



Morgan & Associates, Inc.

840 Logan Street, Noblesville, Indiana 46060-2279 317/773-5487
A Full Service Title Insurance Agency

PLAT OF NORTH HARBOUR - SECTION TWENTY-TWO (22)
LOTS 660 through 663 inclusively
Plat Book 9, pages 13-15
Recorded August 13, 1981

The undersigned, The Shorewood Corporation, being the owner of record of all the included tract, does hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

This subdivision shall be known as NORTH HARBOUR - SECTION TWENTY-TWO.

- A. Street Dedication: All streets shown and not heretofore dedicated are hereby dedicated to the public for its use.
- B. Easements: There are strips of ground as shown on the within plat marked "Drainage Easements" (D.E.), "Sewer Easements" (S.E.) and "Utility Easements" (U.E.) either separately or in any combination of the three, which are reserved for the use of public utility companies and governmental agencies, as follows: "Drainage Easements" (D.E.) are created to provide paths and courses for area and local storm drainage either overland or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structure, including fences, shall be built upon said easement, which will obstruct flow from the area being served. "Sewer Easements" (S.E.) are created for the use of the local governmental agency bearing jurisdiction over the storm and sanitary waste disposal system of said city and/or county for the purpose of installation and maintenance of sewers that are a part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies, not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires; and also all rights and uses specified for sewer easements above designated. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies and the rights of the other lot owners in this addition, to said easement herein granted for ingress and egress in, along and through the strips of ground for the purposes herein stated.
- C. Enforcement: The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of structures erected or maintained in violation therein is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Noblesville City Plan Commission their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners, by or through any such violation or attempted violation. Said provision shall be in full force and effect until July 1, 2001, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a 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 one 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.
- D. Restrictions: There are, recorded in the Office of the Recorder of Hamilton County, by Instrument #402, "Declaration of Restrictions for North Harbour Development Project", which shall as a condition, precedent to ownership be made a part hereof. In addition to restrictions noted on said recorded Instrument #402, no boats, trailers or campers may be stored in the open on any lot in this addition and the minimum square footage of any dwelling located on a lot in this subdivision shall be 1800 square feet of porches, terraces, garages, carports or basements. The c lot in this Addition shall, as a condition precedent to own and agree to pay annual charges to North Harbour Property Ow Inc. in accordance with a Declaration of Covenants and Restr. as Instrument #19020, Book 163, in the Office of the Recorder County, Indiana.

- E. Covenants Run with Land: The foregoing covenants, limitations and restrictions, together with the above mentioned "Declaration of Restrictions", are to run with the land and are binding on all parties and persons claiming under them.
- F. Side and Real Yard Building Lines: The side yard set-back lines shall not be less than nine (9) feet from the side line of the lot on one side and not less than nine (9) feet from the side line of the lot on the other side, and the total of both sideyards shall not be less than twenty percent (20%) of the entire width of the lot. The rear set-back line shall be at least twenty (20) feet from the rear line, but if the lot abuts on Morse Reservoir, the committee established by the restriction in the total development may determine that the location of the building line adjacent to the Reservoir shall be otherwise.

Dated this 20th day of July, 1981.

THE SHOREWOOD CORPORATION
100 Clarendon Drive
Noblesville, Indiana 46060

s/

John W. Distelhorst, Senior Vice President

s/

Hayes T. O'Brien, Secretary

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF NOBLESVILLE, INDIANA AT A MEETING HELD ON THE _____ DAY OF 19 _____.

s/ Patricia A. Logan

Chairman

s/ May Cook, Clerk-Treasurer

Secretary

STATE OF INDIANA)
)SS
COUNTY OF HAMILTON)

Personally appeared before me the undersigned, a Notary Public, in and for said County and State, The Shorewood Corporation, by John W. Distelhorst, Senior Vice President, and Hayes T. O'Brien, Secretary and acknowledge execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expresses.

s/June 17, 1984

My Commission Expires

s/Cheri L. Grof

Notary Public

UNDER AUTHORITY PROVIDED BY CHAPTER 174-ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF NOBLESVILLE AS FOLLOWS:

Adopted by the City Plan Commission at a meeting held July 20, 1981.

s/ Norman Evans

President

s/Steven R. Huntley

Secretary

