

# BROOKSHIRE

first section

1080

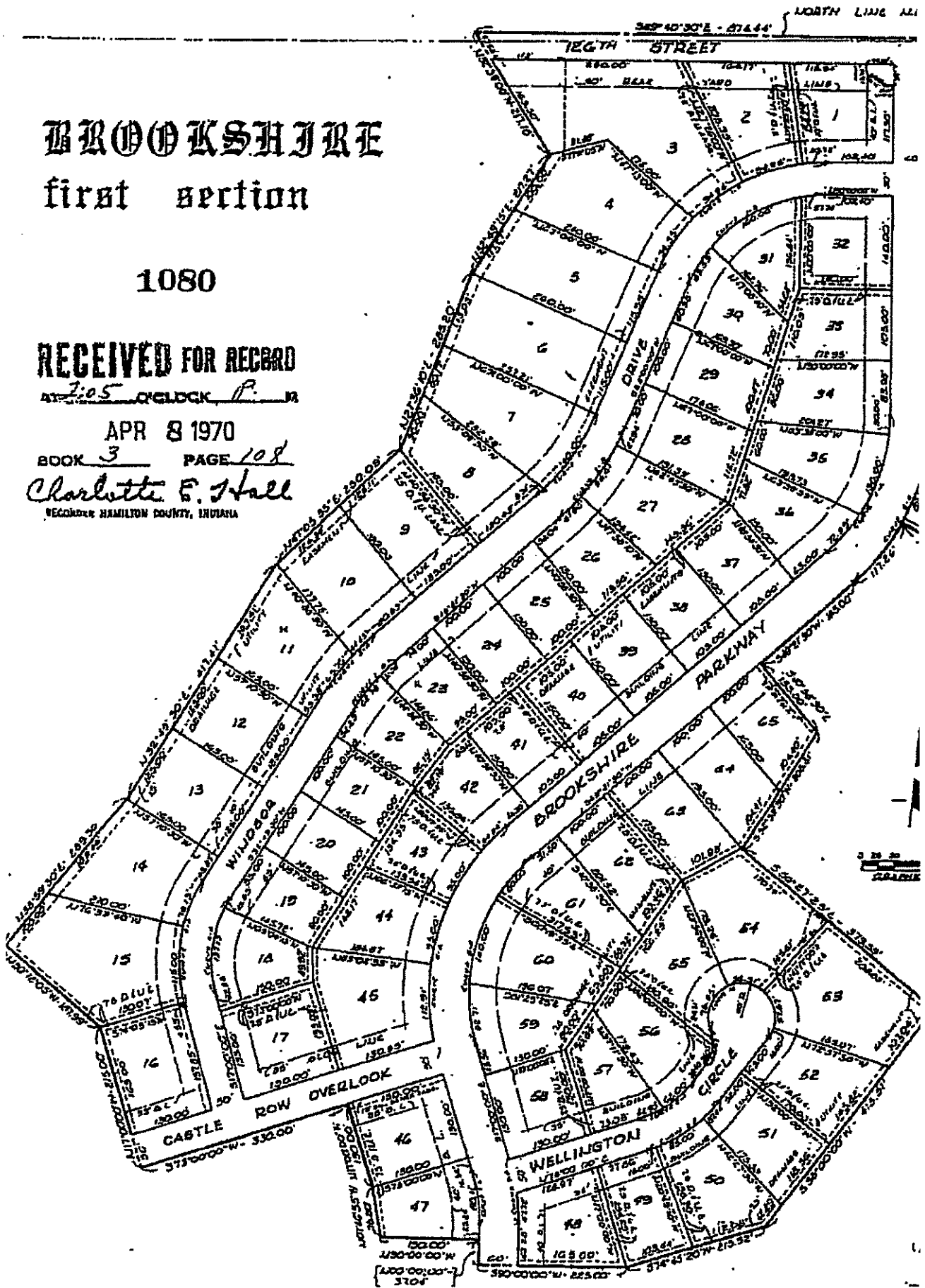
RECEIVED FOR RECORD

AT 7:05 O'CLOCK P.M.

APR 8 1970

BOOK 3 PAGE 108

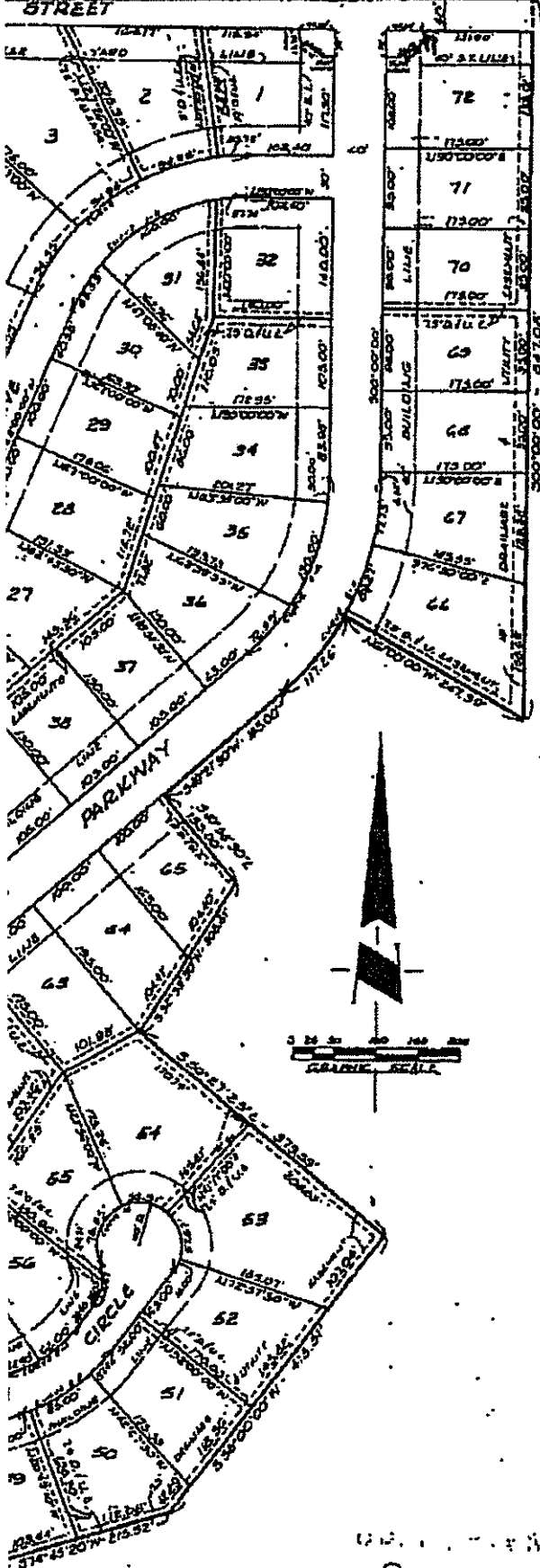
Charlotte E. Hall  
RECORDER HAMILTON COUNTY, INDIANA



S. M.

38°40'30"E - 874.44' NORTH LINE M.E.W. SEC. 38-T18N-R4E.

108°40'30"W - 1080.00'



CURVE DATA					
CURVE	A	R	T	L	CH.
1-5	67°00'00"	67500'	16208'	34157'	30838'
1-6	81°00'00"	12500'	14558'	26811'	22637'
1-7	81°00'00"	12500'	26327'	14981'	12668'
1-8	81°00'00"	12500'	26327'	17187'	17187'
1-9	81°00'00"	12500'	26327'	16881'	16881'
1-10	81°00'00"	12500'	47228'	28337'	28337'
1-11	81°00'00"	12500'	26327'	16881'	16881'
1-12	81°00'00"	12500'	47228'	13218'	13218'
1-13	81°00'00"	12500'	14558'	15229'	15229'
1-14	81°00'00"	12500'	13264'	14672'	173.07'
1-15	81°00'00"	12500'	21377'	14219'	14219'
1-16	81°00'00"	12500'	17624'	17624'	17624'
1-17	81°00'00"	12500'	14627'	16071'	173.07'
1-18	81°00'00"	12500'	48337'	37201'	37201'
1-19	81°00'00"	12500'	35100'	104.00'	104.00'
1-20	81°00'00"	12500'	28337'	17374'	173.07'
1-21	81°00'00"	12500'	28337'	31.54'	31.54'
1-22	81°00'00"	12500'	—	20934'	86.00'

NOTE: LOT CORNERS AT STREET INTERSECTIONS ARE ROUNDED BY RADIUS OF 15'; LARGER DIMENSIONS ARE SHOWN TO R.E.

I, the undersigned, being a duly registered surveyor in the State of Indiana, hereby certify the within plat to be true and correct, representing a subdivision of part of the Northeast Quarter of Section 33, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the Northeast Quarter of Section 33, Township 18 North, Range 4 East, which is 1080.00 feet North 89 degrees 40 minutes 30 seconds West (assumed bearing) of the Northeast corner of said Northeast Quarter; thence South 60 degrees 00 minutes 00 seconds parallel with the East line of said Northeast Quarter 847.08 feet; thence North 61 degrees 00 minutes 00 seconds West 347.38 feet to a point on a curve to the right with a radius of 120.00 feet, the radius point of which bears North 41 degrees 00 minutes 40 seconds West from said point; thence Southwesterly on and along said curve to the right 117.38 feet to a point which bears South 10 degrees 38 minutes 30 seconds East 230.00 feet from the radius point of said curve; thence South 48 degrees 21 minutes 30 seconds West tangent to said curve 145.00 feet; thence South 10 degrees 38 minutes 30 seconds East 135.00 feet; thence South 33 degrees 38 minutes 36 seconds West 208.81 feet; thence South 50 degrees 27 minutes 12 seconds East 379.39 feet; thence South 34 degrees 00 minutes 00 seconds West 412.51 feet; thence South 74 degrees 43 minutes 20 seconds West 215.89 feet; thence South 80 degrees 00 minutes 00 seconds West 225.00 feet; thence North 80 degrees 00 minutes 00 seconds 37.04 feet; thence North 80 degrees 00 minutes 00 seconds West 150.00 feet; thence North 07 degrees 48 minutes 35 seconds West 78.80 feet; thence North 17 degrees 00 minutes 00 seconds West 110.00 feet; thence South 73 degrees 00 minutes 00 seconds West 230.00 feet; thence North 17 degrees 00 minutes 00 seconds West 215.00 feet; thence North 30 degrees 13 minutes 00 seconds West 187.89 feet; thence North 38 degrees 38 minutes 30 seconds East 189.38 feet; thence North 27 degrees 48 minutes 30 seconds East 150.00 feet; thence North 21 degrees 28 minutes 10 seconds East 288.30 feet; thence North 22 degrees 49 minutes 15 seconds East 217.37 feet; thence North 33 degrees 29 minutes 00 seconds West 217.18 feet to the North line of said Northeast Quarter; thence South 89 degrees 40 minutes 30 seconds East on and along across said North line 874.44 feet to the place of beginning, containing 38.78 acres, more or less. Subject to all legal encumbrances and rights-of-way.

This subdivision consists of 73 lots, numbered from 1 to 73, both inclusive, with streets as shown hereon. The size of lots and width of streets are shown in figures denoting feet and decimal parts thereof.

Witness my signature this 5th day of March, 1970.

*Allen H. Weine*  
Allen H. Weine, Reg. L.S. - Indiana #16388



FOR TAXATION  
8 April 1970  
S. Melvin Featherston & Wife

300' 00" 00" (ASSUMED BEARING)  
EAST LINE M.E.W. SEC. 38-T18N-R4E



In the event storm water drainage from any lot or lots flows across another lot, provision shall be made to permit such drainage to continue, without restriction or reduction, across the downstream lot and into the natural drainage channel or course, even though no specific drainage easement for such flow of water is provided on said plat.

No animals, livestock, or poultry of any description shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes.

No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and shall not be kept, except in sanitary containers. Trash shall not be burned, except in suitable incinerators.

Lot owners, upon taking title, agree to waive all rights to oppose future zoning changes and special permits necessary to complete the Master Plans of "Brookshire" and "Brookshire Country Club".

It shall be the duty of the owner of each lot in the subdivision to keep the grass on the lot properly cut and to keep the lot free from weeds and trash and otherwise neat and attractive in appearance. Should any owner fail to do so then Developer may take such action as it deems appropriate in order to make the lot neat and attractive, and the owner shall upon demand reimburse Developer for the expenses incurred in so doing.

The foregoing covenants, (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date of this plat, at which time said covenants, (or restrictions), shall be automatically extended for successive periods of ten (10) years unless changed by vote of a majority of the then owners of the buildings covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

OWNER AND SUBDIVIDER:  
LUMBER MART, INC.

By: M. H. Stobson  
M. H. Stobson, President

Oliver R. Hughey, Jr.  
Oliver R. Hughey, Secretary



STATE OF INDIANA      SS  
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared "Lumber Mart, Inc.", by M. H. Stobson and Oliver R. Hughey, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the uses and purposes therein expressed.

Witness my hand and Notary Seal this 6<sup>th</sup> day of APRIL, 1970.

Walter C. Dalton  
Notary Public W00HLES C DALTON

My Commission Expires MARCH 12 1973

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 174-ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CARMEL AS FOLLOWS:

Adopted by the Town Plan Commission at a meeting held MARCH - 17 - 1970.

CARMEL TOWN PLAN COMMISSION

James O. Lewis  
President-James O. Lewis

Phyllis Cook  
Secretary-Phyllis Cook



This instrument prepared by Allen H. Wells this 5th day of March 1970.