

Plat Book 6, page 19, of the records of the Recorder's Office, Johnson County, Indiana, shows the following:--

CEDAR HILLS - Second Section

A part of the west half of the southwest quarter of Section 14, Township 13 North, Range 3 East of the Second Principal Meridian and more particularly described as follows:

Beginning at a point on the west line of said halfquarter section, 200.0 feet south of the northwest corner thereof; thence east parallel to the north line of said half-quarter section, 435.6 feet to a point; thence north parallel to the west line of said half-quarter section, 200.0 feet to a point on the north line thereof; thence east on and along said north line, 800.0 feet to a point; thence south parallel to the west line of said half-quarter section 400.0 feet to a point; thence east parallel to the north line of said half-quarter section, 54.8 feet to a point; thence south parallel to the west line of said half-quarter section 435.6 feet to a point; thence west parallel to the north line of said half quarter section 600.0 feet to a point; thence south 88 degrees 44 feet west, 200.0 feet to a point; thence south 62 degrees 27 feet west 141.0 feet to a point; thence south parallel to the west line of said half-quarter section, 141.0 feet to a point; thence west parallel to the north line of said half-quarter section, 356.0 feet to a point on the west line thereof; thence on and along said west line 841.0 feet to the place of beginning; containing 23.85 acres more or less, subject to all legal highways or rights of way.

Also, a part of the southwest quarter of the northwest quarter of Section 14, Township 13 north, range 3 East of the second principal meridian and more particularly described as follows:

Beginning at a point on the south line of said quarter-quarter section, said point being 435.6 feet east of the southwest corner thereof; thence east on and along said south line 800.0 feet to a point; thence north parallel to the west line of said quarter-quarter section, 35.6 feet to a point; thence west parallel to the south line of said quarter-quarter section 800.0 feet to a point; thence south parallel to the west line of said quarter-quarter section, 35.6 feet to the place of beginning; containing 0.65 acre more or less, subject to all legal highways or rights of way.

R O A D S

Cedar Hills! Second Section, Honey Creek Boulevard to have fifty (50) foot easement, twenty-four (24) foot road bed, constructed with aggregate to the thickness of six (6) inches with a two (2) inch bituminous coated aggregate top coating.

DEED OF DEDICATION

"We, the undersigned Doris H. Orme, Hubert S. Orme, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as CEDAR HILLS, Sec. section, JOHNSON COUNTY. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no buildings or structure.

There are strips of ground, 20 foot and 10 foot widths as shown on this plat and marked "Easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and easements herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

RESTRICTIVE COVENANTS

1. The land covered by this conveyance may not be sold except as a unit and only one single residence may be erected thereon, except by approval of the majority of the other residents of Cedar Hills.
2. The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than 1,200 sq. ft. for a one story dwelling and not less than 900 sq. ft. for a dwelling of more than one story.
3. No dwelling shall be permitted on any tract unless it be built of at least 25% brick or stone veneer construction.
4. No residence shall be occupied prior to completion and there shall be no temporary living quarters constructed on any tract.
5. No commercial enterprises shall be conducted on above described lands nor any tool, implements and equipment thereto may be kept thereon.
6. Pets kept on these premises shall be confined to the premises.
7. Tract owner, their families, guests or friends shall do no hunting in Cedar Hills.
8. The foregoing restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1989, at which time said restrictions shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the owners of the building sites covered by these restrictions in whole or in part.
9. Invalidation of any one of the foregoing restrictions by judgment or court order shall in no way affect any other restrictions which shall remain in full force and effect.
10. The right to enforce the provisions by injunction, together with the right to cause the removal, by due process of law, of any structure, or any 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.

STATE OF INDIANA)
) SS
COUNTY OF JOHNSON }

Before me the undersigned Notary Public, in and for the County and State, personally appeared Doris H. Orme, Hubert S. Orme, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and notarial seal this 18 day of September, 1964.

Grant Rogers
My commission expires 12-18-64

Surveyors Certificate

I, Merrill A. Jones, hereby certify that I am a registered land surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by me on July 14, 1964, that

all monuments shown thereon actually exist, and that the location, size, type and material are accurately shown.

Merrill A. Jones
L.S.#10,511 State of Indiana

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 Board of County Commissioners of the County of Johnson, Indiana, this plat was given approval by the County of Johnson as follows:

Approved by the Johnson County Plan Commission at a meeting held Sept. 19, 1964

Johnson County Plan Commission

President Ralph V. Coffman

Secretary Ray F. Hendricks

County Commissioners certificate

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 Johnson County, Indiana at a meeting held September 19, 1964.

Board of County Commissioners

Paul A. Hand
George Herring
Victor Quillen

Entered for taxation this 19th day of September, 1964.
Fee

Herbert R. Whitaker, Auditor Johnson County

No. 06919

Received for record this 19 day of September, 1964, at 10:20 a.m.,
We recorded in Plat Book No. 6, page no. 19
Mary Lynn Kastig, Recorder, Johnson County