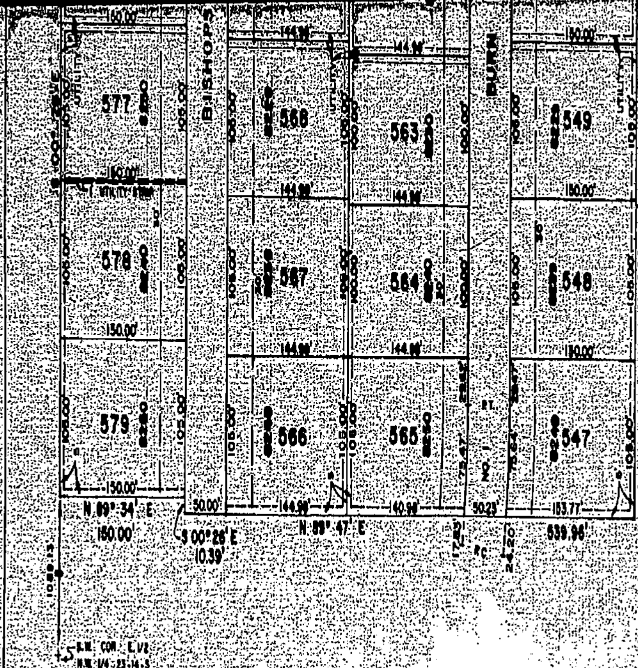


PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SAID EAST HALF OF THE SAID NORTHWEST QUARTER 1,069.13 FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID EAST HALF; THENCE NORTH 89 DEGREES 34 MINUTES EAST 150.00 FEET; THENCE SOUTH 00 DEGREES, 26 MINUTES EAST 10.39 FEET; THENCE NORTH 89 DEGREES, 47 MINUTES EAST 639.96 FEET; THENCE NORTH 00 DEGREES, 26 MINUTES WEST 602.12 FEET; THENCE NORTH 42 DEGREES, 01 MINUTES EAST 108.08 FEET; THENCE NORTH 47 DEGREES, 59 MINUTES WEST 410.56 FEET; THENCE SOUTH 89 DEGREES, 34 MINUTES WEST 260.00 FEET; THENCE NORTH 00 DEGREES, 26 MINUTES WEST 50.00 FEET; THENCE SOUTH 89 DEGREES, 34 MINUTES WEST 190.00 FEET TO THE WEST LINE OF THE SAID EAST HALF; THENCE SOUTH 00 DEGREES, 26 MINUTES EAST ON AND ALONG THE SAID WEST LINE 896.62 FEET TO THE PLACE OF BEGINNING, CONTAINING 15.02 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS. THIS SUBDIVISION CONSISTS OF 33 LOTS, NUMBERED 547 TO 579 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.

I, ROBERT V. MURRAY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION IN MARCH, 1966; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THEIR LOCATION IS ACCURATELY SHOWN.

ROBERT V. MURRAY
REGISTERED SURVEYOR NO. 10194
MARCH, 1966

HILL VALLEY DEVELOPMENT CORPORATION, BY ITS DULY AUTHORIZED OFFICERS, HAROLD G. KIRCH, PRESIDENT; J. EDWARD STAAB, SECRETARY; LEO L. KRINER, VICE-PRESIDENT; OWNER OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFIES THAT IT DOES 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, FIFTEENTH SECTION.

PROTECTIVE COVENANTS

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

2. THERE ARE STRIPS OF GROUND OF SUCH WIDTHS AS ARE SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, LINES, WIRES, DUCTS, DRAINS, AND SEWERS; SUBJECT TO 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 OWNERS OF LANDS HEREIN 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 INGRESS, IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.

3. 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 BUILDING LOT OR LOTS OTHER THAN DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF (2½) STORIES IN HEIGHT, ACCESSORY BUILDINGS THERETO, AND A PRIVATE GARAGE FOR NOT MORE THAN THREE (3) CARS.

4. NO HOTEL, BOARDING HOUSE, ROOMING HOUSE, DOUBLE HOUSE, DUPLEX, MERCANTILE BUILDING, FACTORY BUILDING, OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

5. NO TRAILERS, SHACKS, OR OUT-BUILDINGS OF A PERMANENT OR TEMPORARY NATURE OR KIND SHALL BE ERECTED OR SITUATED ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION AND SAID BUILDINGS MUST BE OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY. NO COMPOSITION OR ROLL ROOFING SHALL BE EXPOSED TO THE SURFACE OF A COMPLETED DWELLING. IF SAID DWELLING IS CONSTRUCTED OF CEMENT, CONCRETE, CEMENT BLOCK, OR CINDER BLOCK, SAME SHALL BE FINISHED OR COVERED ON THE EXTERIOR SURFACE WITH A MATERIAL ACCEPTABLE TO THE COMMITTEE HEREIN-AFTER PROVIDED. ALL CHIMNEY FLUES ON EXTERIOR OF HOUSE SHALL BE OF BRICK OR STONE. ALL HOUSES SHALL BE OF BRICK OR STONE OVER AT LEAST SIXTY PERCENT (60%) OF THE EXTERIOR HOUSE AREA. NO STRUCTURE SHALL BE OCCUPIED FOR LIVING PURPOSES UNTIL THE EXTERIOR OF THE HOUSE IS VISIBLY COMPLETED. IMMEDIATELY UPON PURCHASE OF LOT, OR LOTS, THE BUYER SHALL ASSUME FULL RESPONSIBILITY FOR KEEPING WEEDS MOWED ON SAID LOT, OR LOTS, AT ALL TIMES. IN EVENT OF BUYER'S FAILURE TO MOW SAID WEEDS, THE SELLER, OR SELLER'S REPRESENTATIVE IS VESTED WITH AUTHORITY TO CUT SAID WEEDS AND CHARGE SAID COSTS TO BUYER.

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

7. BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE PROPERTY LINES OF THE SEVERAL STREETS ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE STREET PROPERTY LINES THERE SHALL BE ERECTED OR MAINTAINED NO STRUCTURE OR PART THEREOF.

8. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (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 TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT-LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN (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.

9. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN ONE THOUSAND (1,000) SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN NINE HUNDRED (900) SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.

10. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT, OR LOTS, IN THIS SUBDIVISION UNTIL THE PLOT PLAN, BUILDING PLAN AND SPECIFICATIONS OF SUCH BUILDING SHALL HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF EXTERNAL DESIGN AND ESTHETICALLY COMPATIBLE WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO THE LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION BY A COMMITTEE COMPOSED OF LEO L. KRINER AND J. EDWARD STAAB, OR BY A REPRESENTATIVE DESIGNATED BY THEM. 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 SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE DATE OF SUBMISSION OF SAME, THEN THE OWNER OR HIS ASSIGNS 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 SUCH 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 ITS DESIGNATED REPRESENTATIVE SHALL CEASE ON AND AFTER JANUARY 1, 1978. 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 DULY 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.

11. THE RIGHT OF ENFORCEMENT OF THESE COVENANTS IS HEREBY GRANTED TO THE METROPOLITAN PLAN COMMISSION, ITS SUCCESSOR OR ASSIGNS.

12. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, 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.

13. 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, 1978, 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.

14. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT 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 4th DAY OF October, 1969.

HILL VALLEY DEVELOPMENT CORPORATION

BY: HAROLD G. KIRCH, PRESIDENT
J. EDWARD STAAB, SECRETARY
LEO L. KRINER, VICE-PRESIDENT

STATE OF INDIANA)
) SS
COUNTY OF MARION)

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, HILL VALLEY DEVELOPMENT CORPORATION, BY ITS DULY AUTHORIZED OFFICERS: HAROLD G. KIRCH, PRESIDENT; J. EDWARD STAAB, SECRETARY, AND LEO L. KRINER, VICE-PRESIDENT, 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 4th DAY OF October, 1969.

MY COMMISSION EXPIRES August 9, 1970.

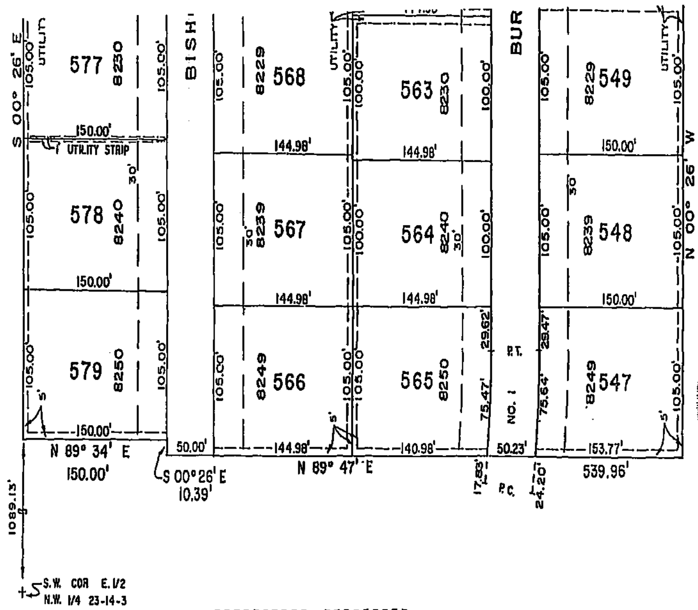
NOTARY PUBLIC Patricia A. Staab

VOID UNLESS RECORDED
BEFORE 4-6-68

FINAL APPROVAL
PLAT COMMITTEE OF
METROPOLITAN PLAN COMMISSION
October 4, 1967

APPROVED THIS ___ DAY OF Oct 1967
AUDITOR OF MARION COUNTY

THIS INSTRUMENT PREPARED BY ROBERT V. MURRAY.



Part of the East half of the Northwest quarter of Section 23, Township 14 North, Range 3 East of the Second Principal Meridian, described as follows:

Beginning at a point on the west line of the said East half of the said Northwest quarter 1,089.13 feet North of the Southwest corner of the said East half; thence North 89 degrees 34 minutes East 150.00 feet; thence South 00 degrees, 26 minutes East 10.39 feet; thence North 89 degrees, 47 minutes East 539.96 feet; thence North 00 degrees, 26 minutes West 602.12 feet; thence North 42 degrees, 01 minutes East 106.00 feet; thence North 47 degrees, 59 minutes West 410.56 feet; thence South 89 degrees, 34 minutes West 280.00 feet; thence North 00 degrees, 26 minutes West 50.00 feet; thence South 89 degrees, 34 minutes West 180.00 feet to the West line of the said East half; thence South 00 degrees, 26 minutes East on and along the said West line 996.62 feet to the place of beginning, containing 15.02 acres more or less, subject to all legal rights-of-way and easements. This subdivision consists of 33 lots, numbered 547 to 579 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.

I, Robert M. Murray, do hereby certify that I am a registered land surveyor in the State of Indiana and that this plat correctly represents a survey completed under my supervision in March, 19 6, that the monuments shown actually exist and their location is accurately shown.

Robert M. Murray
Registered Surveyor No. 10194
March, 196[illegible]

ROBERT M. MURRAY REGISTERED 10194 STATE OF INDIANA LAND SURVEYOR

Hill Valley Development Corporation, by its duly authorized officers, Harold G. Kirch, President; J. Edward Staab, Secretary; Leo L. Kriner, Vice-President, owner of the above described real estate, hereby certifies that it does 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, Fifteenth Section.

PROTECTIVE COVENANTS

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

2. There are strips of ground of such widths as are shown on this plat, which are hereby reserved for use of public utilities, for the installation and maintenance of poles, mains, lines, wires, ducts, drains, and sewers, subject at all times to the authority of the proper civil [illegible] and to the easements herein [illegible]. No permanent or other structure shall be erected or maintained on said strips, but owners of lands herein 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 ingress in, along, across and through the several strips so reserved.

3. All lots in this subdivision shall be known and designated as residential lots. No structure shall be erected, altered, placed, [illegible] permitted to remain on any residential building lot or lots other than detached single family dwelling, not to exceed two and one-half (2½) stories in height, accessory buildings thereto, and a private garage for not more than three (3) cars.

4. No hotel, [illegible] house, [illegible], duplex, [illegible] building, or [illegible] buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision.

5. No trailer, [illegible] shall be used [illegible] on any lot [illegible]. [illegible] sixty percent (60%) of the exterior house area. No structure shall be occupied for living purposes until the exterior of the house is visibly completed. [illegible]

6. [illegible]

7. [illegible] the front building lines [illegible] are hereby established [illegible]

8. [illegible] between two (2) and six (6) feet above the street, [illegible] twenty-five (25) feet from the intersection of the street lines, [illegible] ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. [illegible]

9. [illegible] square feet [illegible] nine hundred (900) square feet [illegible]

10. No building shall be erected, placed or altered on any lot, or lots, in this subdivision until the plot plan, building plan and specifications of such building shall have been approved in writing as to conformity and harmony of external design and esthetically compatible with existing structures in this subdivision, and as to the location of the building with respect to topography and finished grade elevation by a committee composed of Leo L. Kriner - - and J. Edward Staab, or by a representative designated by them. 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 shall fail to act upon any plans submitted for approval within a period of fifteen (15) days from the date of submission of same, then the owner or his assigns 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 such 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 its designated representative shall cease on and after January 1, 1976. 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 duly recorded in the office of the Recorder of Marion County, State of Indiana, providing for the [illegible] representatives who shall thereafter exercise the same powers previously exercised by said committee.

11. The right of enforcement of these covenants is hereby granted to the [illegible] Corporation, its successor or assigns.

12. If the parties hereto, or any of them, or their heirs or assigns, 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.

13. These foregoing covenants, restrictions, provisions, and conditions agreed to be [illegible], or buyers, shall run with the land and shall be binding on all parties and all parties claiming under them until January 1, 1970, 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.

14. Invalidation of any one of these covenants by judgment 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 seal this 4th day of October, 19[illegible].

HILL VALLEY DEVELOPMENT CORPORATION

By: Harold G. Kirch
HAROLD G. KIRCH, PRESIDENT

J. Edward Staab
J. EDWARD STAAB, SECRETARY

Leo L. Kriner
LEO L. KRINER, VICE-PRESIDENT

[illegible]

[illegible] personally appeared before me, a Notary Public in and for said County and State, Hill Valley Development Corporation, by its duly authorized officers Harold G. Kirch, President; J. Edward Staab, Secretary, and Leo L. Kriner, Vice-President, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purposes therein set forth [illegible].

Witness my hand and notarial seal this 4th day of October, 19[illegible].

My commission expires August 9, 1970.

Notary Public: Patricia A. Staab

VOID UNLESS RECORDED
BEFORE 4-6-68

APPROVED THIS 26TH
DAY OF OCT 1967
AUDITOR OF MARION COUNTY
Dorothy A. Jones (DRAFTSMAN)

This instrument prepared by Robert M. Murray.

FINAL [illegible]
W. G. Brown
Jack F. Patterson

THE METROPOLITAN PLAN COMMISSION MARION COUNTY

67 53040

67/53040

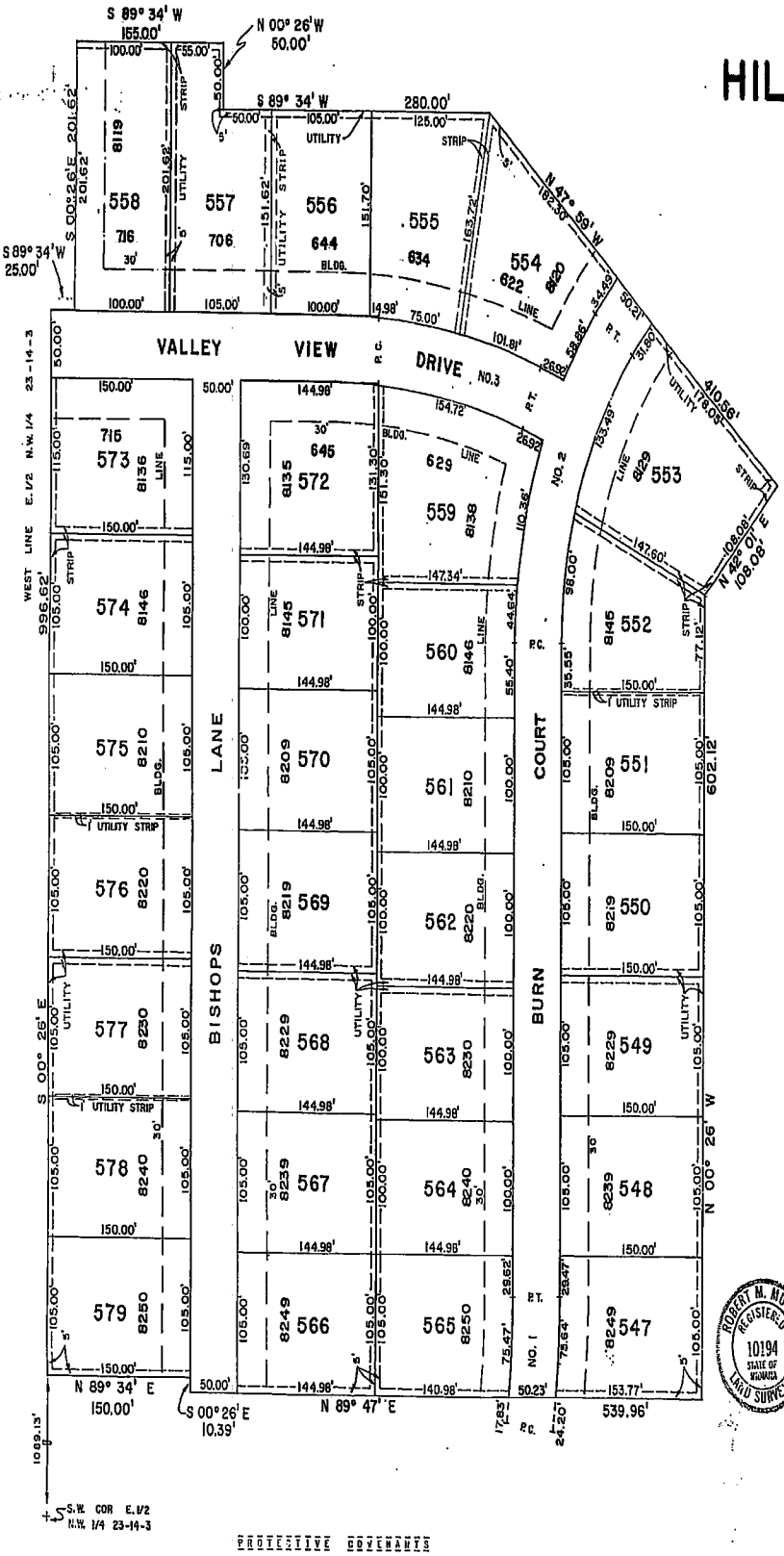
67753040

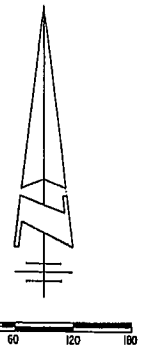
67 52040

RECEIVED FOR RECORD
1967 OCT 26 PM 2:42
MARCIA H. HAYWOOD
RECORDER OF HARRISON COUNTY

HILLVALLEY ESTATES

FIFTEENTH SECTION





NO.	LOCATION	DELTA	TANGENT	RADIUS	LENGTH
1	OUTSIDE INSIDE	7° 30'	50.00'	762.89' 712.89'	99.84 93.30'
2	OUTSIDE INSIDE	37° 09'	120.00'	357.09' 307.09'	263.90' 231.49'
3	OUTSIDE INSIDE	25° 19'	78.66'	400.23' 350.23'	176.81' 154.72'

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SAID EAST HALF OF THE SAID NORTHWEST QUARTER 1,089.13 FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID EAST HALF; THENCE NORTH 89 DEGREES 34 MINUTES EAST 150.00 FEET; THENCE SOUTH 00 DEGREES, 26 MINUTES EAST 10.39 FEET; THENCE NORTH 89 DEGREES, 47 MINUTES EAST 539.96 FEET; THENCE NORTH 00 DEGREES, 26 MINUTES WEST 602.12 FEET; THENCE NORTH 42 DEGREES, 01 MINUTES EAST 108.08 FEET; THENCE NORTH 47 DEGREES, 59 MINUTES WEST 410.56 FEET; THENCE SOUTH 89 DEGREES, 34 MINUTES WEST 280.00 FEET; THENCE NORTH 00 DEGREES, 26 MINUTES WEST 50.00 FEET; THENCE SOUTH 89 DEGREES, 34 MINUTES WEST 180.00 FEET TO THE WEST LINE OF THE SAID EAST HALF; THENCE SOUTH 00 DEGREES, 26 MINUTES EAST ON AND ALONG THE SAID WEST LINE 996.62 FEET TO THE PLACE OF BEGINNING, CONTAINING 15.02 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS. THIS SUBDIVISION CONSISTS OF 33 LOTS, NUMBERED 547 TO 579 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.

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ROBERT M. MURRAY
REGISTERED
10194
STATE OF
INDIANA
LAND SURVEYOR

Robert M Murray
ROBERT M. MURRAY
REGISTERED SURVEYOR NO. 10194
MARCH, 1966

HILL VALLEY DEVELOPMENT CORPORATION, BY ITS DULY AUTHORIZED OFFICERS, HAROLD G. KIRCH, PRESIDENT; J. EDWARD STAAG, SECRETARY; LEO L. KRIMER VICE-PRESIDENT, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFIES THAT IT DOES 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, FIFTEENTH SECTION.

PROTECTIVE COVENANTS

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

2. THERE ARE STRIPS OF GROUND OF SUCH WIDTHS AS ARE SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC [illegible] SEWERS, SUBJECT [illegible]

[illegible]

10. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT, OR LOTS, IN THIS SUBDIVISION UNTIL THE PLOT PLAN, BUILDING PLAN AND SPECIFICATIONS OR SUCH BUILDING SHALL HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF EXTERNAL DESIGN AND ESTHETICALLY COMPATIBLE WITH EXISTING STRUCTURES IN [illegible] BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND [illegible]

15. [illegible]