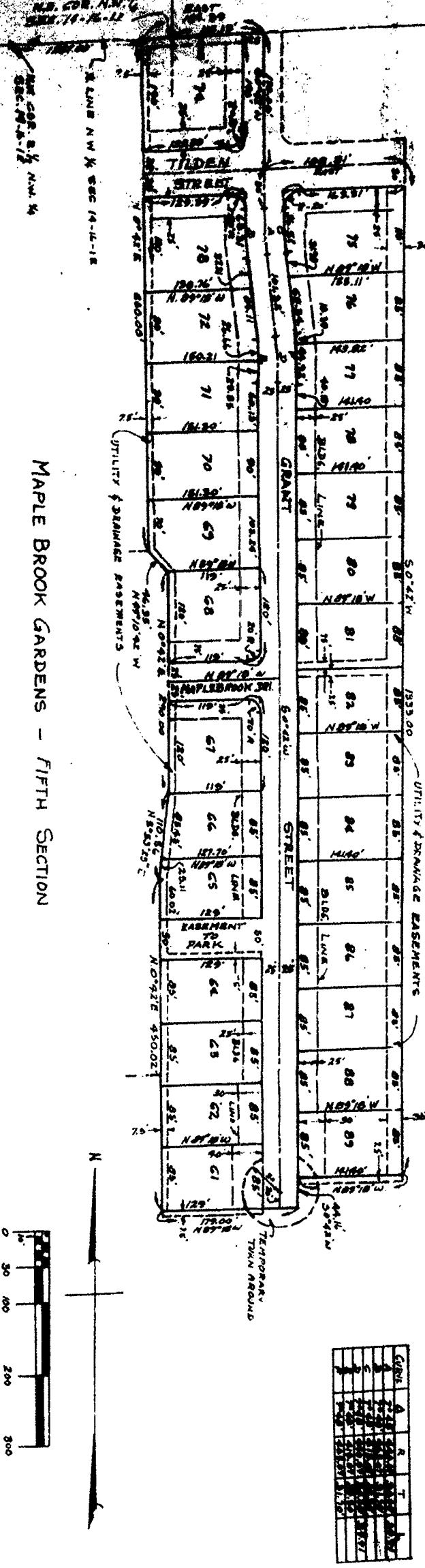


N.J. COR. N.H. U.
1900-74-76-12



MAPLE BROOK GARDENS - FIFTH SECTION

HENDRICKS COUNTY, INDIANA

P. V. Moore, its President, a registered, professional surveyor, having certified that the within plat of Maple Brook Gardens, herein described, is a part of the North 1/4 of Section 14, Township 61, Range 8, in Hendricks County, Indiana, more particularly described

as follows: Beginning at a point on the center line of the same half of the northwest quarter of aforesaid Section 14, being the northeast corner of the aforesaid half quarter section, said point being also the southwest corner of the aforesaid half quarter section, as per plat thereof recorded in the Office of the Clerk of the County of Hendricks, in Plat Book 1, page 18; continue trace on a bearing of east on the center line of the same half quarter section west a distance of 154.39 feet to a point in the center line of the same half quarter section, thence south 0°42' west along said center line of the same half quarter section, thence east 0°42' west 141.40 feet; thence north 0°42' west 141.40 feet; thence north 0°42' east a distance of 450.76 feet along the center line of the same half quarter section, as per plat thereof recorded in the Office of the Clerk of the County of Hendricks, in Plat Book 1, page 18, and said easterly line projected southerly, thence south 0°42' west a distance of 110.50 feet; thence north 0°42' east 46.35 feet to the southwest corner of the same half quarter section, thence north 0°42' west along the westerly line of said corner 100.00 feet to the place of beginning, containing 10.6902 acres, more or less.

The boundaries of the lots numbered from 61 through 89, both inclusive, streets, easements and alleys are shown in figures denoting feet and yards.

The dimensions of the streets and easements are shown in figures denoting feet and yards.

Dated at Indianapolis, Indiana, on the 11th day of July, 1972.

P. V. MIDDLETON CO., INC., SURVEYORS

P. V. Moore, Reg. L.S. #2373
P. V. Moore, President

I, P. V. Moore, President of P. V. Middleton Co., Inc., Surveyors, do hereby declare that the boundaries and description of the real estate shown and described herein, do hereby constitute the boundaries and description, and so exactly lay off, plot and subdivide said real estate into lots and parcels, as set forth in the aforesaid plat. This subdivision shall be known and designated as "Maple Brook Gardens," located in the town of Indianapolis, Hendricks County, Indiana. All streets, easements and alleys, and other improvements, are hereby dedicated to the public.

I further declare that the following protective and restrictive covenants covering the subdivision, shall be binding upon all persons, by building shall be erected, altered, placed or otherwise used on any lot, except that one single-family dwelling not to exceed two and one-half stories, and not more than two cars.

No building, garage, shed or fence permitted between building set back line and front lot line, except that a fence may be built across the rear of a building, provided that it is not more than six feet high and no fence permitted between building set back line and front lot line.

No building, garage, shed, porch, veranda, extension, enclosure of open porch, and garages, shall be not less than twenty-five feet from the side street line.

No building, garage, or other structure, may be located on any lot nearer to the front line nor nearer to the side street line than the distance of twenty-five feet from either line. No buildings shall be located nearer than 8.00 feet to any side lot line, except that a dwelling may be located for a garage or other permitted accessory building located 30.00 feet from the side street line. No dwelling shall be located on any interior lot "wider than 30.00 feet, and not less than 10.00 feet wide, than the side street line. For the purpose of this covenant, eaves, steps, and open porches and patios shall not be considered as part of the building, provided however, that this shall not be construed to permit a dwelling to encroach upon another lot. No building shall be located to encroach upon an adjacent lot, as record plat.

The maintenance and repair of all roads, sidewalks, curbs, gutters, drainage, and utility facilities are reserved as shown on the record plat, and the collection and maintenance of utilities and drainage facilities are reserved as shown on the record plat.

No demolition activity shall be carried out upon any lot, nor shall anything be done thereon which would be injurious or offensive to the neighborhood.

No animal, or poultry, of any kind shall be raised, bred or kept on any lot, except that domestic household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

No building shall be erected or placed on any lot having a width of less than 30.00 feet at the building set back line.

No building shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be disposed of in any manner except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be maintained in sanitary conditions.

No building of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be located on any lot at any time as a residence, either temporarily or permanently.

This instrument prepared by P. V. Moore.

11. No fence, wall, hedge or other planting which obstructs sight lines at elevations between ½ and 10 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 20 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 within, to restrain violation or to recover damages. Violation of any of these covenants will not result in reversion 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. Lots 61 and 69 are subject to a temporary easement for a turn-around at the end of Jackson Boulevard as said easements are shown on the within plat. At such time as Jackson Boulevard is extended southerly and dedicated as a public street, the aforesaid easements shall become invalid and shall cease to exist.

IN WITNESS WHEREOF, the said parties as owners and proprietors of the above described addition to the Town of Bromberg, Indiana, have hereunto set their hands and seals this 2nd day of April, 1923.

Jay M. Williams Laurence B. Williams
J. M. Williams Laurence B. Williams

Loris E. Williams Boris M. Williams
Loris E. Williams Boris M. Williams
Doris K. 4311422

STATE OF ILLINOIS }
COUNTY OF HENDRICKS }

Acknowledged on the 23rd day of April, 1973, by Jay C. Williams and Lois M. Williams, husband and wife; and Lawrence L. Williams and Corrie N. Williams, husband and wife, as owners and proprietors of the above inscribed addition, before me, a Notary Public in and for said State and County.

Charles D. Rice
1878-1910

My commission expires April 24, 1941. 23.

Under the authority provided by Chapter 174-A, Indiana Statute, by the General Assembly of the State of Indiana, and All acts subsequently enacted, and measures adopted by the Board of Trustees of The Town of Arcadia, Indiana, this bond was given, approved by the Town of Arcadia, Indiana.

Approved by the Town Plan Commission at a meeting held April 23, 1923.

Penobscot E. Dickie
1908-1911

John M. Gandy

July entered for taxation this 27 day of April 1918

Mary Jane Weatherbee MS
Auditor of Jefferson County, Inc.

Received Sept. 20, 1931.

1946-1947-1948-1949-1950-1951-1952-1953-1954-1955

Instrument No. _____

Franklin County, Ind.

3468

ENTERED FOR REC

APR 27 1973

Many thanks for
your kind letter.