

Plat Book 5, page 36, of the records of the records of the Recorder's Office, Johnson County, Indiana, shows the following Plat:-

EL DORADO ESTATES

First Section

I, the undersigned, being a duly registered Surveyor in the State of Indiana, hereby certify the within plat to be true and correct, representing a Sub-Division of Part of the northeast quarter of section 11, township 13 north, range 3 east, Johnson County, Indiana, more particularly described as follows:

Beginning at a point on the east line of said $\frac{1}{4}$ section, distant 976.87 feet south of the northeast corner thereof; running thence due south and along said east line 460.33 feet; thence south 88 degrees 05' west 340 feet; thence north 43 degrees 55' west 315 feet; thence due north 215 feet; thence due west 305 feet; thence south 69 degrees 31' 53" west 4076.14 feet; thence north 66 degrees 52' 45" west 205 feet; thence north 6 degrees 07' 15" east 345 feet; thence north 15 degrees 38' 25" west 506.82 feet; thence north 1 degree 53' 30" west 296.54 feet to the north line of said $\frac{1}{4}$ section; thence north 88 degrees 06' 30" east and along said north line 204.72 feet to a point 202.21 feet west of the northeast corner of said $\frac{1}{4}$ section; thence due south 470 feet; thence due west 150 feet; thence due south 400 feet; thence due east 352.10 feet to the point of beginning, containing in all 48.41 acres more or less. Subject to all legal highways and/or rights of way.

This Subdivision consists of 96 lots, numbered from 1 to 96, both inclusive, with streets as shown hereon. The size of the lots and widths of the streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature and seal this 6th day of June, 1960.

Robert Scherschel SEAL
Registered Surveyor No. 3907
State of Indiana

The undersigned, Henry F. Nordsiek and Adele H. Nordsiek, husband and wife, owners of the above described real estate, hereby certify that they do hereby lay out, plat and subdivide the same in accordance with this Plat and Certificate. This Subdivision shall be known and designated as EL DORADO ESTATES, First Section.

The streets, *if* not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground of widths as shown on this plat, which are hereby reserved for use of public utilities, for installation and maintenance of poles, wires, mains, ducts, drains and sewers, subject at all times to the authority of the proper civil officers and to the easements herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of owners of other lots in this Subdivision, for ingress and egress in, along, across, and through the several strips so reserved. There are also strips of ground shown on this plat and marked utility and drainage strips, said strips being reserved for utilities and for the channeling of the existing water flow.

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 lot herein other than one single family dwelling, not to exceed 2 $\frac{1}{2}$ stories in height, and a private garage for not more than 3 cars, and residential accessory buildings.

No hotel, boarding house, double house, mercantile building, factory building, or buildings of any kind for commercial use shall be erected or maintained on any lot in this Subdivision.

No building, structure, or appurtenance thereto, except fences shall be located within 5 feet of any side lot line, except where buildings are built upon more than one single lot, then this restriction shall apply to the side lot lines of the extreme boundaries of the multiple lots. No residence buildings shall be erected or maintained nearer than 15 feet or 15% of the lot width at the building line, whichever is the lesser, to any lot or property line upon which it is situated, including attached garages.

No trailers, shacks, or out houses of a permanent nature shall be erected or situated on any lot except during the period of construction of a proper structure and for use by the builder for his material and tools.

Building lines as shown on this plat in feet back from the property line are hereby established, between which line and the street property line there shall be erected or maintained no structure of any kind or part thereof other than a one story open porch.

No fences shall be erected on those lots adjoining the golf course between the house and the golf course.

No large animals, such as ponies, horses or cows or any animals which may be deemed a menace or nuisance, nor any pets for commercial purposes shall be permitted to remain on any lot herein.

Owners of individual lots, at the time of erecting a residence shall be required to construct a concrete driveway no less than 10 feet wide by 5 inches deep between the curb and front property line.

All storage tanks for oil or gas, or other fuels, must be underground or inside buildings.

Owners of all lots herein shall keep weeds mowed, and no trash shall be thrown on vacant lots.

No residence shall be erected or maintained on any lot or lots in this subdivision having a ground floor area, exclusive of open porches and garages, of less than 1200 square feet in the case of a one story structure, or 1000 square feet ground floor area in the case of a 1½ or 2 story structure. The exterior of all dwellings, garages and accessory buildings shall be of stone, brick, or new wood or any portion and combination of such materials, and shall be in keeping with the development of the community. All dwellings must be fully completed on the outside before being occupied. Building paper or other similar material shall not constitute in whole or in any part of the outside finish of any building.

No residential building shall be erected, placed or altered in any lot in this Subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to the conformity and harmony of external design with existing structures in this Subdivision and as to location of the building with respect to the topography and finished ground elevations, by a committee composed of Gus Karozos, Claude Owens, and Henry Nordsiek or a representative or representatives designated by them. If the committee or its designated representative shall fail to act upon any plan submitted to it for its approval, within a period of 15 days from the submission date of the same, then the owner may proceed with the building according to the plans submitted, which plans, however, shall not be contrary to any provision named in this instrument, and the failure of such committee to act within 15 days shall be deemed an approval on the plans as submitted. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

All mail boxes shall be of a size, lettered and placed on a post of design and height, approved by above mentioned building committee.

Each lot owner, at time of construction of residential improvements, shall install and maintain a yard lantern of such design and in such location, as approved by above mentioned building committee.

No noxious trade or activity shall be carried on upon any lot in this subdivision, nor shall anything be done herein which may become an annoyance or a nuisance to the neighborhood at large.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, restrictions, provisions or conditions herein, it shall be lawful for any person owning real estate 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 to prevent him or them from doing so, or to recover damage or other dues for such violation.

These restrictions constitute covenants running with the land and shall be in effect for a period of 25 years from this date, provided that at the expiration of said term these restrictions shall be automatically renewed thereafter for periods of 10 years each, unless, at least one year prior to the expiration of the first period (25 years) the owners or owner of a majority of tracts in this addition shall execute and acknowledge a declaration in writing waiving renewals, and said written declaration shall be recorded in the office of the Recorder of Johnson County, Indiana, in which event the provisions above set out for renewals shall be nullified.

Witness our signatures this 16th day of June, 1960.

Henry F. Nordsiek

Adele H. Nordsiek

STATE OF INDIANA, COUNTY OF MARION, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, appeared Henry F. Nordsiek and Adele H. Nordsiek, husband and wife, who separately acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the use and purposes therein expressed, and affixed their signatures thereto.

Witness my signature this 16th day of June, 1960.

Roy G. Sutton, Jr.
Notary Public

My Commission expires March 27, 1964.

Under authority provided by Chapter 174-Acts of 1947, enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Board of County Commissioners of the County of Johnson, Indiana, as follows:

Approved by County Plan Commission at a meeting held on the 16th day of July, 1960.

Ralph Coffman,
President

Donald Sutton,
Secretary

Recorded;- July 22, 1960

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Misc. Record 30, page 12, of the records of the Recorder's Office, Johnson County, Indiana, shows the following:-

CERTIFICATE OF ERROR

I, Robert Scherschel, hereby certify that a 100 foot error exists in the Plat of El Dorado Estates, 1st Section, as recorded in the Johnson County, Recorder's Office, in Plat Book 5, page 36, said plat have been prepared by me.

The error occurs both in the legal description and in the dimension as shown on the plat to-wit.

The beginning point which is called out in the description as being 976.67 feet south of the northeast corner of the northeast quarter of section 11, township 13 north, range 3 east, Johnson County, Indiana, and which is also shown on the plat as such, is incorrect.

This dimension should read 876.67 feet.

This instrument is recorded to correct said error.

Certified September 13, 1960  
Seal

Robert Scherschel  
Registered Surveyor, #3907

State of Indiana )  
                  ) SS:  
County of Marion)

Before me, the undersigned, a Notary Public in and for said county and state, appeared Robert Schereschel, who acknowledged and executed the foregoing instrument as his voluntary act and deed, for the use and purpose therein expressed and affixed his signature thereto.

Witness my signature and seal  
this 13th day of Sept. 1960

Seal  
My commission expires  
March 27, 1964

Roy G. Sutton, Jr.  
Notary Public

Recorded:-September 16, 1960

This instrument prepared by Robert Scherschel.