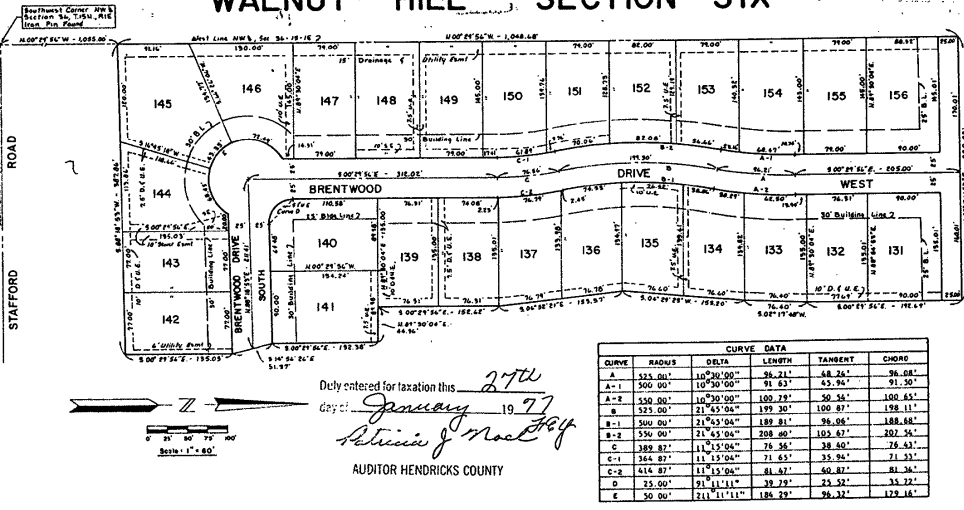


WALNUT HILL - SECTION SIX



Duly certified for taxation this 27th day of January 1977
William R. Cole
 Auditor Hendricks County

CERTIFICATION AND DESCRIPTION OF "WALNUT HILL, SECTION SIX"

I, THE UNDERSIGNED, BEING DULY AUTHORIZED AND LICENSED AS A REGISTERED LAND SURVEYOR WITHIN THE STATE OF INDIANA DO HEREBY CERTIFY THAT THE WITHIN PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SUBDIVISION KNOWN AS "WALNUT HILL, SECTION SIX", AN ADDITION TO THE TOWN OF PLAINFIELD, INDIANA AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 1 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS WEST ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION 1055.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00 DEGREES 29 MINUTES 56 SECONDS WEST OF THE LAST DESCRIBED COURSE 1044.68 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 33 SECONDS EAST 330.82 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 56 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION 192.69 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 48 SECONDS WEST 76.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 21 SECONDS WEST 133.20 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION 151.62 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS EAST 44.96 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION 132.38 FEET; THENCE SOUTH 14 DEGREES 56 MINUTES 28 SECONDS WEST 51.33 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION 133.03 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 21 SECONDS WEST 30.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 8.24 ACRES, MORE OR LESS SUBJECT TO ALL LEGAL RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

SAID ADDITION CONSISTS OF 26 LOTS, NUMBERED 131 THROUGH 156, BOTH INCLUDING THE LOCATIONS AND DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I DO HEREBY CERTIFY THAT ALL THE ABOVE IS TRUE AND CORRECT, AND IN WITNESS THEREOF DO HEREBY SET MY HAND AND SEAL THIS SECOND DAY OF JULY, 1976.



DEDICATION OF "WALNUT HILL, SECTION SIX"

THE UNDERSIGNED, GEORGE T. HUCKABY, AS AUTHORIZED AGENT FOR THE PARTNERSHIP OF HART, VON SPECKELSEN, AND HUCKABY, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT HEREOF DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAID OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WALNUT HILL, SECTION SIX" TO THE TOWN OF PLAINFIELD, INDIANA.

ALL STREETS NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

THE UNDERSIGNED, GEORGE T. HUCKABY, AS AUTHORIZED AGENT FOR THE PARTNERSHIP OF HART, VON SPECKELSEN, AND HUCKABY, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT HEREOF DO HEREBY RESTRICT AND COVENANT THE LOTS AND OTHER AREA WITHIN THE BOUNDARIES OF SAID SUBDIVISION TO THEMSELVES, AND THEIR CHANCES, ASSONS, SUCCESSORS, HEIRS OR LEGAL REPRESENTATIVES, AND TO ANY PERSONS, FIRMS, CORPORATIONS, BANKS AND ASSOCIATION AND TO ANYONE WHO MAY OBTAIN TITLE TO SAID LOTS AS TO THE FOLLOWING TERMS, STIPULATIONS, CONDITIONS, RESTRICTIONS, AND COVENANTS, TO-WIT:

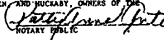
- SEWER, UTILITY AND DRAINAGE EASEMENTS:** "SEWER EASEMENTS" AS SHOWN HEREOF ARE FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS. "UTILITY EASEMENTS" AS SHOWN HEREOF SHALL BE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER, SEWER, GAS, TELL AND OR ELECTRIC LINES, POLES, DUCTS, PIPES, ETC. ON, OVER, UNDER OR ALONG SAID EASEMENTS FOR LOCAL PUBLIC USE. THESE EASEMENTS ARE NOT FOR THE USE OF OR SHALL NOT BE USED FOR HIGH VOLTAGE ELECTRIC TRANSMISSION LINES OR HIGH PRESSURE LIQUID TRANSMISSION LINES EXCEPT BY WRITTEN PERMISSION OF THE OWNER OF THE LAND AT THE TIME SAID TRANSMISSION LINE IS TO BE CONSTRUCTED. "DRAINAGE EASEMENTS" AS SHOWN HEREOF ARE RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE SWALES AND STORM SEWER PIPES. SAID DRAINAGE SWALES ARE TO BE MAINTAINED BY AN OWNER SUCH THAT WATER FROM ANY ADJACENT LOT SHALL HAVE ADEQUATE DRAINAGE ALONG SUCH SWALE. ALL EASEMENTS SHOWN AS "UTILITY EASEMENTS" ARE ALSO TO BE CONSIDERED DRAINAGE EASEMENTS AND ARE SUBJECT TO ALL RESTRICTIONS OF DRAINAGE EASEMENTS. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON ANY EASEMENTS SHOWN UPON THE PLAT AND OWNERS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE ABOVE DESCRIBED EASEMENTS.
- LAND USE AND BUILDING RESTRICTIONS:** NO LOT SHALL BE SUBDIVIDED, NO BUILDINGS SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN THE SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN FOUR CARS. IN THE EVENT THE PURCHASER SHOULD NOT TWO LOTS WITH THE PURPOSE OF BUILDING ONE SINGLE FAMILY DWELLING ACROSS THE COVER LOT LINE, THE LOT LINE RESTRICTIONS SHALL NOT APPLY TO THE BOUNDARY LINES DIVIDING ANY TWO SAID LOTS.
- ARCHITECTURAL CONTROL:** NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND THE COMPLETE PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE AS TO THE QUALITY AND TYPE OF MATERIAL AND WORKMANSHIP, IN HARMONY WITH EXISTING DESIGN AND WITH EXISTING STRUCTURES OF FINISHED GRADE ELEVATIONS. THE GROUND FLOOR OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1000 SQUARE FEET, OR AT LEAST 800 FEET OF THE FIRST FLOOR OF HOUSES OF MORE THAN ONE STORY. (DETERMINATION SUFFICIENCY AND ADEQUACY OF THE "GROUND FLOOR OF MAIN STRUCTURE" WITH RESPECT TO DWELLING OF A 1st-LEVEL, 2nd-LEVEL, AND ONE AND ONE-HALF STORY DESIGN SHALL BE EXCLUSIVELY WITH THE ARCHITECTURAL COMMITTEE.) ALL DRAINAGE CONDUITS OR TUBES FOR INDIVIDUAL LOT OR DRIVWAYS SHALL BE SUBJECT TO APPROVAL AS TO SIZE, MATERIALS, AND QUALITY OF CONSTRUCTION BY THE PROJECT ENGINEER.
- BUILDING LOCATION:** NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE, NOR NEARER TO THE SIDE STREET LINES THAN THE MINIMUM SET-BACK LINE SHOWN ON THE REDDED PLAT. FOR THE PURPOSE OF THIS COVENANT, BAYS, 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 ENCRUCH UPON ANOTHER LOT. AFTER THE BUILDING HAS BEEN STAKED AND BEFORE CONSTRUCTION BEGINS, THE PROJECT ENGINEER MUST CONFIRM THE LOCATION OF BUILDING WITH THE PLOT PLAN.
- NO BUILDING ON OR ASSOCIATED STRUCTURE SHALL BE ERRECTED OR PLACED ON ANY LOT UNTIL THE CONSTRUCTION PLANS, INCLUDING A PLOT PLAN, HAVE BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE.**
- BUILDINGS:** NO NOISIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- TEMPORARY STRUCTURES:** NO STRUCTURES OF A TEMPORARY CHARACTER, TRAILERS, BARRICADES, TENTS, SHACKS, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AS A RESIDENCE, OR FOR ANY OTHER PURPOSE, EITHER TEMPORARILY OR PERMANENTLY, FOR THE PURPOSE OF THIS COVENANT. STRUCTURES USED AND USED BY THE BUILDERS SHALL BE ALLOWED TO REMAIN DURING THE BUILDING PERIOD.
- LIVESTOCK AND POULTRY:** NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BREED, OR KEPT ON ANY LOT EXCEPT FAMILY PETS, WHICH MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES, AND NOT TO CREATE OR CONSTITUTE A NUISANCE.
- GARAGE AND WASTE DISPOSAL:** NO LOTS SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, GARAGE OR OTHER WASTE AND SAME SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL IMPLEMENTATIONS, OR OTHER EQUIPMENT FOR DISPOSAL OF SUCH WASTE SHALL BE KEPT CLEAR AND SEPARATE AND SHALL NOT BE USED SO AS TO CREATE AN OFFENSIVE ODOR OR SIGHT.
- WATER SUPPLY:** NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT, UNLESS SUCH SYSTEM IS DESIGNED, LOCATED AND CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE STANDARD RECOMMENDATIONS OF ALL NECESSARY GOVERNMENTAL REGULATORY AGENCIES AND AGENCIES HAVING JURISDICTION THEREOF. APPROVAL OF SUCH SYSTEMS, INSTALLED, SHALL BE OBTAINED FROM SUCH AUTHORITIES.
- 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 REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF ALL NECESSARY GOVERNMENTAL REGULATORY AGENCIES AND AUTHORITIES HAVING JURISDICTION THEREOF. APPROVAL OF SUCH SYSTEMS, INSTALLED, SHALL BE OBTAINED FROM SUCH AUTHORITIES.
- SIGHT DISTANCE OF INTERSECTIONS:** NO FENCE, WALL, HEDGE, OR SHrub PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO FEET AND SIX FEET ABOVE THE ROADWAY SHALL BE PLACED, OR PERMITTED TO REMAIN ON ANY COVER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE FEET FROM THE INTERSECTION OF THE STREET LINE OR IN THE CASE OF A PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES, EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN FEET FROM THE INTERSECTION OF A STREET'S PROPERTY LINE WITH EDGE OF A DRIVEWAY. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE AT SUCH INTERSECTIONS UNLESS THE PLANTING IS MAINTAINED AT SUCH HEIGHT TO PREVENT OBSTRUCTION OF SIGHT LINES.
- FENCES:** ORNAMENTAL FENCES OR CONTINUOUS SHrub PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO FEET AND SIX FEET ABOVE THE ROADWAY SHALL BE PLACED, OR PERMITTED TO REMAIN ON ANY COVER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE FEET FROM THE INTERSECTION OF THE STREET LINE OR IN THE CASE OF A PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES, EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN FEET FROM THE INTERSECTION OF A STREET'S PROPERTY LINE WITH EDGE OF A DRIVEWAY. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE AT SUCH INTERSECTIONS UNLESS THE PLANTING IS MAINTAINED AT SUCH HEIGHT TO PREVENT OBSTRUCTION OF SIGHT LINES.
- SEWER LINES:** OIL OR GAS STORAGE TANKS EITHER BE BURIED OR LOCATED WITHIN THE HOUSE OR GARAGE AREA SO THAT THEY ARE COMPLETELY CONCEALED FROM OUTSIDE VIEW.
- SIGNS:** NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR FOR RENT, OR SIGN USED BY A BUYER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION AND SALES PERIOD.
- ARCHITECTURAL COMMITTEE:** THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF HART, VON SPECKELSEN, AND HUCKABY, HEREINAFTER CALLED DEVELOPER OR ITS ASSONS AND A PROFESSIONAL ENGINEER OF ITS DESIGNATION. AT ALL TIMES THE SAID DEVELOPER AND OR ITS ASSONS SHALL HAVE THE MAJORITY OF SAID COMMITTEE. THE SAID DEVELOPER SHALL PURCHASE HAVE THE RIGHT TO DESIGNATE A REPRESENTATIVE TO ACT FOR AND ON BEHALF OF THE COMMITTEE. 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 14 DAYS FROM THE DATE OF SUBMISSION, IT SHALL BE DEEMED THAT THE COMMITTEE HAS DISAPPROVED THE PROPOSED PLANS.
- VIOLATIONS:** THE VIOLATION OF ANY RESTRICTION, AS HEREIN ENUNCIATED, SHALL GIVE TO THE SAID DEVELOPER OR ITS SUCCESSORS, ANY AND ALL RIGHTS FOR INJUNCTION, DANCE, OR ANY OTHER ACTION AT LAW OR EQUITY WHICH IT AND ITS ASSONS MAY HAVE TO RESTRAIN AND PROHIBIT THE SAME, IN KEEPING WITH THE RESTRICTIONS HEREIN SET OUT.
- 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, 1999, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS OR BY PART. DULNATION OF ANY ONE OF THE "PROTECTIVE COVENANTS" SHALL NOT AFFECT THE OTHER COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS MY HAND AND SEAL THIS 27th DAY OF January 1977.

STATE OF INDIANA) SS:
 COUNTY OF HENDRICKS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED GEORGE T. HUCKABY, AUTHORIZED AGENT FOR THE PARTNERSHIP OF HART, VON SPECKELSEN, AND HUCKABY, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, AND ACCORDINGLY ENJOINED AS THEIR VOLUNTARY ACT AND USED FOR THE USE AND PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 27th DAY OF January 1977. MY COMMISSION EXPIRES 09-16-77



CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY CHAPTER 37A OF THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF INDIANA FOR 1967 AMENDED AND THE PLAINFIELD SUBDIVISION CONTROL ORDINANCE NO. 8-71 ADOPTED BY THE BOARD OF TRUSTEES OF SAID TOWN, THIS PLAT WAS GIVEN APPROVAL BY THE PLAINFIELD PLANNING COMMISSION AS FOLLOWS:

William R. Cole PRESIDENT
William R. Cole PRESIDENT

12748

ENTERED FOR RECORD
 BOOK 2 JAN 27 1977 AL 838
 Page 79
Marville Abbott
 RECORDER HENDRICKS COUNTY

FOR PLAT RECORDING ONLY:
Richard A. Lewis
 HENDRICKS COUNTY ENGINEER
 DATE: Jan 27, 1977

1976
 Jan 3, 1977
 as to compliance of subdivision plat
 William R. Cole
 Notary Public