

VALLEY RIDGE FARMS

SECTION 2



VALLEY RIDGE FARMS
SEC 2

LINE NO.	BEARING	DIST.	N	S	E	W	CHORD	ANGLE
1	N 71° 05' E	297.45	904.00	750.50	230.00	100.00	174.12	174° 12'
2	S 71° 05' W	297.45	750.50	904.00	100.00	230.00	174.12	174° 12'
3	N 71° 05' E	297.45	904.00	750.50	230.00	100.00	174.12	174° 12'
4	S 71° 05' W	297.45	750.50	904.00	100.00	230.00	174.12	174° 12'
5	N 71° 05' E	297.45	904.00	750.50	230.00	100.00	174.12	174° 12'
6	S 71° 05' W	297.45	750.50	904.00	100.00	230.00	174.12	174° 12'
7	N 71° 05' E	297.45	904.00	750.50	230.00	100.00	174.12	174° 12'
8	S 71° 05' W	297.45	750.50	904.00	100.00	230.00	174.12	174° 12'
9	N 71° 05' E	297.45	904.00	750.50	230.00	100.00	174.12	174° 12'
10	S 71° 05' W	297.45	750.50	904.00	100.00	230.00	174.12	174° 12'
11	N 71° 05' E	297.45	904.00	750.50	230.00	100.00	174.12	174° 12'
12	S 71° 05' W	297.45	750.50	904.00	100.00	230.00	174.12	174° 12'
13	N 71° 05' E	297.45	904.00	750.50	230.00	100.00	174.12	174° 12'
14	S 71° 05' W	297.45	750.50	904.00	100.00	230.00	174.12	174° 12'
15	N 71° 05' E	297.45	904.00	750.50	230.00	100.00	174.12	174° 12'
16	S 71° 05' W	297.45	750.50	904.00	100.00	230.00	174.12	174° 12'

COST 2007.2

ALL DISTANCES GIVEN IN THIS
SURVEY ARE MEASURED
AND CENTER TO NEAREST HALL CORNER
AND DISTANCE MARKED AS SHOWN
1000 FEET PER STREET ADDRESS

[Handwritten signatures and notes in a rectangular box]

COPIES RECORDED
MAY 1907

KNOW ALL MEN BY THESE PRESENTS THAT VALLEY RIDGE FARMS, INC. AN INDIANA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, STATE OF INDIANA, TO WIT:

A PART OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 3 EAST, LOCATED IN PERRY TOWNSHIP, MADISON COUNTY, INDIANA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 01°16'31" EAST, 600.00 FEET, THENCE SOUTH 1°37'46" EAST, 410.105 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 88°22'14" EAST, 249.33 FEET, THENCE NORTH 43°44'42" EAST, 142.34 FEET, THENCE SOUTH 46°45'35" EAST, 160.00 FEET, THENCE SOUTH 44°46'25" EAST, 73.43 FEET, THENCE SOUTH 54°30'28" EAST, 165.00 FEET, THENCE SOUTH 34°40'32" WEST, 125.64 FEET, THENCE SOUTH 71°00'15" WEST, 92.18 FEET, THENCE SOUTH 32°32'21" EAST, 164.71 FEET, THENCE SOUTH 74°31'35" EAST, 67.27 FEET, THENCE SOUTH 32°32'21" EAST, 107.161 FEET, THENCE SOUTH 65°44'42" EAST 66.15 FEET, THENCE SOUTH 21°35'32" EAST, 170.00 FEET, THENCE SOUTH 44°46'25" WEST, 211.43 FEET, THENCE SOUTH 32°32'21" EAST, 110.72 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A DELTA OF 7°31'10", A RADIUS OF 299.30 FEET, AN ARC OF 54.26 FEET, A CHORD OF 39.25 FEET, AND A CHORD BEARING OF SOUTH 28°46'46" EAST, THENCE SOUTH 22°45'50" WEST, 119.07 FEET, THENCE SOUTH 22°45'50" WEST, 366.54 FEET, THENCE NORTH 76°25'56" WEST, 170.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A DELTA OF 13°26'19", A RADIUS OF 916.30 FEET, AN ARC OF 215.39 FEET, A CHORD OF 214.09 FEET, AND A CHORD BEARING OF SOUTH 12°52'44" WEST, THENCE SOUTH 40°33'44" WEST, 84.10 FEET, THENCE NORTH 57°45'40" WEST, 67.79 FEET, THENCE SOUTH 79°01'05" WEST, 82.47 FEET TO THE NORTHEAST CORNER OF RIDGE TRAIL #11, SECTION 2, TOWNSHIP 16 NORTH, RANGE 3 EAST, ALONG THE NORTH LINE OF SAID TRAIL 110.54 FEET, THENCE NORTH 20°11'41" EAST, 262.81 FEET, THENCE NORTH 31°02'44" WEST, 133.44 FEET, THENCE NORTH 24°20'53" EAST, 177.72 FEET, THENCE NORTH 52°47'40" WEST, 73.62 FEET, THENCE NORTH 67°35'25" WEST, 220.21 FEET, THENCE NORTH 7°52'40" WEST, 130.65 FEET, THENCE NORTH 21°41'06" WEST, 130.65 FEET, THENCE NORTH 35°29'32" WEST, 130.65 FEET, THENCE NORTH 40°17'51" WEST, 130.65 FEET, THENCE NORTH 46°45'25" WEST, 110.61 FEET, THENCE NORTH 20°11'41" WEST, 90.39 FEET, THENCE NORTH 67°31'23" EAST, 374.64 FEET, THENCE NORTH 57°26'40" EAST, 66.65 FEET, THENCE NORTH 65°08'00" EAST, 203.64 FEET, THENCE NORTH 18°14'02" WEST, 41.50 FEET, THENCE NORTH 88°22'14" EAST, 565.18 FEET TO THE POINT OF BEGINNING, CONTAINING 42.734 ACRES MORE OR LESS, CONTAINING 53 LOTS NUMBERED 78 THROUGH 160 INCLUSIVE.

SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EXCEPTING THE FOLLOWING:

1. A TRAIL 110.54 FEET WIDE, BEING THE NORTH LINE OF RIDGE TRAIL #11, SECTION 2, TOWNSHIP 16 NORTH, RANGE 3 EAST, INCLUDING THENCE SOUTH 01°16'31" EAST, 600.00 FEET, THENCE SOUTH 1°37'46" EAST, 410.105 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 88°22'14" EAST, 249.33 FEET, THENCE NORTH 43°44'42" EAST, 142.34 FEET, THENCE SOUTH 46°45'35" EAST, 160.00 FEET, THENCE SOUTH 44°46'25" EAST, 73.43 FEET, THENCE SOUTH 54°30'28" EAST, 165.00 FEET, THENCE SOUTH 34°40'32" WEST, 125.64 FEET, THENCE SOUTH 71°00'15" WEST, 92.18 FEET, THENCE SOUTH 32°32'21" EAST, 164.71 FEET, THENCE SOUTH 74°31'35" EAST, 67.27 FEET, THENCE SOUTH 32°32'21" EAST, 107.161 FEET, THENCE SOUTH 65°44'42" EAST 66.15 FEET, THENCE SOUTH 21°35'32" EAST, 170.00 FEET, THENCE SOUTH 44°46'25" WEST, 211.43 FEET, THENCE SOUTH 32°32'21" EAST, 110.72 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A DELTA OF 7°31'10", A RADIUS OF 299.30 FEET, AN ARC OF 54.26 FEET, A CHORD OF 39.25 FEET, AND A CHORD BEARING OF SOUTH 28°46'46" EAST, THENCE SOUTH 22°45'50" WEST, 119.07 FEET, THENCE SOUTH 22°45'50" WEST, 366.54 FEET, THENCE NORTH 76°25'56" WEST, 170.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A DELTA OF 13°26'19", A RADIUS OF 916.30 FEET, AN ARC OF 215.39 FEET, A CHORD OF 214.09 FEET, AND A CHORD BEARING OF SOUTH 12°52'44" WEST, THENCE SOUTH 40°33'44" WEST, 84.10 FEET, THENCE NORTH 57°45'40" WEST, 67.79 FEET, THENCE SOUTH 79°01'05" WEST, 82.47 FEET TO THE NORTHEAST CORNER OF RIDGE TRAIL #11, SECTION 2, TOWNSHIP 16 NORTH, RANGE 3 EAST, ALONG THE NORTH LINE OF SAID TRAIL 110.54 FEET, THENCE NORTH 20°11'41" EAST, 262.81 FEET, THENCE NORTH 31°02'44" WEST, 133.44 FEET, THENCE NORTH 24°20'53" EAST, 177.72 FEET, THENCE NORTH 52°47'40" WEST, 73.62 FEET, THENCE NORTH 67°35'25" WEST, 220.21 FEET, THENCE NORTH 7°52'40" WEST, 130.65 FEET, THENCE NORTH 21°41'06" WEST, 130.65 FEET, THENCE NORTH 35°29'32" WEST, 130.65 FEET, THENCE NORTH 40°17'51" WEST, 130.65 FEET, THENCE NORTH 46°45'25" WEST, 110.61 FEET, THENCE NORTH 20°11'41" WEST, 90.39 FEET, THENCE NORTH 67°31'23" EAST, 374.64 FEET, THENCE NORTH 57°26'40" EAST, 66.65 FEET, THENCE NORTH 65°08'00" EAST, 203.64 FEET, THENCE NORTH 18°14'02" WEST, 41.50 FEET, THENCE NORTH 88°22'14" EAST, 565.18 FEET TO THE POINT OF BEGINNING, CONTAINING 3.447 ACRES, MORE OR LESS.

EXCEPTING THE FOLLOWING OF RECORD:

1. A TRAIL 110.54 FEET WIDE, BEING THE NORTH LINE OF RIDGE TRAIL #11, SECTION 2, TOWNSHIP 16 NORTH, RANGE 3 EAST, INCLUDING THENCE SOUTH 01°16'31" EAST, 600.00 FEET, THENCE SOUTH 1°37'46" EAST, 410.105 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 88°22'14" EAST, 249.33 FEET, THENCE NORTH 43°44'42" EAST, 142.34 FEET, THENCE SOUTH 46°45'35" EAST, 160.00 FEET, THENCE SOUTH 44°46'25" EAST, 73.43 FEET, THENCE SOUTH 54°30'28" EAST, 165.00 FEET, THENCE SOUTH 34°40'32" WEST, 125.64 FEET, THENCE SOUTH 71°00'15" WEST, 92.18 FEET, THENCE SOUTH 32°32'21" EAST, 164.71 FEET, THENCE SOUTH 74°31'35" EAST, 67.27 FEET, THENCE SOUTH 32°32'21" EAST, 107.161 FEET, THENCE SOUTH 65°44'42" EAST 66.15 FEET, THENCE SOUTH 21°35'32" EAST, 170.00 FEET, THENCE SOUTH 44°46'25" WEST, 211.43 FEET, THENCE SOUTH 32°32'21" EAST, 110.72 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A DELTA OF 7°31'10", A RADIUS OF 299.30 FEET, AN ARC OF 54.26 FEET, A CHORD OF 39.25 FEET, AND A CHORD BEARING OF SOUTH 28°46'46" EAST, THENCE SOUTH 22°45'50" WEST, 119.07 FEET, THENCE SOUTH 22°45'50" WEST, 366.54 FEET, THENCE NORTH 76°25'56" WEST, 170.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A DELTA OF 13°26'19", A RADIUS OF 916.30 FEET, AN ARC OF 215.39 FEET, A CHORD OF 214.09 FEET, AND A CHORD BEARING OF SOUTH 12°52'44" WEST, THENCE SOUTH 40°33'44" WEST, 84.10 FEET, THENCE NORTH 57°45'40" WEST, 67.79 FEET, THENCE SOUTH 79°01'05" WEST, 82.47 FEET TO THE NORTHEAST CORNER OF RIDGE TRAIL #11, SECTION 2, TOWNSHIP 16 NORTH, RANGE 3 EAST, ALONG THE NORTH LINE OF SAID TRAIL 110.54 FEET, THENCE NORTH 20°11'41" EAST, 262.81 FEET, THENCE NORTH 31°02'44" WEST, 133.44 FEET, THENCE NORTH 24°20'53" EAST, 177.72 FEET, THENCE NORTH 52°47'40" WEST, 73.62 FEET, THENCE NORTH 67°35'25" WEST, 220.21 FEET, THENCE NORTH 7°52'40" WEST, 130.65 FEET, THENCE NORTH 21°41'06" WEST, 130.65 FEET, THENCE NORTH 35°29'32" WEST, 130.65 FEET, THENCE NORTH 40°17'51" WEST, 130.65 FEET, THENCE NORTH 46°45'25" WEST, 110.61 FEET, THENCE NORTH 20°11'41" WEST, 90.39 FEET, THENCE NORTH 67°31'23" EAST, 374.64 FEET, THENCE NORTH 57°26'40" EAST, 66.65 FEET, THENCE NORTH 65°08'00" EAST, 203.64 FEET, THENCE NORTH 18°14'02" WEST, 41.50 FEET, THENCE NORTH 88°22'14" EAST, 565.18 FEET TO THE POINT OF BEGINNING, CONTAINING 3.447 ACRES, MORE OR LESS.

2. NO BUILDING SHALL BE PERMITTED OR CONSTRUCTED ON ANY LOT UNLESS THE BUILDING SHALL BE AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AND SHALL BE FROM AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AS SHOWN ON THE ATTACHED PLAT AND INDICATED THEREON, AND THAT ALL LOTS CONTAINED IN THE ABOVE PLAT ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS CONTAINED IN THE RESTRICTIONS AND EASEMENTS DEED BEING REFERRED TO IN THE INSTRUMENT BEING RECORDED WITH THE LAND, WHICH SAID RESTRICTIONS ARE SPECIALLY REFERRED TO HEREIN.

3. NO BUILDING SHALL BE PERMITTED OR CONSTRUCTED ON ANY LOT UNLESS THE BUILDING SHALL BE AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AND SHALL BE FROM AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AS SHOWN ON THE ATTACHED PLAT AND INDICATED THEREON, AND THAT ALL LOTS CONTAINED IN THE ABOVE PLAT ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS CONTAINED IN THE RESTRICTIONS AND EASEMENTS DEED BEING REFERRED TO IN THE INSTRUMENT BEING RECORDED WITH THE LAND, WHICH SAID RESTRICTIONS ARE SPECIALLY REFERRED TO HEREIN.

4. NO BUILDING SHALL BE PERMITTED OR CONSTRUCTED ON ANY LOT UNLESS THE BUILDING SHALL BE AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AND SHALL BE FROM AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AS SHOWN ON THE ATTACHED PLAT AND INDICATED THEREON, AND THAT ALL LOTS CONTAINED IN THE ABOVE PLAT ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS CONTAINED IN THE RESTRICTIONS AND EASEMENTS DEED BEING REFERRED TO IN THE INSTRUMENT BEING RECORDED WITH THE LAND, WHICH SAID RESTRICTIONS ARE SPECIALLY REFERRED TO HEREIN.

5. NO BUILDING SHALL BE PERMITTED OR CONSTRUCTED ON ANY LOT UNLESS THE BUILDING SHALL BE AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AND SHALL BE FROM AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AS SHOWN ON THE ATTACHED PLAT AND INDICATED THEREON, AND THAT ALL LOTS CONTAINED IN THE ABOVE PLAT ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS CONTAINED IN THE RESTRICTIONS AND EASEMENTS DEED BEING REFERRED TO IN THE INSTRUMENT BEING RECORDED WITH THE LAND, WHICH SAID RESTRICTIONS ARE SPECIALLY REFERRED TO HEREIN.

6. NO BUILDING SHALL BE PERMITTED OR CONSTRUCTED ON ANY LOT UNLESS THE BUILDING SHALL BE AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AND SHALL BE FROM AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AS SHOWN ON THE ATTACHED PLAT AND INDICATED THEREON, AND THAT ALL LOTS CONTAINED IN THE ABOVE PLAT ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS CONTAINED IN THE RESTRICTIONS AND EASEMENTS DEED BEING REFERRED TO IN THE INSTRUMENT BEING RECORDED WITH THE LAND, WHICH SAID RESTRICTIONS ARE SPECIALLY REFERRED TO HEREIN.

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8. NO BUILDING SHALL BE PERMITTED OR CONSTRUCTED ON ANY LOT UNLESS THE BUILDING SHALL BE AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AND SHALL BE FROM AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AS SHOWN ON THE ATTACHED PLAT AND INDICATED THEREON, AND THAT ALL LOTS CONTAINED IN THE ABOVE PLAT ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS CONTAINED IN THE RESTRICTIONS AND EASEMENTS DEED BEING REFERRED TO IN THE INSTRUMENT BEING RECORDED WITH THE LAND, WHICH SAID RESTRICTIONS ARE SPECIALLY REFERRED TO HEREIN.

9. NO BUILDING SHALL BE PERMITTED OR CONSTRUCTED ON ANY LOT UNLESS THE BUILDING SHALL BE AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AND SHALL BE FROM AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AS SHOWN ON THE ATTACHED PLAT AND INDICATED THEREON, AND THAT ALL LOTS CONTAINED IN THE ABOVE PLAT ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS CONTAINED IN THE RESTRICTIONS AND EASEMENTS DEED BEING REFERRED TO IN THE INSTRUMENT BEING RECORDED WITH THE LAND, WHICH SAID RESTRICTIONS ARE SPECIALLY REFERRED TO HEREIN.

10. NO BUILDING SHALL BE PERMITTED OR CONSTRUCTED ON ANY LOT UNLESS THE BUILDING SHALL BE AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AND SHALL BE FROM AT LEAST 10 FEET FROM THE NEAREST ADJACENT LOT LINE AS SHOWN ON THE ATTACHED PLAT AND INDICATED THEREON, AND THAT ALL LOTS CONTAINED IN THE ABOVE PLAT ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS CONTAINED IN THE RESTRICTIONS AND EASEMENTS DEED BEING REFERRED TO IN THE INSTRUMENT BEING RECORDED WITH THE LAND, WHICH SAID RESTRICTIONS ARE SPECIALLY REFERRED TO HEREIN.

COB120072

- (A) THE FORMATION OF AN INDIANA NOT-FOR-PROFIT CORPORATION, "VALLEY RIDGE FARMS LAKE ASSOCIATION, INC.," TO WHICH THE SAID LAKE PROPERTY AND RESERVED EASEMENTS SHALL BE CONVERTED.
- (B) THE RESERVATION OF THE LAKE PROPERTY AND ADJACENT EASEMENTS AS SHOWN ON THIS PLAT FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE AFORESAID LAKE FRONTAGE LOTS, WHO SHALL BE THE MEMBERS OF VALLEY RIDGE FARMS LAKE ASSOCIATION, INC.
- (C) THE MAKING AVAILABLE OF THE LAKE PROPERTY FOR USE BY OTHER PERSONS OTHER THAN THE OWNERS OF THE LAKE FRONTAGE LOTS IN SUCH MANNER AS THE MEMBERS OF VALLEY RIDGE FARMS LAKE ASSOCIATION, INC., MAY DETERMINE FROM TIME TO TIME.
- (D) THE MAINTENANCE AND REPAIR OF THE LAKE PROPERTY, THE PAYMENT OF TAXES AND MAINTENANCE OR INSURANCE THEREON AND OTHER MATTERS RELATING TO THE USE AND MAINTENANCE OF THE LAKE PROPERTY.
- (E) THE CREATION OF LIENS UPON THE LAKE FRONTAGE LOTS FOR FAILURE TO PAY PROPORTIONATE SHARES OF THE MAINTENANCE, REPAIRS, TAXES AND INSURANCE; AND
- (F) SUCH OTHER MATTERS AS ARE DEEMED APPROPRIATE BY VALLEY RIDGE FARMS, INC.

SUCH DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM THE TIME IT IS PLACED OF RECORD IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, AFFECTING ALL OF THE LAKE FRONTAGE LOTS DEFINED HEREIN, AND SHALL BE BINDING AND EFFECTIVE UPON ALL SUBSEQUENT OWNERS OF SUCH LOTS.

ASSESSMENTS

EVERY OWNER OF EVERY LAKE FRONTAGE LOT IN THIS ADDITION SHALL, AND DOES BY THE ACCEPTANCE OF OWNERSHIP THEREOF, AS A CONDITION PRECEDENT TO OWNERSHIP, COVENANT AND AGREE TO PAY CHARGES AND ASSESSMENTS TO VALLEY RIDGE FARMS LAKE ASSOCIATION, INC. IN ACCORDANCE WITH THE ARTICLES OF INCORPORATION AND BYLAWS OF THE ASSOCIATION, AND THE DECLARATION OF COVENANTS AND RESTRICTIONS.

- 19. THE LOT LINES OF ALL LOTS HAVING FRONTAGE ON THE LAKE SHALL REMAIN AS SHOWN ON THIS PLAT WITHOUT REGARD TO ANY CHANGE IN THE ESTABLISHED LAKE SHORE LINE OR THE LAKE WATER LEVEL FROM TIME TO TIME.
- 20. NO RESTRICTION OF ANY RESIDENCE UPON ANY OF THE SAID LAKE FRONTAGE LOTS SHALL COMPEL UNTIL THE CONSTRUCTION PLANS, INCLUDING A TOPOGRAPHICAL LOT ELEVATION PLAN SHOWING THE PROPOSED FINAL GRADE ELEVATIONS FOR THE ENTIRE LOT, ARE FIRST APPROVED IN WRITING BY THE DEVELOPER, VALLEY RIDGE FARMS, INC., OR ITS ENGINEER. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO OWNER OF ANY LAKE FRONTAGE LOT SHALL TAKE OR CAUSE TO BE TAKEN ANY ACTION IN CONSTRUCTION UPON SUCH LOT OR OTHERWISE, WHICH WILL AFFECT IN ANY MANNER THE WATER FACILITY OR LEVEL OF THE LAKE AS SHOWN ON THIS PLAT OR THE NATURAL FLOW OF SURFACE WATER OVER THE EASEMENTS AS RESERVED IN THIS PLAT.
- 21. NO MOTORS OF ANY KIND SHALL BE USED OR PERMITTED TO PROPEL ANY BOAT, SKI, OR OTHER WATERCRAFT UPON THE LAKE EXCEPT AS SUCH MAY BE NECESSARY FOR THE REPAIR OR MAINTENANCE OF THE LAKE PROPERTY.
- 22. NO FENCES OF ANY KIND SHALL BE ERECTED OR PERMITTED TO REMAIN ON OR WITHIN THE EASEMENT RESERVED AT THE REAR OF EACH OF THE LAKE FRONTAGE LOTS OR WITHIN TWENTY FEET (20') OF THE REAR LOT LINE, NOR SHALL ANY WOOD FENCE SCREEN EXCEEDING FOUR FEET (4') IN HEIGHT BE ERECTED OR PERMITTED TO REMAIN IN THE REAR YARD OF ANY LAKE FRONTAGE LOT NEARER THE REAR LOT LINE THAN A POINT MIDWAY BETWEEN THE REAR LOT LINE AND THE REAR OF THE RESIDENCE CONSTRUCTED ON SUCH LOT.

23. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTS. AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE SAID COVENANTS ARE RECORDED. AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN PREVIOUSLY PROVIDED, AGREEING TO WAIVE THEM IN WHOLE OR IN PART.

24. VIOLATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL NOT WAIVE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

25. THIS INSTRUMENT SHALL BE BY REFERENCE TO LAW OR IN EQUITY AGAINST ANY PERSON WHO IS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EARTH TO RESTRAIN OR ENJOIN OR TO BE VEH DAMAGED WITHIN THE NECESSITY OF PROTECTING ALL LAKE FRONTAGE LOTS AND RIGHTS AND INTERESTS IN THESE COVENANTS AND RESTRICTIONS SHALL BE HELD INTO THE NATIONAL DEVELOPMENT COMMISSION OF INDIANAPOLIS, INDIANA, AS WELL AS ALL PERSONS HAVING PROPERTY WITHIN THIS SUBDIVISION.

26. THESE COVENANTS ARE SUBJECT TO ALL THE REGULATIONS, RULES AND RESTRICTIONS OF THE MARION COUNTY DEVELOPMENT COMMISSION, DIVISION OF PLANNING AND ZONING, MARION COUNTY, INDIANA, OR SUCCESSORS THEREOF.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED, WILLIAM F. VAN HOF, JR., AS PRESIDENT AND MICHAEL J. KEAS AS SECRETARY RESPECTIVELY, OF VALLEY RIDGE FARMS, INC., AND IN REMARK OF SAID OWNERSHIP THIS 26th DAY OF October, 1977.

Michael J. Keas
MICHAEL J. KEAS

William F. Van Hof, Jr.
WILLIAM F. VAN HOF, JR.

STATE OF INDIANA)
COUNTY OF MARION) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC, FULLY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT WILLIAM F. VAN HOF, JR., AS PRESIDENT AND MICHAEL J. KEAS AS SECRETARY RESPECTIVELY, OF VALLEY RIDGE FARMS, INC., PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, AT THEIR FREE AND VOLUNTARY ACTS, THIS 26th DAY OF October, 1977.

Rosemary T. Wynn
ROSEMARY T. WYNN
NOTARY PUBLIC

WITNESSES: *Robert L. Park* 09/13/80

ROBERT L. PARK, OF HIGHLY CERTAIN THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR MY ASSISTANT IN FEBRUARY, 1977, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THEIR POSITIONS ARE ACCURATELY INDICATED.

Robert L. Park
ROBERT L. PARK - I.S. #50029

DATE: *October 26, 1977*



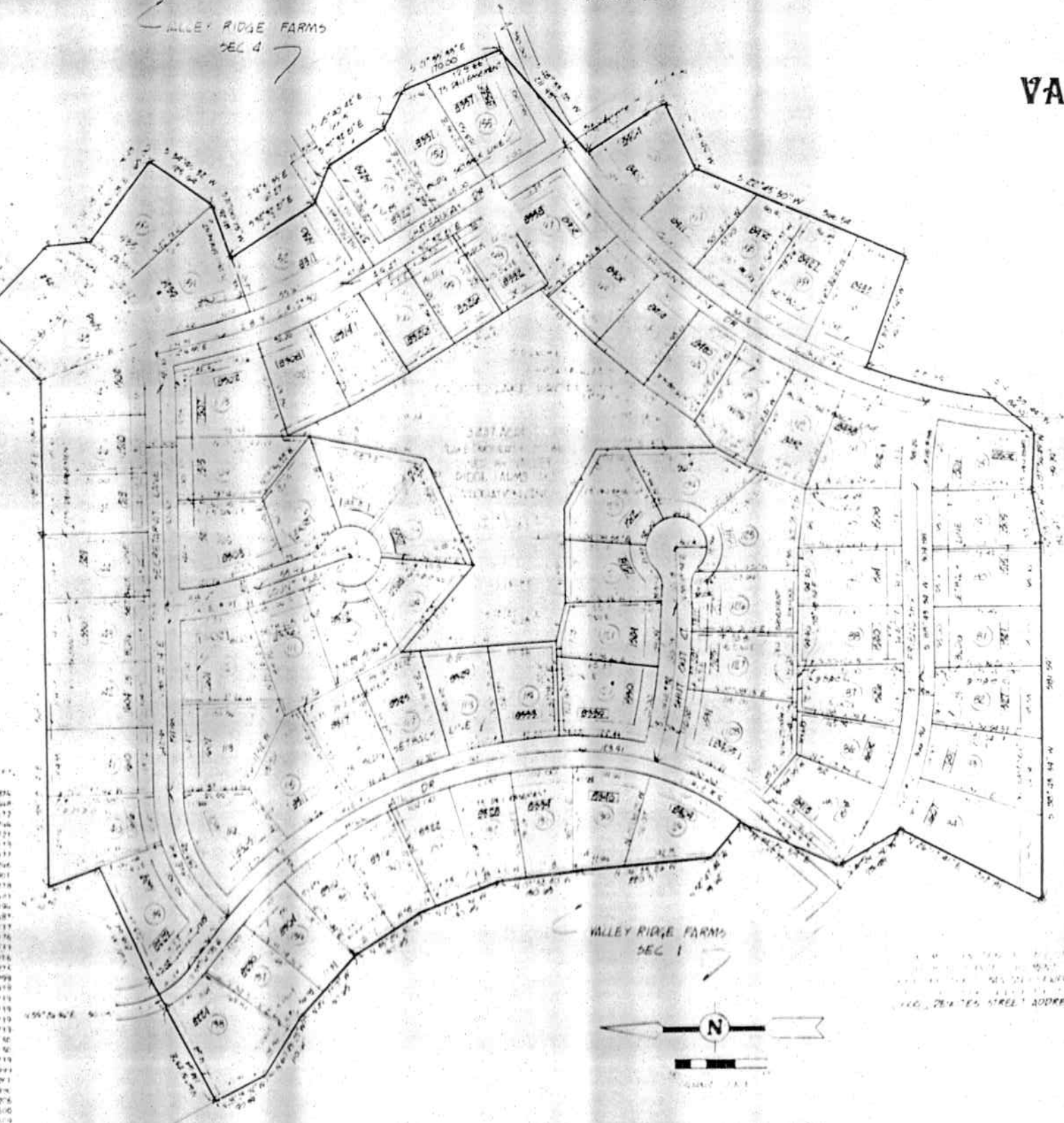
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VALLEY RIDGE FARMS
SEC 4

VALI

51



VALLEY RIDGE FARMS
SEC 1



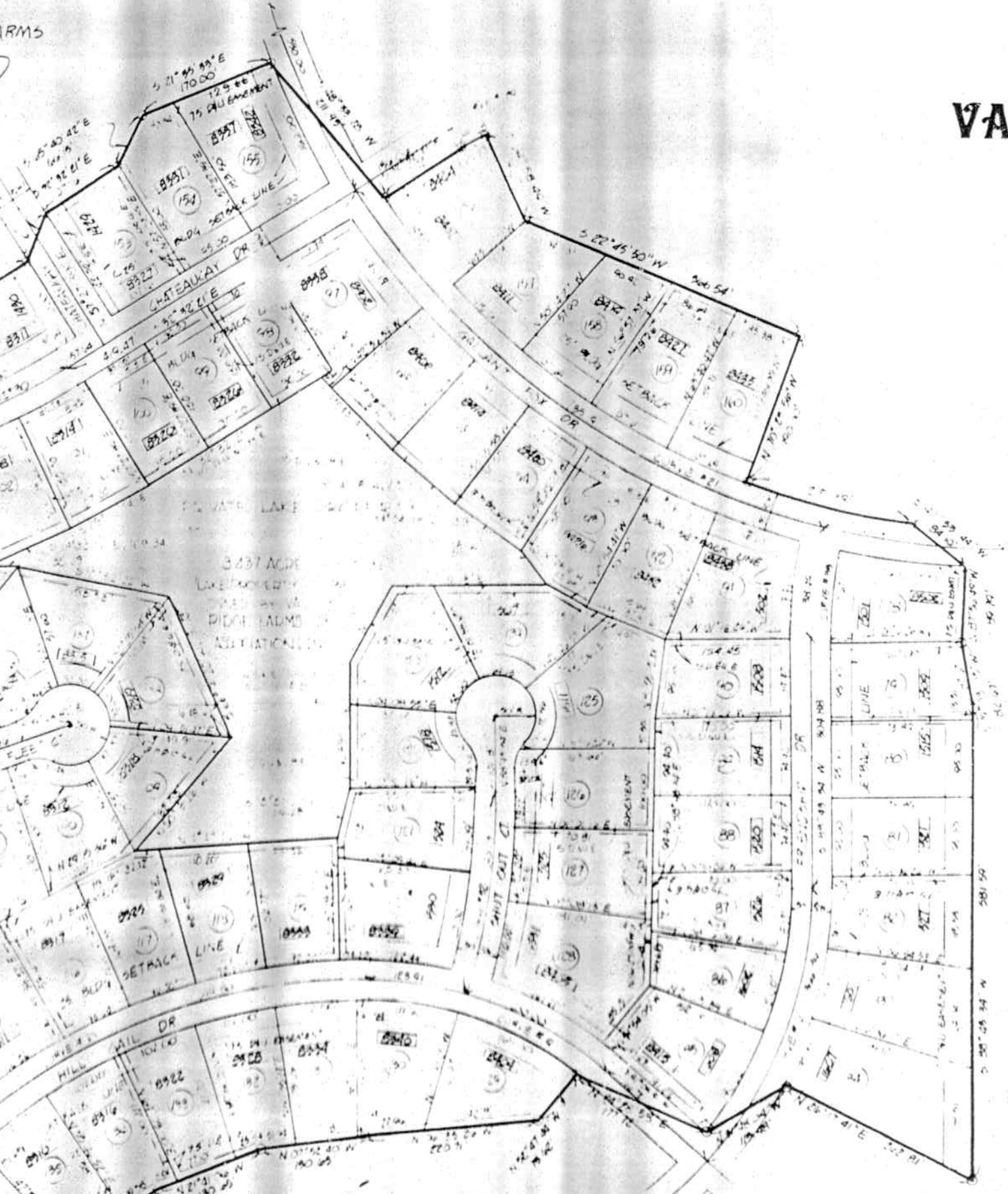
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RMS

VALI

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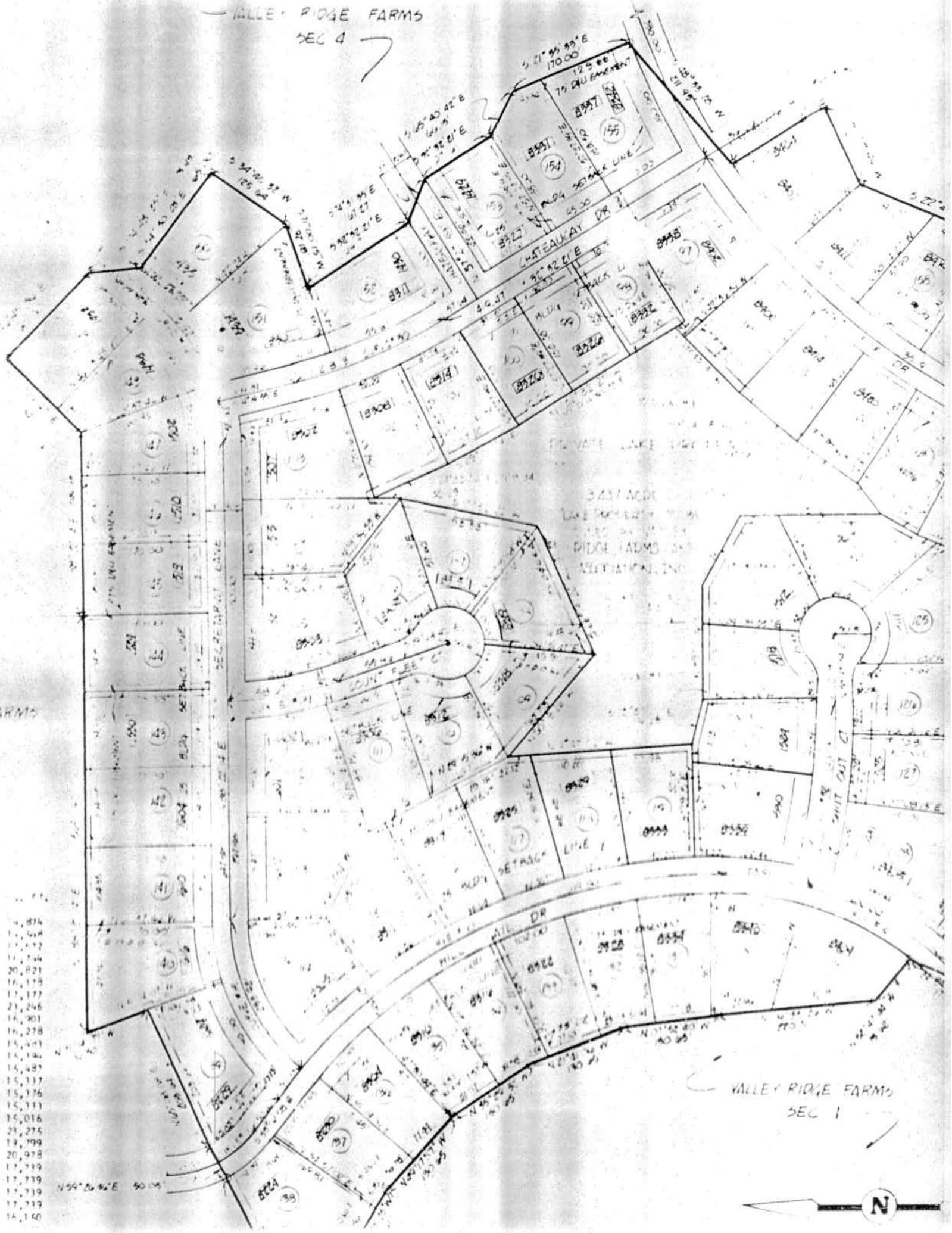


VALLEY RIDGE FARMS
SEC 1

VALLEY RIDGE FARMS
SEC 1
LAKE PROPERTY
LAKE PROPERTY
LAKE PROPERTY

VALLEY RIDGE FARMS

SEC 4

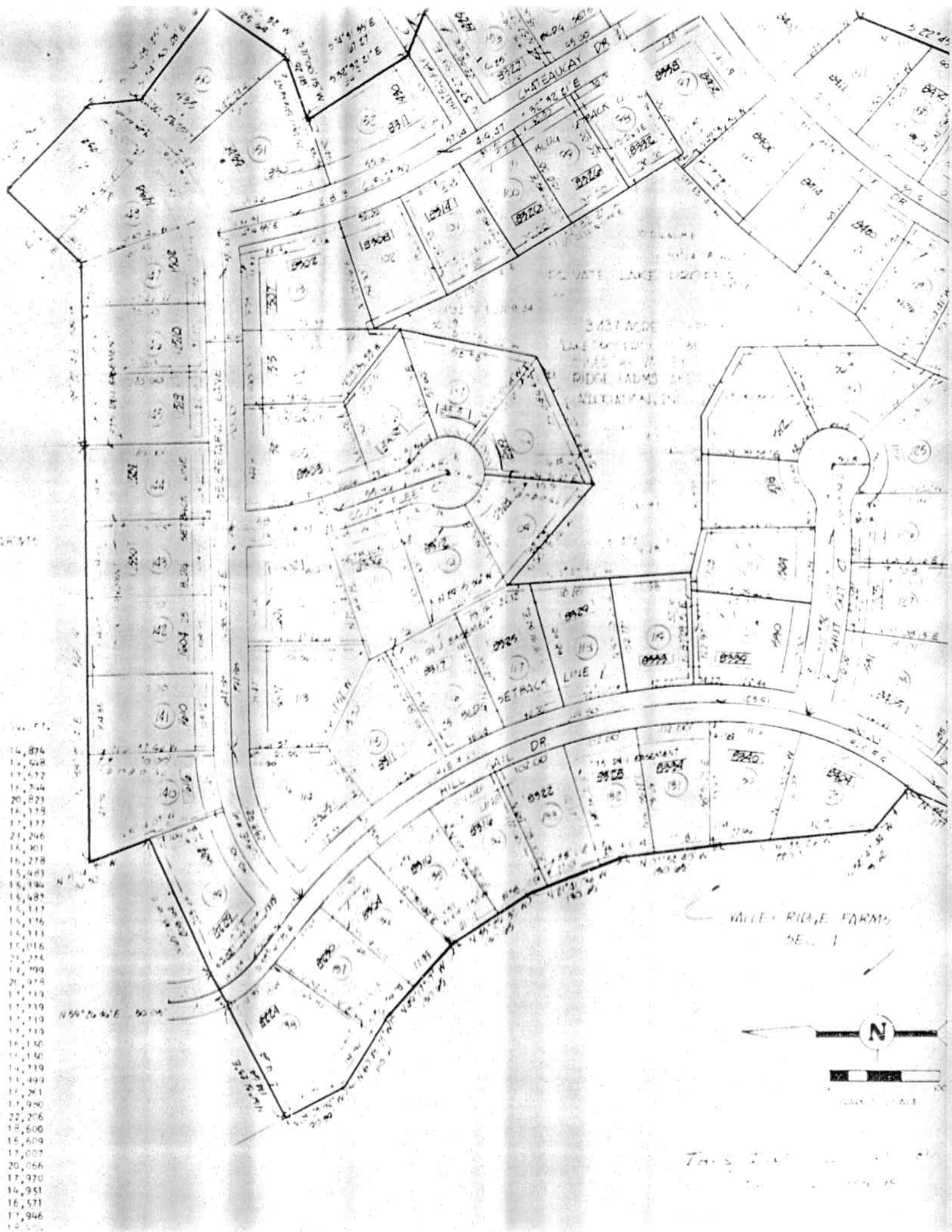


FARMS

- 4,874
- 11,618
- 17,112
- 18,114
- 20,821
- 16,119
- 17,177
- 21,246
- 16,301
- 16,278
- 15,441
- 15,144
- 15,487
- 15,337
- 15,176
- 15,311
- 15,016
- 21,275
- 19,799
- 20,978
- 17,739
- 17,719
- 17,719
- 17,719
- 16,150

VALLEY RIDGE FARMS
SEC 1





CHATEAU LAKE
 PRIVATE LAKE PROPERTY
 3.431 ACRES
 LAKE PROPERTY
 RIDGE FARMS
 MONTICELLO, W.V.

VALLEY RIDGE FARM
 SEC. 1



- 14, 874
- 15, 618
- 17, 672
- 17, 744
- 20, 821
- 16, 178
- 17, 177
- 21, 246
- 16, 301
- 16, 278
- 15, 481
- 16, 194
- 16, 487
- 15, 117
- 15, 176
- 15, 311
- 15, 016
- 21, 274
- 17, 199
- 21, 919
- 17, 113
- 17, 119
- 17, 110
- 17, 110
- 16, 150
- 16, 150
- 14, 119
- 11, 499
- 17, 811
- 17, 930
- 22, 206
- 18, 600
- 15, 409
- 17, 007
- 20, 066
- 17, 970
- 14, 951
- 16, 571
- 17, 946
- 19, 500

Town of...