

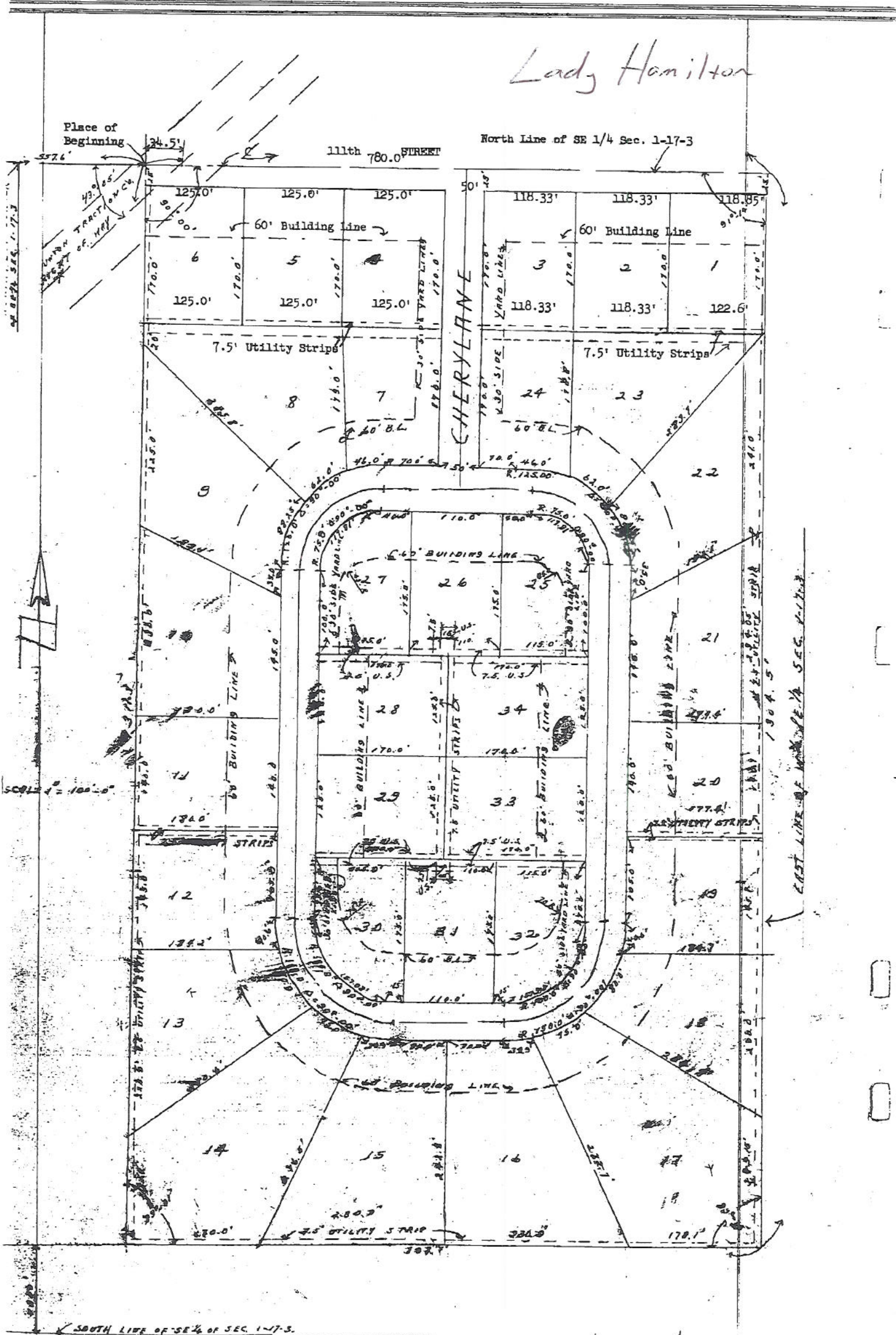
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FLAT -62- LADY HAMILTON ESTATES 71

Lady Hamilton

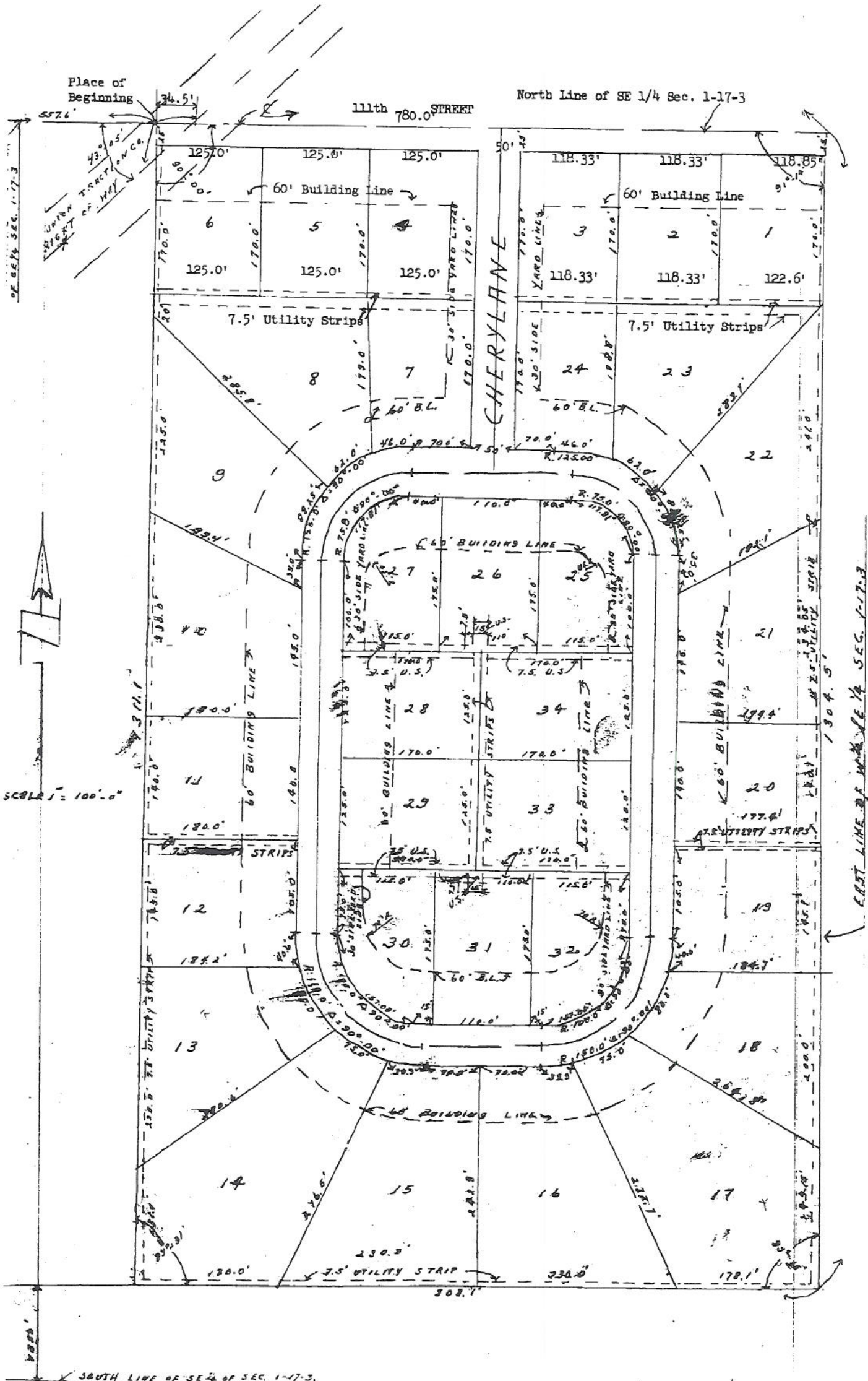


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PLAT -of- LADY HAMILTON ESTATES 71



LADY HAMILTON ESTATES

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I hereby certify that the within plat is true and correct and represents a survey of part of the West half of the Southeast Quarter of Section 1, Township 17 North of Range 3 East in Hamilton County, Indiana, being more particularly described as follows to wit: Beginning at a point on the North line of said Quarter Section which lies a distance of 557.6 feet East of the Northwest corner of said Southeast Quarter Section; running thence South on a forward deflection angle to the right of 90 degrees 00 minutes a distance of 1311.1 feet to a point on a line, which lies parallel to and 1350 feet North of the South line of said Southeast Quarter Section; running thence East on a forward deflection angle to the left of 90 degrees 29 minutes upon and along said line which lies parallel to the South line of Southeast Quarter Section a distance of 808.1 feet to a point; running thence North on a forward deflection angle to the left of 90 degrees 45 minutes upon and along the East line of the West half of said Southeast Quarter Section a distance of 1304.5 feet to a point in the North line of said Quarter Section; running thence West on a forward deflection angle to the left of 88 degrees 46 minutes upon and along said North line a distance of 780.0 feet to the point or place of beginning. Containing in all 23.8 acres more or less.

This subdivision consists of 34 lots, numbered 1 thru 34 inclusive. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during September, 1951.
Witness my signature this 4th day of October, 1951.

Paul I. Cripe (Seal Attached.)
Paul I. Cripe
Registered Professional Engineer #2900

The undersigned Ralph L. Wilfong and Mildred H., his wife, hereby layoff, plat, and subdivide into lots and streets in accordance with the within plat. The within plat shall be known and designated as Lady Hamilton Estates an addition to Hamilton County, Indiana.

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All lots in this addition shall be designated as residential lots. Only one single family dwelling with attached garage, and not exceeding 35 feet in height, measured from the grade to the line of the eaves, may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat, between which lines and the property lines of the street there shall be erected and maintained no structure or part other than an open one story porch.
- D. No one story house shall be erected on any lot in this addition having a ground floor area of less than 1200 square feet, and no one and one-half or two story house having a ground floor area of less than 800 square feet exclusive of open porches, garages, basements, or utility rooms.
- E. No trailer, tent, shack, basement, garage, barn, or other out-building or temporary structure, shall be used for temporary or permanent residential purposes on any lot in this addition.
- F. 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.
- G. No residence front shall be erected nearer than 60 feet to, nor farther than 125 feet from the front lot line, nor nearer than 15 feet to the side line of any lot in this plat. Except that in any case where the same person or persons owns two adjoining lots, such owner may build a residence or dwelling house or appurtenant garage across the dividing line or to coincide therewith.
- H. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 15,000 square feet.
- I. There are strips of ground 7 1/2 feet in width as shown on the within plat marked "Utility Strips", which are hereby reserved for the use of the public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, sewers, drains, and wires, 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. The owners of such lots in this addition however, shall take their title subject to the rights of the public utilities, and to those of the other owners of lots in this addition, to said easements herein granted for ingress and egress in, along, across, and through the strips of ground so reserved. Also, an easement of right of way across the Northwest corner of lot 6.
- J. When sanitary sewers are not available, septic sewerage systems may be use provided the tank and adequate absorption beds meet the written approval of the Indiana State Board of Health. No other type of sewerage system may be used.
- K. No farm animals shall be permitted on any lot or lots in this addition, and no pets or domestic animals for commercial purposes shall be kept thereon.
- L. The right to enforce the foregoing provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed, or structure, erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this addition, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or thru any such violation or attempted violation, said provisions shall be in full force and effect until January 1, 1977 at which time said covenants shall be automatically extended for periods of 10 years, unless by a 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 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.
- M. The above covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

In Witness Whereof, Ralph L. Wilfong and Mildred H., his wife, have hereunto caused their names to be subscribed this 4th day of October, 1951.

By: Ralph L. Wilfong
By: Mildred H. Wilfong

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State of Indiana)
County of Hamilton)S.S.

Personally appeared before me the undersigned a Notary Public in and for said county and state, Ralph L. Wilfong and Mildred E., his wife, and acknowledged the execution of the above and foregoing certificate as their voluntary act and deed for the purposes therein expressed.

My Commission Expires
June 21-1955.

Florence Sager Knight
Notary Public.

Approved Oct. 17, 1951.

O. V. Winks Chair.
Hamilton County Plan. Com.

Approved subject to completion of driveways with bituminous surface according to specifications on file in Auditor's Office, this 5th day of November, 1951.

Fred C. Hohn (Seal Attached.)

Perry C. McClintock

Dale Hanshaw

Board of Commissioners of
Hamilton County, Indiana.

Attest Harry C. Griffin
Auditor of Hamilton Co.

The above is a true copy recorded November 5, 1951. Carrie H. Roberts, R. H. C.

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BATMAN -to- NELSON

THIS INDENTURE WITNESSETH, That Paul R. Batman and Opal I. Batman, husband and wife (each adults) of Hamilton County, in the State of Indiana Convey and Warrant to Norman W. Nelson of Marion County in the State of Indiana for and in consideration of One Dollar (\$1.00) and other valuable considerations the receipt whereof is hereby acknowledged, the following described Real Estate in Hamilton County in the State of Indiana, to-wit:

Lot #12 (Twelve) in North Augusta Resubdivision, a subdivision of Hamilton County, Indiana, the plat of which is recorded in Deed Record 134, page 521 in the office of the Recorder of Hamilton County, Indiana.

Subject to a certain mortgage executed to the New Augusta State Bank on the 17th of December, 1949 in the original amount of \$2,400.00 and recorded December 20, 1949 in Book 104, at page 227 in the office of the Recorder of Hamilton County, Indiana.

Subject also to taxes.
Revenue Stamps \$1.10.

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said Paul R. Batman and Opal I. Batman, husband and wife (each adults) have hereunto set their hands and seal, this 22nd day of September, 1951.

Paul R. Batman (Seal.)
Opal I. Batman (Seal.)

State of Indiana, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this Twenty-second day of September, A. D. 1951, personally appeared the within named Paul R. Batman and Opal I. Batman, husband and wife (each adults) Grantors in the above conveyance, and acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

C. K. McCormack
Notary Public.

My Commission expires June 27, 1955.

The above is a true copy recorded November 5, 1951. Carrie H. Roberts, R. H. C.