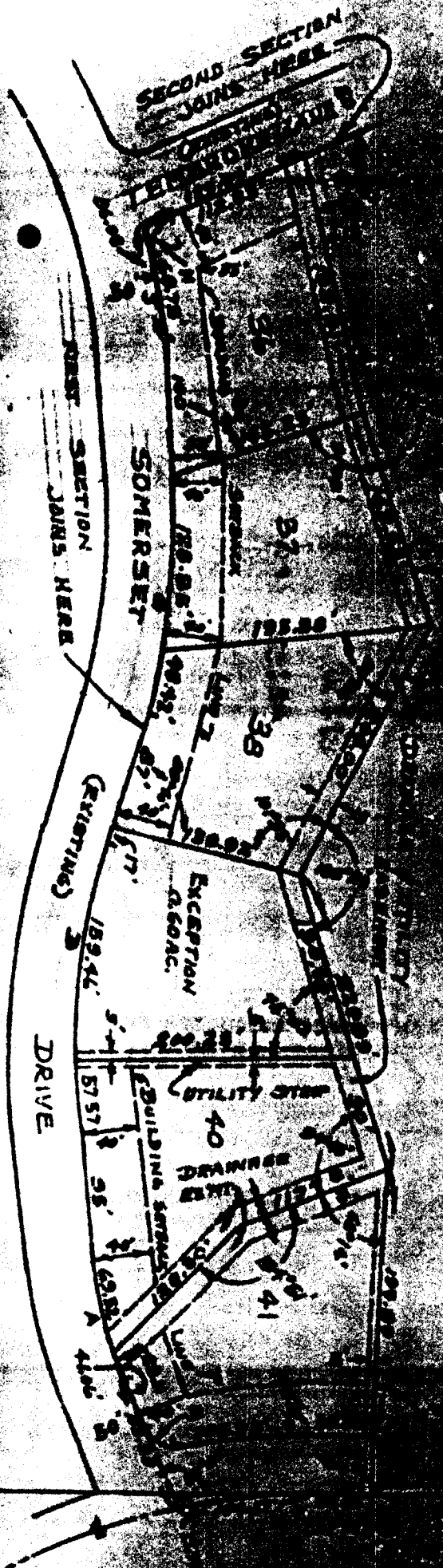




32440
MARION COUNTY
INDIANA

EAST LINE OF S.E. 1/4
SEC. 23, TWP. 17N., R. 10E.



SOMERSET HILLS

FOURTH SECTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 17 NORTH, RANGE 3 EAST IN MARION COUNTY, INDIANA.

ly along and with
point 100.00 feet;
having a radius
of Somerset
distance eastwardly
distance of

8. There are some strips of ground shown on this plat which are reserved for surface drainage purposes but not at all times to be used for agricultural purposes. The drainage purposes shall be effected upon or over any such strip of ground with any such indicated small area title to each lot reserved, and such parcels to be so reserved shall be

JOINS HERE

DRIVE

SOMERSET HILLS FOURTH SECTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 17 NORTH, RANGE 3 EAST IN MARION COUNTY, INDIANA.

8. There are six stripes of ground shown on this plat and marked "Easement" which are reserved for surface drainage purposes subject at all times to the proper authorities. No structure extending to interfere with any such drainage purposes shall be erected upon or over any such stripes and every lot is to be used with such easements as are so indicated shall take title to such lots respectively subject to such easements and reservations and the rights of the proper authorities with respect thereto.

9. No residence or dwelling house or structure appurtenant thereto or any structure of any description whatsoever shall be used for the purpose of carrying on a business, trade or profession or any other calling of any nature or description.

10. Front building set-back lines are established as shown on this plat between each line and the front lot line. No building shall be erected, placed, altered, or permitted to remain, no structure or any part thereof shall be built or erected nearer than 20 feet to any side lot line.

11. No fence, wall, hedge or shrub planting shall be built or erected nearer than 25 feet to any side lot line. The street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street, a rounded property corner, from the intersection of the street lines extended. The same right line limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

12. Until such time as a sanitary sewer system is available in this area, no sanitary system shall be installed which does not meet the approval of the Indiana State Board of Health or other municipal authority exercising jurisdiction in the area and each owner shall be required to secure such approval in writing from the proper authority.

13. Invalidation of any one of these restrictions or part thereof by consent or court order shall not affect or render the remainder of such restrictions invalid or inoperative.

14. Any limitations or restrictions herein contained may be altered or amended by the consent of at least two-thirds of the lots shall agree thereto. Such alterations or amendments shall be evidenced by written instrument signed and acknowledged by the representative owner or owners concerning them, setting forth the facts sufficient to indicate compliance with this instrument and recorded in the Office of the Recorder of Marion County, Indiana.

The right to enforce these covenants including the right to prosecute any proceedings at law or in equity for violation or attempted violation thereof is dedicated to the owners of real estate in this subdivision and to the Metropolitan Plan Commission of Marion County, Indiana, its successors or assigns.

IN WITNESS WHEREOF Somerset Hills, Inc., by Eugene F. Friedman, its President, and Elizabeth Jane Friedman, its Secretary and Treasurer; and Morris L. Jacobs and Margery L. Jacobs; and Jean Nelson and Vera Dale Hanson, have caused this instrument to be executed this 1st day of May, 1962.

SOMERSET HILLS, INC.

BY: Eugene Friedman
Eugene Friedman, Pres.

Morris L. Jacobs
Morris L. Jacobs

Jean Nelson
Jean Nelson



20.0.100.4.1

Notary Public in and for the State of Indiana, personally appeared Morris L. Jacobs and Marjary L. Jacobs and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Walter Floyd Allig
Walter Floyd Allig Notary Public

My commission expires NOVEMBER 16, 1966

STATE OF INDIANA)
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Morris L. Jacobs and Marjary L. Jacobs and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal this 14th day of May, 1964.

Betty B.F. Simmons
Betty B.F. Simmons Notary Public

My commission expires July 9, 1967

STATE OF INDIANA)
COUNTY OF MARION)

Before me, the undersigned a Notary Public in and for said State and County, personally appeared John Holzes and Sara Jean Holzes and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal this 4th day of May, 1964.

Willis Adams
WILLIS ADAMS Notary Public

My commission expires 5/25/67

FINAL APPROVAL
PLAN COMMISSIONERS
METROPOLITAN PLAN COMMISSION
MARION COUNTY, INDIANA
JULY 1, 1964
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED

This instrument prepared by P. V. Moore

VOID UNLESS RECORDED
DATE 7-1-66

ENTERED
TAXATION

