

RIDGE HILL TRAILS

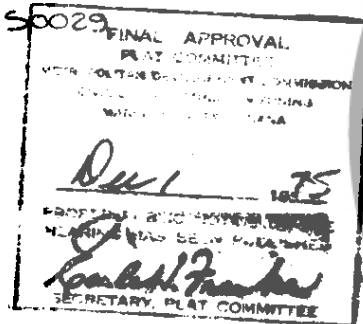
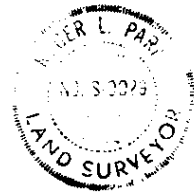
75 67286

SECTION 2

NOTES:

ALL UTILITY EASEMENTS ARE 5'
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 (277) DENOTES STREET ADDRESSES ASSIGNED
 BY DAD-DFZ-DATA DEV. 10-23-75

CERTIFIED BY: *Roger L. Park*
 ROGER L. PARK
 IND. REG. L.S.# 50029



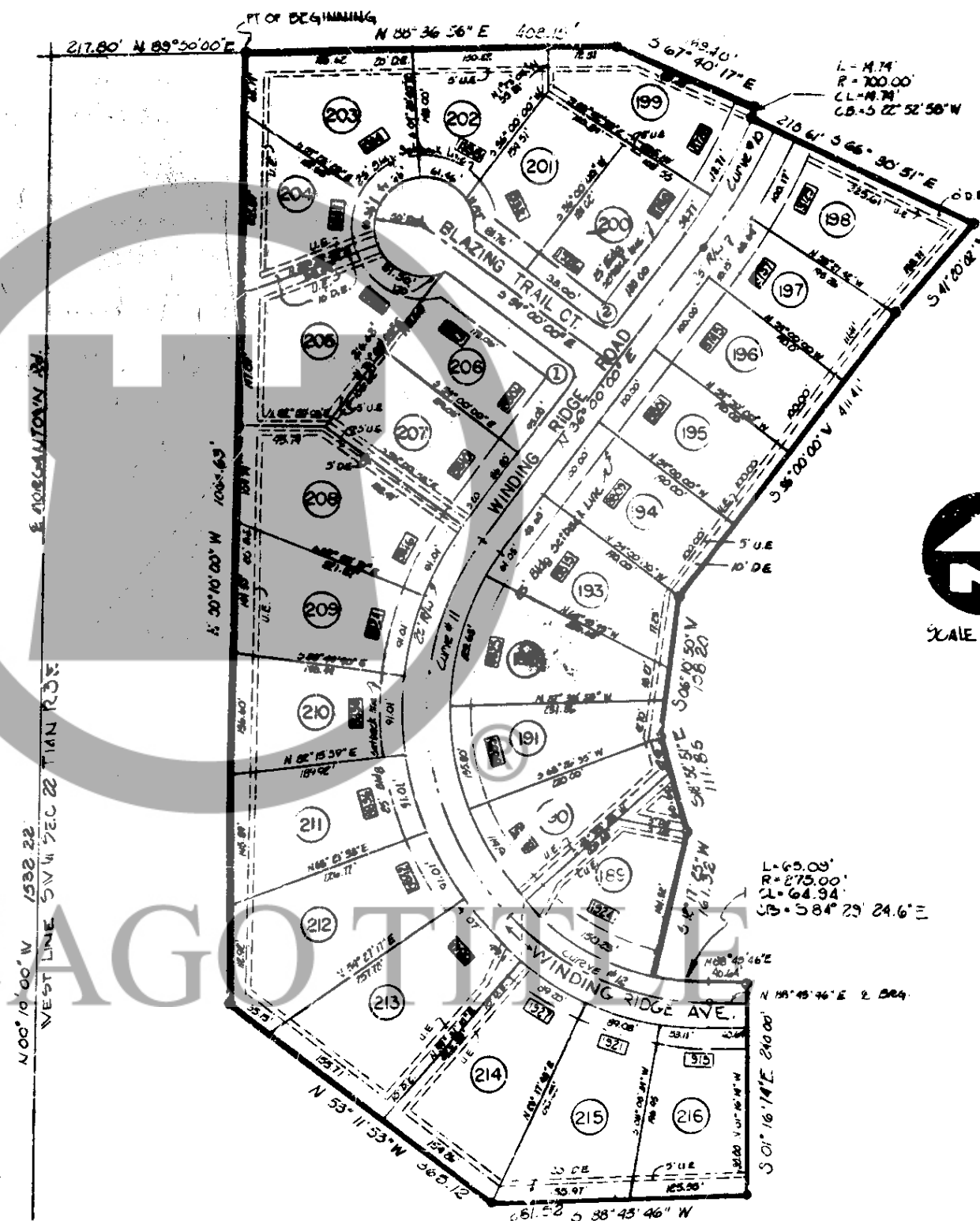
VOID UNLESS RECORDED
 BEFORE NOV 12 1977

CURVE DATA

CURVE	I	Δ	R	L	C	T
0	12°30'51"	7°54'10.3"	125.000'	158.350'	158.085'	71.491'
1	77°49'15"	6°22'12.8"	350.000'	475.380'	439.673'	282.519'
12	49°27'06"	19°06'54.9"	300.000'	258.920'	250.958'	136.143'

RADIUS DATA

LOT # 200	LOT # 206
RADIUS 2	RADIUS 1
R = 15.00'	R = 15.00'
L = 23.56'	L = 23.56'
C = 21.11'	C = 21.11'
CB = 0°00'00" SW	CB = 06°59'59.3" SE



CHICAGO TITLE

SW COR 5th & 1st SEC 22 T14N R3E

BAD MICROFILM

MCR

RIDGE HILL TRAILS SECTION FIVE

KNOW ALL MEN BY THESE PRESENTS: THAT HENRY SCHEID AND WILLIAM F. VAN HOY, JR. OF MARION COUNTY, STATE OF INDIANA BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN MARION COUNTY, STATE OF INDIANA, TO WIT:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 3 EAST, SITUATED IN PERRY TOWNSHIP, MARION COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Begin at the Southwest corner of the aforementioned quarter section, and proceed north along the west line of the aforementioned quarter Section N 00°10'00" W (the bearing computed from compass observation) 1532.22 feet to a point, thence N 09°50'00" E, 217.90 feet to the Point of Beginning, thence N 88°36'56" E, 408.15 feet to a point, thence S 67°40'17" E, 169.40 feet to a point, thence South along a curve, with a chord length of 14.74 feet, a radius of 700.00 feet and a bearing of S 22°52'58" W a distance of 14.74 feet to a point, thence S 66°30'51" E, 175.61 feet to a point, thence S 41°20'07" W, 133.71 feet to a point, thence S 36°00'00" W, 411.41 feet to a point, thence S 06°10'50" W, 158.20 feet to a point, thence S 18°52'51" W, 111.85 feet to a point, thence S 12°17'25" W, 161.32 feet to a point, thence East along a curve with a radius of 275.00 feet, a chord bearing of S 84°29'26.6" E, and a chord length of 64.94 feet, a distance of 65.09 feet to a point, thence N 88°43'16" E, 40.64 feet to a point, thence S 01°16'14" E, 240.00 feet to a point, thence S 88°43'46" W, 281.52 feet to a point, thence N 53°11'53" W, 365.12 feet to a point, thence N 00°10'00" W 1064.63 feet to a point the point of beginning, containing 16.06 Acres more or less. All distances computed from electronic measurements.

WE HEREBY MAKE PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HERETO ATTACHED, WHICH ADDITION SHALL BE KNOWN AS RIDGE HILL TRAILS, MARION COUNTY, INDIANA. THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTION SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO WIT:

- 1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN AS STATE UNDER THE D-2 ZONING AS SPECIFIED IN THE MARION COUNTY ZONING ORDINANCE 58-AD-13 AS AMENDED AND NOW EFFECTIVE IN MARION COUNTY.
2. NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLAN AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION.
(A) NO FENCE OR WALL SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY LOT NEARER TO THE STREET THAN THE MINIMUM BUILDING SET-BACK LINE UNLESS SIMILARLY APPROVED, AND IN NO CASE SHALL BE GREATER THAN THREE AND ONE HALF (3 1/2) FEET IN HEIGHT. APPROVAL SHALL BE PROVIDED IN PART (10) TEN.
(B) NO SINGLE STORY DWELLING SHALL HAVE A GROUND FLOOR AREA LESS THAN 1500 SQUARE FEET AND NO TWO STORY DWELLING SHALL HAVE A GROUND FLOOR AREA LESS THAN 1200 SQUARE FEET.
(C) EACH DWELLING SHALL HAVE AT LEAST A TWO CAR GARAGE BUT OPEN SIDED CARPORTS ARE SPECIFICALLY PROHIBITED.
(D) EACH DWELLING SHALL BE REQUIRED TO INCLUDE AN ELECTRIC OR GAS INCINERATOR AND A GARAGE DISPOSAL UNIT IN ITS INITIAL CONSTRUCTION.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE THAN THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT, FOR THE PURPOSES OF THIS COVENANT, EYES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING. PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCRACH UPON ANOTHER LOT.
4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
6. NO STRUCTURE OF A TEMPORARY NATURE, OR OUTBUILDING OF ANY KIND NOT CONNECTED TO THE MAIN RESIDENCE, INCLUDING, BUT NOT NECESSARILY LIMITED TO ANY TRAILER, TENT, BUSHMENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING, SHALL BE CONSTRUCTED, MOVED ONTO OR USED ON ANY LOT AT ANY TIME, FOR ANY PURPOSE.
(A) NO TRAILER, BOAT, CAMPING EQUIPMENT, DISABLED MOTOR VEHICLE OR OTHERWISE SHALL BE STORED, PARKED IN ANY MANNER WHATSOEVER IN FRONT OF THE HOUSE OR DWELLINGS ERRECTED ON THESE LOTS AND THE RESIDENTS SHALL MAKE EVERY EFFORT TO KEEP THEIR YARD AND LOT IN AN ATTRACTIVE MANNER AND IN SUCH A CONDITION THAT IT SHALL NOT DETRACT FROM THE PROPERTY VALUE OF THE ADDITION AND THE SILE JUDGE AS TO WHETHER OR NOT IT IS BEING SO KEPT SHALL REST IN THE ARCHITECTURAL CONTROL COMMITTEE, MEMBERS OF WHICH ARE PROVIDED HEREINAFTER.
7. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS, APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR.

- (A) THIS ABOVEMENTIONED ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED BY THE MAJORITY OF THE LOT OWNERS WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET: NOTICE IS SERVED UPON THE ARCHITECTURAL CONTROL COMMITTEE THAT AN ELECTION HAS BEEN REQUESTED, SAID NOTICE BEING SIGNED BY FORTY PERCENT OF THE FEE TITLE OWNERS OF THE LOTS IN THIS SUBDIVISION. THE NOMINATIONS FOR SAID COMMITTEE MUST BE MADE IN WRITING TO THE ARCHITECTURAL CONTROL COMMITTEE AND SAID NOMINATIONS MUST BE SIGNED BY AT LEAST TEN PERCENT OF THE FEE TITLE OWNERS, EACH LOT HAVING ONE VOTE. ELECTION WILL BE HELD WITHIN THIRTY DAYS AFTER NOMINATION WILL BE FILED AFTER THAT DAY HAS BEEN SERVED UPON THE ARCHITECTURAL CONTROL COMMITTEE. THE ELECTION WILL TAKE PLACE AT THE TIME AND PLACE SELECTED BY THE ARCHITECTURAL CONTROL COMMITTEE. BALLOTS SHALL BE CAST IN WRITING AND ONE VOTE WILL BE CAST FOR EACH LOT IN THE SUBDIVISION.
(B) ALL DRIVES INTO THESE LOTS SHALL BE HARD SURFACED AND CONSTRUCTED IN A MANNER BEFITTING THE OTHER LOTS IN THE NEIGHBORHOOD. SAID DESIGN AND JUDGEMENT ON CONSTRUCTION AND MAINTENANCE OF THESE DRIVES SHALL BE UNDER THE CONTROL OF THE ARCHITECTURAL CONTROL COMMITTEE.
8. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVES, FAIL TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
9. NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAINWATER INTO ANY SANITARY SEWER.
10. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
11. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATION OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED, OR PERMITTED UPON ANY LOT.
12. 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 PURPOSE.
13. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, OR GARBAGE. OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
14. NO FENCE, WALL, HERBE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE, 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 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 DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
15. 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 TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS THEM RECORDED, AGREEING TO CHANGE THEM IN WHOLE OR IN PART.
16. 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.
17. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT RESTRICTION OR TO RECOVER DAMAGES WITHOUT THE NECESSITY OF PROVING ACTUAL DAMAGES, AND THE RIGHT AND AUTHORITY TO ENFORCE THESE COVENANTS AND RESTRICTIONS SHALL BE RESERVED UNTO THE METROPOLITAN DEVELOPMENT COMMISSION OF INDIANAPOLIS, MARION COUNTY, INDIANA, AS WELL AS ALL OTHER PERSONS OWNING PROPERTY WITHIN THIS SUBDIVISION.
18. THE ABOVE COVENANTS ARE SUBJECT TO ALL THE PREVAILING RULES AND REGULATIONS OF THE METROPOLITAN PLANNING DEPARTMENT, MARION COUNTY, INDIANA, ITS ASSIGNS AND/OR SUCCESSORS.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED, HENRY SCHEID AND WILLIAM F. VAN HOY, JR. FOR AND IN BEHALF OF SUCH OWNERSHIP, 22 DAY OF Feb. 1975.

BY Henry Scheid, William F. Van Hoy, Jr. HENRY SCHEID WILLIAM F. VAN HOY, JR.

STATE OF INDIANA)) SS COUNTY) JOHNSON)

I, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED TO TAKE ACKNOWLEDGEMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT HENRY SCHEID AND WILLIAM F. VAN HOY, JR. THE OWNERS OF RIDGE HILL TRAILS, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, AS THEIR DULY AUTHORIZED ACTS, THIS 22 DAY OF Feb. 1975.

MY COMMISSION EXPIRES MARCH 13, 1976 JOAN GRANDE, NOTARY PUBLIC

I, ROGER L. PARK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER BY DIRECTION IN OCTOBER 1975 AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THEIR LOCATIONS ARE ACCURATELY INDICATED.

ROGER L. PARK ROGER L. PARK

DATED: Feb 22, 1975 SHEET 2 OF 2