Au	g 24 2011 10:40AM HP LASERJE	ET FAX	p.2	
	linage Utility and Sever Lagoment or and Otility Lagoment	n an	83-42596	
Heility	essenjent pt Equare Footage	The print on this plat is so light that it will not film well. Marion County Recorder	Hearthstone Sec 1	
esta	undersigned, Schwetz-Simplaton, Inc., by J. Michael Sch te, do here lay off, plat and municyide the same into fo earthstone - Section 1, an Addition in Marion County, I	ts and streets in accordance with the with	resident being the ceners of the within describe in plat. The within plat abill be known and des	
1.	The streets shown and not helphofore dedicated are here	by dedicated to the public.		
2.	All numbered lots in this Addition shall be designated 35 feet in height may be erected or maintained on said	as residential lots. Only one single-fami lot.	ly dwelling with accessory building and not exce	
3.	No one-story house shall be ergoted on any lot in this Addition having a main floor area of less than 900 square feet and no residence with more one-story shall have a main floor area of less than 660 square feet exclusive of open porches, garages or easements.			
4.	No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential in any lot in this Addition.			
5	Front building and sidelines are established as shown o created or maintained. No fence, well, hedge, or shrub be placed or permitted to remain on any conner lat with from the intersection of said street lines or in the ca sightine limitations shall apply to any lot within 10 No tree shall be generated to remain within such distan obstruction of the sight line.	planting which obstructs sight lines at al is the triangular area formed by the atres as of rounded property corners from the in fest from the intermection of a street lin	evolutions between 2 and 6 feet above the pireet; t property lines, and a line connecting points 2 torsection of the street lines satended. The sa a with the edge of a driversay, payement or allay	
6.	No nextious or offensive trade shall be carried on upon to the neighborhood.	any lot in this Addition nor shall anythin	g be done thereon which shall be or become a nui	
7.	No animals, livestock, or poultry of any kind shall be provided that they are not kept, bred, or maintained for	raised, bred or kept on any lot, except the any commercial purposes.	at dogs, cats, or other household pets may be ke	
8,	There are strips of ground as shown on the within plat SQUE (Sever And Utility Easement), which are rewarved it ion and skintenance of mains, ducts, poleds, lines, wir Indians, and to the essements herein reserved. No pixm Ints in this Addition, bowever, shall take their tille to said essements herein granted for ingress and egress	for the use of public utility companies not res, sewers and drains subject at all times unnent or other structures shall be erected subject to the rights of the public utili	: including transportation companies for the inst to the Authority of the City of Indianapolis, I or maintained on said strips. The owners of su ties and other owners of said lots in this Additi	
9.	The right to enforce the within provisions, restriction law of any meptic tank, absorption bed or structure ere several lots in this subdivision, their heirs and assis entitled to such relief without being required to show violations. Such provisions shall be in full force any automatically extended for successive periods of ten (1 the covenants in whole or in part. Invelidation of any which shall remain in full force and effect.	sched or maintained in violation thereof in ng, and the Matropolitan Development Commi any damage of any kind to any such denier of i selfect for twenty-live(25) years from re- (0) years unless by vote of the majority of	i hareby dedicated and reserved to the owners of ission, their successors or assigns, who shall be by owners by or through any such violation or att writing date. At which time said covenants shall the then owners of the lots, it is agreed to ch	
10,	It shall be the responsibility of the owner of any lot of drainage plan as approved for this plat by the Department for this plat issued by the said Department.			
ы.	There shall be no means of egress (redestrian or vehic)	le) to East 91st Street from the rear of L	ots numbered 1,2,3,4,6,7,8, and 73.	

- 12. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties claiming under them.
- Ine string coverance, insistences and restrictions are to fan excess of 40 feet in height. The Indianapolis Airport Authority, it successors or assigns shall have the right to enforce this restriction by appropriate legal proceedings.
  The owners of lots within the subdivision recognize and asknowledge that an airport currently known as Indianapolis Airport Authority, it successors or assigns shall have the right to enforce this restriction by appropriate legal proceedings.
  The owners of lots within the subdivision recognize and asknowledge that an airport currently known as Indianapolis Metropolitan Airport owned by Indianapolit Mirport Authority enforce this restriction by appropriate legal proceedings.
  The owners of lots within the subdivision recognize and asknowledge that an airport currently known as Indianapolis Metropolitan Airport owned by Indianapolit Mirport Authority enforce this restriction to the lots efficiency and the receive of a climate of the subdivision and that aircraft using such airport and its remays will i using the above the subdivision. The owners of the lots efficiency endesting hereby wive and release any right or easys of the owners with the subdivision and that aircraft using the above the subdivision, its endesting that the subdivision of a subdivision of a subdivision of the lots with the subdivision for a subdivision of a subdivision of the tots within the subdivision for an asing the above dearribed sizport as it new subdivision of a subdivision of the tots endowledge that the future easist. The owners of the lots within the subdivision for a subdivision for an alternative subdivision to the tots within the subdivision for a subdivision of a subdivision of a subdivision to the tots within the subdivision for the above dearribed sizport as the within the subdivision of a subdivision of a subdivision to the tots within the subdivision to the tots within the subdivision tots within the subdivision tots within the subdivision tots

16. All fences shall be approved in writing by Scheetz-Singiston, Inc., their successors or assigns imfore any construction.

IN WITNESS WHEREOF, the un	dersigned have hereunto caused its and	their name to be subscribed this	
W. Spitel		ETZ-SUNGLEVEN, INC. BY: MUC	
COLUMNARY MARICE) SS Press			Schwerz-Singleton, Inc., J. Bichwel Schwetz, of the showe Coregoing instrument as its
	tarial seal these die day of Stang		- 24.19 M
TYPED NAME THERES	e A Sada	COUNTY OF BESTDERCE	
	THIS INSTRUCTION PROPARED BY SUMM	and the second	
	JOHN V. SCHMEIDER, VICE OF		

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Statements in the second s	
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Stalidi (MARCHAE BURN)	



84-21349 Hearthstone sec 2 DED. SOMETINGTING THE ... BY J. HIGHAEL SCHEET? PRESIDENT AND MARK SINGLETOR, VICE PRESIDENT. BEING THE OWNERS OF THE BUL ESTATE, LO REME LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCOMMANCE WITH THE WITHIN PLAT. THE WITHIN BE ROUGH AND DESIGNATED AS HEARTINGTONE - SECTION IL AN ADDITION IN WARLOW COUNTY, TREEMAN. STREETS: THE STREETS, TOBETHER WITH ALL EXISTING AND FUTURE PLANTING. THEES AND SHRABBERY THEREON, AS SHOWN ON THE MITHIN PLAT ARE Hereny wedicated to the perfective use of the pusitic for proper purposes. Reserving to the dedicators, their successors of assigns the Reversion of Reversions thereon, werever discontinued by Law. LAND USE: ALL MEMBERED LUTS IN THIS ADDITION BHALL BE DESIGNATED AS RESIDENTIAL LOTE. ONLY ONE SINGLE-PANILY DWELLING WITH ADDESORY Building and toi exceeding 35 feet in height may be enected or naintained on said lot. FLOOR AMEA: ND ONE-STORY HOUSE SHALL BE ERECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AMEA OF LESS THAN SOO TOUARE FEET AND ND RESIDENCE WITH MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 660 SOUARE FEET EXCLUSIVE OF OPEN PORCHES. GARAGES OR BASEMENTS.

TENPORARY 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.

BUILDING LOCATION: NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER YO THE SIDE STREET LINE THAN THE NINHWA BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT.

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, OR SHRUG PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEFN 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 ROUNDED PROPERTY CONNERS 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 INTERSECTION UNLESS THE FOLIAGE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

NUISANCES: NO NOXIOUS OF 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.

ANIMALS." NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY XIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER Household pets hay be kept, provided that they are not kept, bred, or maintained for any connercial purposes.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT. MARKED D.U.SS.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES NOT INCLUDING TRANSPORTATION COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF MAINS. DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE CITY OF INDIANAPOLIS, INDIANA, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS. THE OWNERS OF SUCH LOTS IN THIS ACDITION, HORVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITON TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALGOR AND THROUGH THE STRIPS SD RESERVED.

DRAINAGE: IT SHALL BE THE RESPONSIBILTY OF THE OWNER OF ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DEVELOPMENT PLAN (GRADING PLAN) AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS, INDIANA AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS FOR THIS PLAT ISSUED BY SAID DEPARTMENT.

INGRESS AND EGRESS: THERE SHALL BE NO MEANS OF INGRESS AND EGRESS (PEDESTRIAN OR VEHICLE) TO EAST 919T STREET FROM THE REAR OF LOTS NUMBERED 74, 75, 77, 78 AND 79. THERE SHALL BE NO MEANS OF INGRESS AND EGRESS (PEDESTRIAN OR VEHICLE) TO MASTERS ROAD FROM THE REAR OF LOTS NUMBERED 79, 80, 89, 90, 91, 92, 93, 84 AND 95 AND FROM THE EAST SIDE OF LOTS 84 AND 85.

UTILITY LINES AND ANTENNAS: ALL ELECTRICAL SERVICE, TELEPHONE AND OTHER UTILITY LINES SHALL BE PLACED UNDERGROUND, BUT THIS RESTRICTION MAY BE WAIVED IN WRITING BY SCHEETZ-SINGLETON, INC. THEIR SUCCESSORS OR ASSIGNS, NO OUTSIDE ANTENNAS, POLES, MASTS OR TOWERS SHALL BE PERMITTED UNLESS / POROVED IN WRITING BY SCHEETZ-SINGLETON, INC., THEIR SUCCESSORS OR ASSIGNS.

AIRPORT AUTHORITY: NO STRUCTURE (ANTENNAS, POLES, MASTS, TOMERS, ETC.) OR TREES IN THIS SUBDIVISION SHALL BE IN EXCESS OF 40 FEET IN MEIGHT. THE INDIANAPOLIS AIRPORT AUTHORYTY, ITS SUCCESSORS OR ASSIGNS SHALL HAVE THE RIGHT TO ENFORCE THIS RESTRICTION BY APPROPRIATE LEGAL PROCEEDINGS.

AIRPORT AUTHORITY: THE OWNERS OF LOTS MITHIN THIS SUBDIVISION RECOGNIZE AND ACKNOWLEDGE THAT AN AIRPORT CURRENILY KNOWN AS INDIANAPOLIS METROPOLITAN AIRPORT OWNED BY THE INDIANAPOLIS ATROORT AUTHORITY EXISTS APPROXIMATELY 0.45 MILES NOATH OF THE SUBDIVISION AND THAT AIRGRAFT USING SUCH AIRPORT AND ITS RUNNAYS WILL BE USING THE AIR SPACE ABOVE THE SUBDIVISION. THE OWNERB OF THE LOTS WITHIN THIS SUBDIVISION HEREBY WAIVE AND RELABLE ANY RIGHT OF CASES OF ACTION WHICH SUCH OWNERS MAY MON HAVE OR WHICH THEY MAY HAVE IN THE FUTURE AGAINST THE INDIANAPOLIS AIRPORT AUTHORITY. ITS GRANTEES, DEMANTEES, SUCCESSORS AND ASSIGNS DUE TO ANY NOISE, VIERATIONS, FUMES, DUST, FUEL PARTICLES OF OTHER AFFECTS AS MAY BE INHERENT AND REASONABLY THE CASE OF RAFE OPRATION OF AIRCRAFT NOW KNOWN OF HEREATER USED FOR NAVISATION OF OR FLIGHT IN THE SKY AND USING THE ABOVE DESORDED AIRPORT AS IT NOM EXISTS OF AS IT MAY IN THE FUTURE FERSI IN THE FUTURE EXIST.

FENCES: ALL FENCES SHALL BE APPROVED IN WRITING BY SCHEETZ-SINGLETON, INC., THEIR SUCCESSORS OR ASSIGNS BEFORE ANY CONSTRUCTION.

ENFORCEMENT: INE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO EMFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION FOR AVTROPOLYTER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FORM ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, 50-AD-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

TERM: THE WITHIN GOVENANTS, 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 INENTY-FIVE (20) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN 1300 YEARS UNLESS BY VOIG OF THE NAJORITY OF THE THEM. 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 OR COURT OR COURT OF SHALL IN NO WISE AFFECT ANY OF THE DITHER PROVISIONS WHICH SHALL REMAIN IN FULL PORCE AND EFFECT.

STATE OF INDIANA) SS

COUNTY OF MARION

BEFORE WE A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED SCHEETZ-SINGLETON, INC., J. MICHAEL SCHEETZ, PRESIDENT, AND MARK BINGLETON, VICE-PRESIDENT, AND ACKNOWLEDGED THE EXECUTION OF THE FORESOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC . District I Ellenment

NY CONVERSION EXPIRES .7 - 20 - 86 COUNTY OF RESIDENCE HAMILTON

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