

18K 2 | 38

ORIGINAL SURVEY

of the State of Indiana hereby  
provision of Section 34,  
of the Code of Indiana, Indiana

of said Section, distant 181.5 feet

18-1/2 feet, running true and North

to the right 90° 1' 00"

of Section 34,

of said Section, distant 270 feet, running South

to the right 90° 1' 00"

of said Section, distant 270 feet, running South

to the right 90° 1' 00"

of said Section, distant 270 feet, running South

to the right 90° 1' 00"

of said Section, distant 270 feet, running South

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of said Section, distant 270 feet, running South

to the right 90° 1' 00"

of said Section, distant 270 feet, running South

to the right 90° 1' 00"

PBK 2/38

... by the Hamilton County Commissioners, D and ... of this subdivision

... strips of ground ... as shown on this plan ... installation and maintenance ... subject at all times to the ... provisions herein reserved. ... on said strips, but also ... public utilities and ... ingress and egress ... reserved. Fences ... as shown hereon, ... authority of the ... civil ...

lots in this subdivision shall ... as residential lots ... structure shall be erected ... to residential use ... other than a single ... three cars, and residential

residence shall be erected ... lots in this subdivision ... the case of a ... story structure. ... wood or any part ... with the development ... outside before be ... shall not constitute in

more than one residence may ... all lot. ... of one or more lots or a ... part of an ... shall be permitted to form a ... use shall ... building sites contain less than

residential building shall ... in this subdivision ... approved in writing ... structures in this ... of this subdivision ... members of such committee nor ... any compensation for services ... pursuant to this cover

fence shall be erected ... the purpose of ... light and air, and all fences shall ... to enclose the property and ... to any other property. No ... building set-back ... three feet-six

building, structure or appurtenance ... fences shall be located within ... built upon more than one ... side lot lines of the extreme ... shall be erected on ... measured at the building ... or property line upon which it

building lines, as shown on this plan ... from the street property line ... hereby established, between which ... the street property line there ... of any kind or part thereof.

private water supply and/or sewerage ... constructed and ... to serve any building lot ... said system ... approved in writing by the proper ... civil ...

no hotel, boarding house, double ... factory ... other buildings of any kind for ... use shall be erected or ... in any lot in this subdivision. No ... tents, shacks, basement houses ... or temporary structures of any kind shall be permitted.

farm animals, except riding horses, shall be permitted on any ... in this subdivision, and no ... animals for commercial ... thereon.

no trade or activity shall be carried on upon any lot in this subdivision ... anything be done herein which may become an annoyance or a nuisance ...

... 2007 ...

PBK 2139

This parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, restrictions, provisions or conditions herein, it shall be lawful for any person owning real estate in this subdivision to prosecute any action or suit in equity against the person or persons who have violated or attempt to violate any such covenant, and to prevent him or them from doing so, and to recover damage or other dues for such violation.

The foregoing restrictions, covenants, and provisions shall run with the land and shall remain in full force and effect until January 1st, 1980, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the majority of the then owners of the lots in this subdivision, it is agreed to change said covenants in whole or in part.

In violation of any of the foregoing covenants, provisions, restrictions or conditions by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

WITNESS our signatures and corporate seal this 20 day of Oct. 1955.



*H. Earl Conrad*  
H. Earl Conrad (President)

*Robert B. Moynahan*  
Robert B. Moynahan (Secretary)

Notary Public:  
Notary Seal:

undersigned, a Notary Public in and for said County and State, of the above signatories, who separately acknowledged the foregoing instrument as their voluntary act and deed for the use and expense of said association and their signatures thereto.

and was done on the day of Oct. 1955.

*William L. Adams*  
Notary Public

Acts of 1917 enacted by the General Assembly of the State of Indiana, and the Board of Commissioners of the County of Hamilton, Indiana, as follows:

*[Signature]* (President)

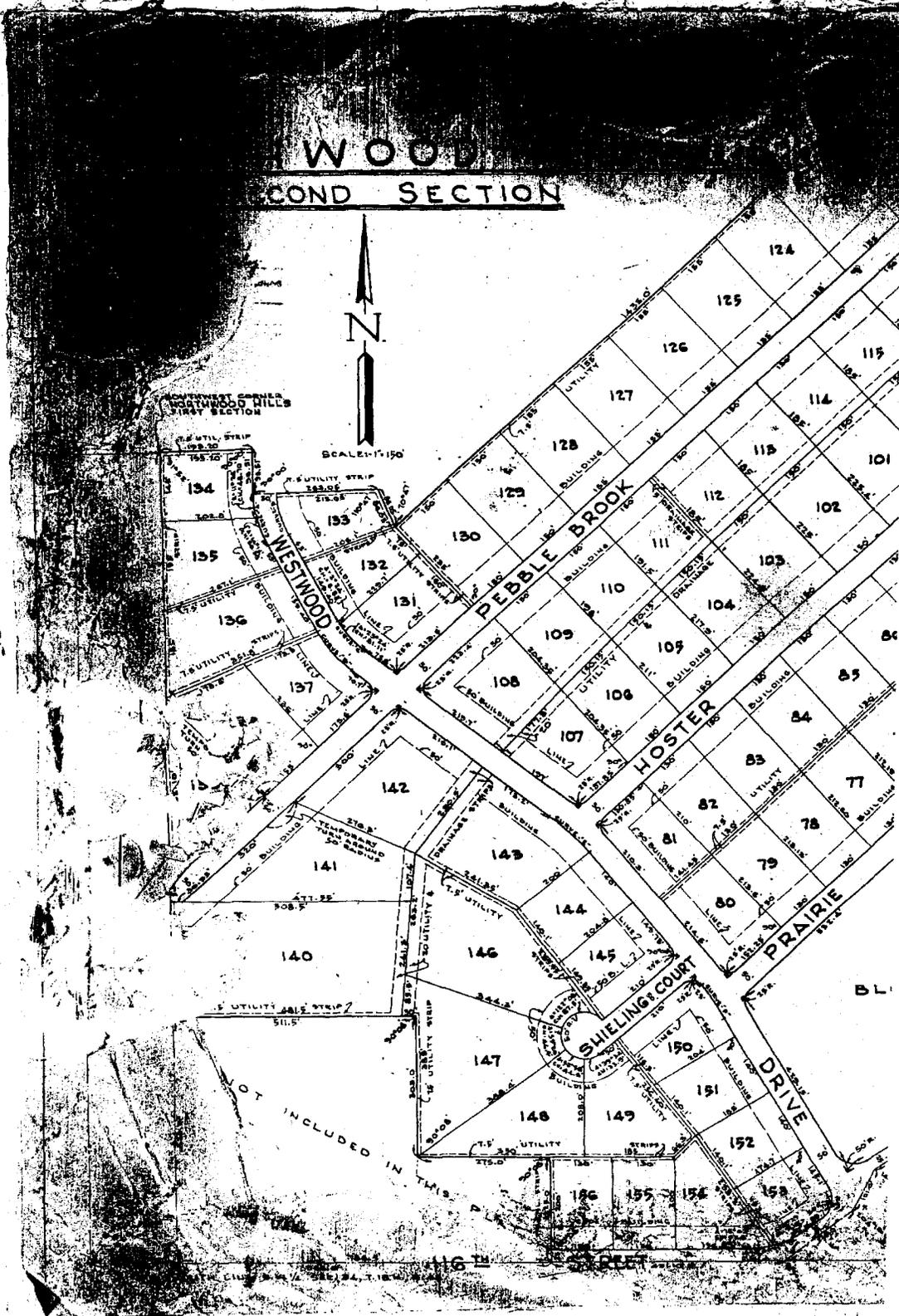
*[Signature]* (Secretary)

at a meeting held on *[Date]*

Acts of the General Assembly of the State of Indiana, and the Board of Commissioners of the County of Hamilton, Indiana, held 11-7-1955

Low Drainage Easement Sec 920 3697 Rev. 1-27-92  
or Easement Agreement of Lot 156 see Instrument # 9218004

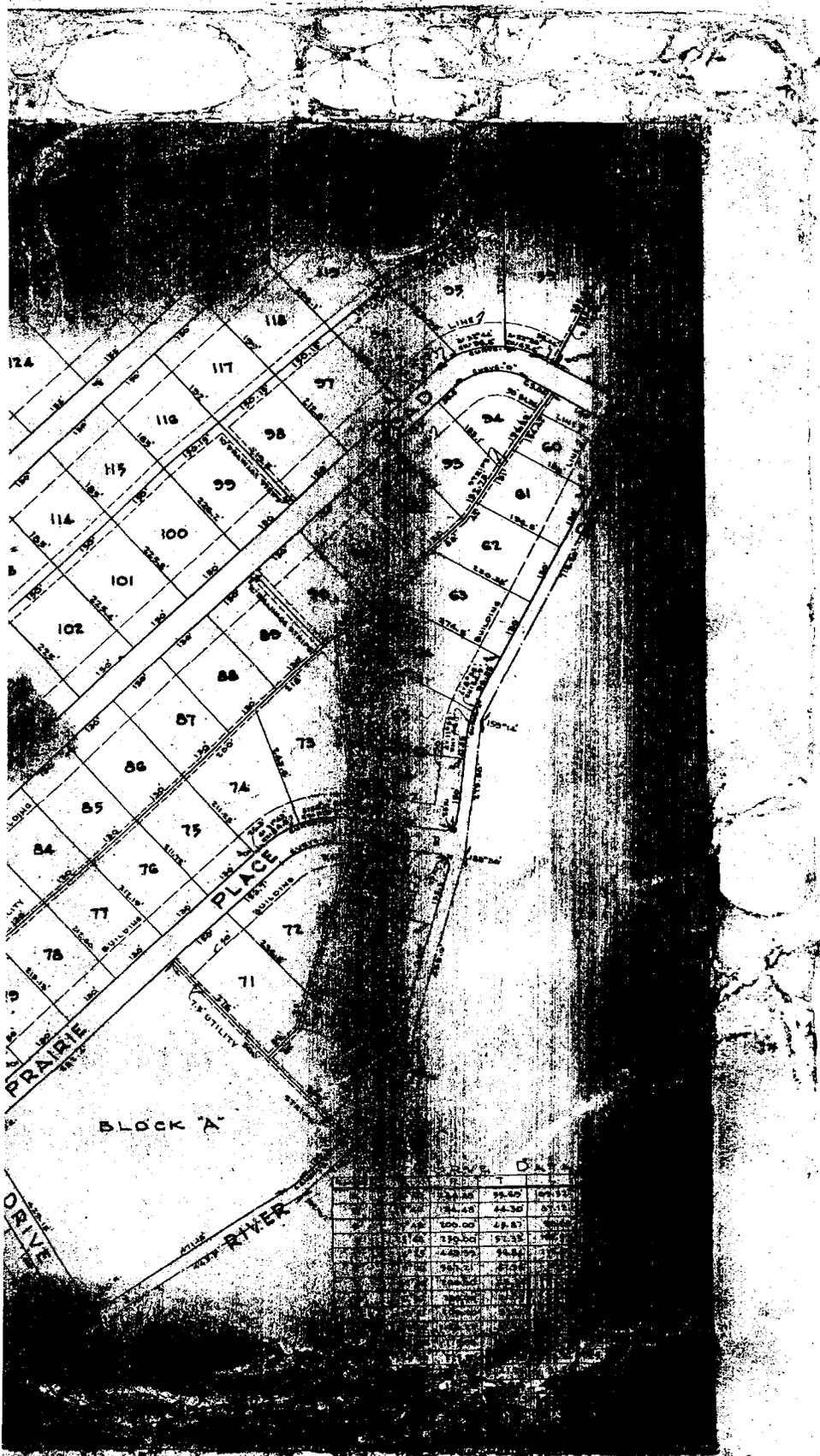
PBK 2/66-67



78229376 5-1-98

1-21-72  
# 9218004. Recorded 5-11-92

PBK 2166-67



For Comment regarding # 140 also 9134475 - 12-20-91  
 " " see 9134476 - 12-20-91

Record Rec 5-25-94  
 9423473 - Comment to Commission  
 142

PBK 2/66-67

...feet: 109.17, a distance of 345.77 feet: thence Southwesterly 101° 00' a distance of 210 feet: thence Southwesterly 101° 00' a distance of 210 feet to the center of county road ... thence Southwesterly deflecting to the right 90° 00' minutes a distance of 100 feet: thence deflecting to the left 20° 46' to the right 10° 13' a distance of 137 feet: thence deflecting to the right 12° 02' a distance of 204 feet: thence deflecting to the right 12° 02' a distance of 204 feet: thence deflecting to the left 10° 17' minutes a distance of 101 feet: thence to the right 77° 22' and along the center of said 116th St. a distance of 101 feet: thence North deflecting to the left 89° 52' a distance of 225 feet: thence West a distance of 303 feet: thence West deflecting to the left 89° 52' a distance of 303 feet to the point of beginning, containing in all 95.77 acres more or less all legal highways and/or rights of way.

consists of 96 lots numbered from 126 to 136, both inclusive, and contains as shown hereon. The area of the lots and widths of the streets are set in figures denoting the actual parts thereof.

this 30 day of April, 1956

*Robert ...*  
 State of Indiana, No. 3907



116th Street Realty Corporation, organized under the laws of the State of Indiana, and represented by its duly authorized officers, Karl Conrad, President, and ... Secretary, does hereby lay out, plat, and dedicate real estate, hereby designated as follows: This subdivision shall be designated as ... and Section.

on this plat, if not heretofore so dedicated, and hereby dedicated to the public use of the State of Indiana, and to the specifications of the Indiana County Road Commission, at the expense of the developers.

of ground of widths as shown on this plat, which are hereby reserved for the installation of poles, wires, mains, conduits, and other utilities, subject to the approval of the proper civil authority. The assessments herein provided for the maintenance of said streets and other structures shall be a lien in favor of the proper authority of the subdivision. The rights of such utility companies shall take their course over the subdivision, to the extent of their rights of way, and shall be subject to the same as if they were a part of the natural drainage.

This subdivision shall be used for residential lots, except as hereinafter provided. No building shall be erected, altered, or used for any purpose other than residential purposes, except as hereinafter provided. No building shall be erected, altered, or used for any purpose other than residential purposes, except as hereinafter provided.

shall be erected or maintained in this subdivision in accordance with the specifications of the Indiana County Road Commission. The width of any street shall be at least 20 feet. The width of any alley shall be at least 10 feet. The width of any driveway shall be at least 10 feet. The width of any sidewalk shall be at least 5 feet. The width of any curb shall be at least 4 inches. The width of any gutter shall be at least 4 inches. The width of any ditch shall be at least 4 inches. The width of any culvert shall be at least 4 feet. The width of any bridge shall be at least 4 feet. The width of any trestle shall be at least 4 feet. The width of any viaduct shall be at least 4 feet. The width of any overpass shall be at least 4 feet. The width of any underpass shall be at least 4 feet. The width of any tunnel shall be at least 4 feet. The width of any cut shall be at least 4 feet. The width of any embankment shall be at least 4 feet. The width of any ditch shall be at least 4 inches. The width of any culvert shall be at least 4 feet. The width of any bridge shall be at least 4 feet. The width of any trestle shall be at least 4 feet. The width of any viaduct shall be at least 4 feet. The width of any overpass shall be at least 4 feet. The width of any underpass shall be at least 4 feet. The width of any tunnel shall be at least 4 feet. The width of any cut shall be at least 4 feet. The width of any embankment shall be at least 4 feet.

residence may be erected on any building site in this subdivision. The addition of a building site to another building site shall be at least 25,000 square feet.

building shall be erected on any building site in this subdivision in accordance with the specifications of the Indiana County Road Commission. The width of any street shall be at least 20 feet. The width of any alley shall be at least 10 feet. The width of any driveway shall be at least 10 feet. The width of any sidewalk shall be at least 5 feet. The width of any curb shall be at least 4 inches. The width of any gutter shall be at least 4 inches. The width of any ditch shall be at least 4 inches. The width of any culvert shall be at least 4 feet. The width of any bridge shall be at least 4 feet. The width of any trestle shall be at least 4 feet. The width of any viaduct shall be at least 4 feet. The width of any overpass shall be at least 4 feet. The width of any underpass shall be at least 4 feet. The width of any tunnel shall be at least 4 feet. The width of any cut shall be at least 4 feet. The width of any embankment shall be at least 4 feet.

along any lot line or any lot, the purpose of which is to provide a clear view of the street and to provide a safe and convenient means of ingress and egress to and from the property. The fence shall be at least 4 feet in height.

... to the right  
69'13" a  
11' a dis-  
tance of 345.77  
meters southeasterly  
westerly  
easterly  
county road  
minutes  
left 20'46"  
meters of 459 feet  
directing to the  
12' a distance  
of 101 feet: thence  
of 166th St.,  
St., 491.10  
thence West  
to the  
39'52" a  
7 acres more

Building lines as shown on the plat and the easements  
established between the lots and the easements  
maintained no structure of any kind or character  
There is also a temporary road turn across the easements on the rear  
plat on lots 139, 141 and 142. This easement shall be used for the  
turn-around purposes until and if the easements as the road is shown beyond the  
described in this plat. Then this easement shall no longer be in effect and shall  
revert to the owners of the lots on which it is shown.

Private water supply and/or sewage system may be located, constructed and maintained  
serves any building lot in this subdivision provided said systems are approved in  
by the proper public and/or civil authorities.

No hotel, boarding house, double house, mercantile building, factory building, or  
buildings of any kind for commercial use shall be erected or maintained on any lot  
this subdivision, except Block "A" and lots 152, 153 & 154.

No farm animals, except riding horses or ponies, shall be permitted on any lot or  
this subdivision, and no pets or domestic animals for commercial purposes kept thereon.

No noxious trade or activity shall be carried on upon any lot in this subdivision,  
shall anything be done herein which may become an annoyance or a nuisance to the neighborhood  
at large.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt  
to violate any of the covenants, restrictions, provisions or conditions herein, it shall  
be lawful for any person owning real estate in this subdivision to prosecute any proceedings  
at law or in equity against the person or persons violating or attempting to violate any  
such covenant, and to prevent him or them from doing so, or to recover damage or other  
dues for such violation.

The foregoing restrictions, covenants, and provisions shall run with the land and shall  
remain in full force and effect until January 1st, 1980, at which time said covenants shall  
be automatically extended for successive periods of 10 years, unless by vote of the majority  
of the then owners of the lots in this subdivision, it is agreed to change said  
covenants in whole or in part.

Invalidation of any of the foregoing covenants, provisions, restrictions or conditions  
by judgment or court order shall in no wise effect any of the other provisions which shall  
remain in full force and effect.

Witness our signatures and corporate seal this 15<sup>th</sup> day of MAY, 1956



*H. Earl Conrad*  
H. Earl Conrad (President)

*Robert B. Moynihan*  
Robert B. Moynihan (Secretary)

County of Hamilton:  
State of Indiana: S S

Before me, the undersigned, a Notary Public in and for said County and State, appeared  
persons of the above signatures, who separately acknowledged the execution of the foregoing  
instrument as their voluntary act and deed for the use and purpose therein expressed,  
affixed their signatures thereto.

Witness my hand and seal this 15<sup>th</sup> day of MAY, 1956.

My commission expires December 3, 1957

*G.M. Hoeter*  
Notary Public  
G.M. Hoeter

Under authority provided by CHAPTER 174-Acts of 1947 enacted by the general assembly  
the State of Indiana, and all acts amendatory thereto, and ordinances adopted by the  
of County Commissioners, of the County of Hamilton, Indiana, this plat was given approval  
by the County of Hamilton as follows:

*Ray D. Henning*  
*Forest M. Stroop*

Approved by County Plan Commission at a meeting held June 15, 1956

Under authority provided by Chapter 47, Acts of the General Assembly of Indiana of 1951  
this plat was given approval by the Board of County Commissioners of Hamilton County,  
Indiana, at a meeting held July 2, 1956.

Board of County Commissioners  
*Robert Taylor*

Attest  
*E. J. ...*

... and  
... of the streets  
of.

... laws of the  
... of the President,  
... acts, hereby  
... accordance with  
... and as

... by reserved  
... lines, mains,  
... proper civil  
... structure  
... their  
... of owners  
... eas, and  
... rips. There  
... drainage.

... lots, ex-  
... altered,  
... singly dwelling  
... ory buildings;  
... for purposes.

... division  
... 1 or 14  
... urs. The  
... and combination  
... community.  
... Building  
... part of the

... The addition  
... of street shall  
... building sites

... division  
... is to the  
... subdivision,  
... on or by  
... nor its  
... see par-

... of which  
... be kept  
... create the  
... will be  
... ter than a  
... light.