

1. the undersigned, **Ben Solomon, Inc.** owner of the real estate shown and described on the hereon plat do hereby lay off, plat and subdivide said real estate in accordance with the shown plat.

1. **NAME:** This subdivision shall be known and designated as **SPRING MILL PLACE**, a subdivision located in Hamilton County, Indiana. All streets not heretofore dedicated are hereby dedicated to the public.

2. **BUILDING LINE:** Front yard set back lines and side yard set back lines on corner lots are to be as shown on the plat. Between which lines and the property lines of the street there shall be no buildings or structures erected or maintained. Minimum side yard shall be fifteen (15) feet minimum total side yard shall be thirty (30) feet. Minimum rear yard shall be twenty-five (25) feet.

3. **UTILITY EASEMENTS AND DRAINAGE:** "Utility Easements" (U.E.) as shown shall be reserved for the use of public utilities for the installation of water, sewer, gas, fire and/or electric or telephone lines, poles, ducts, pipes, etc., on, over, under and to said easement for local public use. These easements are not for the use of and shall not be used for high voltage electric transmission lines or high pressure liquid transmission pipe lines, except by written permission of the owner of the land at the time said transmission line is to be constructed. "Drainage Easements" (D.E.) reserved as drainage swales are to be maintained by any owner of such that water from any adjacent lot shall have adequate drainage along such swale and cannot be blocked to prevent the flow of natural drainage, even if specified easement is not shown on plat. All easements shown as "Utility Easements" (U.E.) are also to be considered drainage easements and are subject to all restrictions of drainage easements. No permanent, or other structures are to be erected or maintained upon any easements shown upon the plat and owners of lots shall take titles subject to the rights of the above easements. No sump pump can be discharged into the street after a house is completed. There will be designated drainage swales and storm sewers or subsurface drains for this discharge of water. The discharge of a sump pump must be installed under ground with plastic pipe or vitrified tile to those designated areas. The drainage swales that handle surface drainage from time to time, must be sodded and neatly maintained, in grass.

4. **ACCESS EASEMENTS:** "Access Easements" (A.E.) are shown on the within plat and are hereby reserved for the mutual exclusive use of a common driveway for egress and ingress by adjoining lot owners so served their guests and invitees. The construction, maintenance, and repair of said driveway shall be the joint responsibility of the lot owners so served. No driveway access to lots 1 and 2B through A) inclusive shall be constructed from Spring Mill Road and/or 11th Street.

5. **LAND USE AND BUILDING TYPE:** No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories in height and a private attached garage for not more than four cars. In the event the purchaser should buy two lots with the purpose of building one single family dwelling across the center lot line, the lot line restrictions shall not apply to the boundary lines dividing any two said lots. No lot can be subdivided into two or more lots, nor two houses be built upon one lot.

6. **ARCHITECTURAL CONTROL:** No building or outbuilding shall be erected, placed or altered on any lot until the exterior elevations have been approved by the Architectural Committee, as to the quality and type of material and are in harmony with exterior design of existing structures. The ground floor of the main structure, exclusive of open porches and garages shall not be less than 2000 square feet for house of one story and at least 1700 square feet on the first floor of the houses of more than one story. (Determination of suitability and adequacy of the term "ground floor of main structure" with respect to dwelling of tri-level, bi-level and one and one-half story design shall rest exclusively with the Architectural Committee.

7. **BUILDING LOCATION:** No building shall be located on any lot nearer to the front line, nor nearer to the side street lines than the minimum set back line shown on the record plat. For the purpose of this covenant, eaves, steps and open porches shall not be considered a part of the building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

8. **NO SWIMMING POOL OR ASSOCIATED STRUCTURE:** No swimming pool or associated structure shall be erected or placed on any lot until the construction plans, including a plot plan have been approved by the Architectural Committee.

9. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may or may become an annoyance or nuisance to the neighborhood.

10. **TEMPORARY STRUCTURES:** No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot as a residence for any other purpose, either temporarily or permanently, for the purpose of this covenant, structures needed and used by the builders shall be allowed to remain during the building period.

11. **OUTSIDE STORAGE:** No boat, trailer, camper, house trailer, or mobile home, or recreational vehicle, shall be kept, stored, or parked upon a lot except within a garage or other approved structure. Only passenger cars and station wagons shall be regularly parked in residential areas.

12. **LIVESTOCK AND POULTRY:** No animals, livestock, or poultry of any kind shall be housed, bred or kept on any lot except family pets, which may be kept, provided they are not kept, bred or maintained for commercial purposes and no, to create or constitute a nuisance.

13. **GARBAGE AND REFUSE DISPOSAL:** No lots shall be used or maintained as a dumping ground for rubbish, garbage or other waste, and same shall not be kept except in sanitary containers. There shall be no use of exterior or outside incinerators or burners for the burning of trash.

15. SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted upon any lot, unless such system is designed, located and constructed in accordance with the standards and recommendations of all necessary governmental agencies. The private sewage disposal system shall be installed in strict compliance with the approval procedure outlined in "The Sewage System Review Procedure: SPRING HILL PLACE", recorded as Instrument # \_\_\_\_\_, Book Record \_\_\_\_\_, page \_\_\_\_\_. Each Owner also covenants and agrees to connect with the public sanitary sewer within one year after such sewer is made available to his particular lot.

16. DRAINAGE REQUIREMENTS: The purchaser of a lot shown on this plat (and each subsequent owner thereof) shall be responsible for compliance with the surface and subsurface drainage requirements for such lot set forth in the final approved construction plans for the subdivision on file in the Building Commissioner's office and shall comply with all applicable drainage ordinances of the City of Carmel, Hamilton County and other agencies having jurisdiction.

17. DOWNSPOUTS: Discharge of storm water from downspouts or other surface drain collectors into subsurface drains installed by the Developer is specifically prohibited.

18. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines as elevations between two feet and six feet above the roadway 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 them at points twenty-five (25) feet from the intersection of the street line. The same sight line limitations shall apply to any lot within (10) feet from the intersection of a street's property line with the edge of a driveway. No trees shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at such eight to prevent obstruction of such sight lines.

19. FENCES: Fences and/or walls of continuous shrub plantings, which would in any way serve the purpose of a fence, shall not be erected until approved by the Architectural Committee.

20. STORAGE TANKS: Oil or gas storage tanks shall either be buried or located within the house or garage area so that they are completely concealed from outside view.

21. ENTRANCE SIGN EASEMENTS (E.S.E.): Are shown on Lots 33 and 34. Entrance Signs, fencing and related landscaping shall be installed within these easements by the Building Committee, its successors and assigns, for the enjoyment of the subdivision. It shall be the lot owners responsibility to maintain said easements in a neat and attractive fashion.

22. ARCHITECTURAL COMMITTEE: The Architectural Committee shall be composed of Ben Boleman, hereinafter call the Developer, or his assigns, and a professional engineer of his designation. At all times the said Developer and/or his assigns shall have the majority vote of said Committee. The said Developer shall further have the right to designate a representative to act for and on his behalf. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event that said written approval is not received from the Committee within fourteen (14) days from the date of submission, it shall be deemed that the Committee has disapproved the presented plan.

23. DILIGENCE IN CONSTRUCTION: Every building whose construction on any lot in this subdivision is begun shall be completed within nine (9) months after the beginning of construction. No improvement which has been partially destroyed by fire, abandoned, left unfinished at any stage of construction shall be allowed to remain in such state for more than three (3) months from the time of damage or uncompletion.

24. FLUES: No exposed metal flue will be installed in any house that is exposed from the rafter roof line.

25. TEMPORARY SALES OFFICE: The developer may install and use a temporary sales office in the subdivision.

26. WEEDS AND DEBRIS: If a vacant lot is allowed to be over-grown in weeds, or if a vacant lot is allowed to collect debris, the Developer has the right to cut weeds and remove debris from lot and to place a lien on that lot for the cutting or removal costs.

27. VIOLATIONS: The violation of any restriction, as herein enumerated, shall give to the said Developer, or his successor, any and all rights for injunction, damage, or any other action at law or equity which he and his assignee may have to restrain and prohibit the same, in keeping with the restrictions herein set out.

28. PROTECTIVE COVENANTS: The "Protective Covenants" are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1998, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless changed by a vote of the then owners of the building sites covered by these covenants in whole or in part. Invalidation of any one of the covenants, by judgement or court order will in no way affect the other covenants which shall remain in full force and effect.

Witness our hands and seals this 7<sup>th</sup> day of Oct. 1980.

STATE OF INDIANA )  
                          )SS  
COUNTY OF            )SS

Appeared before me, the undersigned, a Notary Public, in and for said County and State, by Ben Boleman, Inc. Its President Ben Boleman, and attest by Mary Ann Boleman acknowledged the execution of the above and foregoing certificate as its voluntary act and deed for the uses and

BEN BOLEMAN, INC.

By

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AT 2:00 CLOCK

NOV 9 1980

PLAT 218  
PAGE 132  
Ray H. Clark  
HAMILTON COUNTY, INDIANA

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*Dorothy L. Dunk*  
Notary Public

*Commission Expires 5/1981*



UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, INDIANA, AT A MEETING HELD ON THE 6<sup>th</sup> day of October, 1980.

*James Paul... Commissioner*  
Chairman  
Commissioner

BEN BOLEMAN, INC.

By *Ben Boleman*  
Ben Boleman, President  
Attorney *Mary Ann Boleman*  
Mary Ann Boleman, Secretary

Under authority provided by Chapter 174-Acts of 1947, and all acts amendatory thereto and an ordinance adopted by the Common Council of the City of Carmel, Indiana, this plat was given approval by the City of Carmel as follows:

Adopted this 6<sup>th</sup> day of October, 1980.

CARMEL TOWN PLAN COMMISSION

*William J. K...*  
President

*Freeland McCart*

# RING MILL PLACE

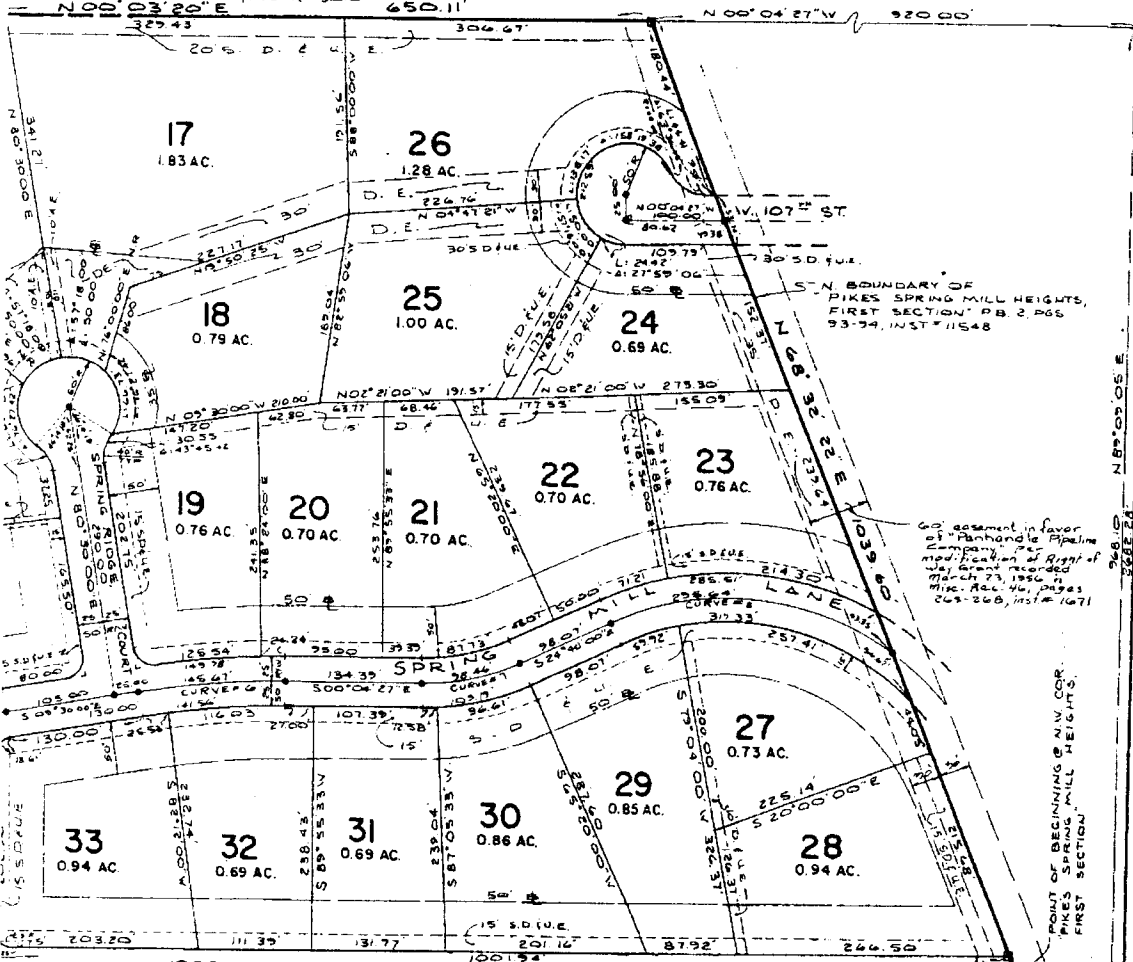
## RECORD PLAT

STONE @ S.E. COR. S.W. ¼  
SEC. 2-17-3

VALLEY DEVELOPMENT CO. INC.

D.R. 2004, 2007, INSTR. 3016

N 00° 03' 20" E 650.11'



S. N. BOUNDARY OF  
PIKES SPRING MILL HEIGHTS,  
FIRST SECTION, P.B. 2, PGS  
93-94, INSTR. 11548

Go assessment in favor  
of Panhandle Pipeline  
Company, modification of Right of  
Way Grant recorded  
March 23, 1956 in  
Misc. Rec. 40, pages  
265-268, INSTR. 1071

POINT OF BEGINNING & N.W. COR.  
PIKES SPRING MILL HEIGHTS,  
FIRST SECTION

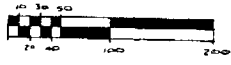
SPRING MILL ROAD  
1056.52'  
S 00° 04' 27" E 2111.52'  
2665.51' N 00° 04' 27" W (ASSUMED BEARING FOR SECTION LINE)

STONE @ S.W. COR. S.W. ¼  
SEC. 2-17-3  
HAMILTON COUNTY  
INDIANA - POINT  
OF COMMENCING

RECEIVED FOR RECORD  
AT 3:40 O'CLOCK P.M.

OCT 9 1980

BOOK R PAGE 134  
*Mary A. Clark*  
RECORDER HAMILTON COUNTY INDIANA

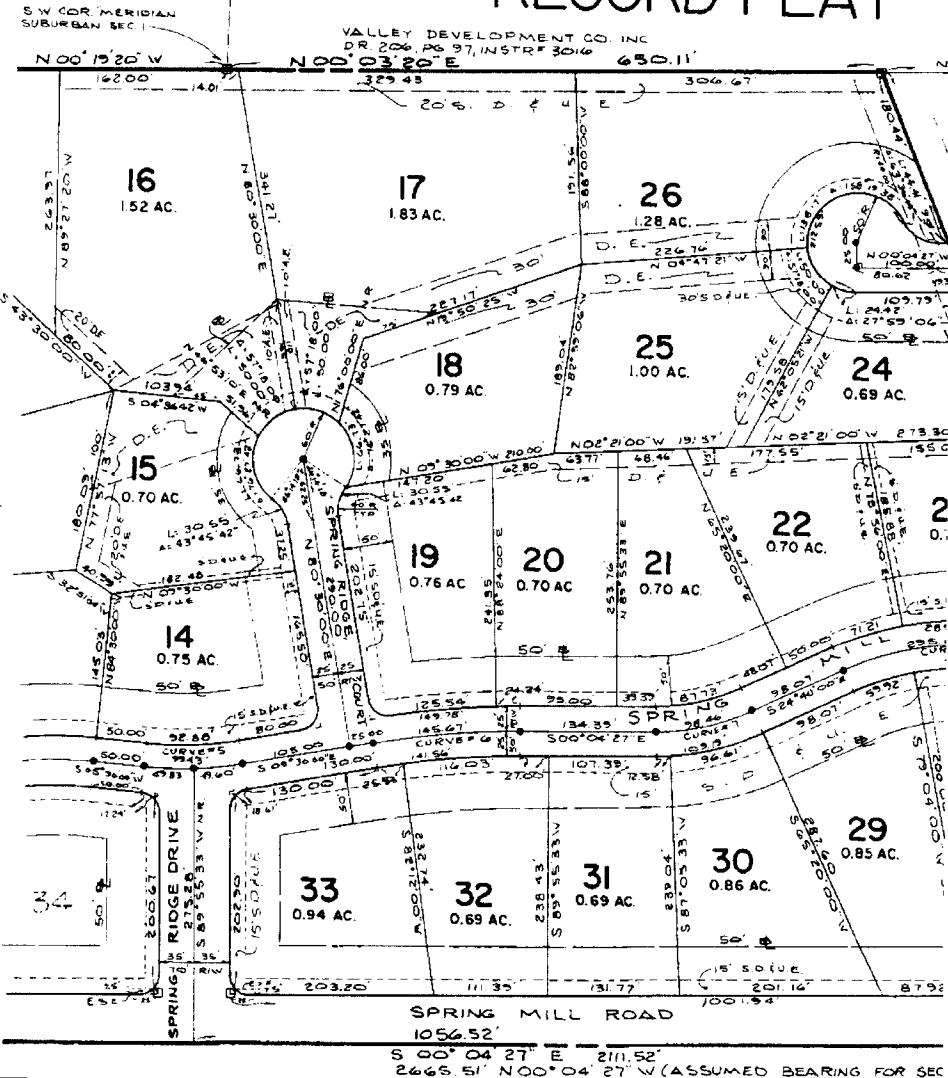


Sheet 2 of 5

THIS PLAT PREPARED BY PAUL J. CRIPLINE # 72275-00000

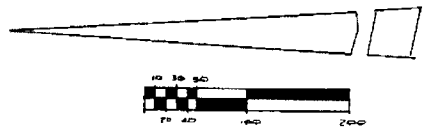
# SPRING MILL PLACE

## RECORD PLAT



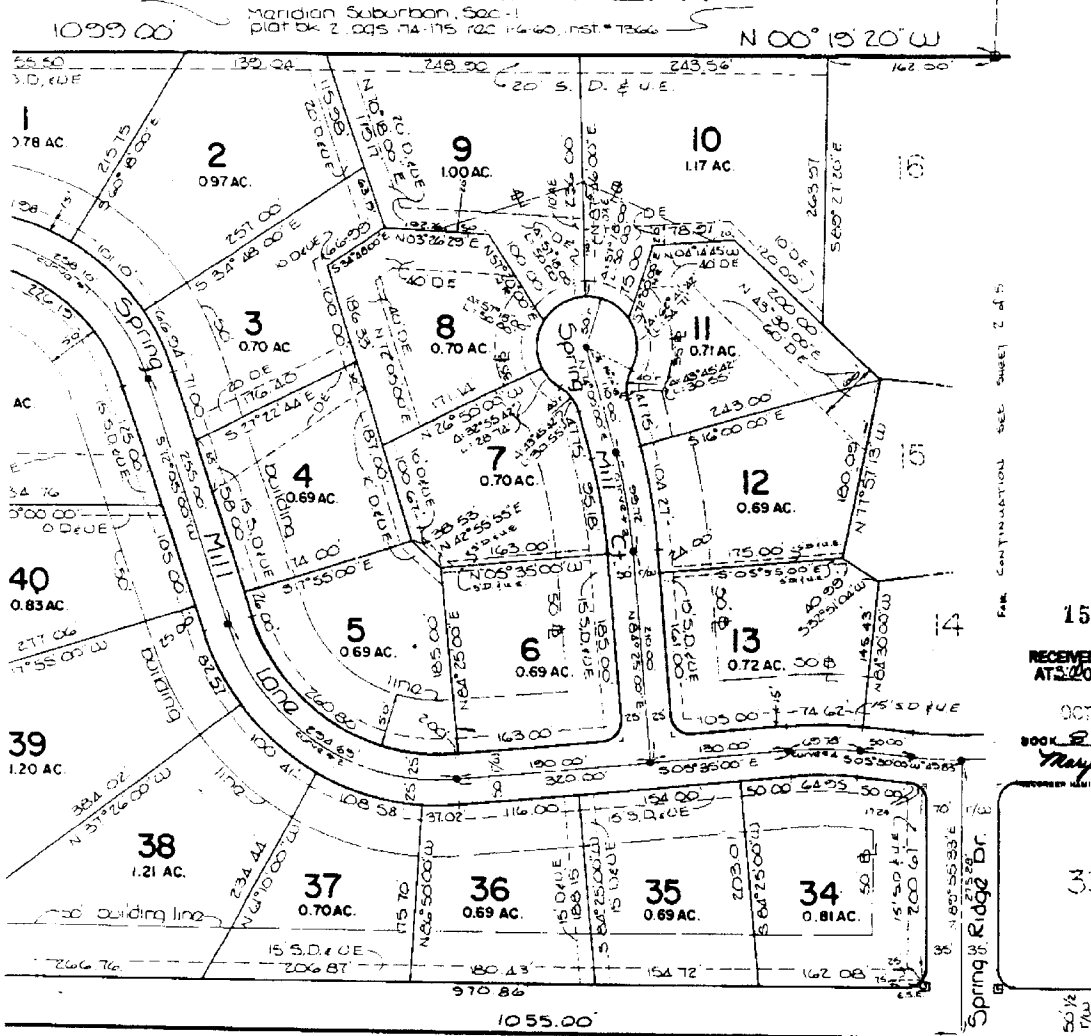
FOR CONTINUATION SEE SHEET 1 OF 5

CURVE DATA						
	Δ	R	L	T	C	D
150000	379.79	9343	5000	99.14	15.08	265
4	354.79	9288	46.71	92.62	16.45	314
4	404.79	10597	53.29	105.67	14.15	326
07° 25' 43"	885.47	145.67	7500	145.51	6.47	450
4	860.47	141.56	7094	141.40	6.65	448
4	910.47	143.78	7506	143.61	6.29	477
24° 35' 33"	229.39	98.46	5000	97.71	24.97	144
1	204.39	87.73	44.55	87.04	28.03	185
4	254.39	109.19	55.45	108.35	22.52	200



# TRING MILL PLACE

## RECORD PLAT



SEE CONTINUATION SEE SHEET 2 OF 5

15344

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 AT 3:00 CLOCK P.M.

OCT 9 1980

BOOK 2 PAGE 135

Mary R. Clark

RECORDED HAMILTON COUNTY INDIANA

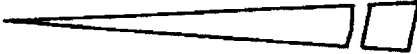
Spring Mill Road

2111.52 S 00° 04' 27" E

All street property line intersections are rounded with a 20' radius. The lot dimensions shown are to the intersection of lot lines extended.

- on monuments & markers

- denotes 4"x4"x20" long precast concrete monument with cut cross in top, set vertically & flush with finish grade.
- denotes copperweld, 1/2" dia. copper coated steel rod 18" long w/ a 1 1/2" dia. tapered cap having a cut 'x' in top, set vertically & flush w/ finish pavement.
- steel pin markers (min 3/8" dia. & 20" long) to be set vertically at all other corners & intersecting lines.

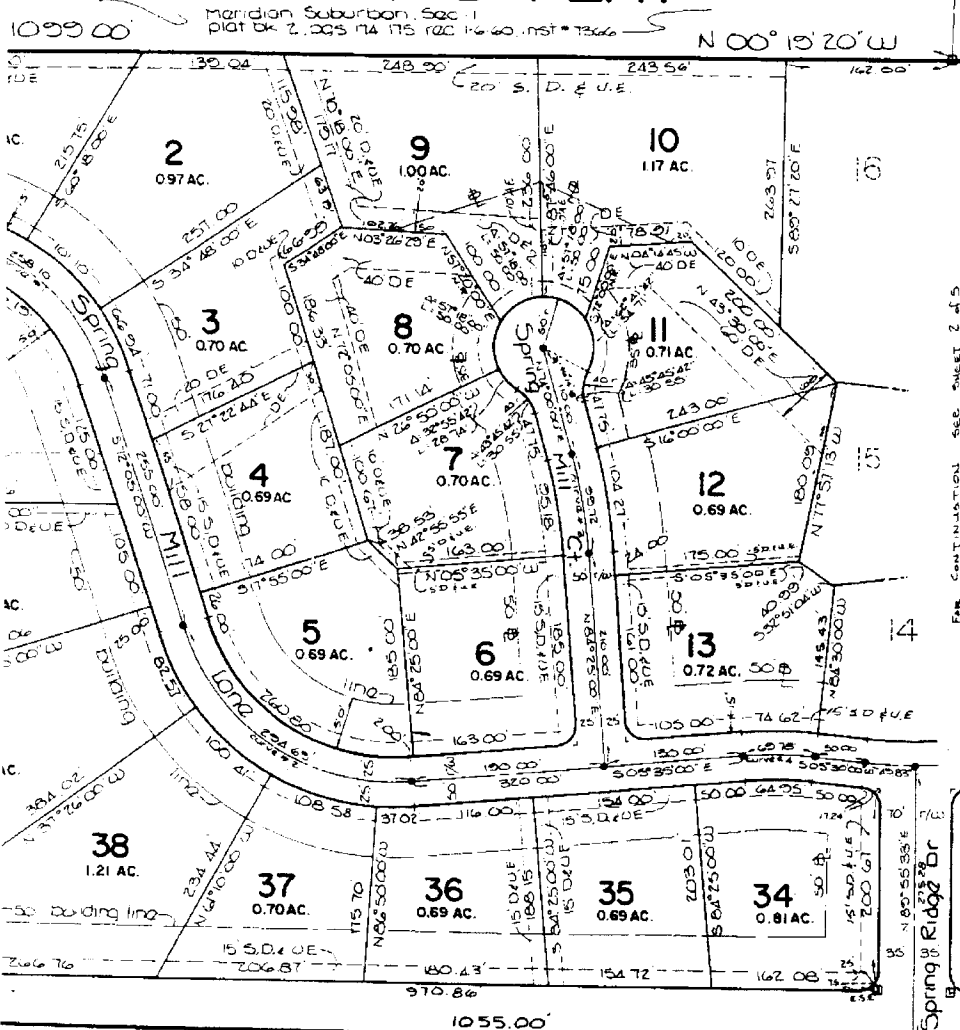


Sheet one of 5

THIS PLAT PREPARED BY PAUL J. CRIFE INC # 75275-00000

# RING MILL PLACE

## RECORD PLAT



FOR CONTINUATION SEE SHEET 2 of 5

15344

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AT 2:00 CLOCK P.M.

OCT 9 1980

BOOK 2 PAGE 135  
Mary H. Clarke

MEMBER HAMILTON COUNTY INDIANA

Spring Mill Road

2111.52 5 00° 04' 27" E

All street property line intersections are rounded with a 20' radius. The lot dimensions shown are to the intersection of lot lines extended.

- on monuments & markers
- denotes 4" x 4" x 30" long precast concrete monument with cut cross in top, set vertically & flush with finish grade.
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sheet one of 5

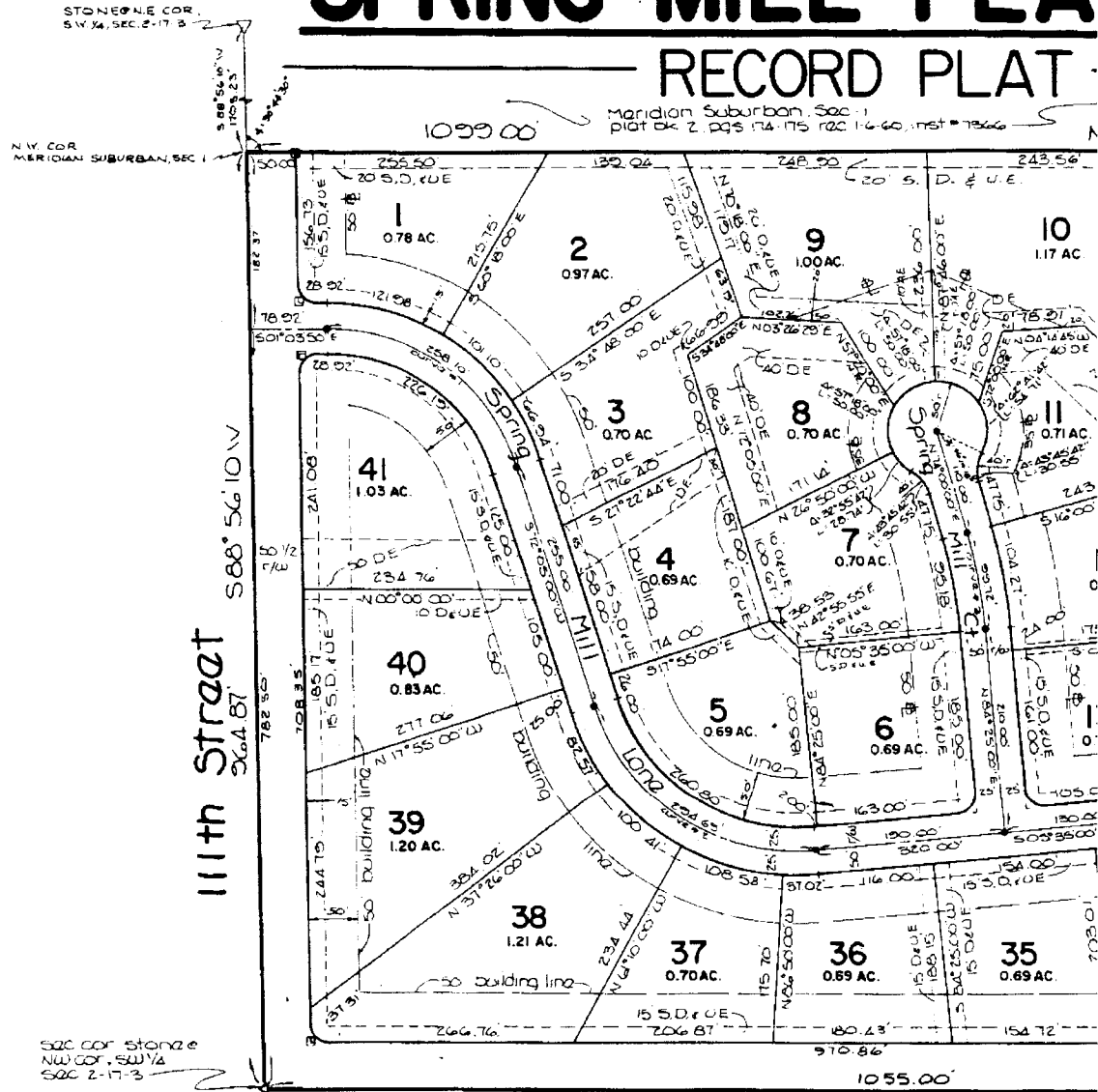
THIS PLAT PREPARED BY PAUL I. CRIFE INC. #79275-00000

for design of system review procedure set for 103 pages 848

# SPRING MILL PL

## RECORD PLAT

Meridian Suburban, Sec 1  
 plat bk 2, pgs 174-175 rec 14-60, inst 1-2-66



S2C COR STONE  
 NW COR, SW 1/4  
 SEC 2-17-3

Curve Data						
#	Δ	R	L	C	T	D
1	15°08'50"	232.17	258.10	240.93	150.00	28.54046
2	"	177.17	226.19	211.13	131.45	34.59508
3	"	227.17	250.02	270.72	168.55	52.75547
4	17°40'00"	217.40	264.00	272.64	175.00	26.95530
5	"	192.40	240.80	241.29	154.88	29.17077
6	"	242.40	328.56	303.99	195.12	25.68107
7	15°25'00"	248.52	295.72	295.99	150.00	10.44545
8	"	523.52	655.18	655.05	47.72	10.24425
9	"	513.52	644.27	644.13	52.28	10.20019
10	11°05'00"	340.74	439.78	439.67	35.00	15.88280
11	"	335.74	444.99	444.84	32.51	11.06557
12	"	285.74	374.62	374.50	31.43	4.85351

Spring Mill Road



- 2111.52
- all street radius 1/4 of lot lines
- on map
- - denotes a cut across
- - denotes a long w/ a verticality
- stand pin vertical