

HUNTER'S CREEK SOUTH SECTION I

DEED OF DEDICATION AND PROTECTIVE COVENANTS

THE UNDERSIGNED, OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "HUNTER'S CREEK SOUTH SECTION 1", AN ADDITION IN HAMILTON COUNTY, CLAY TOWNSHIP, INDIANA.

STREETS: THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

BUILDING LOCATION: NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U. & S.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES. FOR THE THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING.

LAND USE: NO HOTEL BUILDING, BOARDING HOUSE, MERCANTILE OR FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT WITHIN THIS ADDITION.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE ERRECTED OR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE IN ANY LOT IN THIS ADDITION.

FLOOR AREA: NO ONE-STORY HOUSE SHALL BE ERRECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 1000 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 1800 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES.

LAND USE: NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS ADDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE ("ARCHITECTURAL CONTROL COMMITTEE") COMPOSED OF THE UNDERSIGNED OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, OR BY THEIR DULY AUTHORIZED REPRESENTATIVE. 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 FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME, THE OWNER MAY PROCEED THEN WITH THE BUILDING ACCORDING TO THE PLANS AS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

NUISANCES: NO NOXIOUS OR 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.

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE. EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

FENCES: NO FENCE SHALL BE ERRECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT, THE PURPOSE OF WHICH WILL BE TO OBSTRUCT REASONABLE VISION, LIGHT OR AIR, AND ALL FENCES SHALL BE KEPT IN GOOD REPAIR AND ERRECTED REASONABLY SO AS TO ENCLOSE THE PROPERTY AND DECORATE THE SAME WITHOUT HINDRANCE OR OBSTRUCTION TO ANY OTHER PROPERTY. NO FENCE SHALL BE ERRECTED BETWEEN THE FRONT PROPERTY LINES AND THE REAR PROPERTY LINES OF ANY LOT MORE THAN A FENCE OF A DECORATIVE NATURE NOT EXCEEDING THREE (3) FEET IN HEIGHT.

RECEIVED FOR RECORD
AT 2 O'CLOCK A.M.

OCT 29 1985

BOOK 12 PAGE 15
RECORDED IN HAMILTON COUNTY, INDIANA

THE PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME. THE OWNER MAY PROCEED THEN WITH THE BUILDING ACCORDING TO THE PLANS AS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

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ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

LIGHTS: IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERECT AND MAINTAIN A "DUSK TILL DAWN" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL AS FOLLOWS:

ADOPTED BY THE CARMEL CITY PLAN COMMISSION AT A MEETING HELD 19 FEBRUARY 1985.
CARMEL CITY PLAN COMMISSION

William H. Merritt
PRESIDENT-WILLIAM MERRITT

Rosalind M. McCart
SECRETARY-ROSALIND MCCART

DULY ENTERED FOR TAXATION
Polly Pearce 19 85
Auditor
Hamilton County

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON, AT A MEETING HELD OCTOBER 21, 1985.

Jere Rouddebush
JERE ROUDEBUSH

BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON
George F. Stevens
GEORGE F. STEVENS

Phil Henderson
PHIL HENDERSON

ATTEST: *Polly Pearce*
POLLY PEARCE, COUNTY AUDITOR

THIS INSTRUMENT PREPARED BY: JOHN V. SCHNEIDER, PRESIDENT, SCHNEIDER ENGINEERING CORP.
CIVIL ENGINEERING LAND SURVEYORS

HUNTER'S CREEK SOUTH SECTION I

DEED OF DEDICATION AND PROTECTIVE COVENANTS

SIDEWALKS: A SIDEWALK NO LESS THAN FOUR (4) FEET IN WIDTH, SHALL BE REQUIRED ACROSS THAT PORTION OF A LOT WHICH IS CONSIDERED THE FRONTAGE. INSTALLATION AND MAINTENANCE OF SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

ENFORCEMENT: IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OWNING ANY REAL PROPERTY SITUATED IN THIS ADDITION 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 HER OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

ENFORCEMENT: THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

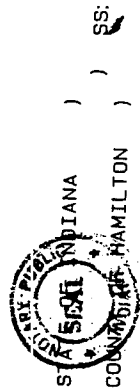
TERM: THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR TWENTY-FIVE (25) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN 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 ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 3rd DAY OF
..... OCTOBER 1985.

GUADAMANI DEVELOPMENT COMPANY, INC.

BY: *John T. Schutz*
JOHN T. SCHUTZ, PRESIDENT

BY: *C. William Wright*
C. WILLIAM WRIGHT, SECRETARY



BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THERETO.

DUALTAIN
P.O. Box 604
Carmel, Indiana 46032
(317) 846-6641

This subdivision consists of 42 lots, each containing 18,083 acres.

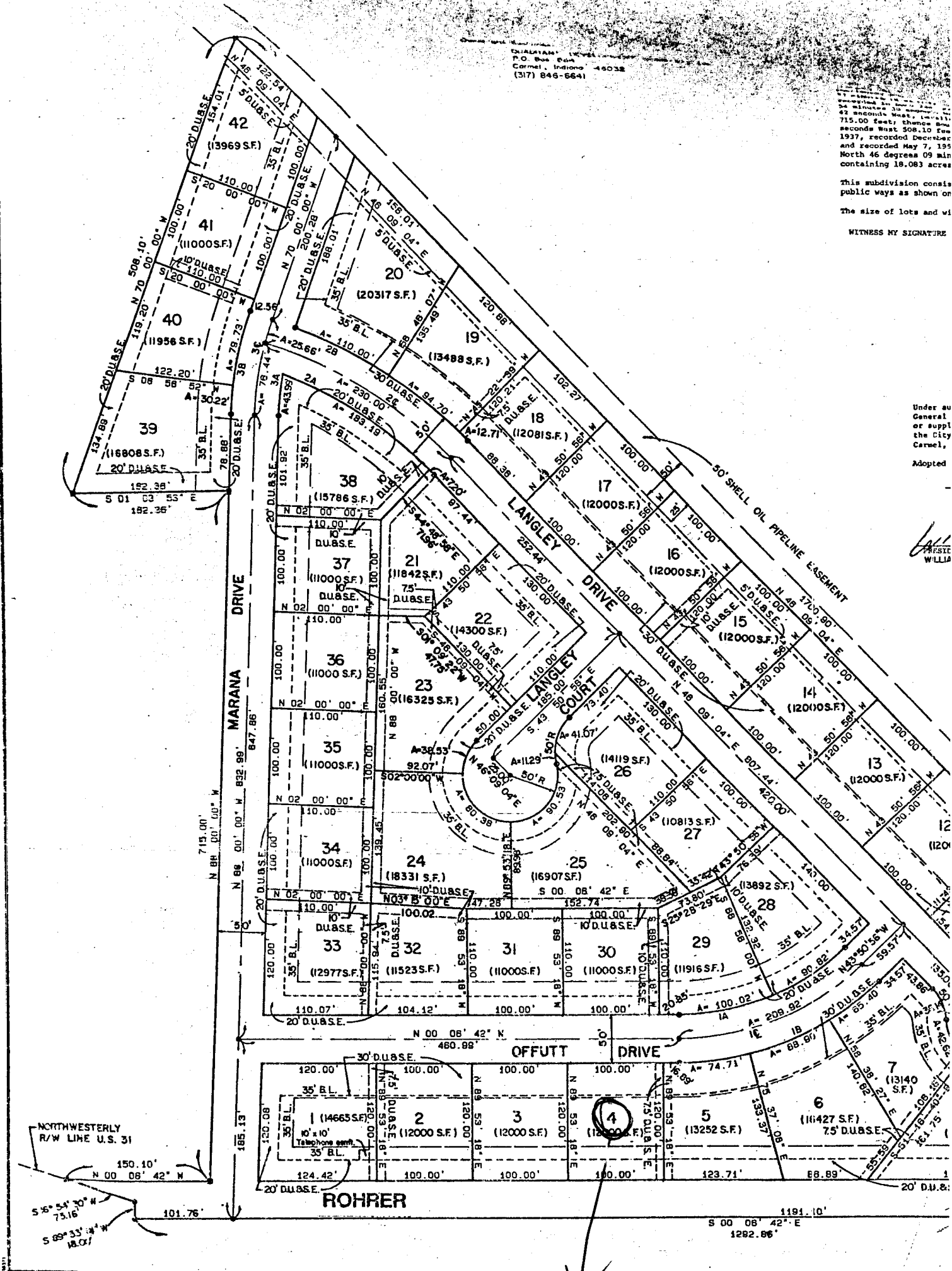
This subdivision consists of public ways as shown on the plat.

The size of lots and widths of public ways are shown on the plat.

WITNESS MY SIGNATURE

Under and subject to all general or special laws of the City of Carmel, Indiana, adopted and to be adopted.

WILLIAM W. WILSON



Search Job # 296994
only

Owner and Subdivider:
 QUADRANT DEVELOPMENT COMPANY, INC.
 P.O. Box 864
 Carmel, Indiana 46032
 (317) 846-6641

I, the undersigned hereby certify that the within plat is true and correct and represents a part of the Southwest Quarter of Section 24, Township 18 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 06 minutes 42 seconds East (Assumed Bearing) along the East line of said Quarter Section 235.00 feet to the Point of Beginning; thence continuing South 00 degrees 06 minutes 42 seconds East along said East line 1292.86 feet; thence South 89 degrees 53 minutes 18 seconds West 18.00 feet to the Northwesterly right-of-way for U.S. Highway 31 per Warranty Deed recorded in Book 248, page 216 in the Office of the Recorder of Hamilton County, Indiana; thence South 16 degrees 54 minutes 30 seconds West along said Northwesterly right-of-way line 75.16 feet; thence North 00 degrees 06 minutes 42 seconds West, parallel with the said East line 150.10 feet; thence North 88 degrees 00 minutes 00 seconds West 715.00 feet; thence South 01 degree 03 minutes 53 seconds East 162.36 feet; thence North 70 degrees 00 minutes 00 seconds West 508.10 feet to the centerline of a pipeline easement to Shell Petroleum Corporation dated December 10, 1937, recorded December 29, 1937 in Miscellaneous Record 33, pages 364 and 365 and amendment dated April 22, 1959 and recorded May 7, 1959 in Book 55, page 50 in the Office of the Recorder of Hamilton County, Indiana; thence North 46 degrees 09 minutes 04 seconds East along said centerline 1700.90 feet to the Point of Beginning, containing 18.083 acres, more or less.

This subdivision consists of 42 lots, numbered 1 through 42, both inclusive, together with streets, easements, and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 19 day of February 1984.

John V. Schneider
 JOHN V. SCHNEIDER
 Reg. Land Surveyor - Indiana #50115



Under authority provided by Title 36, Acts of 1981, P.L. 309 enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, or supplementary thereto, and an ordinance adopted by the Common Council of the City of Carmel, Indiana, this plat was given approval by the City of Carmel, as follows:

Adopted by the Carmel City Plan Commission at a meeting held

February 19, 1985

William Merrill
 PRESIDENT
 WILLIAM MERRILL

Rosalind McCart
 SECRETARY
 ROSALIND MCCART

CURVE
1A
1E
1B
2A
2E
2B
3A
3E
3B

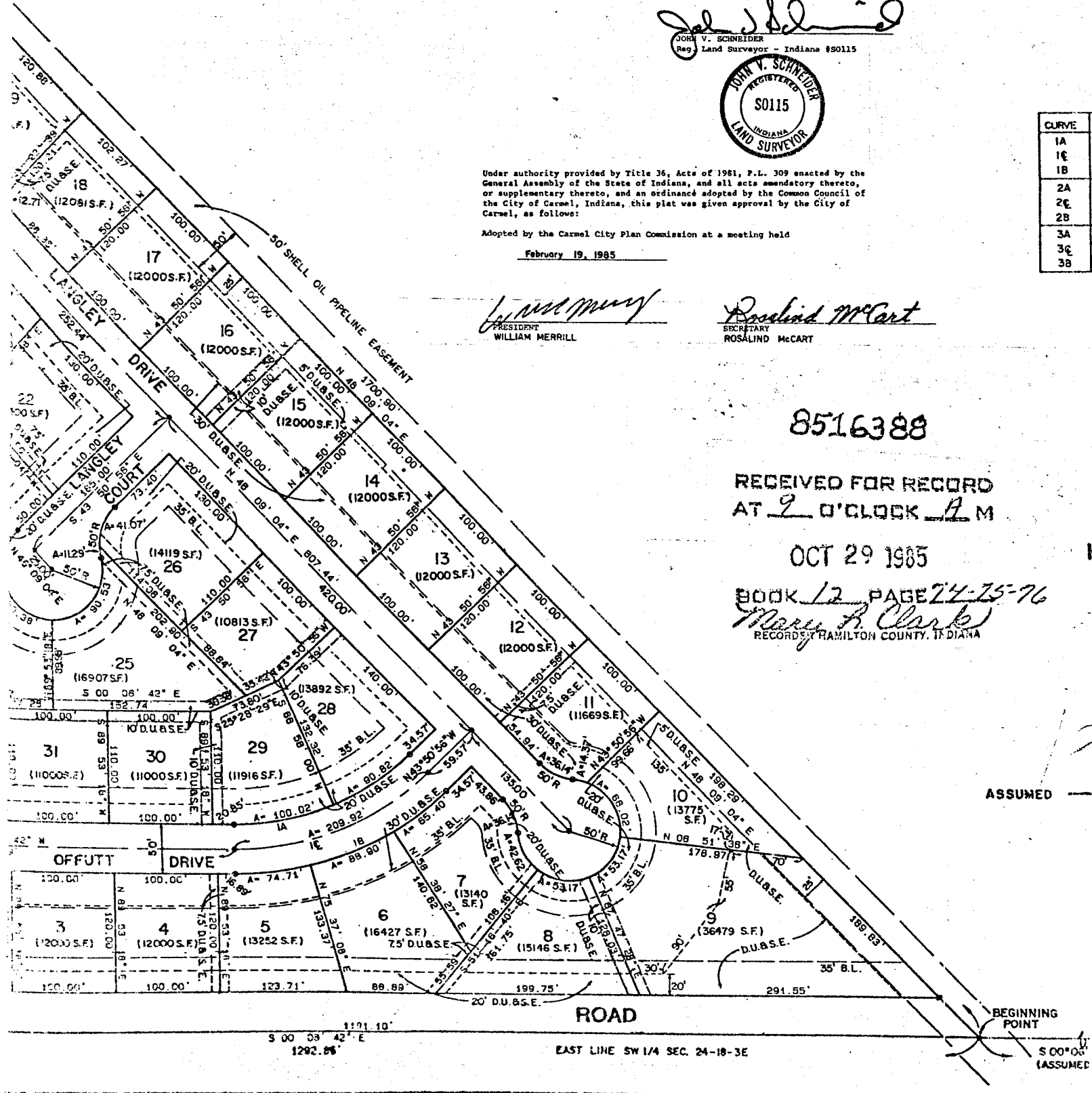
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RECEIVED FOR RECORD
 AT 2 O'CLOCK P.M.

OCT 29 1985

BOOK 12 PAGE 74-75-76
Mary R. Clark
 RECORDER, HAMILTON COUNTY, INDIANA

ASSUMED



DULN
 29