

**HUNTER'S CREEK SOUTH SECTION 5
SECONDARY PLAT**

RECEIVED FOR RECORD
AT 2:26 O'CLOCK P. M.

AUG 19 1987

BOOK 174 PAGE 247

DEED OF DEDICATION AND PROTECTIVE COVENANTS

THE UNDERSIGNED, C. P. MORGAN CO. INC. BY WILLIAM B. BLAKE, SENIOR VICE PRESIDENT BEING THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "HUNTER'S CREEK SOUTH SECTION 5", AN ADDITION IN HAMILTON COUNTY, CLAY TOWNSHIP, INDIANA.

STREETS: THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

BUILDING LOCATION: NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.E.S.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS EXCEPT FOR FENCES, DRIVEWAYS AND WALKWAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING.

LAND USE: NO HOTEL BUILDING, BOARDING HOUSE, MERCANTILE OR FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT WITHIN THIS ADDITION.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE ON ANY LOT IN THIS ADDITION.

FLOOR AREA: NO ONE-STORY DWELLING SHALL BE ERECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 1500 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE-STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 1000 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES.

LAND USE: NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS ADDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE ("ARCHITECTURAL CONTROL COMMITTEE") COMPOSED OF THE UNDERSIGNED OWNERS OF THE WITHIN DESCRIBED REAL ESTATE OR BY THEIR DULY AUTHORIZED REPRESENTATIVE. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATION, OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME, THE OWNER MAY PROCEED THEN WITH THE BUILDING ACCORDING TO THE PLANS AS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

NUISANCES: NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT IN THIS ADDITION NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION (ARTIFICIAL AND/OR NATURAL) ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

FENCES: NO FENCE SHALL BE ERECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT, THE PURPOSE OF WHICH WILL BE TO OBSTRUCT REASONABLE VISION, LIGHT OR AIR; AND ALL FENCES SHALL BE KEPT IN GOOD REPAIR AND ERECTED REASONABLY SO AS TO ENCLOSE THE PROPERTY AND DECORATE THE SAME WITHOUT HINDRANCE OR OBSTRUCTION TO ANY OTHER PROPERTY. NO FENCE SHALL BE ERECTED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SETBACK LINE OTHER THAN A FENCE OF A DECORATIVE NATURE NOT EXCEEDING THREE (3) FEET IN HEIGHT.

ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

LIGHTS: IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERECT AND MAINTAIN A "DUSK TILL DAWN" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 308 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD APRIL 21, 1987.

Richard Albright
PRESIDENT RICHARD ALBRIGHT
Rosalind McCarty
SECRETARY ROSALIND MCCARTY

DULY ENTERED FOR TAXATION
19 August 1987
Polly Pearce
Hamilton County

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 308 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON, AT A MEETING HELD APRIL 21, 1987.

BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON
Jerre Roubush
JERRE ROUBUSH
Phil Henderson
PHIL HENDERSON
ATTEST: *Polly Pearce*
POLLY PEARCE, COUNTY AUDITOR

THIS INSTRUMENT PREPARED BY WILLIAM B. BLAKE, SENIOR VICE PRESIDENT C. P. MORGAN CO. INC.

**HUNTER'S CREEK SOUTH SECTION 5
SECONDARY PLAT**

DEED OF DEDICATION AND PROTECTIVE COVENANTS

SIDEWALKS: A SIDEWALK NO LESS THAN FOUR (4) FEET IN WIDTH, SHALL BE REQUIRED ACROSS THAT PORTION OF A LOT WHICH IS CONSIDERED THE FRONTAGE. INSTALLATION AND MAINTENANCE OF SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

ENFORCEMENT: IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OWNING ANY REAL PROPERTY SITUATED IN THIS ADDITION 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 HER OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

ENFORCEMENT: THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

TERM: THE WITHIN COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM RECORDING DATE, AT WHICH TIME THE SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, C. P. MORGAN CO. INC. HAVE HEREBY CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 19th DAY OF JULY 1987.

BY: William B. Blake
WILLIAM B. BLAKE, SENIOR VICE PRESIDENT



SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED C. P. MORGAN CO. INC., WILLIAM B. BLAKE, SENIOR VICE PRESIDENT, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED AND AFFIRMED THEIR SIGNATURE THERETO.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 19th DAY OF JULY 1987.
NOTARY PUBLIC Theresa A. Sahn
THERESA A. SAHN

MY COMMISSION EXPIRES May 24, 1988, COUNTY OF RESIDENCE Monro

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1881, P. L. 300 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT HAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD APRIL 21 1987.
CARMEL PLAN COMMISSION

Richard Albright
PRESIDENT RICHARD ALBRIGHT

Rosalind McCart
SECRETARY ROSALIND MCCART

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

AUG 19 1987

BOOK 14 PAGE 55
Edward D. Giacoletti
REGISTERED LAND SURVEYOR

I, EDWARD D. GIACOLETTI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MARCH 17, 1987, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN, AND THAT ALL REQUIREMENTS SPECIFIED IN THE SUBDIVISION ORDINANCE OF THE CITY OF CARMEL HAVE BEEN COMPLIED WITH.

Edward D. Giacoletti
EDWARD D. GIACOLETTI
REG. LAND SURVEYOR - INDIANA #S0560



DULY ENTERED FOR TAXATION
19 August 87
Billy Pearce
Hamilton County

THIS INSTRUMENT PREPARED BY WILLIAM B. BLAKE, SENIOR VICE PRESIDENT C. P. MORGAN CO. INC.

HUNTER'S CREEK SOUTH SECTION 5 SECONDARY PLAT

DEED OF DEDICATION AND PROTECTIVE COVENANTS

SIDEWALKS: A SIDEWALK NO LESS THAN FOUR (4) FEET IN WIDTH, SHALL BE REQUIRED ACROSS THAT PORTION OF A LOT WHICH IS CONSIDERED THE FRONTAGE. INSTALLATION AND MAINTENANCE OF SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

ENFORCEMENT: IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OWNING ANY REAL PROPERTY SITUATED IN THIS ADDITION 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 HER OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

ENFORCEMENT: THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

TERM: THE WITHIN COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM RECORDING DATE. AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART, INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, C. P. MORGAN CO. INC. HAVE HERETO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 6th DAY OF JULY 1987.

BY: William B. Blake
WILLIAM B. BLAKE, SENIOR VICE PRESIDENT



INDIANA)
COUNTY OF HAMILTON) SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED C. P. MORGAN CO. INC. WILLIAM B. BLAKE, SENIOR VICE PRESIDENT, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THERE TO.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 6th DAY OF JULY 1987.
NOTARY PUBLIC Theresa A. Sahn
THERESA A. SAHN

MY COMMISSION EXPIRES May 24, 1988 COUNTY OF RESIDENCE Morgan

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT HAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD APRIL 21 1987
CARMEL PLAN COMMISSION

Richard Albright
PRESIDENT RICHARD ALBRIGHT

Rosalind McCart
SECRETARY ROSALIND MCCART

RECEIVED FOR RECORD
AT 1:30 O'CLOCK P.M.

AUG 1 1987

BOOK 14 PAGE 55
James H. Clary
RECORDER HAMILTON COUNTY, INDIANA

I, EDWARD O. GIACOLETTI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MARCH 17, 1987 THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT ALL REQUIREMENTS SPECIFIED IN THE SUBDIVISION ORDINANCE OF THE CITY OF CARMEL HAVE BEEN COMPLIED WITH.

Edward O. Giacoletti
EDWARD O. GIACOLETTI
REG. LAND SURVEYOR - INDIANA #50560



DULY ENTERED FOR TAXATION
19 August 1987
Billy Pearson
Hamilton County

Parcel # _____

THIS INSTRUMENT PREPARED BY WILLIAM B. BLAKE, SENIOR VICE PRESIDENT C. P. MORGAN CO. INC.

HUNTER'S CREEK SOUTH SECTION 5
SECONDARY PLAT

RECEIVED FOR RECORD
AT 2:30 O'CLOCK P. M.

AUG 19 1987

BOOK 144 PAGE 54

DEED OF DEDICATION AND PROTECTIVE COVENANTS

HE UNDERSIGNED, C. P. MORGAN CO. INC. BY WILLIAM B. BLAKE, SENIOR VICE PRESIDENT BEING THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN LAT, THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "HUNTER'S CREEK SOUTH SECTION 5", AN ADDITION IN HAMILTON COUNTY, CLAY TOWNSHIP, INDIANA.

TREES: THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

VIOLING LOCATION: NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

ASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.S.S.E. (DRAINAGE, UTILITY AND SEWER EASEMENTS) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS EXCEPT FOR FENCES, DRIVEWAYS AND ALKWAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

AND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR ERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING.

AND USE: NO HOTEL BUILDING, BOARDING HOUSE, MERCANTILE OR FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT WITHIN THIS ADDITION.

EMPROARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE ON ANY LOT IN THIS ADDITION.

FLOOR AREA: NO ONE-STORY DWELLING SHALL BE ERRECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 1300 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE-STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 1000 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES.

AND USE: NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS ADDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND LOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE ("ARCHITECTURAL CONTROL COMMITTEE") IMPOSED OF THE UNDERIGNED OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, OR BY THEIR DULY AUTHORIZED REPRESENTATIVE. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATION, OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME, THE OWNER MAY PROCEED THEN WITH THE BUILDING ACCORDING TO THE PLANS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED IN ACCORDANCE WITH THIS COVENANT.

DISANCES: NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT IN THIS ADDITION NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BECOME A NUISANCE TO THE NEIGHBORHOOD.

ORN WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION (ARTIFICIAL AND/OR NATURAL) ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

ENCES: NO FENCE SHALL BE ERRECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT, THE PURPOSE OF WHICH WILL BE TO OBSTRUCT REASONABLE VISION, LIGHT AIR, AND ALL FENCES SHALL BE KEPT IN GOOD REPAIR AND ERRECTED REASONABLY SO AS TO ENCLOSE THE PROPERTY AND DECORATE THE SAME WITHOUT HINDRANCE OBSTRUCTION TO ANY OTHER PROPERTY. NO FENCE SHALL BE ERRECTED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SETBACK LINE OTHER THAN A FENCE OF A DECORATIVE NATURE NOT EXCEEDING THREE (3) FEET IN HEIGHT.

ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD ANIMALS MAY BE KEPT, BRED, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

LIGHTS: IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERRECT AND MAINTAIN A "DUSK TILL DAWN" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

APPROVAL: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY SUPPLEMENTARY THERETO, THIS PLAT HAS GIVEN APPROVAL BY THE BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON AT A MEETING HELD AT THE CITY OF CARMEL, INDIANA, AS FOLLOWS:

APPROVED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD APRIL 21 1987.
CARMEL PLAN COMMISSION
PRESIDENT RICHARD ALBERT
SECRETARY ROSALIND McCART

DULY ENTERED FOR TAXATION
19 August 1987
Polly Pearce Auditor
Hamilton County

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY SUPPLEMENTARY THERETO, THIS PLAT HAS GIVEN APPROVAL BY THE BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON AT A MEETING HELD APRIL 21 1987.

BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON
JERE ROUDEBUSH
PEG L. GOLDBERG
PHIL HENDERSON
ATTEST: Polly Pearce
POLLY PEARCE, COUNTY AUDITOR

HUNTERS CREEK SOUTH SECTION FIVE SECONDARY PLAT PART S.W. 1/4 SEC. 24-18N-3E HAMILTON COUNTY, INDIANA

CURVE DATA

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH	DEG. OF CURVE
C1	100.00'	80° 03' 49" E	58.49'	67.97'	N 33° 57' 31" E	32.84'	30° 11' 20"
C2	175.00'	80° 03' 49" E	100.00'	117.87'	N 33° 57' 31" E	60.68'	30° 11' 20"

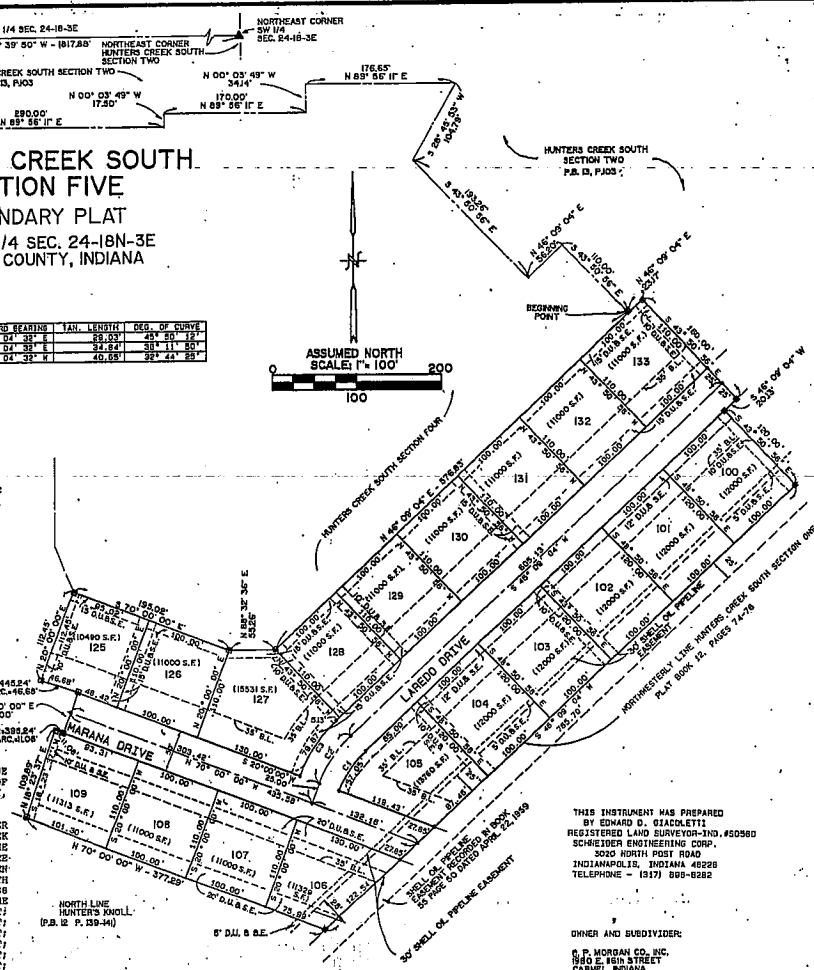


NOTE:
 PROPERTY LINES AT ALL STREET INTERSECTIONS ARE ROUNDED WITH AN ARC HAVING A RADIUS OF 20 FEET. DIMENSIONS SHOWN ARE TO P.I. OF CURVE.
 D.U. & S.E. - DRAINAGE UTILITY & SEWER EASEMENT
 M - CONCRETE MONUMENT SET
 X - EXISTING CONCRETE MONUMENT
 S.F. - SQUARE FEET
 B.L. - BUILDING LINE

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE WITHIN PLAT IS TRUE AND CORRECT AND REPRESENTS PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION (SAID CORNER BEING THE NORTHEAST CORNER OF HUNTERS CREEK SOUTH - SECTION TWO, AN ADDITION IN HAMILTON COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, PAGE 103 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA) (THE NEXT SEVEN FEET (7') DESCRIBED COURSES BEING ALONG THE NORTH, WEST AND SOUTH LINES OF SAID HUNTERS CREEK SOUTH - SECTION TWO); THENCE SOUTH 86 DEGREES 59 MINUTES 50 SECONDS WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER SECTION 1817.88 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 49 SECONDS EAST 415.05 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 11 SECONDS WEST 110.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 49 SECONDS EAST 6.45 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 11 SECONDS EAST 290.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST 17.50 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 49 SECONDS WEST 34.14 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 11 SECONDS EAST 176.55 FEET; THENCE SOUTH 20 DEGREES 45 MINUTES 53 SECONDS WEST 104.79 FEET; THENCE SOUTH 43 DEGREES 50 MINUTES 56 SECONDS EAST 190.26 FEET; THENCE NORTH 46 DEGREES 09 MINUTES 04 SECONDS EAST 56.30 FEET; THENCE SOUTH 43 DEGREES 50 MINUTES 56 SECONDS EAST 110.00 FEET TO THE BEGINNING POINT; THENCE NORTH 46 DEGREES 09 MINUTES 04 SECONDS EAST 21.17 FEET; THENCE SOUTH 43 DEGREES 50 MINUTES 56 SECONDS EAST 120.00 FEET TO THE NORTHEASTERLY LINE OF HUNTERS CREEK SOUTH SECTION ONE, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 12, PAGES 74, 75 AND 76 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 46 DEGREES 09 MINUTES 04 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID HUNTERS CREEK SOUTH SECTION ONE 745.70 FEET TO THE NORTH LINE OF HUNTER'S KNOLL, AN ADDITION IN HAMILTON COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 12, PAGES 139 - 141 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID HUNTER'S KNOLL 377.29 FEET; THENCE NORTH 18 DEGREES 12 MINUTES 37 SECONDS EAST 109.89 FEET TO A CURVE HAVING A RADIUS OF 395.24 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 18 DEGREES 23 MINUTES 37 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE SAID CURVE 11.06 FEET TO A POINT WHICH BEARS NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST 50.00 FEET TO A CURVE HAVING A RADIUS OF 445.24 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 13 DEGREES 59 MINUTES 34 SECONDS WEST FROM SAID RADIUS POINT; THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST 112.45 FEET; THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST 195.02 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 36 SECONDS EAST 55.26 FEET; THENCE NORTH 46 DEGREES 09 MINUTES 04 SECONDS EAST 576.83 FEET TO THE BEGINNING POINT, CONTAINING 6.256 ACRES, MORE OR LESS.

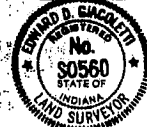


THIS SUBDIVISION CONSIST OF 19 LOTS, NUMBERED 100 THROUGH 109 AND 125 THROUGH 133, TOGETHER WITH STREETS, EASEMENTS AND PUBLIC RIGHTS AS SHOWN ON THE WITHIN PLAT.

THE SIZE OF LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 17TH DAY OF MARCH 1987

Edward D. Giacoletti
 EDWARD D. GIACOLETTI
 REG. LAND SURVEYOR - INDIANA 150560
 2776356.DOC



PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACES OF 1981, P.L. 209 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THEREOF, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD APRIL 21 1987.

CARMEL PLAN COMMISSION
Richard Albright PRESIDENT, RICHARD ALBRIGHT
Rosalino McCart SECRETARY, ROSALINO MCCART

THIS INSTRUMENT WAS PREPARED BY EDWARD D. GIACOLETTI REGISTERED LAND SURVEYOR-IND. #50560 SCHREIBER ENGINEERING CORP. 3020 NORTH POST ROAD INDIANAPOLIS, INDIANA 46226 TELEPHONE - (317) 898-8282

OWNER AND SUBDIVIDER:
 G. P. MORGAN CO., INC.
 180 E. 4TH STREET
 CARMEL, INDIANA

DULY ENTERED FOR TAXATION
 19 Aug 1987
Belj. Penna
 Hamilton County

Parcel #
 8730125
 RECEIVED FOR RECORD
 AT 2:32 O'CLOCK P.M.
 AUG 19 1987
 BOOK 14 PAGE 53-54-55
 RECORDER HAMILTON COUNTY INDIANA

HUNTER'S CREEK SOUTH SECTION 5

SECONDARY PLAT

RECEIVED FOR RECORD
AT 2:30 O'CLOCK P. M.

AUG 19 1987

BOOK 14 PAGE 54

DEED OF DEDICATION AND PROTECTIVE COVENANTS

THE UNDERSIGNED, C. P. MORGAN CO. INC. BY WILLIAM B. BLAKE, SENIOR VICE PRESIDENT BEING THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "HUNTER'S CREEK SOUTH SECTION 5", AN ADDITION IN HAMILTON COUNTY, CLAY TOWNSHIP, INDIANA.

STREETS: THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

BUILDING LOCATION: NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.SS.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS EXCEPT FOR FENCES, DRIVEWAYS AND WALKWAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING.

LAND USE: NO HOTEL BUILDING, BOARDING HOUSE, MERCANTILE OR FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT WITHIN THIS ADDITION.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE ON ANY LOT IN THIS ADDITION.

FLOOR AREA: NO ONE-STORY DWELLING SHALL BE ERECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 1300 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE-STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 1000 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES.

LAND USE: NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS ADDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE ("ARCHITECTURAL CONTROL COMMITTEE") COMPOSED OF THE UNDERSIGNED OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, OR BY THEIR DULY AUTHORIZED REPRESENTATIVE. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATION, OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME, THE OWNER MAY PROCEED THEN WITH THE BUILDING ACCORDING TO THE PLANS AS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

NUISANCES: NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT IN THIS ADDITION NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION (ARTIFICIAL AND/OR NATURAL) ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

FENCES: NO FENCE SHALL BE ERECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT, THE PURPOSE OF WHICH WILL BE TO OBSTRUCT REASONABLE VISION, LIGHT OR AIR, AND ALL FENCES SHALL BE KEPT IN GOOD REPAIR AND ERECTED REASONABLY SO AS TO ENCLOSE THE PROPERTY AND DECORATE THE SAME WITHOUT HINDRANCE OR OBSTRUCTION TO ANY OTHER PROPERTY. NO FENCE SHALL BE ERECTED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SETBACK LINE OTHER THAN A FENCE OF A DECORATIVE NATURE NOT EXCEEDING THREE (3) FEET IN HEIGHT.

ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

LIGHTS: IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERECT AND MAINTAIN A "DUSK TILL DAWN" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD APRIL 21 1987.
CARMEL PLAN COMMISSION

Richard Albright
PRESIDENT RICHARD ALBRIGHT

Rosalind McCart
SECRETARY ROSALIND MCCART

DULY ENTERED FOR TAXATION
19 August 1987
Polly Pearce Auditor
Hamilton County
Parcel #

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON AT A MEETING HELD
1987

BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON
Jere Roubesh
JERE ROUBEUSH
Peg L. Goldberg
PEG L. GOLDBERG

Phil Henderson
PHIL HENDERSON

ATTEST *Polly Pearce*
POLLY PEARCE, COUNTY AUDITOR

THIS INSTRUMENT PREPARED BY WILLIAM B. BLAKE, SENIOR VICE PRESIDENT C. P. MORGAN CO. INC.
JOB NO. 277

54

**HUNTER'S CREEK SOUTH SECTION 5
SECONDARY PLAT**

DEED OF DEDICATION AND PROTECTIVE COVENANTS

SIDEWALKS: A SIDEWALK NO LESS THAN FOUR (4) FEET IN WIDTH, SHALL BE REQUIRED ACROSS THAT PORTION OF A LOT WHICH IS CONSIDERED THE FRONTAGE. INSTALLATION AND MAINTENANCE OF SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

ENFORCEMENT: IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OWNING ANY REAL PROPERTY SITUATED IN THIS ADDITION 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 HER OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

ENFORCEMENT: THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

TERM: THE WITHIN COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, C. P. MORGAN CO. INC. HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS ... 6th ... DAY OF JULY, 1987.

BY: William B. Blake
WILLIAM B. BLAKE, SENIOR VICE PRESIDENT



INDIANA)
COUNTY OF HAMILTON) SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED C. P. MORGAN CO. INC, WILLIAM B. BLAKE, SENIOR VICE PRESIDENT, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THERETO.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS ... 6th ... DAY OF ... JULY ... 1987.
NOTARY PUBLIC Theresa A. Sahn
THERESA A. SAHN

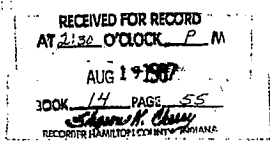
MY COMMISSION EXPIRES ... May 24, 1988 ... COUNTY OF RESIDENCE ... Marion

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 308 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD ... APRIL 21 ... 1987.
CARMEL PLAN COMMISSION

Richard Albright
PRESIDENT RICHARD ALBRIGHT

Rosalind McCart
SECRETARY ROSALIND MCCART



I, EDWARD D. GIACOLETTI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON ... MARCH 17, 1987 ...; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT ALL REQUIREMENTS SPECIFIED IN THE SUBDIVISION ORDINANCE OF THE CITY OF CARMEL HAVE BEEN COMPLIED WITH.

Edward D. Giacoletti
EDWARD D. GIACOLETTI
REG. LAND SURVEYOR - INDIANA #50560

