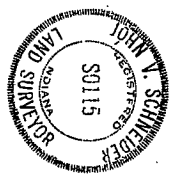
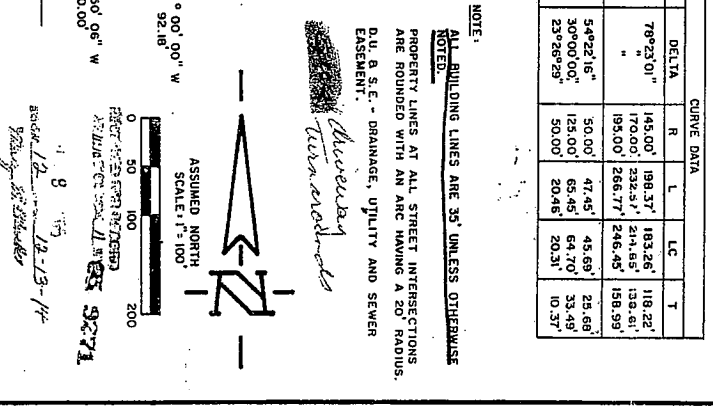
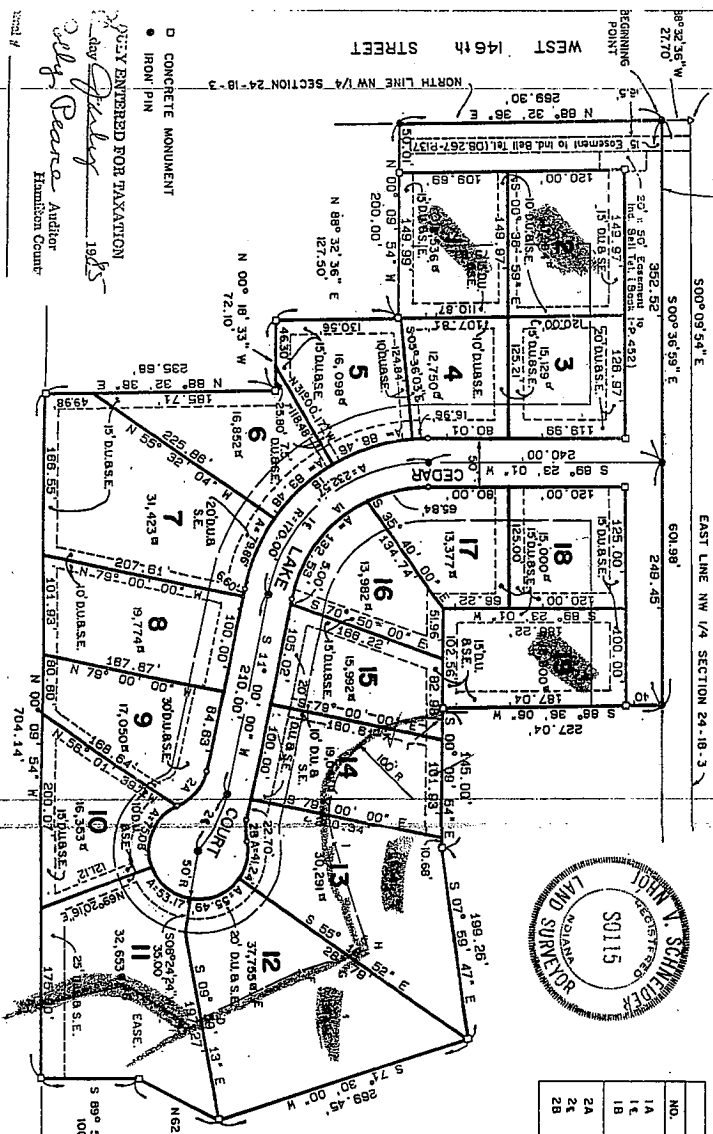


2 (188-2-97)  
 I, the undersigned, hereby certify that the within plat is true and correct and represents part of the Northwest Quarter of Section 26, Township 18 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

beginning at a point on the North line of the said Northwest Quarter South 88 degrees 32 minutes 36 seconds West (assumed Bearing) 27.70 feet from the Northeast corner of said Northwest Quarter; thence South 00 degrees 36 minutes 59 seconds East along the centerline of Rohrer Road 601.98 feet to the North line of a tract of land conveyed to Fred Williams and Carolyn Ann Williams by Warranty Deed recorded in Book 292, page 486, in the Office of the Recorder of Hamilton County, Indiana; thence South 88 degrees 36 minutes 06 seconds West along the North line and North line extended of said tract 227.04 feet; thence South 00 degrees 09 minutes 07 degrees 59 minutes 47 seconds East 199.26 feet; thence South 71 degrees 30 minutes 00 seconds West 269.45 feet; thence North 62 degrees 00 minutes 00 seconds West 92.18 feet; thence South 09 degrees 50 minutes 06 seconds West 100.00 feet to the East line of Hunter's Creek Village - Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 9, in the Office of the Recorder of Hamilton County; thence North 00 degrees 09 minutes 54 seconds West along the East line of said Hunter's Creek Village - Section 1, a distance of 704.14 feet to the Southeast corner of a tract of land conveyed to Frank L. Stumpf and Magdalene Stumpf by Warranty Deed recorded in Book 267, page 113 in the Office of the Recorder of Hamilton County; thence North 88 degrees 33 minutes 26 seconds East parallel with the North line of said Northwest Quarter and the South line of said tract 233.68 feet to the Southeast corner of said tract; thence North 00 degrees 18 minutes 33 seconds West along the East line of said tract 72.10 feet; thence North 88 degrees 33 minutes 36 seconds East, parallel with the North line of said Northwest Quarter and along the South line of a tract of land conveyed to Albert A. Whisman and L. Father Whisman by Warranty Deed recorded in Book 239, page 518 in the Office of the Recorder of Hamilton County 127.50 feet; thence North 00 degrees 09 minutes 54 seconds West, parallel with the East line of said Northwest Quarter 200.00 feet to the North line of said Northwest Quarter; beginning Point, containing 10.412 acres, more or less.

This subdivision consists of 19 lots, numbered 1 through 19, both inclusive, together with streets, easements and public ways as shown on the within plat.

ROHRER ROAD  
 EAST LINE NW 1/4 SECTION 24-10-3



PT.	DESCRIPTION	LEGAL DRAIN EASEMENT LOCATION	DIST.	TO	BEARING	DIST.
A	Intersection east, B lot line	SW corner lot 11	76.23'	B	N77°02'47"E	90.78'
B	Angle point	SW corner lot 12	106.46'	C	S57°12'27"E	73.00'
C	Intersection east, A lot line	SW corner lot 12	106.46'	D	N82°47'38"E	13.09'
D	Intersection east, A lot line	SE corner lot 12	149.33'	E	N69°00'11"E	55.00'
E	Intersection east, A lot line	NE corner lot 13	116.99'	F	N17°00'11"E	33.53'
F	Intersection east, A lot line	NE corner lot 13	60.61'	G	N17°29'49"W	115.00'
G	Intersection east, A lot line	SE corner lot 15	21.18'	H	S66°20'54"W	A429.57'
H	Intersection east, A lot line	SE corner lot 15	21.18'	I	S35°02'34"	A412.31'
I	Intersection east, A lot line	SE corner lot 15	21.18'	J		A412.31'
J	Intersection east, A lot line	SE corner lot 15	21.18'	K		A412.31'
K	Intersection east, A lot line	SE corner lot 15	21.18'	L		A412.31'

The size of the lots and the width of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 20th day of April, 1984

JOHN V. SCHNEIDER, REGISTERED LAND SURVEYOR  
 Indiana #50115

Under authority provided by Chapter 174, Acts of 1974, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Common Council of the City of Carmel, Indiana, this plat was given approval by the City of Carmel, as follows:

Adopted by the Carmel City Plan Commission, Carmel, Indiana, on June 19, 1984.

CARREL CITY PLAN COMMISSION  
 PRESIDENT: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

CONCRETE MONUMENT  
 IRON PIN  
 PLAT ENDED FOR TAXATION  
 1984  
 Sold by Pearce Auction Hamilton County

NOTE:  
 ALL BUILDING LINES ARE 35' UNLESS OTHERWISE NOTED.  
 PROPERTY LINES AT ALL STREET INTERSECTIONS ARE ROUNDED WITH AN ARC HAVING A 20' RADIUS.  
 D.U. & S.E. - DRAINAGE, UTILITY AND SEWER EASEMENT.

ASSUMED NORTH SCALE: 1" = 100'

0 50 100 200

1984-12-13-14  
 85 3271

# CEDAR LAKE - FINAL PLAT

## DEED OF DEDICATION AND PROTECTIVE COVENANTS

THE UNDERSIGNED, OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS CEDAR LAKE AN ADDITION IN HAMILTON COUNTY, CLAY TOWNSHIP, INDIANA.

**STREETS:** THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

**BUILDING LOCATION:** NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

**EASEMENTS:** THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.S.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINING, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENT'S HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS. THE OWNERS OF SUCH LOTS IN THE ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

**LAND USE:** ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING.

**LAND USE:** NO HOTEL BUILDING, BOARDING HOUSE, MERCANTILE OR FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT WITHIN THIS ADDITION.

**TEMPORARY STRUCTURES:** NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE IN ANY LOT IN THIS ADDITION.

**FLOOR AREA:** NO ONE-STORY HOUSE SHALL BE ERRECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 1300 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 1000 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES.

**LAND USE:** NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS ADDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE ("ARCHITECTURAL CONTROL COMMITTEE") COMPOSED OF THE UNDERSIGNED OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, OR BY THEIR DULY AUTHORIZED REPRESENTATIVE. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATION, OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME, THE OWNER MAY PROCEED THEN WITH THE BUILDING ACCORDING TO THE PLANS AS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

**NUISANCES:** 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.

**ENFORCEMENT:** IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANT RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OWNING ANY REAL PROPERTY SITUATED IN THIS ADDITION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND EIT TO PREVENT HIM OR HER OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

**FENCES:** NO FENCE SHALL BE ERRECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT, THE PURPOSE OF WHICH WILL BE TO OBSTRUCT REASONABLE VISION, LIGHT OR AIR, AND ALL FENCES SHALL BE KEPT IN GOOD REPAIR AND ERRECTED REASONABLY SO AS TO ENCLOSE THE PROPERTY AND DECORATE THE SAME WITH HINDRANCE OR OBSTRUCTION TO ANY OTHER PROPERTY. NO FENCE SHALL BE ERRECTED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SETBACK LINE THAN A FENCE OF A DECORATIVE NATURE NOT EXCEEDING THREE (3) FEET IN HEIGHT.

(REQUIREMENTS FOR RECORD)  
ATTEST: JULY 19, 1985

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1974, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL

ADOPTED BY THE CARMEL CITY PLAN COMMISSION AT A MEETING HELD ..... JUNE 19 ..... 1984.  
CARMEL CITY PLAN COMMISSION

.....  
PRESIDENT  
.....  
SECRETARY

.....  
Auditor  
Hamilton County

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309, SECTION 23, AS AMENDED BY ACTS OF 1982, P.L. 211 SECTION 4, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE HAMILTON COUNTY COMMISSIONERS, THIS PLAT WAS GIVEN APPROVAL AT A MEETING HELD:

JULY 1, 1985.

BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, INDIANA

.....  
Secretary

.....  
Auditor

OLDMAN LAKE FINAL PLAT

DEED OF DEDICATION AND PROTECTIVE COVENANTS

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW 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 N SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

TERM: THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR TWENTY-FIVE (25) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

ENFORCEMENT: THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF A STRUCTURE OR PART THEREOF ERRECTED, 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.

ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHO PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BREED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

LIGHTS: IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERRECT AND MAINTAIN A "DUSK TILL DAWN" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

UNLAWFUL PRIVATE DRIVEWAYS FROM LOTS 2 & 19 SHALL EXIT ONTO ROHRER ROAD AND LOT 1 SHALL EXIT ONTO 146th STREET. THESE THREE LOTS MUST HAVE A TURN-AROUND WITHIN THE LOT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 20th DAY OF APRIL, 1984.

BY: Phillip A. Dyer  
PHILLIP A. DYER  
BY: Patricia A. Dyer  
PATRICIA A. DYER

FILED ENTERED FOR TAXATION  
20th day of July 1985  
Robby Pearce Auditor  
Hamilton County



OF INDIANA ) )  
OF HAMILTON ) )  
SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THERETO.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 20th DAY OF APRIL, 1984.

RECORDED FOR RECORD  
AT HAMILTON, INDIANA  
12-14-84

MY COMMISSION EXPIRES 5-24-84 COUNTY OF RESIDENCE MARION

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1974, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERE AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

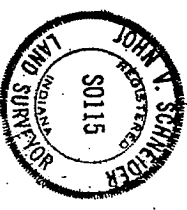
ADOPTED BY THE CARMEL CITY PLAN COMMISSION AT A MEETING HELD JUNE 19, 1984.  
CARMEL CITY PLAN COMMISSION

PRESIDENT

SECRETARY

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF CARMEL, INDIANA, AT A MEETING HELD ON THE 3rd DAY OF JULY, 1985.

I, JOHN V. SCHNEIDER, 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 APRIL 10, 1984; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT ALL REQUIREMENTS SPECIFIED IN THE SUBDIVISION ORDINANCE OF THE CITY OF CARMEL HAVE BEEN MET.



JOHN V. SCHNEIDER

CEDAR LAKE SECTION TWO Covenants and Restrictions.

The undersigned, Phillip A. Dyer and Patricia A. Dyer, owners of the real estate shown and described herein, do hereby certify that they have laid off, platted and subdivided and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land contained in such plat.

This subdivision shall be known and designated as CEDAR LAKE SECTION TWO subdivision in Hamilton County, Indiana. All streets 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 street, there shall be erected or maintained no building or structure.

There are strips of ground as shown on this plat and marked Drainage and Utility 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 to the easement 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 public utilities.

All lots in this subdivision are reserved for residential use, and no building other than a one-family residence or structure or facility accessory in use thereto shall be erected thereon.

Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than sixteen hundred (1600) square feet in the case of a one story structure, nor less than Nine Hundred (900) square feet in the case of a multiple story structure, provided no structure of more than one story shall have less than an aggregate of Eighteen Hundred (1800) square feet of finished and livable floor area. All garages shall be attached to the residence dwelling and be a minimum of two car size.

No trailer, tent, shack, attached shed, basement, garage, barn, or other out-building or temporary structure shall be used for temporary or permanent residence on any lot in this subdivision. An attached garage, tool shed or detached storage building erected or used as an accessory to a residence in this subdivision shall be of permanent type of construction and conform to the general architecture and appearance of such residence.

No fence shall be erected in this subdivision between the building lines and the property line of the streets as shown on the within plat, except with the approval of the Developer, which fences shall not exceed 42 inches in height and shall be of a decorative nature.

No building structure or accessory building shall be erected closer to the side of any lot than ten (10) feet. Where buildings are erected on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

No structure in this subdivision, without special approval from the Developer shall exceed two and one-half (2 1/2) stories or Twenty-five (25) feet in height measured from finished grade to the underside of the eave line, and no structure other than an open porch shall be erected between the building line as designated on the plat and the property line of the street.

No boat, trailer, or camper of any kind (including but not in limitation thereof, house trailers, camping trailers, or boat trailers), or any disabled vehicle shall be kept or parked on any lot except within a garage or other approved structure.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation, by Developer, owner of the herein described real estate, or by their duly authorized representatives. If the developer fails to act upon any plans submitted to it for its approval within a period of fifteen (15) days from the submission date of the same, the owner may proceed then with the building according to the plans as approved. Neither Developer nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

In the event storm water drainage from any lot 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.

Outlets for sump pump water will be provided for each lot in this subdivision by the developer or home builder at the time of lot development. If during excavation of the foundation for crawl space or basement ground water is encountered, or if the house location is in an area of high water table (as per Hamilton County Surveyor or City of Carmel), an outlet will be provided directly to a storm sewer or approved open ditch with plastic pipe. The route of outlet will be via platted easements and approved by proper agencies. Where a storm sewer exists on or directly adjacent to a subject lot, all sump pumps shall tie directly to storm sewer via underground pipe. Lots not located in an area of high water table may outlet sump pump water in the rear yard, no closer than 25 feet from established lot lines or platted easements.

Construction of any sump pump outlet will commence only when appropriate construction plans have been submitted and approved by the proper agencies and applicable permits issued from the local building authority. Where construction will be in established drainage and/or utility easements, approval must be obtained from City of Carmel or Hamilton County Surveyor. The maintenance of drainage pipes and facilities for discharging sump pumps shall be the responsibility of the individual homeowner and/or a homeowner's association.

Geo-thermal heat pumps shall be of the closed loop type only.

No noxious, unlawful, or other offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

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.

All lot owners will be required to install or have installed, at least one gas or electric "shut to dawn" yard light in the front yard. All garages opening to the street shall automatic door controls.

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 CEDAR LAKE SECTION TWO

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 the 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 expense 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 twenty-five (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 judgement 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.

No owner of any lot shown herein shall have the right to remonstrate against annexation of that lot to the City of Carmel.

OWNERS and SUBDIVIDERS  
Phillip A. Dyer and Patricia A. Dyer

by Phillip A. Dyer and Patricia A. Dyer

State of Indiana )  
County of Hamilton ) ss:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Phillip A. Dyer and Patricia A. Dyer, who acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notarial Seal this 17th day of August 1987.

Notary Public Richard C. Miller  
Richard C. Miller Notary Public  
My Commission Expires Aug 12, 1989 County of Residence Madison

UNDER AUTHORITY PROVIDED BY CHAPTER 178, ACTS OF 1979, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL AS FOLLOWS:

Adopted by the Carmel City Plan Commission at a meeting held November 16 1987.

CARMEL CITY PLAN COMMISSION  
Richard C. Miller Secretary  
Richard C. Miller President

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF CARMEL, INDIANA AT A MEETING HELD ON: August 17, 1987.

Jane A. Reisman, Mayor  
Jane A. Reisman Mayor  
Richard C. Miller Clerk - Treasurer

Member  
Richard C. Miller Member

This instrument prepared by Phillip A. Dyer Sheet 3 of 3



DUTY REFERRED FOR TAXATION  
4 BY Richard C. Miller 1987  
Belg's Parcels Andrew Hamilton County

3:28

P.M.

14

75

Parcel 1