

The undersigned, owners of the above described real estate, hereby certify that they do lay off, plat and subdivide the same in accordance with this plat and certificate. This subdivision shall be known and designated as Cool Creek Estates, 5th Section, an addition in Hamilton County, Indiana. The streets, if not heretofore dedicated, are hereby dedicated to the public. There are strips of ground 10 feet in width as shown on this plat and marked easement which are hereby reserved for the use of public utilities, not including transportation companies, for the installation and maintenance of poles, mains, ducts, drains lines and wires, subject at all times to the proper authorities and to the easements herein granted and reserved. No permanent structures are to be erected or maintained upon said utility easements. Owners of lots in this subdivision shall take title subject to the rights of the public utilities, said rights also including the right of ingress and egress, in, along, across and through said utility easements, and to the rights of owners of the other lots in this addition. Building set-back lines are hereby established on this plat, between which lines and the property lines of the streets, shall be erected or maintained no building or structure.

No building structure or accessory building shall be erected closer to the side of any lot than 10 feet. However, any proposed construction closer than 15 feet to the side of any lot must be approved by the building committee. 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.

All lots in this subdivision shall be known and designated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling not to exceed two and one-half stories in height, and a private garage for not more than 2 cars and residential accessory buildings.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than twelve hundred (1200) 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 fifteen hundred (1500) square feet of finished and liveable floor area.

No hotel building, boarding house, mercantile or factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision. No trailers, shacks or outhouses of any kind shall be erected or situated on any lot herein, except that for use by the builder during the construction of a proper structure.

No farm animals, fowls, or domestic animals for commercial purposes shall be kept or permitted on any lot or lots in this subdivision.

No noxious, unlawful, or otherwise 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 fence shall be erected on or along any lot line, nor on any lot, the purpose or result of which will be to obstruct reasonable vision, light or air, and all fences shall be kept in good repair and erected reasonably so as to enclose the property and decorate the same without hindrance or obstruction to any other property. No fence shall be erected between the front property lines and the building setback line other than a fence of a decorative nature not exceeding three (3) feet six (6) inches in height.

No private or semi-private water supply and/or sewage disposal system may be located upon any lot in this subdivision, which is not in compliance with regulations or procedure as provided by the Indiana State Board of Health, or other civil authority having jurisdiction. No septic tank, absorption field, or any other method of sewage disposal shall be located or constructed on any lot or lots herein except as approved by said health authority.

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 a committee composed of the undersigned owners of the herein described real estate, or by their duly authorized representatives. 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.

If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of these covenants, restrictions, provisions or conditions herein, it shall be lawful for any other person owning any real property situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so, or to recover damage or other dues for such violation.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 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 property 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 distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them until June 1, 1988 at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of a majority of the then owners of the lots in this subdivision, it is agreed to change said covenant in whole or in part. Right of enforcement of these covenants is hereby granted to the Metropolitan Plan Commission, its successors or assigns.

Invalidation of any of the foregoing covenants, provisions, restrictions or conditions by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

In witness whereof, the owners of the above described real estate have hereunto caused their names to be subscribed

OWNER AND SUBDIVIDER

JOSEPH S. DAWSON

County of Marion }
State of Indiana } ss

Before me, the undersigned, a Notary Public in and for said County and State personally appeared the above and acknowledged the execution of this instrument as their voluntary act and deed and affixed their signatures thereto.

Witness my signature and seal this 12th day of June, 1968

My commission expires August 26, 1976

Eva Marie Fairbrother
NOTARY PUBLIC

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 TOWN OF CARMEL, INDIANA ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD

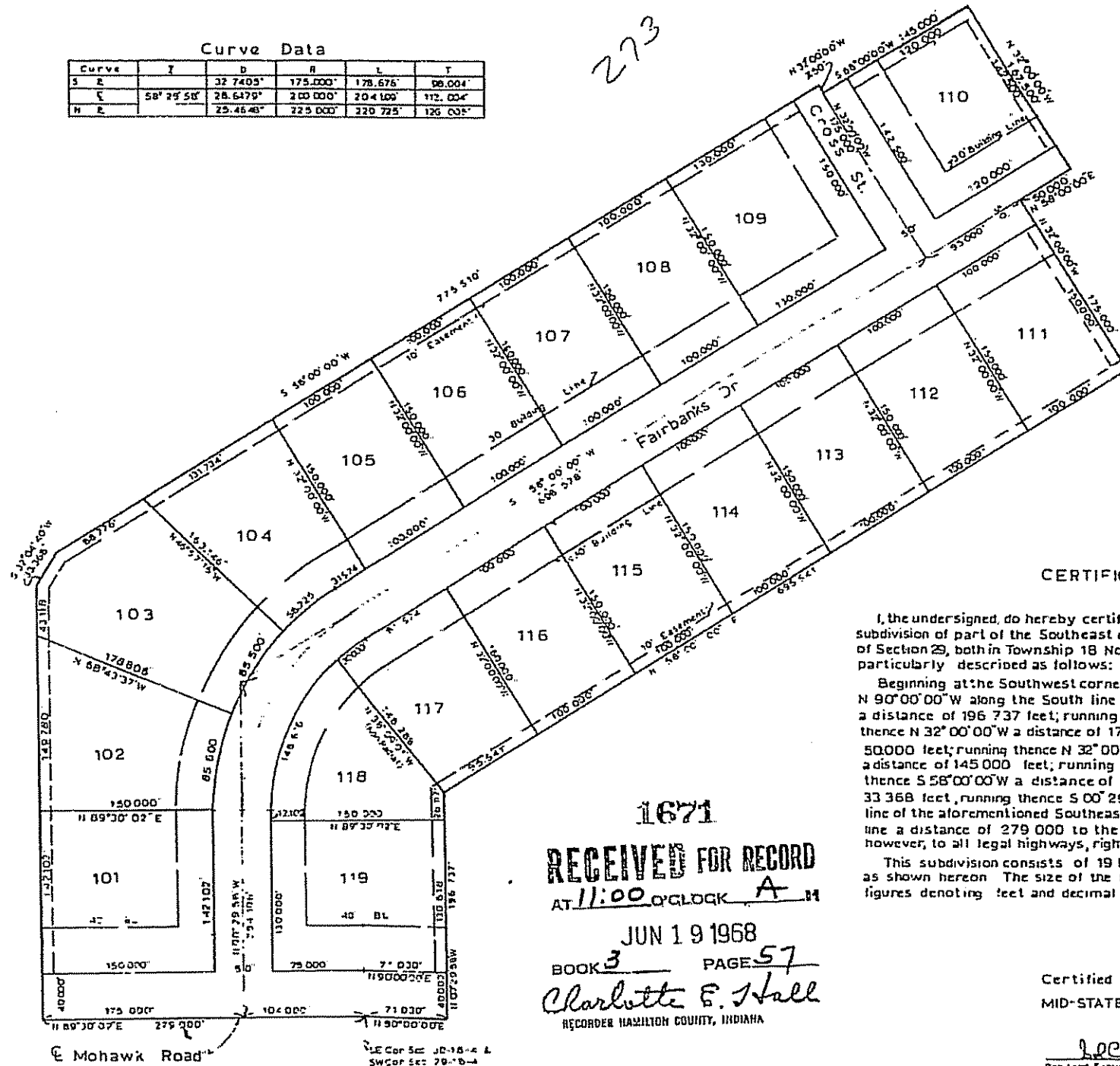
CARMEL TOWN PLAN COMMISSION

This instrument is prepared by
MIDSTATES ENGINEERING CO INC

Gene Cammield
PRESIDENT

Bette J. Allen
SECRETARY

Curve	T	D	R	L	T
S	E	32 7403"	175.000'	178.676'	98.004'
E		58° 29' 58"	28.6479'	200 000'	204 109'
N	E	25.4548"	223 000'	220 725'	126 005'



CERTIFICATE OF SURVEY

I, the undersigned, do hereby certify the above plat to be true and correct, representing a subdivision of part of the Southeast quarter of Section 30, and part of the Southwest quarter of Section 29, both in Township 18 North, Range 4 East in Hamilton County, State of Indiana, more particularly described as follows:

Beginning at the Southwest corner of the aforementioned Southwest quarter, running thence N 90° 00' 00" W along the South line thereof, a distance of 71.030 feet; running thence N 00° 29' 58" W a distance of 196.737 feet; running thence N 58° 00' 00" E a distance of 695.541 feet; running thence N 32° 00' 00" W a distance of 175.000 feet, running thence N 58° 00' 00" E a distance of 50.000 feet; running thence N 32° 00' 00" W a distance of 167.500 feet; running thence S 58° 00' 00" W a distance of 145.000 feet; running thence N 32° 00' 00" W a distance of 7.500 feet; running thence S 58° 00' 00" W a distance of 775.510 feet; running thence S 32° 04' 40" W a distance of 33.368 feet, running thence S 00° 29' 58" E a distance of 375.000 feet; to a point on the South line of the aforementioned Southeast quarter, running thence N 89° 30' 02" E along said South line a distance of 279.000 to the point of beginning; containing in all 8913 acres subject however, to all legal highways, rights of way, and easements.

This subdivision consists of 19 lots, numbered from 101 to 119 both inclusive, with streets as shown hereon. The size of the lots and width of streets are shown on this plat by figures denoting feet and decimal parts thereof.

1671
RECEIVED FOR RECORD
 AT 11:00 O'CLOCK A.M.
 JUN 19 1968

BOOK 3 PAGE 57
 Charlotte E. Hall
 RECORDER HAMILTON COUNTY, INDIANA

Certified This 15th Day of May, 1968
 MID-STATES ENGINEERING CO. INC.

Loe m d
 Reg. Land Surveyor 9788
 C. C. MILLER
 No. 9788