Sec 1 Org Plat Declars.

Tomas P.

No. 4025 SPATAR

I, the undersigned, hereby certify that the above plat is true and correct and represents a surv

A part of the South Half of the Southwest Quarter of Section 4, Township 17 North, Range 3 East

Commencing at the Southwest corner of the seid Southwest Quarter; thence South 89 degrees 58 mir the said Southwest Quarter, 326.90 feet to the PLACE OF BECINNING; thence continuing South 89 degrees. North 00 degrees 01 minutes 47 seconds 353.70 feet; thence South 78 degrees 41 minutes 48 seconds East feet to a point on the western boundary of property owned by the Crooked Stick Golf and Country Club, in the Office of the Necorder, Hamilton County, Indiana, June 19, 1972 (the next seven nourses are all 1 degrees 03 minutes 58 seconds west 250.99 feet; thence North 00 degrees 27 minutes 43 seconds West eact; thence North 63 degrees 55 minutes 52 seconds East 186.91 feet; thence North 81 degrees 52 minutes 50 seconds West 50.00 feet; thence North 31 degrees 02 minutes 27 seconds East 181.08 feet to a point on the South 89 degrees 57 minutes 35 seconds west after 161.08 feet to a point on the South 89 degrees 57 minutes 35 seconds west along the North 1ine of the Southeast corner of Executive Estates, the plat of the Office of the Recorder of Hamilton County, Indiana, June 19, 1966 (the next course is along the S15 seconds west along the North 1ine of the Southwest Quarter Section 1618.92 126.90 feet from the west line of the Southwest Quarter Hence South 00 degrees 29 minutes 18 a Beginning, containing 27.7 acres, more or less. (Note: Bearings in "Crooked Stick Golf and Country clockwise in the above plat and description due to the use of a different assumed North bearing.)

This auddivision consists of 19 lots, numbered 1 through 19, inclusively and Block "A". The six feet and decimal parts thereof.

This survey was made by me during the month of March, 1975. Witness my signature this 315 day of ANACH, 1975.

The undersigned, Crooked Stick Development Corp., Owner of the real estate shown and debribe. Instrument/15003, Plat Book 281 pages 627 to 631 inclusively, in the Office of the Recorder of Hamilald off, platted and subdivided and do hereby may off, plat and subdivide said real estate in accorder.

This subdivision shall be known and designated as CROOKED STICK ESTATES-SECTION ONE, an addition

In order to afford adequate protection to all present and future owners of lots in this subdivision protective covenants, each and all enuring to the benefit of each and every owner of any lot or lots; each grantor and their heirs and/or assigns.

- All streets shown on this plat and not heretofore dedicated are hereby dedicated to the oublic.
- All lots in this auddivision shall be known and described as residential lots and no lots will be
- No structure shall be erected, altered, placed or permitted to remain on any residential lot othe outbuildings usual and incidental to the use of such residential lot.
- No residence, dwelling house, garage, servant's quarters or other attructure of any nature, composithe building plans, including plot plans, specifications, plans for landscaping and any other dat building committee for its approval, said approval to be evidenced by a written instrument and at or persons requesting such approval.
- The building committee shall consist of three members and shall be composed of the following indi A majority of the said members shall constitute a quorum for approval or disapproval of any tiens exception and their decision shall be final. The committee shall determine whether the proposed external design with existing structures and whether the building and property set-back lines are indicate in writing its approval or disapproval of plans submitted within a period of 15 days are plens. No charge shall be made to any purchaser of any lot for examination of plans or giving ap of any of the above named members, the remaining remove or members shall select the aucomessor or
- No residence or dwelling shall be constructed on any lot or part thereof unless such residence, e a ground floor area of 2,500 square feet if a one-story structure, or 1,500 square feet if a high one-story there shall be at least 1,000 square feet in addition to the ground floor area.
- No trailer, shack, tent, basement, garage or other out-building shall be used at any time as a recharacter be used as a residence. 7.
- EASEMENTS: There are strips of ground as shown on the within plet marked "Drainage Easements" (D separately or in any combination of the three, which are reserved for the use of the public utility. It is created to provide paths and courses for area and local atorm drainage, either overlam adjoining ground and/or public drainage system. No atmucture, including fences, shall be built upond/or country for the purpose of installation and maintenance of severs that are part of said systematility companies, not including transportation companies. For the installation and maintenance of severs that are part of said systematical for severe easements above designated. All such easements shall include the right of respectively.
- No residence, dwelling house or any other structure whatsoever shall be used for the purpose of

"Building lines" (B.L.) are established as shown on this plat between which line and the front lot remain. No structure or any part thereof shall be built or erected nearer than 20 feet to any sid

- No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 corner lot within the triangular area formed by the strest property lines and a line cornecting pc case of a rounded property corner, from the intersection of the street lines extended. The same a line restriction of a atreet line with the edge of a driveway payement. No tree shall be permitted to line is maintained at sufficient height to prevent obstruction of such sight lines.
- Block "A" as shown on the plat shall be owned in common by the owners of Lots 8, 9, 10, 15 and 16 sible for maintaining the property. Maintenance work will include, but not be limited to cutting as required.