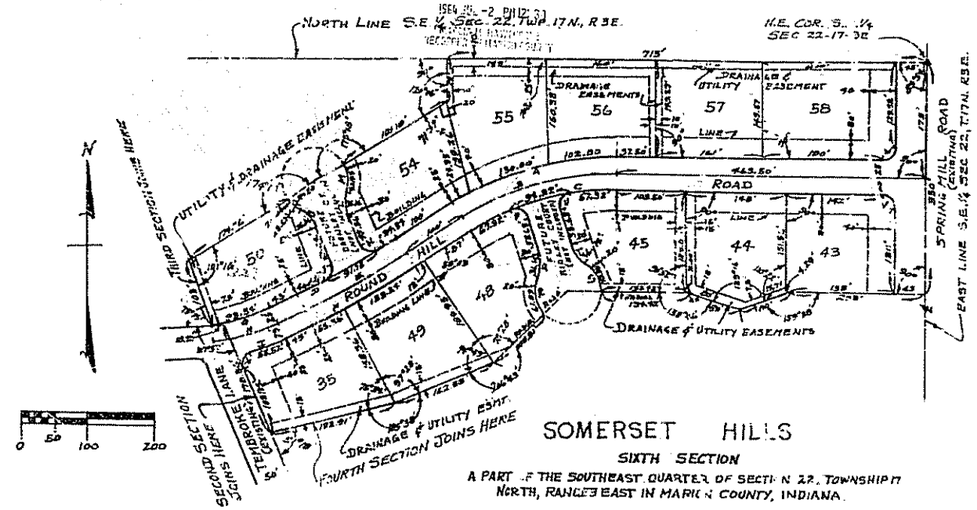
64- 32450

RECEIVED FOR RECORD

1964 JUL -2 PM 12:31

CURVE	Δ	R	T	L
A	[illegible]	[illegible]		217.43
B	32°34'	433.00	125.18	245.44
C	32°34'	410.00		233.46
D	6°46'	1535.00		178.23
E	6°46'	1516.00	88.91	178.20
F	6°46'	1535.00		178.20
G	21°14'	885.00		328.33
H	21°14'	885.00	33.00	66.02
I	1°45'33"	1000.00		35.02
J	14°23'	50.00	12.12	24.02
K	33°42'27"	50.00	28.19	34.62
L	47°24'32"	50.00	40.98	36.14
M	47°24'32"	50.00		40.94
N	27°11'50"	50.00		23.67
O	47°24'32"	50.00	13.76	25.74
P	37°11'50"	50.00	17.18	33.73
Q	11°24'32"	50.00	12.59	24.14
R	11°24'32"	50.00		21.39
S	11°24'32"	50.00		9.95
T	41°24'32"	50.00	19.00	36.14
U	34°37'34"	50.00	21.43	33.73
V	4°19'[illegible]	1000.00	36.00	71.92
W	9°20'[illegible]	1000.00	25.00	50.02
X	37°24'[illegible]	50.00	23.43	31.93



SOMERSET HILLS

SIXTH SECTION

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

[illegible] the undersigned Registered Land Surveyor No. 2373 of the State of Indiana, [illegible] Sixth Section, was surveyed by us, is true and correct, and represents a [illegible] quarter of Section 22, Township 17 North, Range 3 East, in Marion County, Indiana, more [illegible]

[illegible] (Southeast quarter section) for those well along and with the north [illegible] thence southwestwardly at right angles to said north line 70.00 feet; thence southeastwardly deflecting right [illegible] feet, thence southwestwardly on a curve to the right having a radius of 1000 feet, the [illegible] a deflection angle to the left from the last above described course of [illegible], and a distance of [illegible] feet; thence southwestwardly on a curve to the left having a radius of [illegible] feet, the tangent to said curve being [illegible] to the last above described curve at the last above described point a distance of [illegible] feet; thence [illegible] tangent to the last above described curve at the last above described point a distance of 49.46 feet; thence [illegible] curve to the left having a radius of [illegible] feet and tangent to the last above described curve [illegible] feet; thence southwestwardly on a curve to the right having a radius of [illegible] feet, the tangent to the [illegible] southwestwardly or northwestwardly on a curve to the left having a radius of [illegible] feet and whose tangent [illegible] tangent to the last above described curve at the last above described point a distance of 49.46 feet, [illegible] subject to the last above described curve [illegible] feet; thence continue northwestwardly on a curve to the [illegible] feet and tangent to the last above described curve at the last above described point a distance of [illegible] feet; thence continue northwestwardly on a curve to the right having a radius of 53.00 feet and whose tangent [illegible] feet; thence continue northwestwardly on a curve to the right having a radius of [illegible] feet and whose tangent [illegible] tangent to the last above described curve at the last above described point a distance of 174.75 feet to a [illegible] Hills, Third Section, as per plat thereof in the Office of the Recorder of Marion [illegible] Book 3[illegible], pages 3[illegible] and 3[illegible], [illegible] northeastwardly along and with the east [illegible] of Somerset Hills, Third Section 109.00 feet to the northwest [illegible] point being also on the [illegible] Somerset Hills, Second Section, as per plat thereof in the Office of the Recorder of Marion County, Indiana, in Plat Book [illegible] Page 102, thence southeastwardly along and with the said northerly line of Somerset Hills, Second Section 10.72 feet to the [illegible] northeastwardly along and with the south line of said Second Section and [illegible] a distance of 174.36 feet; thence southeastwardly deflecting left 90°00' a distance of 70.00 feet; thence southwestwardly deflecting left 90°00' a distance of 162.50 feet; thence continue southwestwardly deflecting left [illegible] a distance of [illegible] feet; thence northwestwardly on a curve to the right having a radius of 50.00 feet, the tangent to the last above described line at the last above described point, [illegible] a distance of [illegible] feet; thence northwestwardly on a curve to the left having a radius of 50.00 feet and whose tangent is common [illegible] the last above described curve a distance of 5.14 feet; thence northwestwardly tangent to the last above described curve a distance of 33.73 feet; thence northwestwardly on a curve to the left having a radius of 50.00 feet a distance of 33.73 feet; thence northwestwardly on a curve to the right having a radius of 50.00 feet and whose tangent is common with the tangent to the last above curve at the last above point a distance of 36.14 feet; thence northwestwardly and northwestwardly on a curve to the left having a radius of 50.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 33.73 feet; thence northwestwardly on a curve to the right having a radius of 50.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 24.14 feet; thence northwestwardly on a curve to the left having a radius of 50.00 feet a distance of 21.39 feet; thence northwestwardly on a curve to the right having a radius of 1000.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 9.95 feet; thence northwestwardly on a curve to the right having a radius of 1000.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 36.14 feet; thence northwestwardly on a curve to the left having a radius of 50.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 33.73 feet; thence northwestwardly on a curve to the right having a radius of 1000.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 71.92 feet; thence northwestwardly on a curve to the left having a radius of 50.00 feet a distance of 33.73 feet; thence northwestwardly on a curve to the right having a radius of 1000.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 50.02 feet; thence northwestwardly on a curve to the left having a radius of 50.00 feet a distance of 31.93 feet; thence northwestwardly tangent to the last above described curve at the last above described point a distance of 49.46 feet; thence northwestwardly on a curve to the right having a radius of 1000.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 174.20 feet; thence northwestwardly deflecting right 21°14' a distance of 88.00 feet; thence northeastwardly deflecting left 90°00' a distance of [illegible] feet; thence northwestwardly deflecting right 90°00' on a line which is at right angles to the east line of the southeast quarter a distance of 255.04 feet to a point in the east line aforesaid, thence [illegible] feet to the place of beginning, containing [illegible] more or less.

[illegible] within the streets and roadways, as [illegible] shown that are in figured [illegible] thereof.

[illegible] consists of twelve lots numbered 35, 43 through 45 inclusive, [illegible] 51 and 54 through 58 inclusive, [illegible] as shown on the within plat.

Witness our hand and seal this [illegible] day of [illegible], 1964.

P. W. MORRISON CO., INC., ENGINEERS

By: [illegible] Pres.

P. W. Morris, President

SEAL — INDIANA — 2373 — STATE OF INDIANA — LAND SURVEYOR

The undersigned, Somerset Hills, Inc., by Eugene Friedmann, its President and Elizabeth Jane Friedmann, its Secretary and Treasurer, owner of the above described tract, do hereby certify that they respectively laid off, platted and subdivided, and do hereby lay off, plat and subdivide said tract and public ways in accordance with this plat. The real estate contained in the foregoing certificate to be known and designated as "Somerset Hills, Sixth Section," a subdivision in part of the southeast quarter of Section 22, Township 17 North, Range 3 East, in Marion County, Indiana.

[illegible] this plat have heretofore been [illegible]

[illegible] to afford adequate protection to all present [illegible] and establishing the following protective [illegible]

[illegible] subdivision shall be chosen and [illegible] structure shall be erected, altered, placed or [illegible] a private garage, and such other [illegible]

[illegible] building, including fences, walls, or other [illegible] shall be constructed or erected on any lot until [illegible] information which may be requested shall be submitted to the building committee [illegible] instrument executed by the committee and delivered to the person [illegible]

10. Front building set-back lines are established as shown on this plat, between which lines and the front [illegible] no building shall be erected, placed, altered, or permitted to remain.

No structure or any part thereof shall be [illegible] provided nearer than 10 feet to any side lot line.

11. No fence, wall, hedge or shrub planting which obstructs sight lines 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 35 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight 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 to this area, no sanitary system shall be installed which does not meet the approval of the Indiana State Board of Health or any municipal authority exercising jurisdiction in the area and such approval shall be provided to Developer upon request in writing from the proper authority.

13. Invalidation of any one of these restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

14. Any limitations or restrictions contained herein may be waived or modified by the owners of at least two-thirds of the lots shall agree thereto. Such alteration or modification shall be evidenced by a written instrument signed and acknowledged by the representative owner of such contiguous lots, 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 delegated to the owners of real estate in the subdivision and to the Metropolitan Plat Committee of Marion County, Indiana, and successors or assigns.

In witness whereof, Somerset Hills, Inc., by Eugene Friedmann, its President, and Elizabeth Jane Friedmann, its Secretary and Treasurer, has caused this instrument to be executed this 11th day of May, 1964.

SOMERSET HILLS, INC.

By: Eugene Friedmann Pres.
Eugene Friedmann, President

By: Elizabeth Jane Friedmann Sec-Treas.
Elizabeth Jane Friedmann, Secretary-Treasurer

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Somerset Hills, Inc., by Eugene Friedmann, its President, and Elizabeth Jane Friedmann, its Secretary and Treasurer, and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial seal this 11 day of MAY, 1964.

ELDON LLOYD ALIS, Notary Public

My commission expires Nov. 16, 1966

This instrument prepared by P. W. Morris.

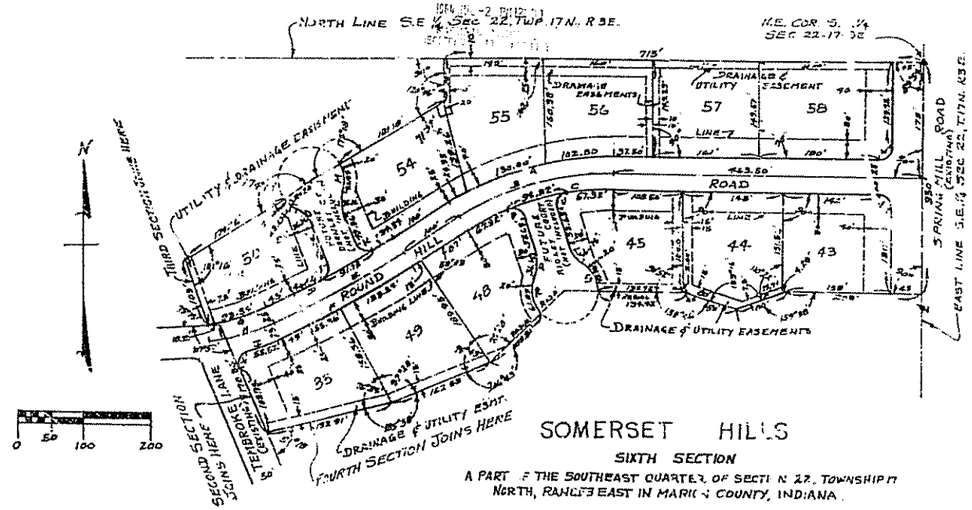
FINAL APPROVAL
PLAT COMMITTEE OF METROPOLITAN PLAN COMMISSION
MARION COUNTY, INDIANA
JULY 1 1965
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN GIVEN TO
Elizabeth Jane
DIRECTOR
Secretary

VOID UNLESS RECORDED
-66

64/32450

DULY ENTERED FOR TAXATION
JUL 1 1965
AUDITOR MARION COUNTY

64- 32650



CURVE	Δ	R	T	L
A	32°24'	420.00		237.93
B	32°24'	430.00	125.51	243.46
C	32°24'	410.00		232.46
D	6°40'	1635.00		190.54
E	6°40'	1510.00	88.84	175.90
F	6°40'	1535.00		178.80
G	21°14'	285.00		98.55
H	21°14'	285.00	97.88	98.82
I	16°35'	50.00		15.02
J	16°35'	50.00	18.12	34.48
K	33°40'	50.00	15.49	34.62
L	41°14'	50.00	10.50	36.14
M	47°14'	50.00		40.94
N	27°07'	50.00		23.67
O	41°14'	50.00	18.98	35.98
P	47°14'	50.00	21.18	33.73
Q	41°14'	50.00	18.98	35.98
R	47°14'	50.00		41.20
S	21°14'	50.00		18.38
T	41°14'	50.00	18.98	35.98
U	34°31'	50.00	17.43	33.79
V	[illegible]	50.00	16.80	31.92
W	50°00'	50.00	25.00	43.63
X	37°45'	50.00	17.13	31.93

SOMERSET HILLS

SIXTH SECTION

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

Eugene Friedmann Pres.

Elizabeth Jane Friedmann Sec.-Treas.

MAY

ELDON LLOYD ALIG

Nov. 16, 1966

FINAL APPROVAL

RECORDED

64/32450

line of Somerset Hills, Second Section, as per plat thereof in the Office of the Recorder of Marion County, Indiana, in Plat Book 30, pages 161 and 162; thence eastwardly along and with the well northerly line of Somerset Hills, Second Section 18.72 feet to the northwestwardly corner thereof; thence southwardly along and with the street line of said Second Section and deflecting right 72°41' a distance of 178.36 feet; thence southwestwardly deflecting right 61°18' a distance of 192.91 feet; thence continue northwestwardly deflecting left 5°38' a distance of [illegible] feet; thence continue northwestwardly deflecting left 26°27' a distance of 35.00 feet; thence southwardly on a curve to the right having a radius of 50.00 feet the tangent to said curve being at right angles to the last above described line at the last above described point, run a distance of 61.85 feet; thence continue northwestwardly on a curve to the left having a radius of 50.00 feet and whose tangent is common with the tangent to the last above described curve a distance of 36.24 feet; thence continue northwestwardly tangent to the last above curve 53.66 feet; thence northwestwardly on a curve to the left having a radius of 50.00 feet a distance of 35.73 feet; thence northwestwardly on a curve to the right having a radius of 410.00 feet and whose tangent is common with the tangent to the last above described curve at the last above point a distance of 34.82 feet; thence southwestwardly and southwardly on a curve to the left having a radius of 20.00 feet and whose tangent is common with the tangent to the last above curve at the last above described point a distance of 33.73 feet; thence southwestwardly tangent to the last above described curve 53.65 feet; thence continue southwestwardly on a curve to the left having a radius of 50.00 feet a distance of 36.24 feet; thence continue southwestwardly on a curve to the right having a radius of 50.00 feet and whose tangent is common with the tangent to the last above described curve at the last above described point a distance of 49.38 feet; thence southwestwardly at right angles to the tangent to the last above curve at the last above described point a distance of 134.42 feet; thence southwestwardly deflecting right 21°14' a distance of 80.00 feet; thence northwestwardly deflecting left 40°46' a distance of 80.00 feet; thence eastwardly deflecting right 20°22' to a line which is at right angles to the east line of the southwest quarter of Section 22 a distance of 205.00 feet to a point in the east line aforesaid; thence northwardly along and with said east line 260.00 feet to the place of beginning, containing 7.652 acres, more or less.

The size of the lots, the widths of the streets and easements and public ways, as shown on this plat are in figures denoting feet and decimal parts thereof.

This subdivision consists of twelve lots numbered 35, 43 through 45 inclusive, 48, 49, 50, and 54 through 58 inclusive, easements and public ways as shown on the within plat.

WITNESS our hand and seals this 9th day of May, 1964.

SEAL — INDIANA — No. 8273 — LAND SURVEYOR

P. H. W. SURVEYOR CO., INC., ENGINEERS

By: P.W. Moore, Reg. #8273
P. W. Moore, President

The undersigned, Somerset Hills, Inc., by Eugene Friedman, its President and Elizabeth Jane Friedman, its Secretary and Treasurer, owner of the above described tract, do hereby certify that they respectively laid off, platted and subdivided, and do hereby lay off, plat and subdivide the lots and public ways in accordance with this plat the real estate mentioned in the foregoing certificate to be known and designated as "Somerset Hills, Sixth Section," a subdivision of part of the southwest quarter of Section 22, Township 17 North, Range 3 East, in Marion County, Indiana.

[illegible] shown on this plat have never before been laid out to the public.

In order to afford adequate protection to all present and future owners of lots in this subdivision, the undersigned owner hereby adopts and establishes the following protective covenants, each and all inuring to the benefit of each and every owner of any lot or lots in said subdivision, their heirs and/or assigns, binding all the more such grantee and their heirs and/or assigns.

1. Lots in this subdivision shall be used only for private residential purposes.

2. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one single family dwelling not to exceed two stories in height and a private garage, and such other outbuildings usual and incidental to the use of such residential lot.

3. No residence, dwelling house, garage, servant's quarters or other structure of any nature, composition or [illegible] shall be constructed or erected on any lot until the building plan, including [illegible], specifications, plans for landscaping and any other information which may be requested shall be submitted to the building committee for approval. Said approval to be evidenced by a written instrument executed by the committee and delivered to the person [illegible] approval.

4. The building committee shall consist of three members and shall be composed of the following individuals: Eugene Friedman, Elizabeth Jane Friedman and [illegible]. A majority of the said members shall constitute a quorum for the transaction of business. At any place submitted and the decision of the majority shall control without exception and [illegible] shall be final. The committee shall determine whether the proposed structures, plans, etc., evidence [illegible] and harmony of external design with existing structures and whether the building and property on which it is to be [illegible] in the event the building committee does not indicate in writing its approval or disapproval of [illegible] within [illegible] days after submission, the committee shall be deemed to have approved such [illegible] examination of plans for which approval is provided. In the [illegible] of any of the above named members, the remaining member or members shall [illegible] the authority to substitute [illegible].

[illegible] shall be constructed on any lot at least twenty thousand square feet in area. No residence [illegible] shall be erected, altered, placed or permitted to remain on any lot other than one story. There shall be at least [illegible] square feet of living area in the main structure, exclusive of porches and garages.

No trailer, shack, tent, basement, garage, barn or other outbuilding shall be used at any time as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.

[illegible] are strips of ground [illegible] feet wide reserved for the installation and maintenance of sewers, water, gas, electric, telephone, and television lines, and other utilities deemed necessary by the proper authorities and the owners reserve the right to make such installations upon said strips of ground. No permanent or other structure shall be placed upon said strips of ground by the owners, and the fee simple title to said strips of ground shall take title to the same, subject to the rights herein reserved.

[illegible] "drainage easement" which are reserved for the installation and maintenance of storm sewers and drains. No structure tending to interfere with any such drainage shall be placed upon any such easement. [illegible] which such easements are located [illegible] and the right of [illegible] and interpretations and the right of [illegible] shall be [illegible] of any structure of any description whatsoever [illegible] title of [illegible] or any other authority of any nature or description.

Secretary and Treasurer, has caused this instrument to be executed this 11th day of May, 1964.

SOMERSET HILLS, INC.

By: Eugene Friedman, Pres
Eugene Friedman, President

By: Elizabeth Jane Friedman, Sec-Treas
Elizabeth Jane Friedman, Sec-Treas.

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Somerset Hills, Inc., by Eugene Friedman, its President, and Elizabeth Jane Friedman, its Secretary and Treasurer, and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal this 11 day of MAY, 1964.

Eldon Lloyd Alig
ELDON LLOYD ALIG, Notary Public

My commission expires Nov. 16, 1966

This instrument prepared by P. W. Moore.

FINAL APPROVAL
PLAT COMMITTEE OF
METROPOLITAN PLANNING COMMISSION
MARION COUNTY, INDIANA
JULY 1, 1964
PROVIDED PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED
President
Secretary

VOID UNLESS RECORDED BEFORE 7-1-66

APPROVED THIS 2nd DAY OF July, 1964
AUDITOR OF MARION COUNTY
Donald W. Russell
AUDITOR

DULY ENTERED FOR TAXATION
JUL 2 - 1964
John T. Foster
COUNTY AUDITOR

64- 32450