERIODS OF TIME IN THIS SUBDIVISION IT IS AGREED TO

COURT ORDER SHALL IN NO WISE AFFECT ANY

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