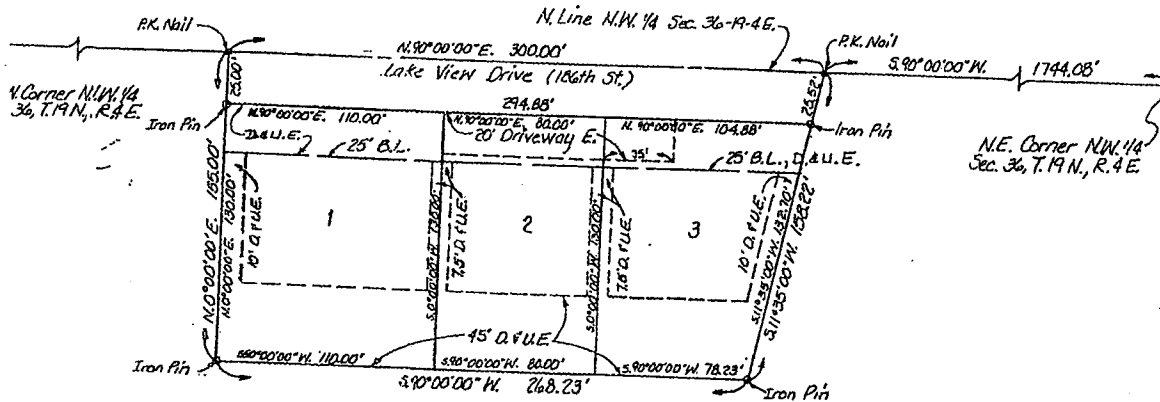


# MONTEREY WOODS

"secondary plat"



being a duly registered land surveyor in the State of Indiana, hereby at 15 true and correct, representing a subdivision of a Part of the on 36, Township 19 North, Range 4 East in Hamilton County, Indiana, as follows:

Quarter of Section 36, Township 19 North, Range 4 East, Hamilton more particularly described as follows: Beginning at a point on the section being South 90 degrees 00 minutes 00 seconds West (assumed feet from the Northeast corner thereof; thence South 11 degrees 158.22 feet; thence South 90 degrees 00 minutes 00 seconds East, of said quarter section, 268.23 feet; thence North 0 degrees 155.00 feet to said north line; thence North 90 degrees 00 minutes north line, 300.00 feet to the point of beginning and containing subject to all legal easements and rights of way of record.

lots of 3 lots, numbered 1 through 3, both inclusive. the width of streets are shown in figures denoting feet and decimal

on 4th day of October 1984.

and Land Surveyor, Indiana #S0231



TITLE 36, ACTS OF 1981, P.L. 309 SECTION 23, AS AMENDED BY ACTS OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN

Commissioned at a meeting held 8-29-84  
 ON Robert [Signature] President  
Shawn L. [Signature] Secretary

TITLE 36, ACTS OF 1981, P.L. 309 SECTION 23, AS AMENDED BY ACTS OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN FOR WORKS AND SAFETY OF THE CITY OF NOBLESVILLE, INDIANA, AT A MEETING HELD 8-29-84

Lawrence [Signature]  
Marilyn [Signature]  
 attest Marilyn Conner, Clerk/Treasurer

8414929

RECEIVED FOR RECORD AT 1:50 O'CLOCK PM

NOV 4 1984

BOOK 11 PAGE 82  
 [Signature]  
 RECORDER HAMILTON COUNTY, INDIANA

DULY ENTERED FOR TAXATION

1 day November 19 84

Barbara J. [Signature] Auditor  
 Hamilton County

Parcel # 06-36-00-00-001-001

Secondary Plat Monterey Woods		
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: JMS
DATE: August 1984		REVISED:
Frank M. Hahn & Associates, INC.		
98 E. 102nd Street, Indianapolis, IN		

The undersigned, Frank M. and Linda I. Hahn, husband and wife, of Hamilton County in the State of Indiana, being the owners of record of all of the above described tract of land, hereby lay off, plat and subdivide into lots said tract in accordance with the within plat. The South 25 feet of right of way of 186th Street is hereby dedicated to the public. The following restrictions, limitations and covenants are hereby imposed and shall run with the land contained in such plat.

The within plat shall be known and designated as MONTEREY WOODS, a subdivision in Hamilton County, Indiana.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be in accordance with current RS-2 zoning standards.

**Private Driveway & Common Lift Station:** A private driveway as shown on the plat is reserved for the common use and enjoyment of the owners of the lots in the development; however, the road may be used by the public and quasi-public vehicles, including, but not limited to, police, fire and other emergency vehicles, trash and garbage collectors, post office vehicles, and privately-owned delivery vehicles. Such road shall be maintained by the Owners of the several lots in this subdivision.

The common lift station shall be for the exclusive use of the owners of the lots in this development. This is not a public facility and therefore the cost and responsibility of maintenance and repairs shall be entirely made by the lot owners.

For the purpose of maintaining the private driveway and common lift station within the subdivision, each and every lot owner, in accepting a Deed or Contract for any lot in such premises, shall be a member of and shall be subject to the duly adopted By-laws, Rules, Determinations and Assessments of the Monterey Woods Homeowners Association, hereinafter referred to as the "Association". The sole purpose of the Association shall be to make the ordinary and reasonable expenditures necessary to properly maintain the private driveway and lift station. The Association shall be governed by a President and Secretary and shall meet annually on March 15, or on the next day following in the event such falls on a Sunday, of legal holiday, to elect such officers and to carry on the business of the Association. Meetings of the Association may be called by the President or by written request of any two (2) lot owners. Written notice of such special meeting shall be given to all lot owners at least ten (10) days in advance of such meeting. Any and all assessments imposed by the Association shall be approved by a majority vote of the lot owners in attendance and for the purpose of voting, the owner or owners of each lot shall have one (1) vote in determining the affairs of said Association. The Association shall have the power to levy a uniform annual charge or assessment against all lots within the development. Every assessment shall be paid by the members of the Association before the first day of June of the year for which the assessment is made and the Association shall fix the amount of the annual assessment by the 1st day of May in each year and written notice of the assessment so fixed shall be sent to each member. Any assessment levied against said lots, together with interest or other charges or costs as herein provided, shall become and remain a lien upon such lots until paid in full, and shall also be a personal obligation of the owner or owners of such lots at the time they fall due. Such assessments and obligations shall bear interest at the rate of eighteen per cent (18%) per annum until paid in full.

All lot owners will be required to install, or have installed, at least one gas or electric "dusk to dawn" yard light in the front.

**Utility and Drainage Easements:** "Drainage & Utility Easements" as shown on the plat shall be reserved for the use of public utilities for the installation and maintenance of water, sewer, gas, tile and/or electric or telephone lines, poles, ducts, pipes, etc., on, over, under and to said easements for local public use. "Drainage & Utility Easements" reserved as drainage swales are to be maintained by any owner so that water from any adjacent lot shall have adequate drainage along such swale and it cannot be blocked to prevent the flow of natural drainage, even if the specified easements is not shown on the plat. No permanent or other structures are to be erected or maintained upon any easement shown upon the plat and owners of lots shall take their titles subject to the rights of the above easements.

The right to enforce the within restrictions, limitations, and covenants by injunction is hereby dedicated and reserved to owners of lots in this subdivision, their heirs and assigns, who shall be entitled to such relief without being required to show any damage of any kind to such owner or owners, by or through any such violation or attempted violation. Said provisions shall be and continue in full force and effect for a period of twenty (20) years from the date of this plat, and thereafter unless and until by a vote of the then owners of a two-thirds majority of the total lots in this subdivision it is agreed to change the covenants in whole or in part. Invalidation of any one of these covenants by judgement of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our signature this 9<sup>th</sup> day of October 1984.

*Frank M. Hahn*  
Frank M. Hahn

*Linda I. Hahn*  
Linda I. Hahn

STATE OF INDIANA )  
COUNTY OF HAMILTON ) Before me the undersigned, a Notary Public in and for said County and State, personally appeared Frank M. & Linda I. Hahn, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the uses and purposes therein expressed.

Witness my hand and Notarial Seal this 9 day of October 1984.  
My Commission Expires 10/27/85  
*Elizabeth Ann Miller*  
Notary Public

I, the undersigned, being certify that the within plat Northwest Quarter of Section more particularly described a

Part of the Northwest Qu County, Indiana, and being so North line of said quarter so basis of bearings) 1744.08 fe 15 minutes 00 seconds West 15 00 minutes 00 seconds East 15 00 seconds East along said no 1.011 acres, more or less. 5

This subdivision consist

The size of lots and the parts thereof.

Witness my signature this

Frank M. Hahn, Register

**COMMISSION CERTIFICATE**  
UNDER AUTHORITY PROVIDED BY I OF 1982, P.L. 211 SECTION 4, APPROVAL BY THE CITY OF NOBLE Adopted by the City Plan

NOBLESVILLE CITY PLAN COMMISS

**PUBLIC WORKS CERTIFICATE**  
UNDER AUTHORITY PROVIDED BY IY OF 1982, P.L. 211 SECTION 4, O APPROVAL BY THE BOARD OF PUBLIC MEETING HELD ON OCTOBER 22

*Patricia A. Duggan*

*Charles P. Smith*