

# HOLLY HILLS

## 73. 18.52 FIRST SECTION

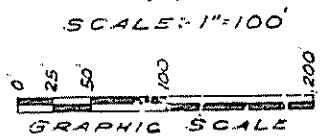
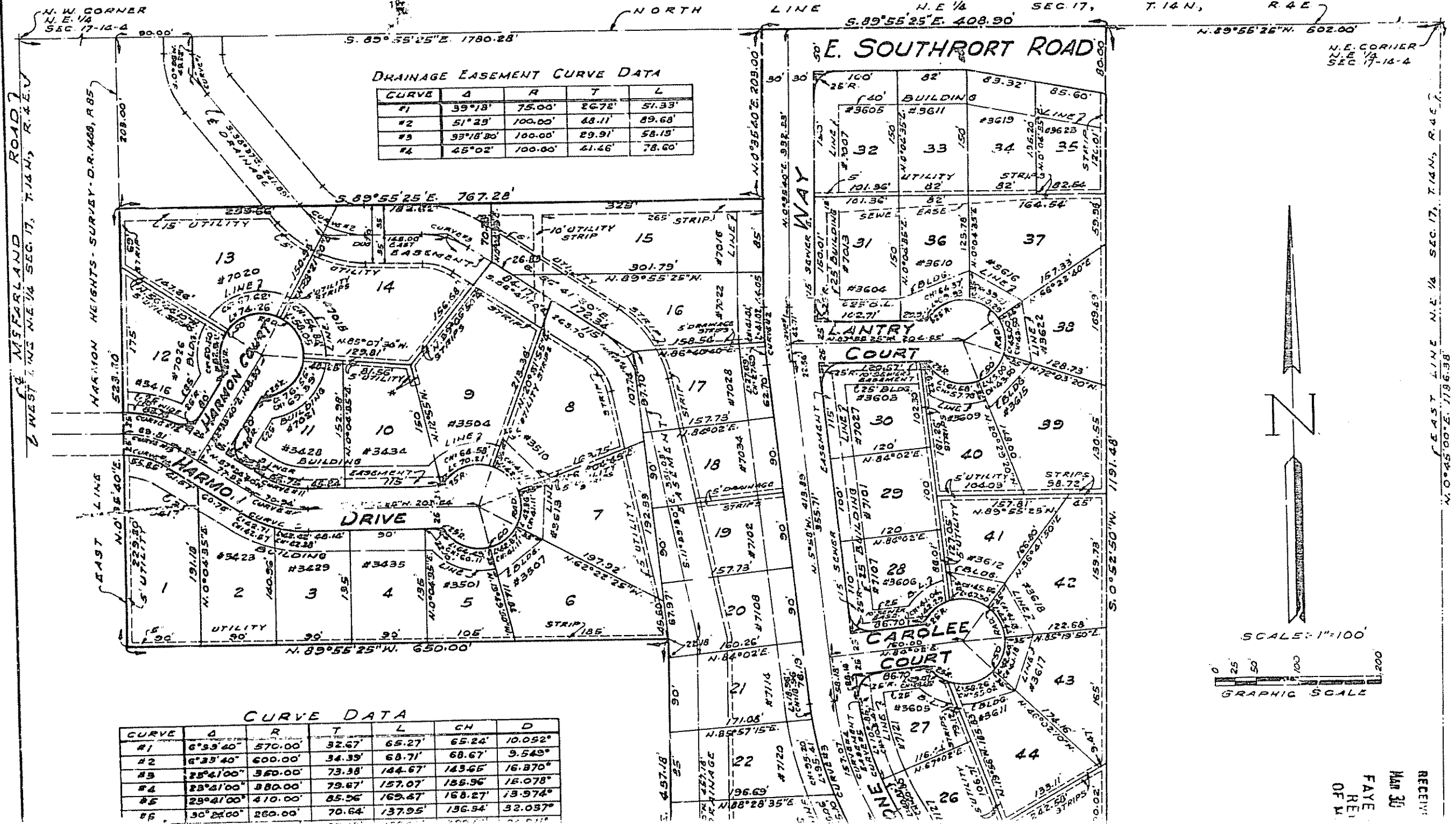
NORTH LINE N.E. 1/4 SEC. 17, T. 14 N., R. 4 E. S. 89° 55' 25" E. 408.90'

DRAINAGE EASEMENT CURVE DATA

CURVE	Δ	R	T	L
#1	39° 18'	75.00'	26.72'	51.33'
#2	51° 29'	100.00'	48.11'	89.68'
#3	39° 18' 80"	100.00'	29.91'	58.15'
#4	45° 02'	100.00'	41.46'	78.60'

CURVE DATA

CURVE	Δ	R	T	L	CH	D
#1	6° 53' 40"	570.00'	32.67'	65.27'	65.24'	10.052°
#2	6° 33' 40"	600.00'	34.35'	68.71'	68.67'	9.549°
#3	25° 21' 00"	360.00'	73.38'	144.67'	143.65'	16.870°
#4	23° 21' 00"	380.00'	79.67'	157.07'	156.96'	16.078°
#5	28° 21' 00"	410.00'	85.56'	169.47'	168.27'	13.974°
#6	30° 21' 00"	260.00'	70.64'	137.95'	136.54'	32.037°



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DOES HEREBY SET FORTH THE FOLLOWING RESTRICTIONS, LIMITATIONS AND COVENANTS ARE HEREBY IMPOSED UPON AND SHALL RUN WITH THE LAND CONTAINED IN SUCH PLAT.

1. THE FOREGOING PLAT SHALL BE KNOWN AND DESIGNATED AS HOLLY HILLS, FIRST SECTION.
2. THE STREETS IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.
3. ALL NUMBERED LOTS IN THIS ADDITION ARE RESERVED FOR RESIDENTIAL PURPOSES.
4. THERE ARE BUILDING LINES AS SHOWN ON THE PLAT AND NO STRUCTURE OR PART THEREOF SHALL BE ERECTED OR MAINTAINED BETWEEN SUCH BUILDING LINES AND THE PROPERTY LINES OF ANY STREET.
5. NOT MORE THAN ONE BUILDING SHALL BE ERECTED OR USED FOR RESIDENTIAL PURPOSES ON ANY LOT IN THIS ADDITION. 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 WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 21 FEET FROM THE INTERSECTION OF SAID STREET LINES. THE SAME SIGHTLINE LIMITATION SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
6. NO TRAILER, SHACK, SHED, TENT OR TEMPORARY BUILDING SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENCE ON ANY LOT IN THIS ADDITION, AND ANY GARAGE, TOOL SHED, OR DETACHED STORAGE BUILDING ERECTED OR USED ACCESSORY TO A RESIDENCE IN THIS ADDITION, SHALL BE OF A PERMANENT TYPE OF CONSTRUCTION AND CONFORM TO THE GENERAL ARCHITECTURE AND APPEARANCE OF SUCH RESIDENCE.
7. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "DRAINAGE AND/OR UTILITY EASEMENTS" WHICH ARE RESERVED AS EASEMENTS FOR THE USE OF THE MUNICIPALITY IN WHICH THIS ADDITION IS LOCATED, AND PUBLIC UTILITY COMPANIES, FOR THE INSTALLATION, MAINTENANCE, USE, REPAIR, AND REMOVAL OF SEWERS, WATER MAINS, GAS MAINS, UTILITY POLES, WIRE AND OTHER FACILITIES AND UTILITIES NECESSARY OR INCIDENT TO THE COMMON WELFARE, AND THE USE AND OCCUPANCE OF RESIDENTIAL PURPOSES OF THE HOUSES TO BE ERECTED IN THIS ADDITION. NO BUILDING OR OTHER STRUCTURE EXCEPT WALKS OR DRIVEWAYS SHALL BE ERECTED OR MAINTAINED UPON, OVER, UNDER OF ACROSS ANY SUCH UTILITY STRIP FOR ANY USE EXCEPT AS SET FORTH HEREIN AND OWNERS IN THIS ADDITION SHALL TAKE TITLE TO THE LAND CONTAINED IN SUCH UTILITY STRIPS SUBJECT TO THE PERPETUAL EASEMENTS HEREBY RESERVED.
8. NO RESIDENCE SHALL BE CONSTRUCTED NEARER TO ANY SIDE PROPERTY LINE THAN THE MINIMUM REQUIRED BY THE MARION COUNTY ZONING ORDINANCE. NO RESIDENCE SHALL BE ERECTED ON ANY LOT HEREBY HAVING A GROUND FLOOR AREA OF LESS THAN 1000 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 700 SQUARE FEET IN THE CASE OF A TWO STORY STRUCTURE, PROVIDED THAT A DWELLING OTHER THAN A TWO STORY, CONSISTING OF SEPARATE LEVELS, SHALL HAVE NO LESS THAN A TOTAL OF 1000 SQUARE FEET FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, IN ALL CASES THE SAME TOTAL OF 1000 SQUARE FEET SHALL ALSO APPLY TO A TWO (2) STORY RESIDENCE.

2223

APPROVED BY THE BOARD OF SUPERVISORS  
DAY OF MAY 1973

ADDITION TO THE PLAT OF  
HOLLY HILLS, FIRST SECTION

IS HEREBY DEDICATED AND RESERVED TO THE OWNERS OF LOTS IN THIS ADDITION, THEIR HEIRS OR ASSIGNS, AND SHALL BE AND CONTINUE IN FULL FORCE AND EFFECT FOR A PERIOD OF 30 YEARS FROM THE DATE HEREOF, AND MAY BE CONTINUED FOR SUCCESSIVE PERIODS OF 10 YEARS EACH BY A VOTE OF THE THREE OWNERS OF 2/3 MAJORITY OF THE TOTAL AREA OF THIS ADDITION. IN ANY VALIDATION 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. THE METROPOLITAN DEVELOPMENT COMMISSION SHALL HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

10. THE RESTRICTIONS, LIMITATIONS AND COVENANTS HEREIN CONTAINED CONSTITUTE ALL SUCH RESTRICTIONS, LIMITATIONS AND COVENANTS IMPOSED UPON THE LAND BY THE UNDERSIGNED AND SUCCESSORS. ANY SUCH RESTRICTIONS, LIMITATIONS AND COVENANTS, VERBAL OR WRITTEN, WHICH MAY HAVE BEEN PROPOSED OR IMPOSED PRIOR TO THE DATE HEREOF BY THE UNDERSIGNED OR ITS AGENTS.

11. THE EXTERIOR OF ANY HOUSE BUILT IN THIS SUBDIVISION, SHALL BE 7 1/2 BRICK OR STONE IF A ONE STORY STRUCTURE. IF A HIGHER STRUCTURE, IT SHALL BE BRICK OR STONE TO THE SECOND FLOOR.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 30 DAY OF MARCH 1973.  
YEAGER CONTRACTING COMPANY, INC.

*Robert H. Yeager*  
ROBERT H. YEAGER  
PRESIDENT

*Virginia H. Yeager*  
VIRGINIA H. YEAGER  
ASSISTANT SECRETARY



STATE OF INDIANA  
COUNTY OF MADISON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED LEASE CONTRACTING CO., INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT H. YEAGER, PRESIDENT, AND VIRGINIA H. YEAGER, ASSISTANT SECRETARY AND TREASURER, WHO FORWARDED TO ME A COPY OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES HERETO.

WITNESS MY HAND AND SEAL THIS 30 DAY OF MARCH 1973.

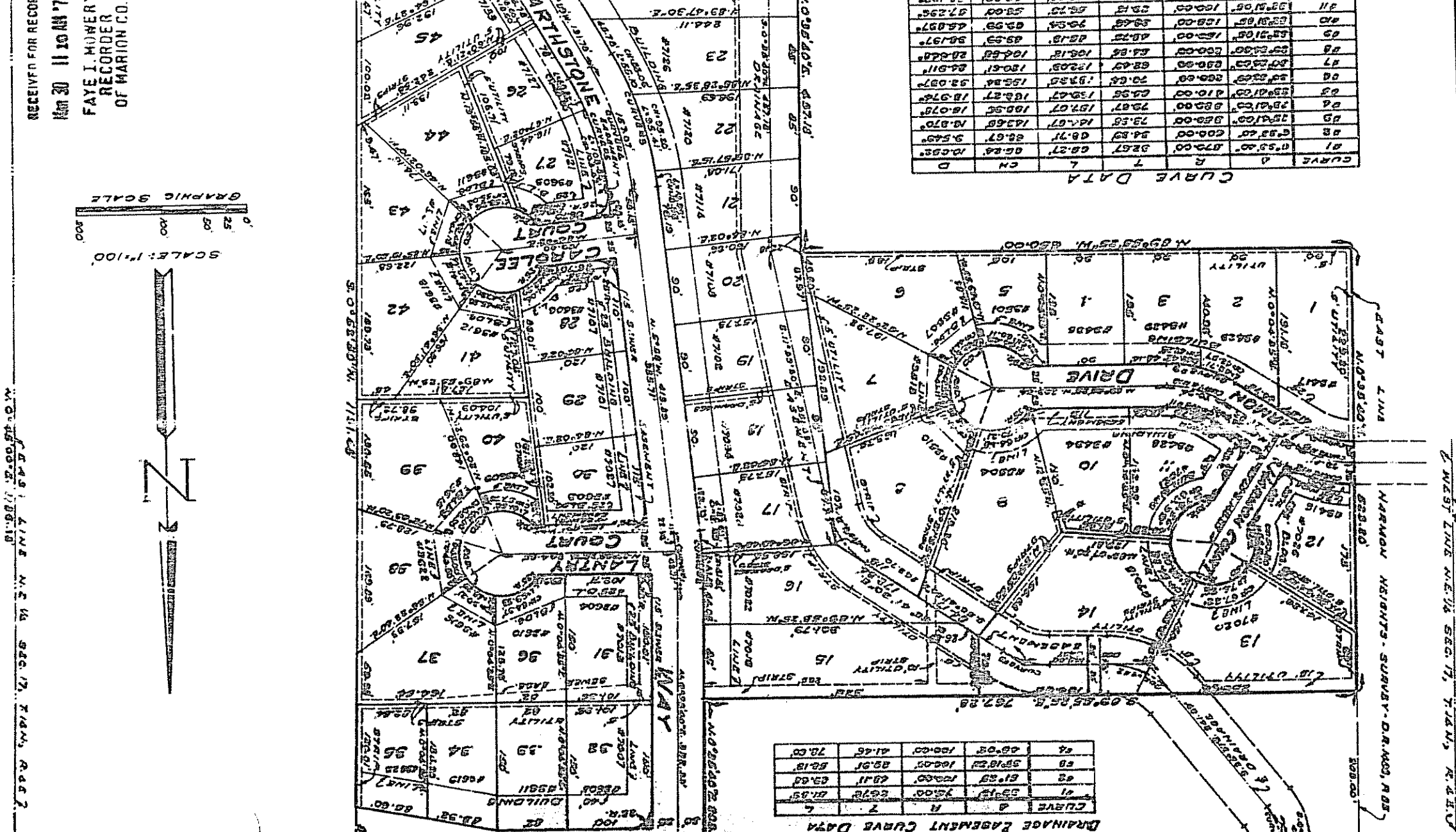
NOTARY PUBLIC  
*William C. ...*  
WILLIAM C. ...



# HOLLY HILLS

23. 18552 FIRST SECTION

N. H. GORNBAR SEC. 17-14-4  
 N. H. GORNBAR SEC. 17-14-4  
 NORTH LINE  
 SEC. 17, T. 14 N., R. 4 E.  
 E. SOUTHWEST CORNER  
 N. H. GORNBAR SEC. 17-14-4  
 N. H. GORNBAR SEC. 17-14-4



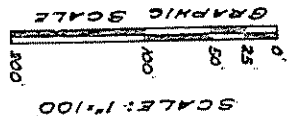
Drainage Easement Curve Data

Curve	d	R	L	CN	D
1	53.12	75.00	22.78	63.22	10.52
2	51.53	100.00	48.47	63.63	10.52
3	52.12	100.00	47.91	62.18	10.52
4	55.05	100.00	41.45	78.00	10.52

Curve Data

Curve	d	R	L	CN	D
1	115.00	170.00	52.67	62.24	10.52
2	115.00	170.00	52.67	62.24	10.52
3	115.00	170.00	52.67	62.24	10.52
4	115.00	170.00	52.67	62.24	10.52
5	115.00	170.00	52.67	62.24	10.52
6	115.00	170.00	52.67	62.24	10.52
7	115.00	170.00	52.67	62.24	10.52
8	115.00	170.00	52.67	62.24	10.52
9	115.00	170.00	52.67	62.24	10.52
10	115.00	170.00	52.67	62.24	10.52
11	115.00	170.00	52.67	62.24	10.52

RECEIVED FOR RECORD  
 MAR 30 11 10 AM '73  
 FAYE I. MOWERY  
 RECORDER  
 OF MARION CO.



THIS INSTRUMENT PREPARED BY ROBERT SCHERSCHTEL

23. 18652



ROBERT SCHERSCHTEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3907  
STATE OF INDIANA

30 ft  
Maret  
13  
E. O'Brien

DUYEN-FREN  
COUNTY AUDITOR  
MAY 30 1973

THE UNDERSIGNED, HEREBY CERTIFY THE ALIEN PLAT TO BE  
AND CORRECT, REPRESENTING A PORTION OF PART OF THE  
QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST, MARION  
COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, BEING  
502.0 FEET MEASURED NORTH 89°00'00" WEST ALONG SAID NORTH LINE  
THE FOREMOST CORNER THEREOF; RUNNING THENCE SOUTH 0°00'00" WEST  
1191.48 FEET TO A POINT 604.75 FEET WEST OF THE NORTH LINE OF SAID  
SECTION; THENCE SOUTH 69°30'35" WEST 206.64 FEET TO AN IRON  
NAIL 10.06 FEET THENCE SOUTH 89°55'35" WEST 114.77 FEET TO AN IRON  
NAIL 0°35'40" EAST 457.18 FEET THENCE NORTH 89°00'00" WEST  
ASSET TO THE EAST LINE OF MARION HEIGHTS TRAVEL, THE EAST CORNER  
RECORDED IN THE MARION COUNTY RECORDS, 1967, AND ALSO ALONG SAID  
EAST CORNER OF THE NORTH LINE OF SAID SECTION;  
THENCE SOUTH 89°00'00" WEST AND PARALLEL WITH SAID NORTH LINE  
EAST; THENCE NORTH 0°35'40" EAST 202 FEET TO A POINT ON THE NORTH LINE  
OF SAID SECTION; SAID POINT BEING 1780.2 FEET EAST FROM THE FOREMOST  
EAST ALONG SAID NORTH LINE FROM THE FOREMOST CORNER THE FOREMOST  
CORNERS 89°55'35" WEST AND ALONG SAID NORTH LINE 108.90 FEET TO THE  
POINT OF BEGINNING, CONTAINING IN ALL 01.99 ACRES, BEING OR PART

PROJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS OF THE

POINT OF BEGINNING, CONTAINING IN ALL 01.99 ACRES, BEING OR PART

LAST ALONG SAID NORTH LINE FROM THE FOREMOST CORNER THE FOREMOST

SECTION; SAID POINT BEING 1780.2 FEET EAST FROM THE FOREMOST

SECTION; THENCE NORTH 0°35'40" EAST 202 FEET TO A POINT ON THE NORTH LINE

SECTION; THENCE SOUTH 69°30'35" WEST 206.64 FEET TO AN IRON

SECTION; THENCE SOUTH 89°55'35" WEST 114.77 FEET TO AN IRON

SECTION; THENCE SOUTH 89°00'00" WEST AND ALONG SAID NORTH LINE

SECTION; THENCE SOUTH 69°30'35" WEST 206.64 FEET TO AN IRON

SECTION; THENCE SOUTH 89°55'35" WEST 114.77 FEET TO AN IRON



APPROVED APRIL 5 1973

FINAL APPROVAL  
PROPER PUBLIC NOTICE OF THE  
MEASUREMENT HAS BEEN PUBLISHED  
SECRETARY, PLAT COMMITTEE

11.99.30.55.5.50.78

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