

366

7814

AFFIDAVIT

ENTERED FOR RECORD

July 5 1963 12:22 PM

Gail B. Hillis

Recorder Hendricks County

STATE OF INDIANA
SS:
HENDRICKS COUNTY

FRED E. SHELTON having first been duly sworn upon his oath says that he is well and personally acquainted with John G. Shelton mentioned as one of the grantees in a certain warranty deed recorded February 27, 1951 in Deed Record 162 page 588, Hendricks County records.

Affiant further says that said John G. Shelton departed this life, intestate, on the 30 day of APRIL, 1958.

Affiant further says that the entire estate of said decedent, including all jointly owned real and personal property, together with the proceeds of life insurance in effect on his life at the time of his death did not exceed sixty thousand dollars, and therefore was not subject to Federal Estate tax.

Affiant further states that he knows of his own personal knowledge that John G. Shelton and Anna Shelton lived together continuously as husband and wife from the date of the above mentioned deed until the date of death of said John G. Shelton.

Further affiant saith not.

Fred E. Shelton
Fred E. Shelton

Subscribed and sworn to before me this 3rd day of July, 1963.

Norman S. Comer
Norman S. Comer
Notary Public in and for the
County of Hendricks and State
of Indiana.

My commission expires:

January 17, 1967

This instrument was prepared by Norman S. Comer.

July 9, 80
504 Brook
RE Maple Brook
Gardens Sec 2

7814

CERTIFICATE

ENTERED FOR REC. R.

July 5 1963 3:22 PM

Gail B. Hillis

Recorder Hendricks County

The undersigned, Harrison Homes, Inc. does hereby certify that it is the fee simple owner of the following described real estate situated in Hendricks County, Indiana, to-wit:

Lots Numbered 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 in Gordon Heights, First Section, an Addition to the town of Brownsburg, Hendricks County, Indiana, as per plat thereof recorded in Plat Book 5 page 108-9, Hendricks County records; and

Further that the above numbered lots are all of the lots contained within the addition known as Gordon Heights, First Section.

The undersigned further certify that it has promoted other additions in the near vicinity of the above mentioned Gordon Heights, First Section, and that the name of the last addition is First Section, Maple Brook Gardens.

THEREFORE, by this indenture the undersigned do hereby change the name of said Gordon Heights, First Section to read as follows:

"Lots Numbered 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 in Second Section, Maple Brook Gardens, an Addition to the town of Brownsburg, Hendricks County, Indiana, as per plat thereof recorded in Plat Book 5 page 108-9, Hendricks County records."

The undersigned further certify that all restrictive covenants recorded in the Hendricks County records which heretofore pertained to the Lots in Gordon Heights, First Section shall hereafter be applicable to the above named Second Section, Maple Brook Gardens.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and corporate seal this 3rd day of July, 1963.

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HARRISON HOMES, INC.
by: James F. Carter
James F. Carter-Vice President

Attest: Gertrude Carter
Gertrude Carter-Secretary

STATE OF INDIANA
MARION COUNTY SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harrison Homes, Inc. by James F. Carter its Vice President and Gertrude Carter, its Secretary and acknowledged the execution of the foregoing certificate to be of their own free will and act.

WITNESS my hand and Notarial Seal this 3rd day of July, 1963.

Geraldine Chadwick
GERALDINE CHADWICK Notary Public

My commission expires:
July 9 1967

This instrument was prepared by Norman S. Comer.

7550

ENTERED FOR RECORD
July 6 1963 AT 11:20AM
Gail B. Hillis
Recorder Hendricks County

VENDOR'S AFFIDAVIT

Monte C. Chadwick and Geraldine Chadwick, being
duly Sworn, say:

That they are the owners in fee simple of the following described real estate, to-wit:

The East half of Lot Numbered One (1) in Block
Numbered Thirty-Two (32) in the Original Town of
Danville, Indiana

That there are not any liens or encumbrances on said real estate as of this date except: current taxes

That they are the lawful owners thereof and entitled to mortgage the same.

That there are not any unpaid labor or material bills furnished or supplied within the past sixty (60) days for which Mechanic's Liens have been or could be filed.

That affiants make this affidavit for the purpose of inducing the Citizens Savings & Loan Association to receive from the undersigned a first mortgage on the above described real estate.

Monte C. Chadwick
Monte C. Chadwick
Geraldine Chadwick
Geraldine Chadwick

STATE OF INDIANA)
HENDRICKS COUNTY) SS:

Subscribed and sworn, to before me, a notary public in and for said county and state, this 6th day of July, 1963

Hertha M. Harris
Notary Public Hertha M. Harris

My commission expires
Feb 18 1966



GORDON HEIGHTS

FIRST SECTION

A PART OF THE N.E. QUARTER
OF SECTION 14, TOWNSHIP 16

We, the undersigned, P. E. MIDDLETON CO., INC., registered professional engineers and land surveyors of the State of Indiana, hereby certify that the within plat of Gordon Heights is true and correct and represents a subdivision of part of the northwest quarter of Section 14, Township 16 North, Range 1 East in Hendricks County, Indiana, more particularly described as follows:

Beginning at the northwest corner of the east half of the northwest quarter of said Section 14, run thence south along and with the west line of aforesaid half quarter section 660.00 feet; thence easterly parallel to the north line of aforesaid half quarter section 315.00 feet; thence northerly parallel to the west line of aforesaid half quarter section 288.00 feet; thence northeasterly deflecting right 31°19' a distance of 79.07 feet; thence easterly parallel to the north line of aforesaid half quarter section 60.00 feet; thence northerly at right angles to the north line of said half quarter section 179.00 feet; thence northerly deflecting left 4°38' a distance of 60.10 feet; thence northerly deflecting right 5°20' a distance of 140.00 feet to a point on the north line of aforesaid half quarter section; thence westerly along and with said north line 388.00 feet to the place of beginning, containing 5.77 acres, more or less.

This subdivision consists of eighteen (18) lots numbered from 11 to 28 inclusive. The size of the lots, the widths of the streets and easements are shown in figures denoting feet and decimal parts thereof.

IN WITNESS WHEREOF we have hereunto affixed our seal this 1st day of February, 1963.

P. E. MIDDLETON CO., INC., ENGINEERS

By: P. W. Moore, Sec. #2373
P. C. Moore, President

The undersigned, Jay C. Williams and Lois E. Williams, husband and wife, and Laurence E. Williams and Marie N. Williams, husband and wife, the owners and proprietors of the real estate shown and described herein, do hereby certify that they have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as "Gordon Heights, First Section," an addition to the Town of Brownsburg, Hendricks County, Indiana. All streets, easements and public ways shown and not heretofore dedicated, are hereby dedicated to the public.

That they do hereby establish and declare the following protective and restrictive covenants covering the subdividing of the said real estate.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. No screens planting over 36 inches high and no fence permitted between building setback line and front lot line.
3. The ground floor area of the main structure exclusive of open porches and detached garages shall be not less than 1,000 square feet for 2-story structures, nor less than 800 square feet in the case of a 1½-story or one and one-half or two-story structure without an attached garage. Two hundred and forty (240) square feet of the floor area of an attached garage may be counted as a part of the ground floor area. A garage separated from the main structure by an open breezeway shall not be considered an attached garage.
4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 10 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 10 feet to any side property line, except that a side yard shall be required for a garage or other permitted accessory building located 10 feet or more from the minimum building setback line. No dwelling shall be located on any lot nearer than 10 feet to the rear lot line. For the purpose of this covenant, decks, steps and open porches shall not be considered as a part of a building, provided, however, that they shall not be constructed to permit any portion of a building on a lot to encroach upon another lot. No building shall be located to encroach upon an easement as shown on the recorded plat.

Under the authority provided by Chapter 174 of the Code of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and pursuant to the authority of the Board of Commissioners of the Town of Brownsburg, Indiana, this plat was given approval of the Town of Brownsburg as follows:

Approved by Town Plan Commission of Brownsburg, Indiana, this 1st day of February, 1963.

Jay C. Williams
Lois E. Williams
Laurence E. Williams
Marie N. Williams
Date: 2/1/63

Thomas P. Hester
 Mayor

M. J. ...
 ...

The undersigned ...
Date: 2/1/63

