

HOLLY HILLS

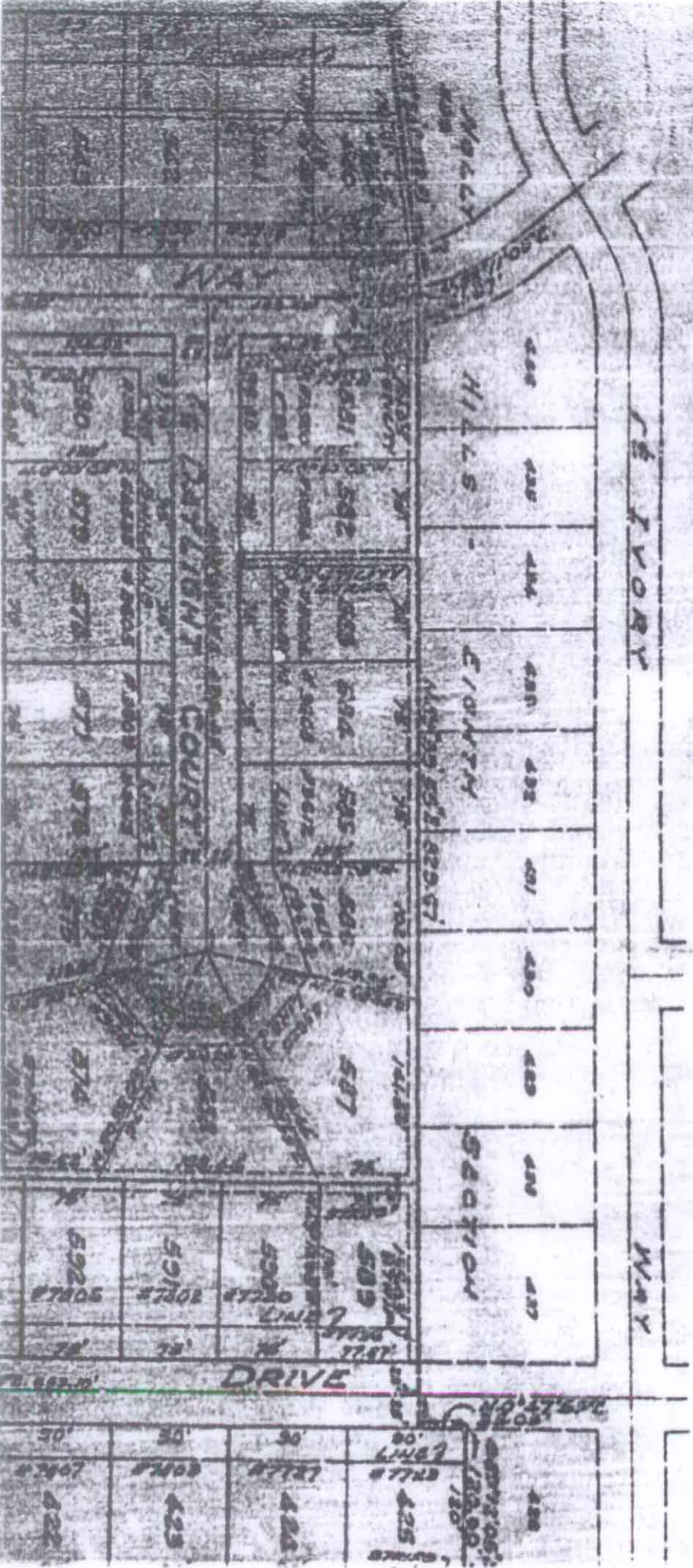
NINTH SECTION - REPLAT

C NORTH LINE S.E. 1/4 SEC. 17, T. 44 N., R. 4 E.

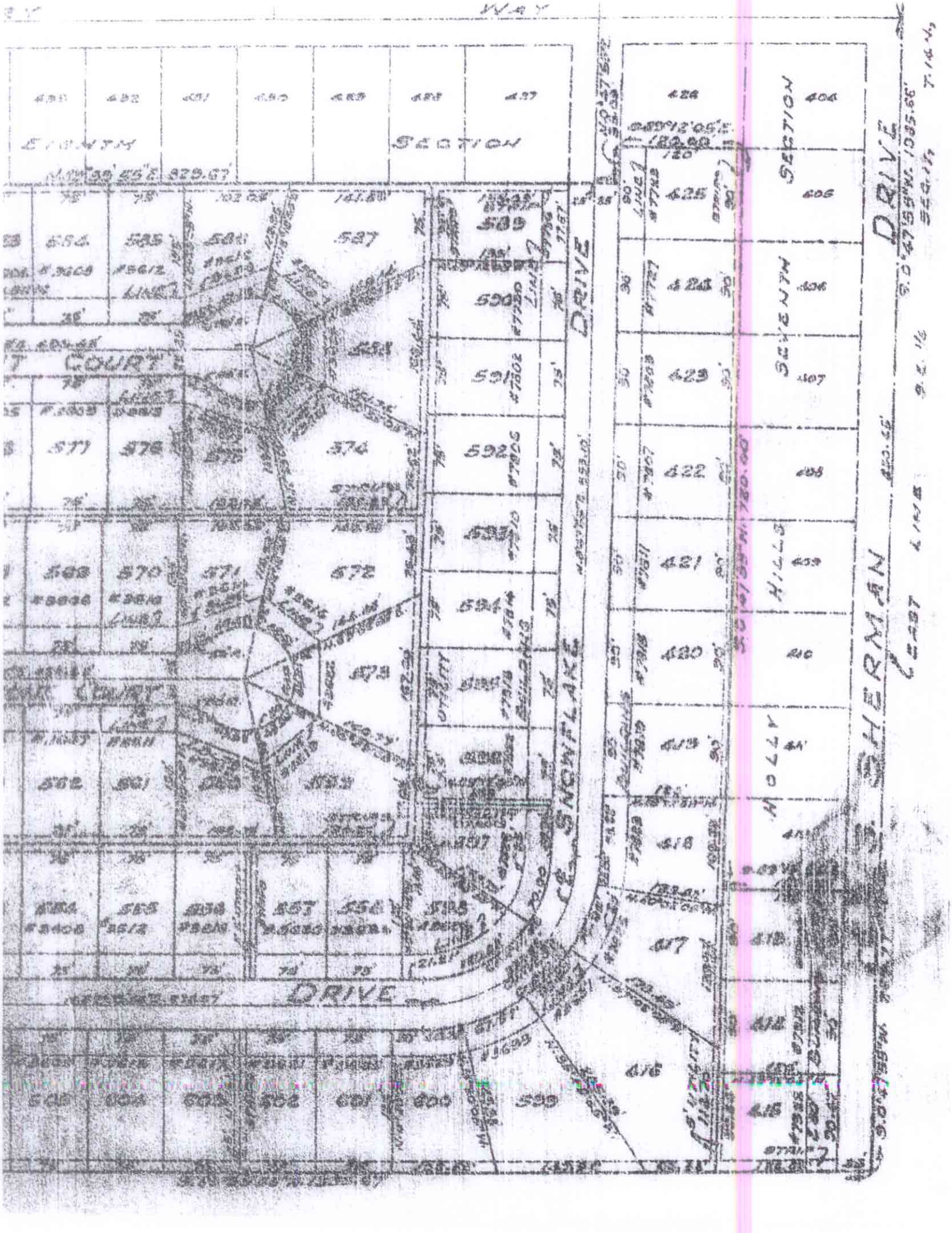
CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1+00.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+10.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+20.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+30.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+40.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+50.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+60.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+70.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+80.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+90.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00
2+00.00	S 89° 58' 00" E	100.00	89° 58' 00"	100.00

NOTE: 74. 15810
 INDICATES STREET UTILITY ANCHOR EASEMENTS.
 * 5880 INDICATES STREET ADDRESS NUMBERS FOR LOTS.
 THIS SECTION CONTAINS 27.08 ACRES.
 THIS SECTION HAS 96 LOTS, NUMBERED FROM 415 TO 425
 BOW INCLUSIVE, AND FROM 580 TO 610 BOW INCLUSIVE.



REPLAT
 74. 15810
 1980



SECTION

SECTION

HILLS

HOLLY

DRIVE

DRIVE

DRIVE

SHERMAN DRIVE

CELESTIAL FLAKE

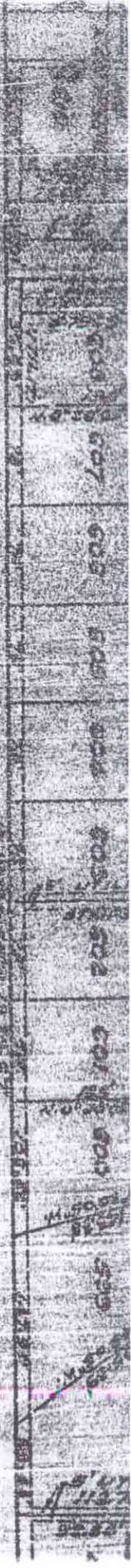
DRIVE

7.14 N. 1.0' 47.55' W. 1085.66'

9.5. 16

9.0' 47.55' W. 1085.66'

7.14 N.



1. THE WHEREABOUTS, BOUNDARIES AND CERTAIN THE WITHIN PLAY TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point on the East line of said Section, distant 1985.66 feet measured South 0°47'15" West from said East line from the north - East corner thereof, thence South 0°47'15" West and along said East line 269.77 feet; thence South 89°39'55" West 135.67 feet to the West line of the East; half of said Southeast Quarter Section; thence North 0°39'20" East and along said West line 938.08 feet to the Southwest corner of proposed Hill's Hills, Eight Section; thence North 82°54' East 173.61 feet; thence North 89°11'05" East 61.57 feet; thence North 89°39'55" East 829.67 feet; thence North 0°47'15" East 35.03 feet; thence South 89°12'05" East 120 feet; thence South 0°47'15" West 720 feet; thence South 89°12'05" East 155 feet to the point of beginning, containing 27.06 acres more or less.

Subject to all legal highways, rights of way and encumbrances of record.

This subdivision consists of 84 lots, numbered from 413 to 425, both inclusive, and from 540 to 610, both inclusive, with streets as shown hereon. The size of the lots and widths of the street are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE THIS 9TH DAY OF NOVEMBER, 1972.

1972
 COUNTY
 MARION

Robert Sonnenschel
 ROBERT SONNSCHHEL
 REGISTERED SURVEYOR NO. 3907
 STATE OF INDIANA



1974
 MARION COUNTY

THIS INSTRUMENT PREPARED BY ROBERT SONNSCHHEL

74 15840

INDIANA
 DEPARTMENT OF NATURAL RESOURCES
 LAND SURVEYOR
 ROBERT SONNSCHHEL
 REGISTERED SURVEYOR NO. 3907
 STATE OF INDIANA

BEFORE ME

NOTARY PUBLIC
 MARION COUNTY, INDIANA

SH

THE UNDERSIGNED, YEAGER CONTRACTING CO., INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT K. YEAGER, PRESIDENT, AND VIRGINIA M. YEAGER, ASSISTANT SECRETARY AND TREASURER, OWNER OF THE REAL ESTATE DESCRIBED IN THE PLAT OF HOLLY HILLS, NINTH SECTION, DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT AND DESCRIPTION. 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, NINTH SECTION.
2. 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 25 FEET FROM THE INTERSECTION OF SAID STREET LINES. 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. 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 COOKING 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 "PARKING 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

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 25 FEET FROM THE INTERSECTION OF SAID STREET LINES. 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. 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, WIRES AND OTHER FACILITIES AND UTILITIES NECESSARY OR INCIDENT TO THE COMMON INTEREST AND THE USE AND OCCUPANCE OF RESIDENTIAL PURPOSES OF THE ADDITION TO BE ERECTED IN THIS ADDITION. NO BUILDING OR OTHER STRUCTURE EXCEPT WALKS OR DRIVEWAYS SHALL BE ERECTED OR MAINTAINED UPON, OVER, UNDER OR 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 HEREIN HAVING A GROUND FLOOR AREA OF LESS THAN 1200 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 1200 SQUARE FEET FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, IN ALL CASES. THE SAME TOTAL OF 1200 SQUARE FEET SHALL ALSO APPLY TO A TWO (2) STORY RESIDENCE. EACH RESIDENCE SHALL HAVE AT LEAST A SINGLE CAR, ATTACHED OR INTEGRALLY DESIGNED, GARAGE.

9. THE RIGHT TO ENFORCE THE FOREGOING PROVISIONS, RESTRICTIONS AND COVENANTS BOTH TO PREVENT THE VIOLATION THEREOF AND TO RECOVER DAMAGES, 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 THEN OWNERS OF A 2/3 MAJORITY OF THE TOTAL AREA OF THIS ADDITION. 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. 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 SUPERCEDE, REPLACE AND VOID ANY SUCH RESTRICTIONS, LIMITATIONS AND COVENANTS, VERBAL OR WRITTEN, WHICH MAY HAVE BEEN PROPOSED OR WRITTEN, WHICH MAY HAVE PROPOSED OR IMPOSED PRIOR TO THE DATE HEREOF BY THE UNDERSIGNED OR ITS AGENTS.

11. THE EXTERIOR OF ANY HOUSE TO BE BUILT ON LOTS 413-415 INCLUSIVE IN THIS SECTION SHALL BE AT LEAST 75% BRICK, STUCCO, OR STONE IF A ONE STORY STRUCTURE, OR IF A HIGHER STRUCTURE THEN THE EXTERIOR SHALL BE 100% BRICK, STUCCO, OR STONE TO THE SECOND FLOOR. AS TO ALL OTHER HOUSES BUILT IN THIS SECTION THE EXTERIOR MAY BE 100% WOOD SO LONG AS THE TOTAL NUMBER OF HOUSES IN THIS SECTION WITH SUCH EXTERIOR DOES NOT EXCEED 25% OF THE TOTAL NUMBER OF HOUSES IN THIS SECTION; OR SHALL BE AT LEAST 20% BRICK, STUCCO, OR STONE IF A ONE STORY STRUCTURE OR AT LEAST 25% BRICK, STUCCO OR STONE TO THE SECOND FLOOR IF THE HOUSE IS HIGHER THAN A ONE STORY STRUCTURE.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 4 DAY OF

March 1974

YEAGER CONTRACTING COMPANY, INC.

BY: Robert K. Yeager President
ROBERT K. YEAGER
PRESIDENT

Virginia M. Yeager Asst. Secy
VIRGINIA M. YEAGER
ASSISTANT SECRETARY & TREASURER

STATE OF INDIANA: 188
COUNTY OF MARION:

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