



**MAPLE BROOK GARDENS**  
**FOURTH SECTION**

AN ADDITION TO THE TOWN OF MORGANBURG, INDIANA,  
BEING A PART OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 1 EAST  
HENRICKS COUNTY, INDIANA

John C. Moore, by F. W. Moore, its President, a registered professional engineer of Indiana, hereby certifies that the within plot of Maple Branch Ranch is described and is a part of the east half of the northeast quarter of Section 17, Township 1 East in Hendricks County, Indiana, more particularly described

14,560.00 feet south of the north line of aforesaid half quarter section, thence west 60° 00' 00" bearing, said point being also the northeast corner of Maple Tree Ranch, as recorded in Plat Book 7, Page 46 in the Office of the Register of Deeds, and being said point parallel to the north line of said half quarter section, and being said point a distance of 16.35 feet thence south 0° 42' west a distance of 116.00 feet, thence south 0° 42' west 260.00 feet, thence north 0° 42' east 100.00 feet, thence 0° 42' west 30.40 feet; thence north 78° 42' west 131.00 feet, thence north 78° 42' west 177.50 feet to a point in the center of the boundary line between Sections Thirteen, Third, Sections Thirteen, North 24° 53' west along said easterly line 305.87

1970 population from 42 to 60, both inclusive, streets, mansions, and  
residential areas, were at least

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P. B. KIDDLETON CO., INC., SURVEYORS

Ex: B.W. Moore, Room 1, No. 1000  
V. I. Moore, President

19.000 millions, hundred and fifty and twenty thousand

REVIEW OF ALL INFORMATION AND RESTRICTIVE COMMENTS

...for residential purposes, except as set forth in the attached affidavit, I do not intend to remain in any lot other than one, detached, single family residence, situated in height and a private garage for not more than

any one dwelling unit, exclusive of open porches and garages, shall be not more than

any lot nearer to the front line or nearer to the side street line than the building may let nearer to the front line or nearer to the side street line than the building is permitted. No buildings shall be located nearer than 8.00 feet to any side lot line or to any rear or other permitted accessory building located 10.00

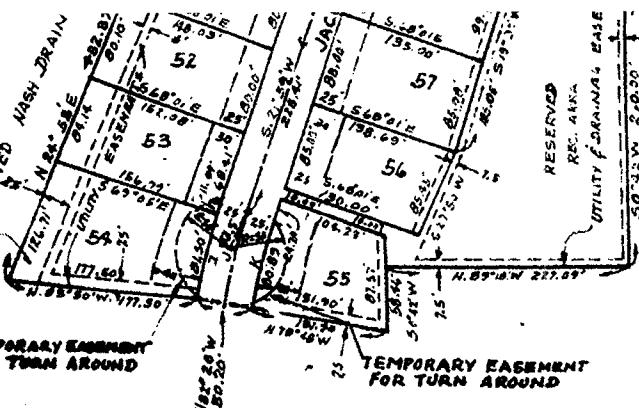
Inspection and maintenance of utility and drainage facilities are reserved as shown in the

no noise or activity shall be carried out upon any lot, nor shall anything be done thereon which may annoy or harass the neighborhood.

... under of 1000 feet 40.00 feet at the building

be erected or placed on any lot having a frontage upon a  
used or maintained as a dumping ground for refuse. Trash, garbage or other waste shall not

(16) Lots 53, 54, and 55 are subject to a temporary easement for a turn-around at the end of Jackson Boulevard. The said easements are shown on the within plat. At such time as Jackson boulevard is extended northwardly and beyond the corner of Jackson and Harrison, the temporary easements shall become invalid and need cease to exist.



SCALE: 1/100

CURVE	$\Delta$	R	T	L
A	9° 31'	601.55	49.02	93.85
B	5° 02'	635.52	30.30	52.79
C	7° 04' OR	637.95	51.98	108.73
D	6° 08'	20.00	14.76	81.17
E	20° 42'	20.00	20.28	8.36
F	21° 55'	304.97	76.15	56.44
G	18° 59'	411.03	80.00	108.00
H	21° 07'	636.50	64.95	167.61
I	9° 27'	316.38	45.61	83.55
J	20° 35' OR	520.00	43.66	87.72
K	20° 00'	316.38	45.61	83.55

11. No fence, wall, hedge or everis planting which obstructs sight lines at elevations between 3½ and 12 feet above the roadway 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 them at points 25 feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines.
  12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of lots has been recorded, agreeing to change said covenants in whole or in part.
  13. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Violation of all or any part of these covenants will not affect the remainder of title.
  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.
  15. Lot Bldg. 60 is hereby reserved as a playground or recreational area for the use of the lot owners in this addition. However, if the said lot 60 is not so used and properly equipped with usual playground equipment and facilities by the duly constituted authorities of the Town of Greenwood within a period of five years from the date of the recording of this instrument, such reservation shall expire and the property shall revert to the undersigned owners, their heirs and assigns, and may be used for residential purposes commensurate with the then existing zoning laws and restrictions. If said area is used for a playground or recreational area, the cost of the up-keep and maintenance of said area shall be borne by the Town of Greenwood, Indiana. It is further provided that in the event said lot 60 is discontinued at any time, then said lot area shall revert to the undersigned owners, their heirs and assigns, and may be used for residential purposes commensurate with the then existing zoning laws and restrictions.

In witness whereof, the said parties are executors and proprietors of the above described addition to the Post  
Office, do hereby, make and execute this 20<sup>th</sup> day of MARCH, 1971.

Jay G. Williams

Lawrence B. Williamson

Lewis E. Williams

Doris M. Gilkerson  
Doris M. Gilkerson

## STATE OF MASSACHUSETTS

Charles H. Kinnear  
Secretary

April 24, 1924 - 24.

*by Government Edition*

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— 1 —

July 10<sup>th</sup>, 1976 - June, 1976

Mary Jane Weatherley Fey

*Entomol. exp. appl.* 1970

1998-1999  
1999-2000

1985-1986-1987-1988-1989-1990