

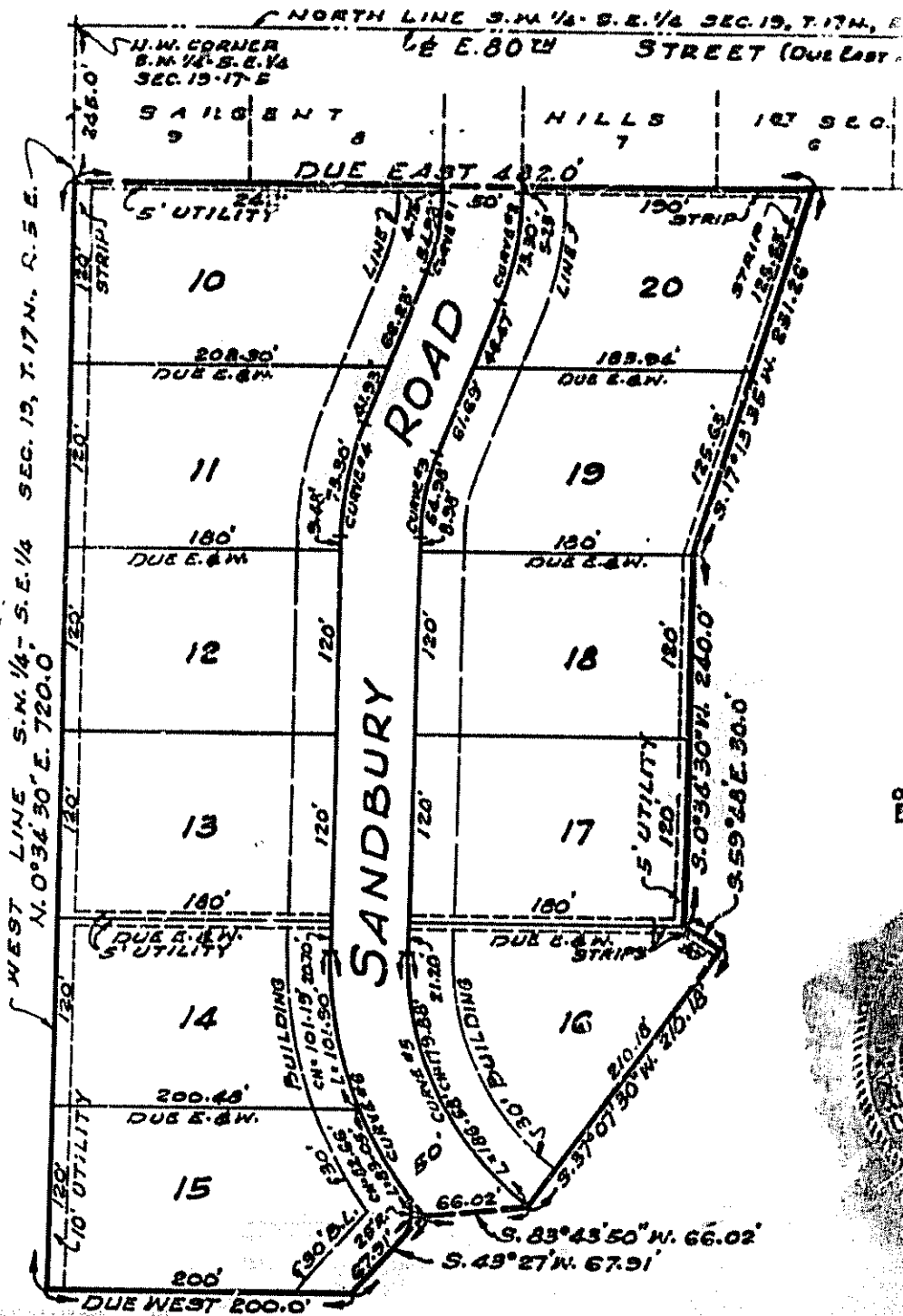
R G E N T H I L L S

SECOND SECTION

TO BE TRUE AND CORRECT,
 PARTER OF THE SOUTHEAST
 T, MARION COUNTY,

SECTION, DISTANT 245 FEET
 DUE EAST AND PARALLEL
 TO THE SOUTH 17°13'35"
 FROM THE SOUTHWEST
 CORNER OF THE SOUTHWEST
 QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 19,
 T. 17 N., R. 5 E.,
 MARION COUNTY,
 INDIANA,
 CONTAINING 6.60 ACRES

TO BE TRUE AND CORRECT,
 PARTER OF THE SOUTHWEST
 QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 19,
 T. 17 N., R. 5 E.,
 MARION COUNTY,
 INDIANA,
 CONTAINING 6.60 ACRES



Scherschel
 ROBERT SCHERSCHHEL
 SURVEYOR No. 3907
 INDIANA



DATE ENTERED
 FOR TAXATION

APR 15 1965

John T. Sutton
 COUNTY AUDITOR

CURVE DATA

CURVE	Δ	R	T	L	CHORD
#1	21°00'	150.00'	27.80'	54.88'	51.71'
#2	21°00'	200.00'	27.07'	75.80'	72.88'
#3	21°00'	150.00'	27.80'	54.88'	51.71'
#4	21°00'	200.00'	27.07'	75.80'	72.88'
#5	108°14'30"	200.00'	248.08'	348.80'	311.88'
#6	108°14'30"	200.00'	218.08'	248.11'	211.88'

ROBERT SCHERSCHHEL

65-17238

SARGENT HILLS

SECOND SECTION

ALPH. L. WILSON, AND HERBERT H. WILSON, HIS
ATE DESCRIBED ON THE PLAT OF SARGENT HILLS, SECOND
Y THAT WE DO HEREBY LAY OFF PLAT AND SUBDIVIDE
WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION
FOR LATER BY SARGENT HILLS, SECOND SECTION.

REMARKS: HEREBY DEDICATED TO PUBLIC
PURPOSES AS SHOWN ON THIS PLAT WHICH ARE
E OF PUBLIC UTILITIES, FOR INSTALLATION AND MAIN-
S, MAINS, DUCTS, DRAINS AND SEWERS, SUBJECT AT
RIGHT OF THE PROPER CITY OFFICERS AND TO THE EASE-
NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED
STRIPS, BUT SUCH OWNERS SHALL TAKE THEIR TITLES
OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF
N THIS SUBDIVISION, FOR INTEREST AND EGRESS, IN,
OUGH THE SEVERAL STRIPS SO RESERVED. FENCES MAY
IPS.

PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEMS MAY BE LOCATED
AND MAINTAINED TO SERVE ANY BUILDING LOT IN THIS SUBDI-
SAID SYSTEMS ARE APPROVED IN WRITING BY THE PROPER PUBLIC
AUTHORITIES.

NO NOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON BEYOND A
SUBDIVISION, NOR SHALL ANYTHING BE DONE HEREIN WHICH MAY
ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD AT LARGE.

IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR A
VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, REES
PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR
OWNING REAL ESTATE IN THIS SUBDIVISION TO PROSECUTE ANY
AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLAT-
TO VIOLATE ANY SUCH COVENANTS, AND TO PREVENT HIM OR THE
SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.
THE METROPOLITAN PLAN COMMISSION OF MARION COUNTY, INDIAN
HAVE THE RIGHT OF ENFORCEMENT OF ALL THE FOREGOING COVEN-

WE, THE UNDERSIGNED, RALPH L. WILSON, AND MILDRED H. WILSON, HIS WIFE, OWNERS OF THE REAL ESTATE DESCRIBED ON THE PLAT OF SARGENT HILLS, SECOND SECTION, HEREBY CERTIFY THAT WE DO HEREBY LAY OFF PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SARGENT HILLS, SECOND SECTION.

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF POLES, WIRES, MAINS, DUCTS, DRAINS AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN, ALONG, ACROSS, AND THROUGH THE SEVERAL STRIPS SO RESERVED. FENCES MAY BE ERRECTED ON SAID STRIPS.

ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT HEREIN OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED 2 $\frac{1}{2}$ STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN 3 CARS, AND RESIDENTIAL ACCESSORY BUILDINGS.

NO HOTEL, BOARDING HOUSE, DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY BUILDING, OR BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

NO BUILDING, STRUCTURE, OR APPURTENANCE THERETO, EXCEPT FENCES SHALL BE LOCATED WITHIN 15 FEET OF ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE BUILT UPON MORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS. NO RESIDENCE BUILDINGS SHALL BE ERRECTED OR MAINTAINED NEARER THAN 20 FEET OR 15% OF THE LOT FRONTAGE, MEASURED AT THE BUILDING SET BACK LINE, WHICHEVER IS THE LESSER, TO ANY LOT OR PROPERTY LINE UPON WHICH IT IS SITUATED, INCLUDING ATTACHED GARAGES.

NO TRAILER, SHACK OR OUT HOUSES OF A PERMANENT NATURE SHALL BE ERRECTED OR SITUATED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

BUILDING LINES AS SHOWN ON THE FOREGOING PLAT IN FEET BACK FROM THE STREET PROPERTY LINE ARE HEREBY ESTABLISHED, BETWEEN WHICH LINE AND THE STREET PROPERTY LINE THERE SHALL BE ERRECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF.

NO RESIDENCE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES AND GARAGES OF LESS THAN 1500 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 1200 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINE AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET, SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY

ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT HEREIN OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED 2 1/2 STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN 3 CARS, AND RESIDENTIAL ACCESSORY BUILDINGS.

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NO TRAILER, SHACK OR OUT HOUSES OF A PERMANENT NATURE SHALL BE ERECTED OR SITUATED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

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NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATION 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 COMPOSED OF THE UNDERSIGNED OWNERS OF THE HEREIN 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.

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NO NOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR 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 COVENANTS, AND TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

THE METROPOLITAN PLAN COMMISSION OF MARION COUNTY, INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF ALL THE FOREGOING COVENANTS.

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 AFFECT AND OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES THIS 18 DAY OF November 1964.

Ralph L. Wilfong
RALPH L. WILFONG

Mildred H. Wilfong
MILDRED H. WILFONG

STATE OF INDIANA:
:SS
COUNTY OF MARION:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED RALPH L. WILFONG AND MILDRED H. WILFONG, HIS WIFE, WHO SEPARATELY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 15 DAY OF April 1965.

NOTARY PUBLIC Katherine Baugh

MY COMMISSION EXPIRES 12-14-66

