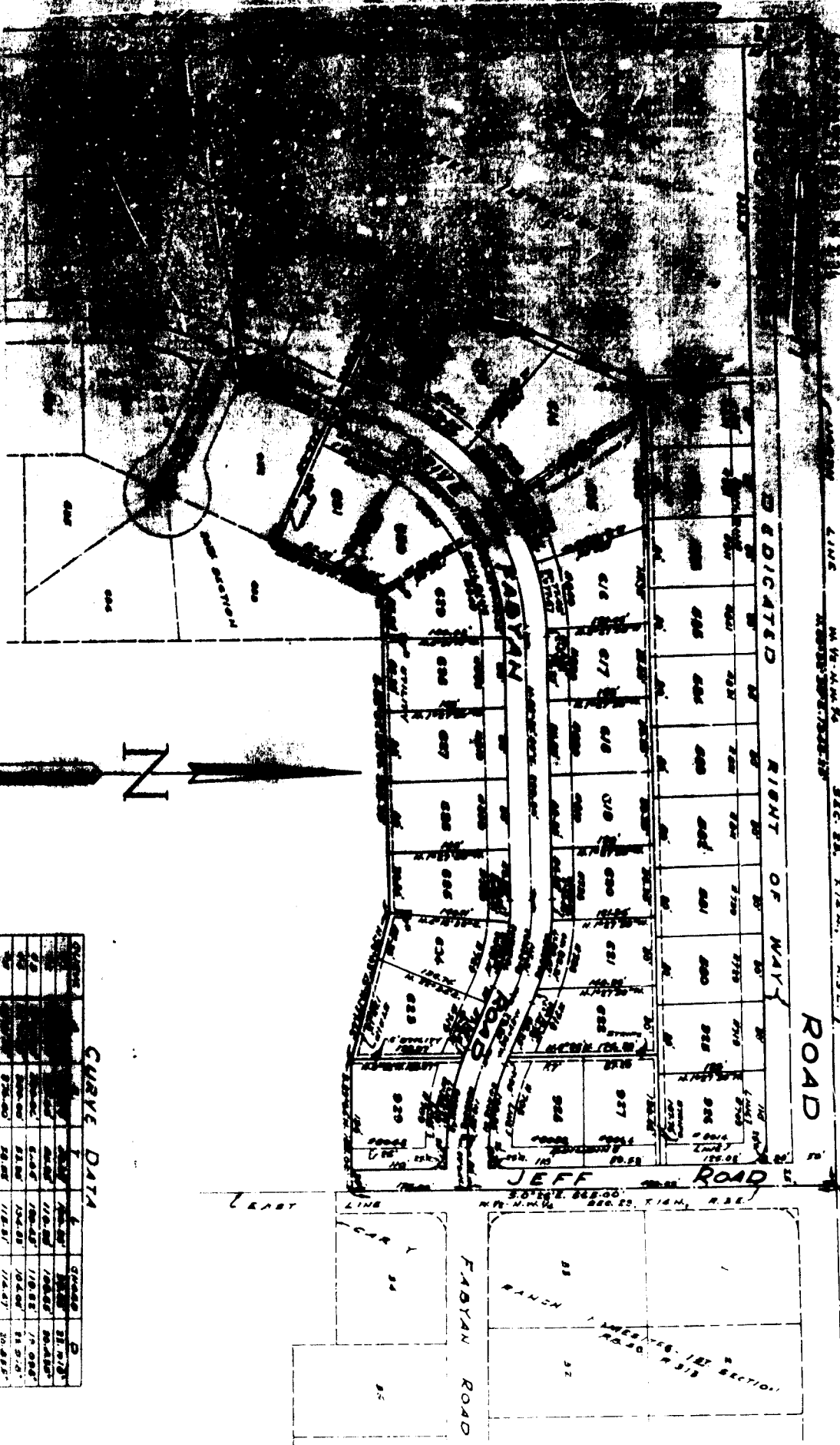


HILL VALLEY ESTATES

21st SECTION



CURVE DATA

Curve	Station	Length	Radius	Area	Volume
1	100+00	100.00	100.00	100.00	100.00
2	100+00	100.00	100.00	100.00	100.00
3	100+00	100.00	100.00	100.00	100.00
4	100+00	100.00	100.00	100.00	100.00
5	100+00	100.00	100.00	100.00	100.00
6	100+00	100.00	100.00	100.00	100.00
7	100+00	100.00	100.00	100.00	100.00
8	100+00	100.00	100.00	100.00	100.00
9	100+00	100.00	100.00	100.00	100.00
10	100+00	100.00	100.00	100.00	100.00

NOTE: DIMENSIONS & USE UTILITY ANCHOR CASTING. ADDRESS INDICATED STREET ADDRESS NUMBERS FOR...



CURVE DATA

Station	Angle	Distance	Chord	Area
1	90° 00' 00"	100.00	100.00	0.00
2	90° 00' 00"	100.00	100.00	0.00
3	90° 00' 00"	100.00	100.00	0.00
4	90° 00' 00"	100.00	100.00	0.00
5	90° 00' 00"	100.00	100.00	0.00
6	90° 00' 00"	100.00	100.00	0.00
7	90° 00' 00"	100.00	100.00	0.00
8	90° 00' 00"	100.00	100.00	0.00
9	90° 00' 00"	100.00	100.00	0.00
10	90° 00' 00"	100.00	100.00	0.00

Notes:
 1. Dimensions of Street Utility Avenue Eastside.
 2. Dimensions Street Address Numbers for Lot 2.

SECTION 4
 SECTION 5
 SECTION 6

LINE BEARING
 DISTANCE TO THE
 POINT OF BEGINNING
 BEARING
 DISTANCE TO THE
 POINT OF BEGINNING

THIS AND BEAS THIS 27TH DAY OF SEPTEMBER, 1909
 ROBERT SCHEPPEL
 LAND SURVEYOR
 No. 11
 11



THIS INSTRUMENT PREPARED BY ROBERT SCHEPPEL

NO 57744

SHEET 1 OF 2

THE UNDERSIGNED, YEAGER CONTRACTING CO., INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT K. YEAGER, PRESIDENT, AND VIRGINIA M. YEAGER, ASSIST. SECRETARY AND TREASURER, OWNER OF THE DESCRIBED REAL ESTATE DESCRIBED ON THE PLAT OF HILLVALLEY ESTATES, 21ST SECTION, HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT AND CERTIFICATE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HILLVALLEY ESTATES, 21ST SECTION

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE IS AN ADDITIONAL RIGHT OF WAY ALONG STOP 11 ROAD ON THE PLAT FOR FUTURE RIGHT OF WAY IMPROVEMENT BY THE PUBLIC AUTHORITY AS A GENERAL THROUGHFARE. AT SUCH TIME AS SUCH IMPROVEMENT OCCURS, ACCESS SHALL BE AFFORDED TO LOTS 580 THROUGH 588 AND LOTS 925 AND 926 BY A USUAL ACCESS ROAD CONSTRUCTED IN CONJUNCTION WITH THE PRESENT THROUGHFARE OR BY DIRECT ACCESS TO STOP 11 ROAD, WHICHEVER THE PUBLIC AUTHORITIES MAY DEEM THE MOST FEASIBLE.

THE AREA SHOWN ON THE PLAT AS "STORM WATER IMPOUNDING AREA" SHALL BE RESERVED FOR THAT PURPOSE, UNTIL SUCH TIME AS AN OUTLET FOR STORM WATER DRAINAGE BECOMES AVAILABLE.

THE STRIPS OF GROUND MARKED UTILITY STRIPS SHOWN ON THIS PLAT SHALL BE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TELEPHONE COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF GAS, WATER, SEWER, DUCTS, LINES AND WERES. PURCHASERS OF ANY LOTS IN THIS SUBDIVISION SHALL HOLD THEM SUBJECT TO THE EASEMENTS, RIGHTS AND EGRESS TO ALL KINDS TO THE RIGHTS OF THE PUBLIC UTILITIES TO SERVICE THE UTILITY STRIPS AND THE EASEMENTS, RIGHTS AND EGRESS TO ALL KINDS TO THE RIGHTS OF THE PUBLIC UTILITIES, EXCEPT FEES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY STRIPS".

THE LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS AND SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.

THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS AND SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.

NO SIGNAGE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION HAVING A FRONT AREA OF LESS THAN THAT REQUIRED BY THE CITY OF INDIANA.

NO SIGNAGE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION HAVING A FRONT AREA OF LESS THAN THAT REQUIRED BY THE CITY OF INDIANA.

NO SIGNAGE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION HAVING A FRONT AREA OF LESS THAN THAT REQUIRED BY THE CITY OF INDIANA.

6. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT K. YEAGER, OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY HIM. IF SAID COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS THEN THE OWNER MAY PROCEED WITH THE BUILDING PLANS PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE CONDITIONS. THE DECISIONS OF SUCH COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO THE SAME CONSIDERATION AND RESPECT AS IF MADE IN ACCORDANCE WITH THE CITY OF INDIANA.

7. THE RIGHT OF WAY AND RESTRICTIONS OF THE REMOVAL OF THE PLAT BY INJUNCTION OR OTHERWISE EVERY OWNER OF THE LOTS AND ASSIGNS, WHO SHALL BE REQUIRED TO SHOW FEES. THE METROPOLITAN HAVE THE RIGHT OF EGRESS

8. THESE RESTRICTIONS AND SHALL BE IN EFFECT THAT AT THE EXPIRATION AUTOMATICALLY RENEWED UNLESS AT LEAST ONE YEAR PERIOD, THE OWNER OR OWN SUBDIVISION SHALL EXECUTE WRITING RENEWALS AND SAID LAND RECORDS OF MARION ABOVE SET FORTH FOR RENE

9. INVALIDATION OF ANY COURT ORDER SHALL IN NO SHALL REMAIN IN FULL FOR

WITNESS OUR SIGNATURES

YEAGER CONTRACTING CO.,

By Robert K. Yeager, PRESIDENT

STATE OF INDIANA: COUNTY OF MARION:

BEFORE ME, THE UNDERSIGN AND STATE, APPEARED YEAGER AUTHORIZED OFFICERS, ROBERT K. YEAGER, ASSISTANT SECRETARY AND EXECUTION OF THE FOREGOING DEED FOR THE USE AND PUR THEIR SIGNATURES THERETO

WITNESS MY HAND AND SEAL

NOTARY PUBLIC DAVID W

MY COMMISSION EXPIRES

21ST SECTION

DULY AUTHORIZED REAL ESTATE AGENT, HEREBY

7. THE RIGHT TO ENFORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERRECTED OR ALTERED IN VIOLATION THEREOF BY INJUNCTION OR OTHER LEGAL PROCESS IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN DEVELOPMENT COMMISSION SHALL HAVE THE RIGHT OF ENFORCEMENT OF ALL THE FOREGOING COVENANTS.

FALLING

INDICATED TO

8. THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 20 YEARS FROM DATE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED THEREAFTER FOR PERIODS OF 20 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 20 YEAR PERIOD THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS SUBDIVISION SHALL EXECUTE AND ACKNOWLEDGE A DECLARATION IN WRITING BY WHICH THEY SHALL RENEW AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN THE OFFICE OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS OF THIS INSTRUMENT FOR RENEWALS SHALL BE NULL AND VOID.

ON THIS DATE

1970

AT THE CITY OF

INDIANAPOLIS

INDIANA

IN THE PRESENCE OF

US

NOTARIES PUBLIC

AND

WITNESSES

THE FOLLOWING

SIGNATURES

AND CORPORATE SEAL

THIS

6TH

DAY OF

APRIL

1970

AT THE CITY OF

INDIANAPOLIS

INDIANA

IN THE PRESENCE OF

US

NOTARIES PUBLIC

AND

WITNESSES

THE FOLLOWING

SIGNATURES

AND

CORPORATE SEAL

THIS

6TH

DAY OF

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AT THE CITY OF

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AND

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THE FOLLOWING

SIGNATURES

AND

CORPORATE SEAL

THIS

6TH

DAY OF

APRIL

1970

AT THE CITY OF

INDIANAPOLIS

INDIANA

IN THE PRESENCE OF

US

NOTARIES PUBLIC

AND

WITNESSES

THE FOLLOWING

SIGNATURES

AND

CORPORATE SEAL

THIS

6TH

DAY OF

APRIL

1970

AT THE CITY OF

INDIANAPOLIS

INDIANA

IN THE PRESENCE OF

SIGNATURES AND CORPORATE SEAL THIS 6TH DAY OF APRIL 1970.

INDIANAPOLIS TRADING CO., INC.

Virginia M. Yeager
VIRGINIA M. YEAGER
ASSIST. SECRETARY & TREASURER

1970

ATTEST: I, Notary Public, in and for said County of Marion, Indiana, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of said County of Marion, Indiana, and that the same was duly recorded in said County of Marion, Indiana, on this 6th day of April, 1970.

AND BENE THIS 6TH DAY OF APRIL 1970.

David M. Pickett
DAVID M. PICKETT

RECORDED 28, 1970

FINAL APPROVAL
PLAT COMMITTEE OF
METROPOLITAN COMMISSION
MARION COUNTY, INDIANA
MAY 6, 1970
PROPER PUBLIC NOTICE OF THE
HEARING HAS BEEN PUBLISHED
[Signature]

VOID UNLESS RECORDED
BEFORE 44-2-71

APPROVED THE 28TH DAY OF APRIL 1970
MARION COUNTY
CLERK

RECORDED
INDEXED
MAY 11 1970
MARION COUNTY CLERK