

BUNKER HILL SECTION ONE

NO.	A	R	L	L.C.	T	D°
1A	47°58'	450.00	20.00	107.74	57.78	38.19713°
1B	118.00	182.00	86.00	163.97	14.30	49.42242°
1C	38°44'	450.00	20.00	107.74	57.78	38.19713°
2A	118.00	182.00	86.00	163.97	14.30	49.42242°
2B	118.00	182.00	86.00	163.97	14.30	49.42242°
3A	51°07'	150.00	12.00	61.73	40.34	43.42242°
3B	175.00	200.00	100.00	175.00	0.00	90.00000°
4A	175.00	200.00	100.00	175.00	0.00	90.00000°
4B	175.00	200.00	100.00	175.00	0.00	90.00000°
5A	175.00	200.00	100.00	175.00	0.00	90.00000°
5B	175.00	200.00	100.00	175.00	0.00	90.00000°
6A	175.00	200.00	100.00	175.00	0.00	90.00000°
6B	175.00	200.00	100.00	175.00	0.00	90.00000°

NOTE: ALL BUILDING LINES ARE 30' UNLESS OTHERWISE NOTED.

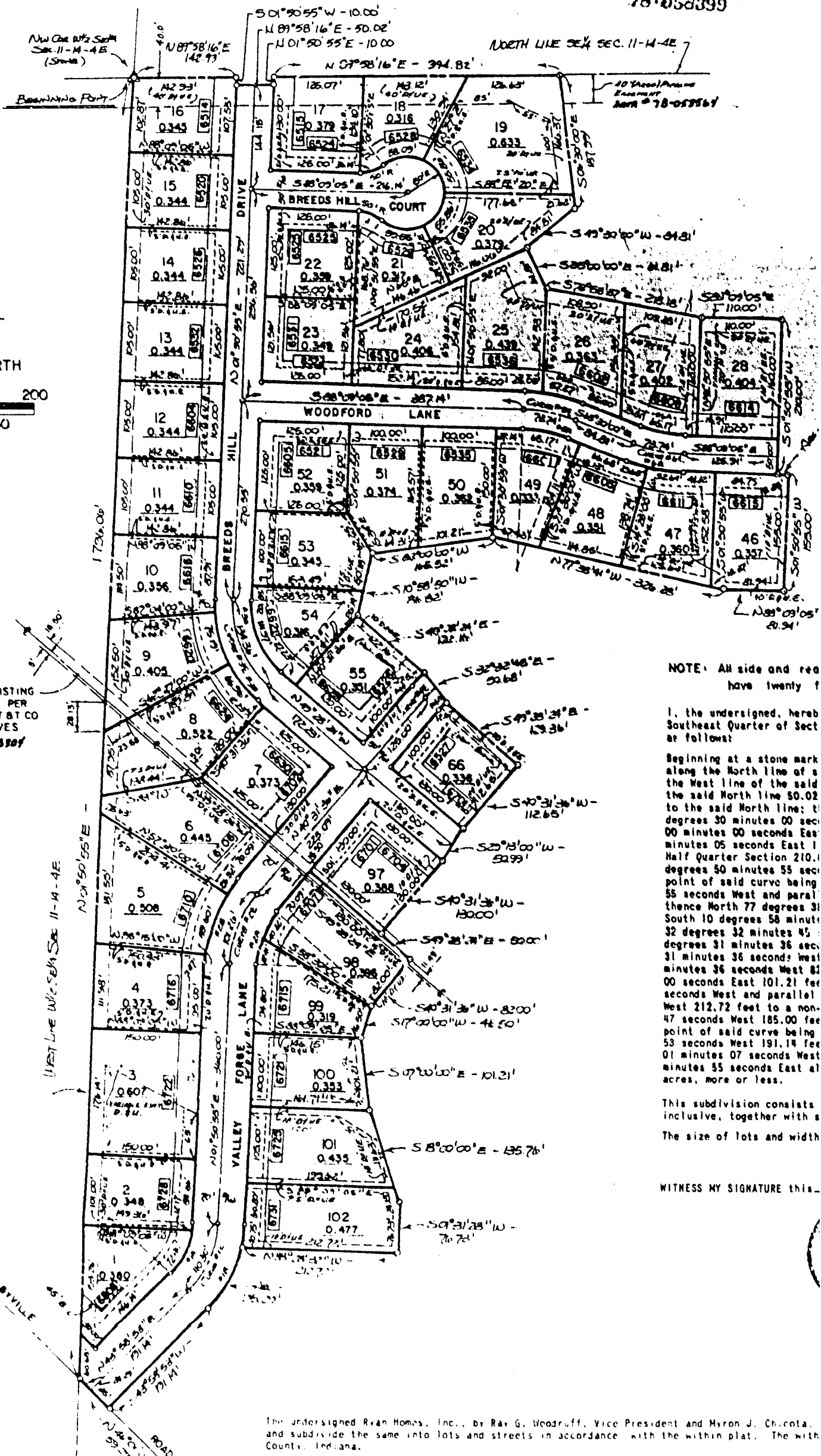
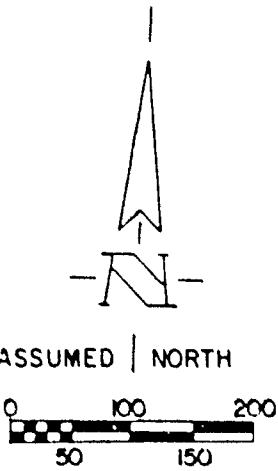
NOTE: All side and rear lot lines shall have five foot drainage and utility easements, all front lot lines shall have twenty foot drainage and utility easements, unless otherwise noted.

I, the undersigned, hereby certify that the within plat is true and correct and represents a part of the West Half of the Southeast Quarter of Section 11, Township 18 North, Range 4 East in Marion County, Indiana, being more particularly described as follows:

Beginning at a stone marking the northeast corner of said Half Quarter Section thence North 89 degrees 58 minutes 16 seconds East along the North line of said Half Quarter Section 142.33 feet; thence South 01 degrees 50 minutes 55 seconds West and parallel to the West line of the said Southwest Quarter of Section 11 10.00 feet; thence North 89 degrees 58 minutes 16 seconds East and parallel to the said North line 50.02 feet; thence North 01 degrees 50 minutes 55 seconds West and parallel to the said West line 10.00 feet; thence South 89 degrees 58 minutes 16 seconds East along the said North line 394.82 feet; thence South 25 degrees 30 minutes 00 seconds East 61.81 feet; thence South 78 degrees 37 minutes 37 seconds East 218.18 feet; thence South 88 degrees 00 minutes 05 seconds East 110.00 feet; thence South 01 degrees 50 minutes 55 seconds West and parallel to the West line of the said Half Quarter Section 210.00 feet to a non-tangent 45.8362 degree curve to the right; the radius point of said curve be N. Scott C1 degrees 50 minutes 55 seconds West 126.00 feet to the center of said curve.

78-058399

78-058399



CENTERLINE EXISTING AT&T CO CABLE PER LOCATION BY AT&T CO REPRESENTATIVES
ASTR # 78-0008801

NOTE: All side and rear have twenty feet

I, the undersigned, hereby Southeast Quarter of Sect. 11-14-4E as follows:

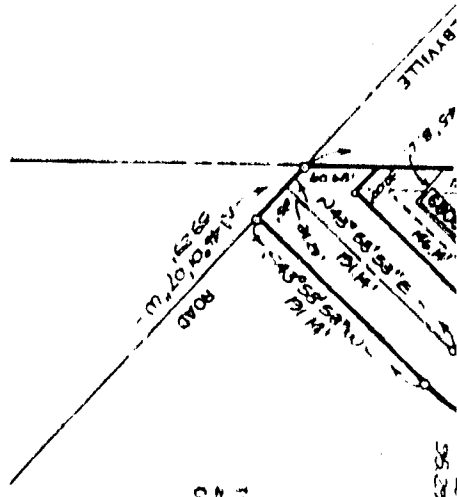
Beginning at a stone mark along the North line of s the West line of the said the said North line 50.02 to the said North line; 0 degrees 30 minutes 00 sec. 00 minutes 00 seconds East 1 Half Quarter Section 210.1 degrees 50 minutes 55 sec. point of said curve being 55 seconds West and parallel thence North 77 degrees 31 South 10 degrees 58 minutes 32 degrees 32 minutes 45 degrees 31 minutes 36 sec. 31 minutes 36 seconds West 83 00 seconds East 101.21 feet seconds West and parallel West 212.72 feet to a non-47 seconds West 185.00 feet point of said curve being 53 seconds West 191.14 feet 01 minutes 07 seconds West minutes 55 seconds East at acres, more or less.

This subdivision consists inclusive, together with s The size of lots and width

WITNESS MY SIGNATURE this

The undersigned Ryan Homes, Inc., by Ray G. Woodruff, Vice President and Myron J. Chocota, and subdivide the same into lots and streets in accordance with the within plat. The with County, Indiana.

78058399



The undersigned Ryan Homes, Inc. by Ray G. Woodruff, Vice President and Myron J. Chircota, Assistant Secretary being the owners of the described real estate, do here by affix their names and subscribe the same into lots and streets in accordance with the within plat. The within plat shall be known and designated as Bunker Hill - Section 1, an Addition in Marion County, Indiana.

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. All numbered lots in this Addition shall be designated as residential lots. Only one single family residence with attached accessory building and not exceeding 35 feet in height may be erected or maintained on said lots.
3. Front building lines are established as shown on this plat between which lines and the right of way lines of the street no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations 2 to 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 25 feet from the intersection of said street lines, or in the case of a rounded corner from the intersection of the street lines extended. The same sightline 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 distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
4. No one story residence shall be erected on any lot in this Addition having a main floor area of less than 1200 square feet and no residence with more than one story shall have a main floor area of less than 600 square feet exclusive of open porches, garages or basements.
5. No trailer, boat, carport, motorcycle, truck or other vehicle not related to residential use shall be stored, temporarily or permanently, on any lot in this subdivision nor shall any tent, shack, barr or other outbuilding or temporary structure be used for temporary or permanent residence purposes or any other purpose in any lot in this Addition.
6. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
7. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual pet animal or bird.
8. There are strips of ground as shown on the within plat marked "Drainage Easements" and/or "Utility Easements" which are hereby reserved for the use of public utility companies not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains subject at all times to the authority of the City of Indianapolis, Indiana, and to the easements herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public utilities.
9. The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns, and the Metropolitan Development Commission, their successors or assigns who shall be entitled to such relief without being required to show any damage or injury to such owner or owners by or through any such violation or attempted violation. Such provisions shall be in full force and effect for 25 years from recording date, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the majority of the then owners of the lots, it is agreed to change the covenants in part. Revocation of any of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
10. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, Ryan Homes, Inc. by Ray G. Woodruff, Vice President and Myron J. Chircota, Assistant Secretary, have hereunto caused its and their names to be subscribed this 19th day of May 1978.

RYAN HOMES, INC.

before me, a Notary Public in and said County and State, personally appeared Ryan Homes, Inc. by Ray G. Woodruff, Vice President and Myron J. Chircota, Assistant Secretary and acknowledge the execution of the above foregoing instrument as its voluntary act and deed.

BY: Ray G. Woodruff
RAY G. WOODRUFF
Vice President

APPROVED AND FORWARDED:
NOTARY PUBLIC
AUG 6 1978
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C. J. ...