

HILL VALLEY ESTATES

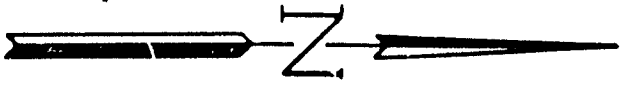
42221

FIRST SECTION

CURVE DATA

CURVE	A	B	T	L	C ₁	D
A	184.4'	175.00'	28.24'	57.33'	52.94'	23.7228'
B	184.4'	225.00'	36.43'	73.37'	73.24'	23.4587'
C	377.9'	150.00'	50.89'	98.15'	94.59'	24.1577'
D	387.18'	150.00'	52.33'	100.71'	98.81'	24.1977'
E	387.18'	150.00'	52.33'	140.95'	135.15'	27.1824'
F	377.19'	150.00'	50.89'	98.15'	94.59'	24.1577'
G	304.99'	50.00'	10.87'	19.48'	17.37'	11.2994'
H	304.99'	100.00'	10.87'	158.30'	151.43'	57.2394'
I	444.01'	100.00'	40.43'	78.31'	76.54'	27.2394'
J	444.01'	100.00'	41.43'	78.31'	76.54'	27.2394'
K	444.01'	100.00'	41.43'	117.81'	116.05'	28.1977'
L	444.01'	100.00'	41.43'	78.31'	76.54'	27.2394'

8 INDICATES 4" X 8" UTILITY ANCHOR EASMENTS.



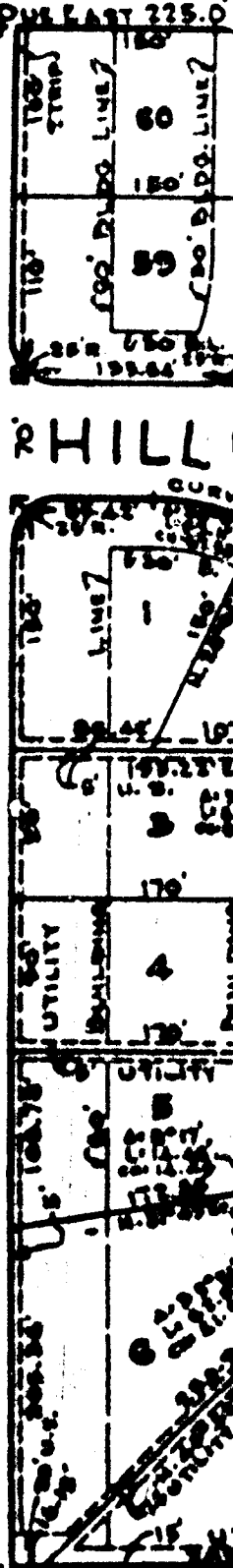
SCALE: 1"=100'

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WEST LINE N.W. 1/4 SEC. 24-14-2

DUE NORTH (ASSUMED) 220.0

S. MERIDIAN (S.R. 135) ST.



DUE NORTH TO 0.0

UNION ST.

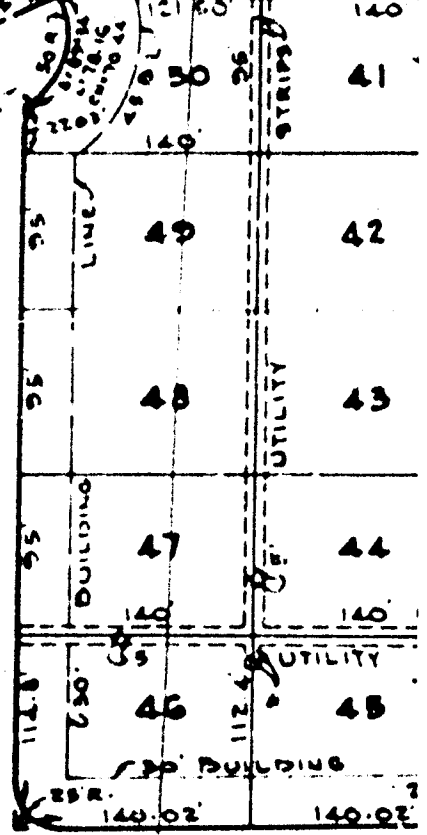
DUE EAST 274.17

S. PENNSYLVANIA ST.

FIRST

DUE NORTH 5.1

DUE EAST 286.5



WEST LINE N.W. 1/4 SEC. 24-14-2

DUE NORTH (ASSUMED) 220.0

S. MERIDIAN (S.R. 135) ST.



DUE NORTH TO 0.0

UNION ST.

DUE EAST 274.17

S. PENNSYLVANIA ST.

FIRST

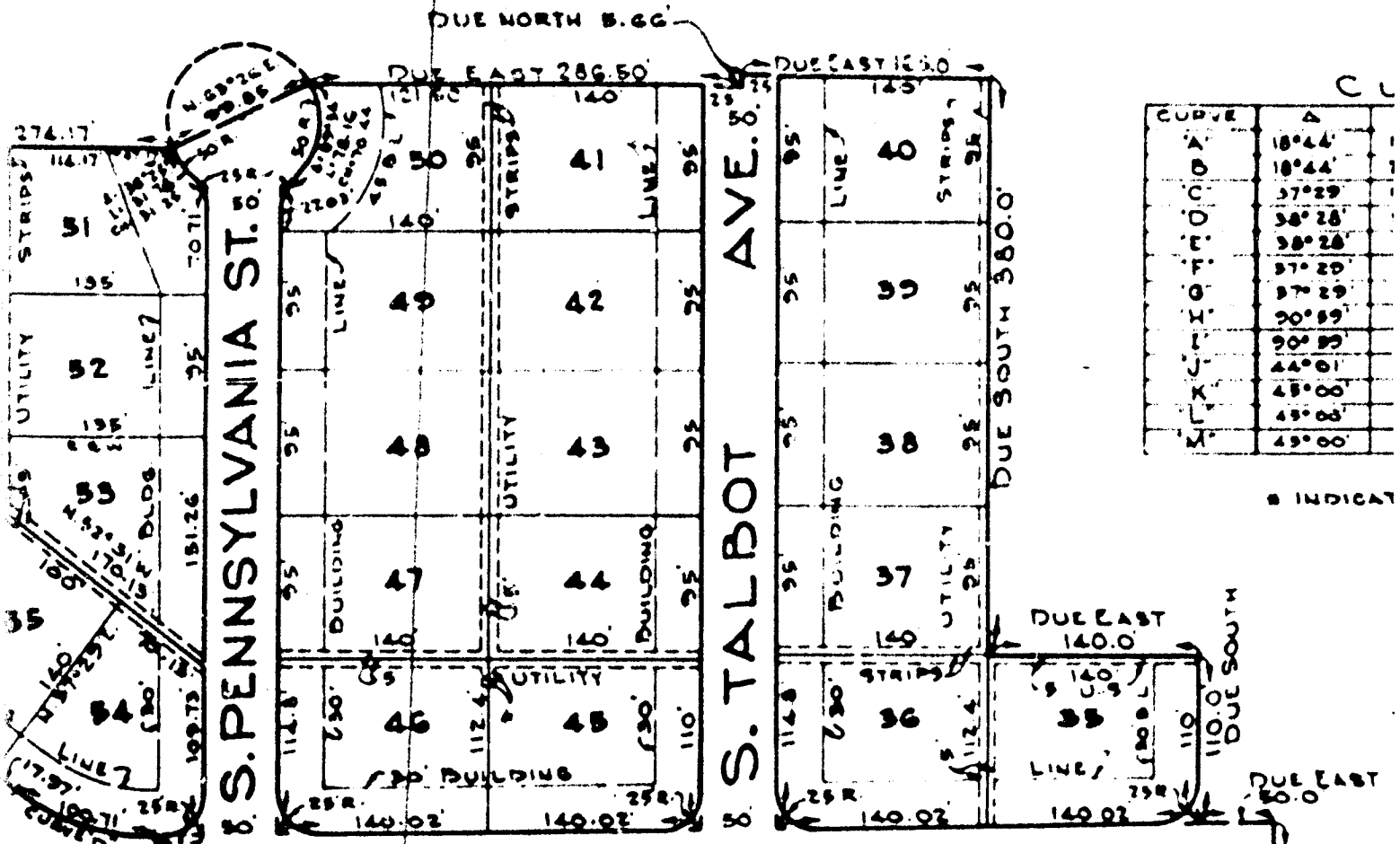
DUE NORTH 5.1

DUE EAST 286.5



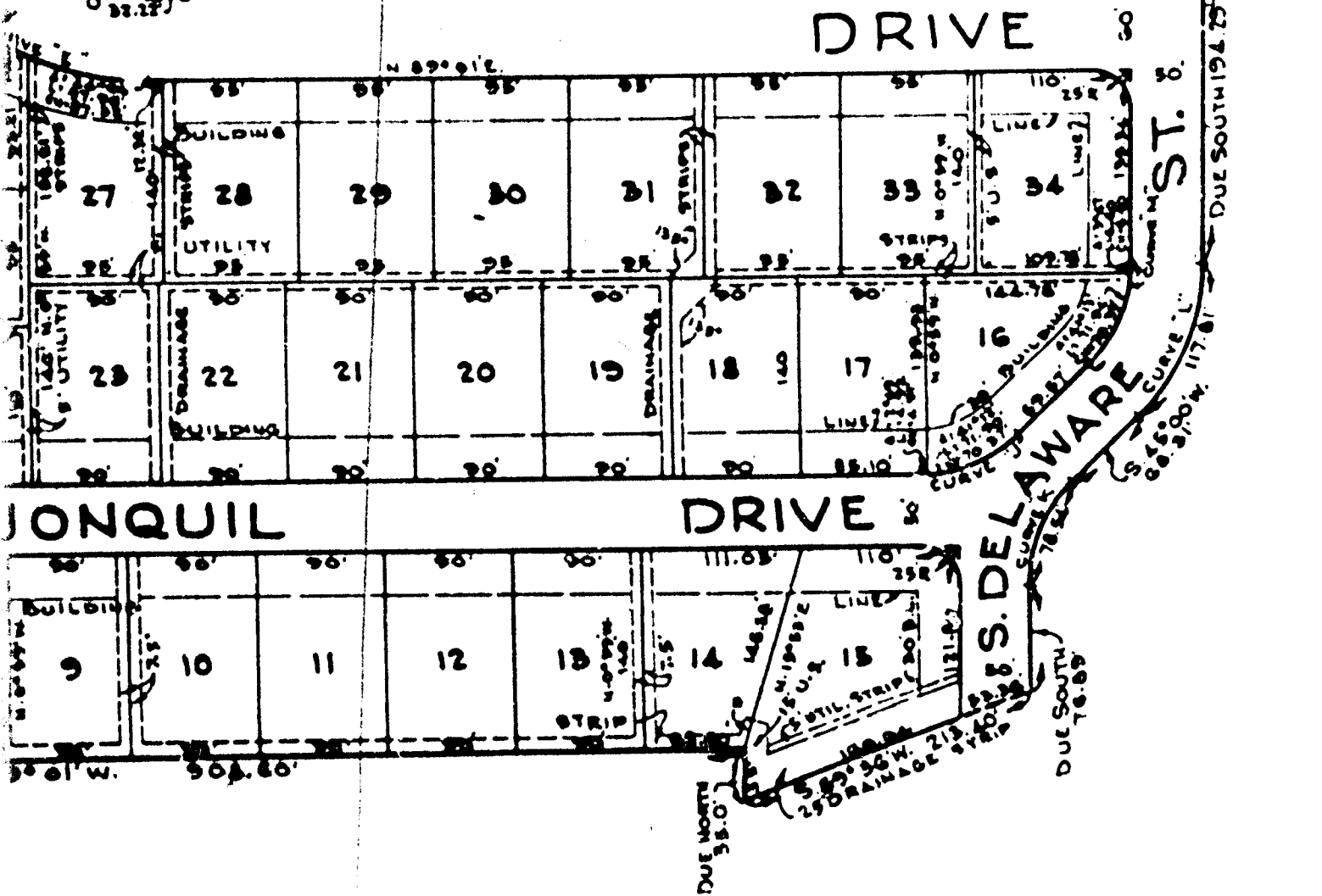
FIRST

SECTION



CUR	AV	CL
18°44'		
18°44'		
37°29'		
38°28'		
38°28'		
37°29'		
30°59'		
30°59'		
42°01'		
48°00'		
49°00'		
49°00'		

B INDICAT



DUE NORTH 35.0'

DUE SOUTH 76.89'

... THE LAST, THIS CURVE RAYS A DELTA $\Delta 45^{\circ}00'$
 ... IN A SOUTHERLY DIRECTION ALONG SAID CURVE A DIS-
 TANCE OF 76.84 FEET TO THE P. I. THENCE THENCE DUE SOUTH A DISTANCE OF 76.89 FEET;
 ... SOUTH $82^{\circ}38'$ WEST A DISTANCE OF 213.40 FEET TO A POINT 619.3 FEET NORTH OF
 ... SECTION; THENCE DUE NORTH A DISTANCE OF 35 FEET; THENCE
 ... WEST A DISTANCE OF 908.60 FEET TO THE POINT OF BEGINNING, CONTAINING
 ... ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

... ARE BASED ON AN ASSUMED BEARING OF DUE NORTH FOR THE
 ... SECTION.

... CONSISTS OF 60 LOTS, NUMBERS FROM 1 TO 60, BOTH INCLUSIVE, WITH
 ... THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN
 ... FEET AND DECIMAL PARTS THEREOF.

... THIS 14TH DAY OF APRIL, 1960.

Robert Scherschel
 ROBERT SCHERSCHL
 REGISTERED SURVEYOR No. 3907
 STATE OF INDIANA



HILL VALLEY DEVELOPMENT CORP. BY ITS DULY AUTHORIZED OFFICERS, HAROLD C. MILLER,
 PRESIDENT, RALPH H. DOBBS, SECRETARY AND GEORGE F. KOPETSKY, TREASURER, OWNERS OF THE
 ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT THEY DO HEREBY LAY OFF, PLAT AND
 DIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION
 SHALL BE KNOWN AND DESIGNATED AS HILL VALLEY ESTATES, FIRST SECTION.

PROTECTIVE COVENANTS

THE STREETS THEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO
 PUBLIC USE.

THERE ARE STRIPS OF GROUND OF SUCH WIDTH AS ARE SHOWN ON THIS PLAT, WHICH
 ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE
 OF POLES, LINES, WIRES, DUCTS, RIGIDS, AND SEWERS, SUBJECT AT ALL
 TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREBY
 RESERVED. NO STRUCTURE OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID
 STRIPS, BUT OWNERS OF LOTS HEREIN SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF
 PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS
 SUBDIVISION, FOR PASSAGE IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RE-

ALL LOTS IN THIS SUBDIVISION SHALL BE ZONED AND DESIGNATED AS RESIDENTIAL
 ... STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY
 ... SINGLE FAMILY DWELLING, NOT
 ... STORIES IN HEIGHT, ACCESSORY BUILDINGS THEREON AND
 ... NOT MORE THAN THREE CAR.

NO STORE, BOARDING HOUSE, ROOMING HOUSE, DOUBLE HOUSE, DUPLEX, WER INTILE
 ... FACTORY BUILDING OR BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE
 ... ON ANY LOT IN THIS SUBDIVISION.

NO SHEDS, SHACKS OR OUT-BUILDINGS OF A PERMANENT OR TEMPORARY NATURE OR
 ... DURING THE PERSON OF
 ... FOR USE BY THE
 ... NO CONSTRUCTION OR ROLL ROOPLY
 ... IF SAID STRUCTURE IS
 ... SHALL BE FINISHED
 ... TO THE SURFACE WITH A MATERIAL ACCEPTABLE TO THE COMMITTEE
 ... ALL CHIMNEY FLOES ON EXTENSION OF ROOF SHALL BE OF BRICK OR STONE,
 ... SHALL BE OF BRICK OR STONE AND AT LEAST 60% OF THE EXTENSION SHALL
 ... BE OCCUPIED FOR LIVING PURPOSES UNLESS THE REVERSE IS SHOWN
 ... OF LOT, OR LOTS, OR LOTS
 ... THE SELLER, OR SELLER
 ... WITH AUTHORITY TO COMPASS QUEST AND CHASE AND COST

HILL VALLEY DEVELOPMENT CORP. BY ITS DULY AUTHORIZED OFFICERS, HAROLD C. MILLER, PRESIDENT, WALTON H. DODD, SECRETARY AND GEORGE F. KOPTZKY, TREASURER, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT THEY DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HILL VALLEY ESTATES, FIRST SECTION.

PROTECTIVE COVENANTS

THE STREETS THEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THOSE ARE STRIPS OF GROUND OF SUCH WIDTH AS ARE SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF POLLS, LINES, WIRES, TUBES, DRAINS, AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREBY GRANTED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT OWNERS OF LOTS HEREBY SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR PASSAGE IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.

ALL LOTS IN THIS SUBDIVISION SHALL BE ZONED AND DESIGNATED AS RESIDENTIAL. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL EXCEPTED LOT OR LOTS OTHER THAN DETACHED SINGLE FAMILY DWELLING, NOT EXCEEDING TWO AND ONE-HALF (2 1/2) STORIES IN HEIGHT, ACCESSORY BUILDINGS THEREON AND GARAGES FOR NOT MORE THAN THREE CARS.

NO HOTELS, BOARDING HOUSES, ROOMING HOUSES, DOUBLE HOUSES, DUPLEX, MULTIFAMILY DWELLINGS, FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

NO TRAILERS, SHEDS OR OUT-BUILDINGS OF A PERMANENT OR TEMPORARY NATURE OR ANY KIND SHALL BE ERRECTED OR SITUATED ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION AND SAID BUILDINGS MUST BE OF A CONCRETE STRUCTURE AND FOR USE BY THE OWNER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY. NO COMPOSTED OR ROLL ROOFS SHALL BE ERRECTED TO THE SURFACE OF A CONCRETE OVERLAYS. IF SAID OVERLAYS IS ERRECTED OF BRICK, CONCRETE, CEMENT BLOCK OR TILED BLOCK, SAME SHALL BE FINISHED WITH A MATERIAL ACCEPTABLE TO THE COMMITTEE HEREBY ESTABLISHED. ALL CHIMNEY FLUES OR STOWERS OF ANY KIND SHALL BE OF BRICK OR SPASA. ROOFS SHALL BE OF BRICK OR SPASA AND AT LEAST 60% OF THE HATCHED WATER SHALL BE OCCUPIED FOR LIVING PURPOSES UNDER THE ROOFING OF THE HOUSE THAT COMPLETELY. IMMEDIATELY UPON PURCHASE OF LOT, OR LOTS, THE BUYER SHALL BE RESPONSIBLE FOR KEEPING THE HOUSES ON SAID LOT, OR LOTS, IN ALL REPAIRS AND IN EVENT OF BUYER'S FAILURE TO DO SAID REPAIRS, THE SELLER, OR SELLER'S SUCCESSORS SHALL BE ENTITLED WITH AUTHORITY TO CONSIDER NECESSARY REPAIRS AND COSTS TO BE PAID BY BUYER.

NO FIRE ANIMALS OR PETS SHALL BE PERMITTED ON ANY LOT OR LOTS IN THIS SUBDIVISION AND NO PETS OR DOMESTIC ANIMALS SHALL BE KEPT THEREON FOR COMMERCIAL PURPOSES.

BUILDING LINES AS SHOWN ON THIS PLAT IN FIRST PAGE FROM THE PROPERTY LINES OF THE SEVERAL STREETS ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE PROPERTY LINES THEREON SHALL BE ERRECTED OR MAINTAINED NO STRUCTURE OR PART THEREOF UNLESS THE SAME ARE FIRST SO APPROVED.

NO FENCES, WALLS, HEDGES OR SHADE PLANTING WHICH OBSTRUCTS SIGHT LINES AT INTERSECTIONS 2 AND 6 FEET ABOVE THE STREET, SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE INTERSECTION POINTS 20 FEET FROM THE INTERSECTION OF SAID STREET WITH THE SIDE OF A RESIDENTIAL PROPERTY CORNER, FROM THE INTERSECTION OF THE SAID STREET. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR SIDEWALK. NO SIGN SHALL BE PERMITTED TO REMAIN WITHIN FOUR FEET OF ANY DRIVEWAY OR SIDEWALK UNLESS THE SAME IS MAINTAINED AT ALL TIMES IN ORDER TO PREVENT OBSTRUCTION.

THE INSTRUMENT PREPARED BY: ROBERT SCHROEDER

WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE DATE OF SUBMISSION OF SAID PLANS, THEN THE OWNER OR HIS ASSIGNEE MAY PROCEED WITH THE BUILDING ACCORDING TO THE PLANS SUBMITTED, WHICH PLANS, HOWEVER, SHALL NOT BE CONTRARY TO ANY OF THE PROVISIONS, COVENANTS, CONDITIONS OR RESTRICTIONS PROVIDED IN THIS INSTRUMENT, AND FAILURE OF SUCH COMMITTEE TO ACT WITHIN FIFTEEN (15) DAYS SHALL BE DEEMED AN APPROVAL OF THE PLANS SO SUBMITTED. NEITHER THE MEMBERS OF SAID COMMITTEE, NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR THE SERVICES PERFORMED PURSUANT TO THIS COVENANT. THE POWERS AND DUTIES OF SUCH COMMITTEE AND/OR OF ITS DESIGNATED REPRESENTATIVE SHALL CEASE ON AND AFTER JANUARY 1ST, 1973. THEREAFTER THE APPROVAL DESCRIBED IN THIS COVENANT SHALL NOT BE REQUIRED, UNLESS PRIOR TO SAID DATE AND EFFECTIVE THEREON, A WRITTEN INSTRUMENT SHALL BE EXECUTED BY THE THEN RECORD OWNERS OF A MAJORITY OF THE LOTS IN THIS SUBDIVISION AND BE RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY, STATE OF INDIANA, PROVIDING FOR THE REPRESENTATIVE OR REPRESENTATIVES WHO SHALL THEREAFTER EXERCISE THE SAME POWERS PREVIOUSLY EXERCISED BY SAID COMMITTEE.

17. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNEES, SHALL VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, CONDITIONS OR PROVISIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS 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 DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

18. THESE FOREGOING COVENANTS, RESTRICTIONS, PROVISIONS AND CONDITIONS, AGREED TO BY BOTH OWNER AND BUYER, OR BUYERS, SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1, 1973, 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 OWNERS OF LOTS IN THIS SUBDIVISION IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

19. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 12TH DAY OF MAY 1960.

HILL VALLEY DEVELOPMENT CORP.

Harold G. Miller
HAROLD G. MILLER, PRESIDENT

Ralph F. Dodds
RALPH F. DODDS

ATTEST: George F. Coppey
GEORGE F. COPPEY, TREASURER



STATE OF INDIANA:
155
COUNTY OF MARION:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE HILL VALLEY DEVELOPMENT CORP. BY ITS DULY AUTHORIZED OFFICERS, HAROLD G. MILLER, PRESIDENT, RALPH F. DODDS, SECRETARY AND GEORGE F. COPPEY, TREASURER, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF MAY 1960

Roy G. Sutton Jr.
NOTARY PUBLIC ROY G. SUTTON JR.



MARCH 27, 1964.