

Book 13
Pg 16

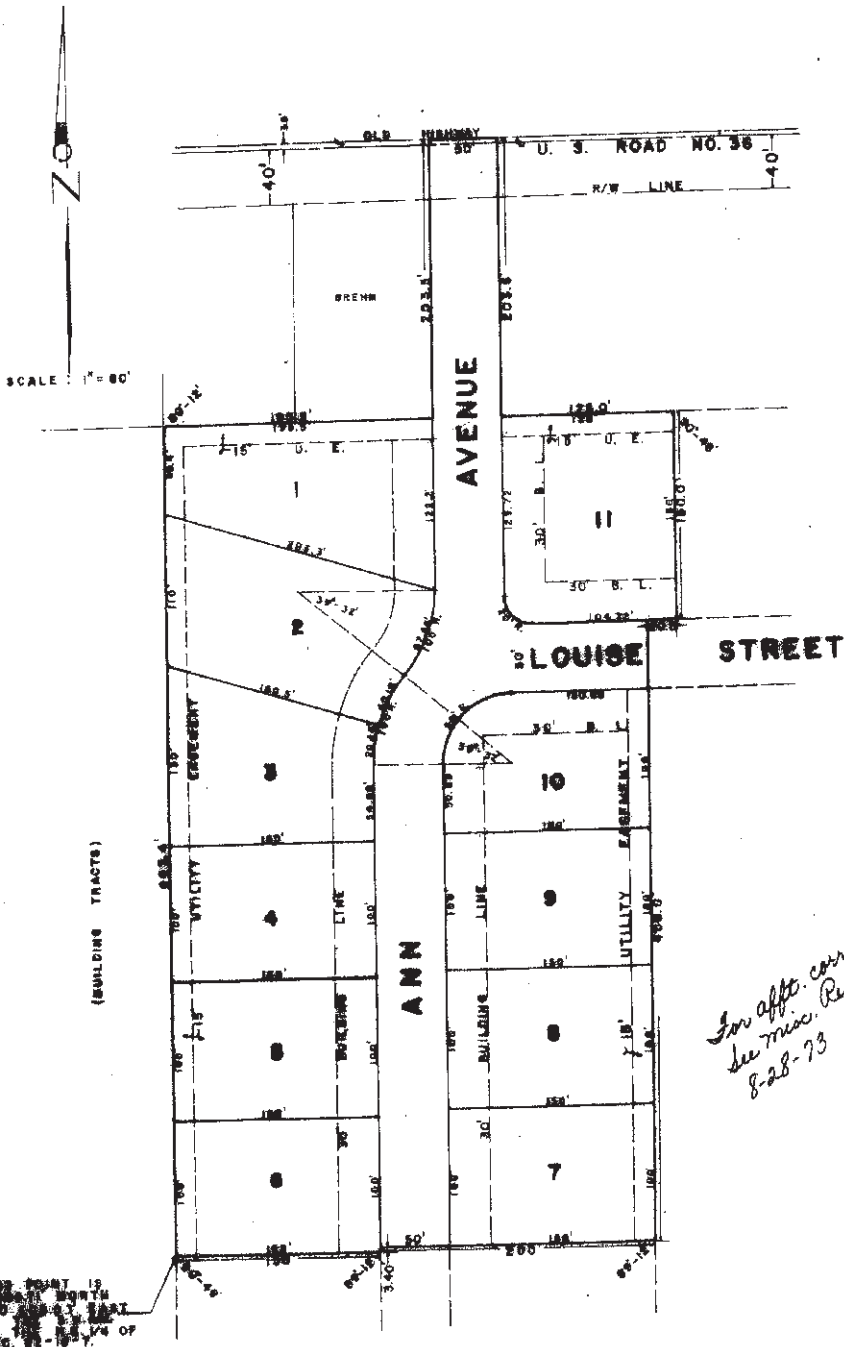
MERRY HILLS

(PLAT ONE)

A SUBDIVISION IN FALL CREEK TOWNSHIP

MADISON COUNTY, INDIANA

PT. W. 1/2, N.E. 1/4, SEC. 22-18-7



I, Philip M. Bolter, hereby certify that, I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed by me on, November 10, 1970, that the plat shown hereon represents a subdivision into lots and streets of a part of the West-half of the Northeast quarter of Section 22, Township 18 North, Range 7 East, in Fall Creek Township, Madison County, State of Indiana, to be known as Merry Hills, Plat One, and more particularly described as follows:

Beginning at a point being 1,038.71 feet North and 208.00 feet East of the Southwest corner of the Northeast Quarter of Section 22, Township 18 North, Range 7 East, and running thence North parallel with the West line of said Northeast Quarter a distance of 808.4 feet, thence turn an angle to the right, 89 degrees and 12 minutes and measure West 195.50 feet, thence turn an angle to the left, 89 degrees and 12 minutes and measure North 203.5 feet to the centerline of old highway, said point being 43.50 feet North of the South Right-of-way line of U. S. Highway #38, thence turn an angle to the right, 89 degrees and 12 minutes and measure East along centerline of old highway, 90 feet, thence turn an angle to the right, 90 degrees and 48 minutes, and measure South, 205.5 feet, thence turn an angle to the left, 90 degrees and 48 minutes and measure East, 185 feet, thence turn an angle to the right, 90 degrees and 48 minutes, and measure South, 180 feet, thence turn an angle to the right, 89 degrees and 12 minutes and measure West 20.50 feet, thence turn an angle to the left, 89 degrees and 12 minutes and measure South, 450 feet, thence turn an angle to the right, 89 degrees and 12 minutes and measure West, 200 feet, thence turn an angle to the left, 89 degrees and 12 minutes and measure South 3.40 feet, thence turn an angle to the right, 89 degrees and 12 minutes, and measure East 150.00 feet to the place of beginning. Being a part of the West-half of the Northeast Quarter of Section 22, Township 18 North, Range 7 East, and containing 3.137 Acres, more or less. Subject to legal Right-of-way's.

This Subdivision consists of 11 lots numbered 1 through 11 inclusive and the dimensions of lots, widths of streets, building setback lines and utility easements are as shown on the above plat.

Witness my hand and seal, this 15th day of November, 1970.

Philip M. Bolter
Philip M. Bolter
Registered Land Surveyor No. 9948

*For afft. correcting description
see Misc. Record 1984 page 451
8-28-73 George Earley R.M.C.*

Book 13
Pg. 17

OWNERS CERTIFICATE

We the undersigned, Lawrence Brehm and Mildred L. Brehm, owners of the real estate shown and described herein, do hereby certify that we do lay-off, plat, and sub-divide said real estate into lots and streets in accordance with the plat herewith. That said plat shall be known as Merry Hills-Flat One, a Sub-division in Fall Creek Township, Madison County, Indiana. All streets are hereby dedicated to public use. All set-back lines and utility easements shown are hereby perpetually established unless hereafter modified or vacated.

PROTECTIVE COVENANTS

1. No lot or portion of a lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for the accommodation of vehicles for family use; also guest houses and other outbuildings clearly incidental to residential use of the premises.
2. Temporary structures shall not be permitted to be erected in said addition other than for construction purposes, nor shall any partially completed, temporary or incomplete structure be occupied as a residence.
3. The ground floor area of the main structure, exclusive of one-story open porches, garages and carports shall be not less than 1,200 square feet for a one story dwelling nor less than 900 square feet for a dwelling of more than one story and the construction and finish of said dwelling shall be of a quality of workmanship, and material substantially equal to the prevailing dwellings contained within such addition.
4. Minimum building setback lines are shown on the recorded plat and no building shall be located nearer than ten (10) feet to any interior lot line. Front and side yard building setback lines are hereby established as shown on the plat, between which lines and the property lines of the street, no building or structure shall be erected or maintained. No fence or wall over thirty-six (36) inches in height shall be permitted from the front lot line to the respective building setback line shown on the plat.
5. Only one family dwelling may be placed on each lot. When construction is started on any structure on any lot, it shall be completed within 12 months.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, including, the maintenance of chicken parks, dog kennels, or the harboring of other animals other than individual household pets.
7. No signs or advertisements of any kind may be erected or maintained on any lot, except a contractor's sign during initial construction of the residence and except a 36" X 24" real estate "for sale" sign for the sole and exclusive purpose of advertising for sale the lot and buildings thereon.
8. There are strips of ground as shown on this plat and marked "Utility Easement" reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strip of land, but owners of the lots in this subdivision shall take their title subject to the rights of the public utilities. In addition to those shown, 5 feet is hereby reserved over and along each side Lot Line for utility purposes if needed.
9. The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed by a vote of a majority of the then owners of the building sites covered by these covenants and restrictions in whole or in part. Invalidity of any one of the foregoing covenants and restrictions by judgment or court order shall in no way affect any of the other covenants or restrictions, but shall remain in full force and effect.
10. No detached utility sheds shall be permitted on any lot.
11. No unlicensed vehicles will be allowed to remain on any lot for more than 30 days.
12. The right to enforce these provisions by injunction, together with the right to cause the removal by process of law of any structures 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.

Witness our hands and seals this 21 day of November, 1970.

Lawrence Brehm Mildred L. Brehm
 Lawrence Brehm Mildred L. Brehm

Approved by the Hamilton Planning Commission, Madison County, Indiana, this 24 day of November, 1970.

Philip L. Hoyer
 President
Neil Gray Hollenbeck
 Secretary

STATE OF INDIANA)
) SS
COUNTY OF MADISON)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Lawrence Brehm and Mildred L. Brehm, both personally known to me, and acknowledged the execution of the above and foregoing plat and instrument as their voluntary act and deed for the purposes therein expressed.

Witness my Hand and Notarial Seal this 21 day of November, 1970.

Approved by the Board of County Commissioners of Madison County, Indiana, this 24 day of November, 1970.

William Beck
 William Beck
William Beck
 William Beck

Donald Keith Huffer
 Notary Public
 My Commission Expires July 27, 1971

Duly entered for taxation this 12th day of December, 1970.

W. E. Boicourt
 W. E. Boicourt, Auditor of Madison County

Received for record and recorded this 10 day of December, 1970. 2 PM

George N. Bailey
 George N. Bailey, Recorder of Madison County

Plat Book 13
Page 17-18 11550

Book 14 B
Pg. 105

MERRY HILLS

(PLAT THREE)

A SUBDIVISION IN FALL CREEK TOWNSHIP,
MADISON COUNTY, INDIANA.

PT. W. 1/2, N.E. 1/4 OF SEC. 22-18-7.

SURVEYOR'S CERTIFICATION

I, John H. Manahip, Jr., 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, 1978, and that the plat shown herein represents a subdivision into lots and streets of a part of the West-half of the Northeast quarter of Section 22, Township 18 North, Range 7 East, in Fall Creek Township, Madison County, Indiana, to be known as Merry Hills, Plat Three, and more particularly described as follows:

Beginning at a point being 550.0 feet East and 926.71 feet North of the Southwest corner of the Northeast quarter of Section 22, Township 18 North, Range 7 East, said point being the Southeast corner of Lot 29 in Merry Hills, Plat Two, a Subdivision in Fall Creek Township, Madison County, Indiana, the Plat of which is recorded in Plat Book 13, Page 116 in the Office of the Recorder of Madison County, Indiana, and running thence North 550.0 feet parallel with the West line of said Northeast quarter, thence East 20.5 feet to the Southeast corner of Lot 11 in Merry Hills, Plat One, the plat of which is recorded in Plat Book 13, Page 14, thence North 150.0 feet to the Northeast corner of said Lot 11, thence turn an angle to the right, 89 degrees and 18 minutes, and measure East 385.0 feet, thence Southerly 700.0 feet along a property line fence, thence West 345.2 feet to the place of beginning.

Being a part of the West-half of the Northeast quarter of Section 22, Township 18 North, Range 7 East and containing 8.438 Acres, more or less.

This subdivision contains 15 lots, numbered 28 to 40, inclusive. The dimensions of lots, the widths of streets, the building set-back lines and utility easements are all shown on the plat herewith.

Witness my hand and seal this 20th day of March, 1978.

John H. Manahip, Jr.
John H. Manahip, Jr.
Reg. Land Surveyor No. 12066



OWNER'S CERTIFICATION

We, the undersigned, Lawrence Brehm and Mildred L. Brehm, owners of the real estate shown and described herein, do hereby certify that we do lay-off, plat and sub-divide said real estate into lots and streets in accordance with the plat herewith. That said plat shall be known as Merry Hills, Plat Three, a Subdivision in Fall Creek Township, Madison County, Indiana. All streets are hereby dedicated to public use. All set-back lines and utility easements are hereby perpetually established unless hereafter modified or vacated.

PROTECTIVE COVENANTS

The Protective Covenants shown on the plat of Merry Hills, Plat One and recorded in Plat Book 13, Page 17 in the Office of the Recorder of Madison County, Indiana, shall run with the land and shall be binding on all parties and persons claiming under them until January 1, 1996, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

In Witness Whereof, we have hereunto set our hands this 20th day of March, 1978.

Lawrence Brehm *Mildred L. Brehm*
Lawrence Brehm Mildred L. Brehm

STATE OF INDIANA } ss
COUNTY OF MADISON }

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Lawrence Brehm and Mildred L. Brehm, both personally known to me, and acknowledged the execution of the above and foregoing plat and instrument as their voluntary act and deed for the purposes therein expressed.

Witness my Hand and Notarial Seal this 20th Day of MARCH, 1978.

My Commission expires May 17, 1980
Scott J. Coover
Notary Public

Approved by the Pendleton Planning Commission, Madison County, Indiana, this 22nd day of April, 1978.

Harold L. ... *Maurice R. Coover*
President Secretary

Approved by the Board of County Commissioners of Madison County, Indiana, this 1st day of May, 1978.

John H. ... *John H. ...* *James D. ...*
Mayor Board Member Board Member

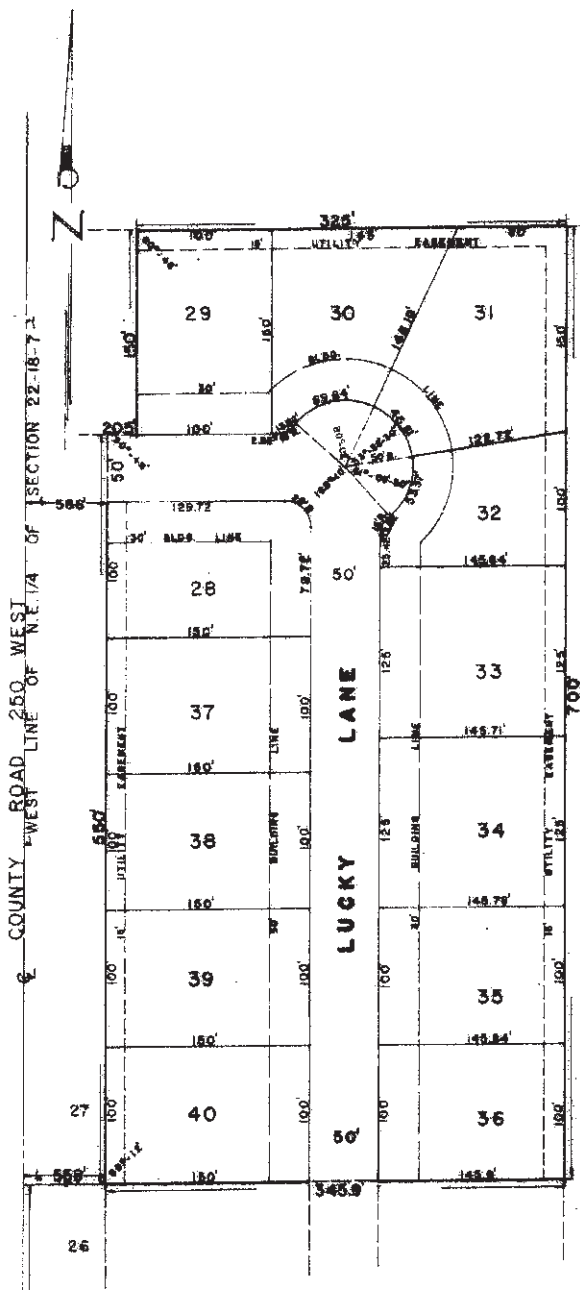
Duly entered for taxation this 2nd day of May, 1978.

Clara ...
Clara ...
Auditor of Madison County

Received for record and recorded this 4th day of May, 1978 at 3 PM in Plat Book 14, Page 105.

11948
12048
Barbara ...
Recorder of Madison County

105
115



SCALE: 1" = 50'

STONE:
S.W. COR. OF N.E. 1/4
OF SECTION 22-18-7.

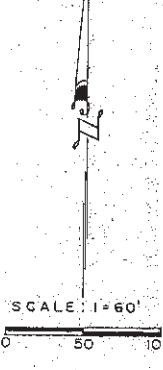
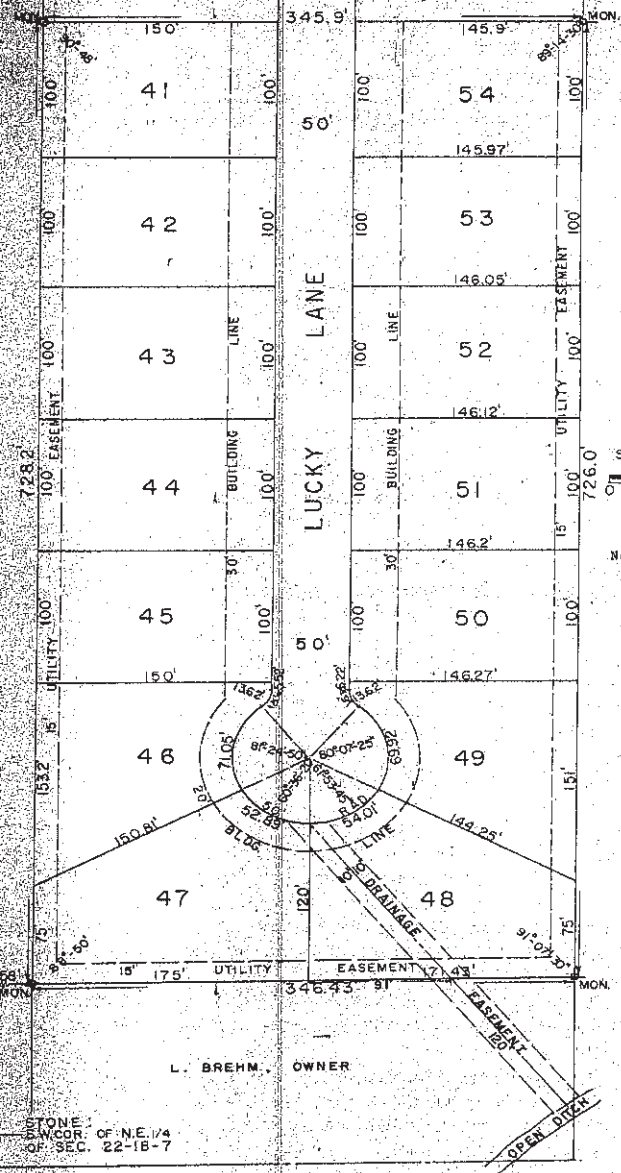
WEST LINE OF N.E. 1/4 OF SECTION 22-18-7.

9115175 50.00
 05/23/99 08:33
 Lisa Hobbs
 Madison County R.
 Recorded as Plat

MERRY HILLS (PLAT FOUR)

A SUBDIVISION IN FALL CREEK TOWNSHIP
 MADISON COUNTY, INDIANA.

P.T. W. 1/2, N.E. 1/4 OF SEC. 22-18-7.



SURVEYOR'S CERTIFICATION

I, John H. Manship, Jr., 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 January 15, 1990, and that the plat shown hereon represents a subdivision into lots and streets of a part of the West-half of the Northeast quarter of Section 22, Township 18 North, Range 7 East in Fall Creek Township, Madison County, Indiana, to be known as Merry Hills, Plat Four, and more particularly described as follows:

Beginning at a point being 208.71 feet North and 558.0 feet East of the South-west corner of the Northeast quarter of Section 22, Township 18 North, Range 7 East, said point being the southeast corner of Lot 20 in Merry Hills, Plat Two, a Subdivision in Fall Creek Township, Madison County, Indiana, the plat of which is recorded in Plat Book 13, Page 115 in the Office of the Recorder of Madison County, Indiana, and running thence North 72.2 feet parallel with the line of said Northeast quarter to the Southwest corner of Lot 13 in Merry Hills, Plat Three, the plat of which is recorded in Plat Book 14, Page 105; thence turn an angle to the right, 89 degrees and 12 minutes, and measure Easterly 345.9 feet, thence Southerly 725.0 feet along a property line thence, thence westerly 146.43 feet to the place of beginning.

Being a part of the West-half of the Northeast quarter of Section 22, Township 18 North, Range 7 East and containing 5.775 Acres, more or less.

This Subdivision contains 14 lots, numbered 41 thru 54, inclusive. The dimensions of lots, the widths of streets, the building set-back lines and utility easements are all as shown on the plat herewith.

Witness my hand and seal this 23rd day of January, 1990

Note: This property is within the
 Keltner Drain C. C. #22712
 Watershed.

John H. Manship, Jr.
 John H. Manship, Jr.
 Registered Land Surveyor No. 12066



OWNER'S CERTIFICATE

We, the undersigned, J. Lawrence Brehm and Mildred L. Brehm, owners of the real estate shown and described hereon, do hereby certify that we do lay-off, plat and sub-divide said real estate into lots and streets in accordance with the plat herewith. That said plat shall be known as Merry Hills, Plat Four, a Subdivision in Fall Creek Township, Madison County, Indiana. All streets are hereby dedicated to public use. All set-back lines and utility easements are hereby perpetually established unless hereafter modified or vacated.

PROTECTIVE COVENANTS

The Protective Covenants shown on the plat of Merry Hills, Plat One and recorded in Plat Book 13, Page 17 in the Office of the Recorder of Madison County, Indiana, shall run with the land and shall be binding on all parties and persons claiming under them until January 1, 2000, after which time said Covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the land has been recorded, agreeing to change said covenants in whole or in part.

In Witness Whereof, we have hereunto set our hands this 20th day of January, 1990.

J. Lawrence Brehm *Mildred L. Brehm*
 J. Lawrence Brehm Mildred L. Brehm

STATE OF INDIANA }
 COUNTY OF MADISON } SS

before me, the undersigned Notary Public, in and for said County and State, personally appeared J. Lawrence Brehm and Mildred L. Brehm, known to me, and acknowledged the execution of the above and foregoing plat and instrument as their voluntary act and deed for the purposes therein expressed. Witness my and Notarial Seal this 20th day of January, 1990.

My Commission Expires: *8/6/94*
Steve A. Postema Notary Public & Notary of Madison Co, Indiana

Approved by the Pendleton Planning Commission, Madison County, Indiana, this 8th day of AUGUST, 1990.

Steve A. Postema *Marilyn L. Curre*
 President Secretary

Approved by the Board of County Commissioners of Madison County, Indiana, this 25th day of MAY, 1990.

Stephen E. Randolph *Raymond W. Nucc* *James B. Dinkler*
 Stephen E. Randolph, Member Raymond W. Nucc, President James B. Dinkler, Director

Duly entered for Taxation this 28th day of May, 1991.

Sandra S. Huntzinger
 Sandra S. Huntzinger
 Auditor of Madison County

Received for record and recorded this 29th day of May, 1991 at 8:00 AM in Plat Book 19 Page 18 # 9115175

Kenneth Hooper
 Kenneth Hooper
 Recorder of Madison County

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