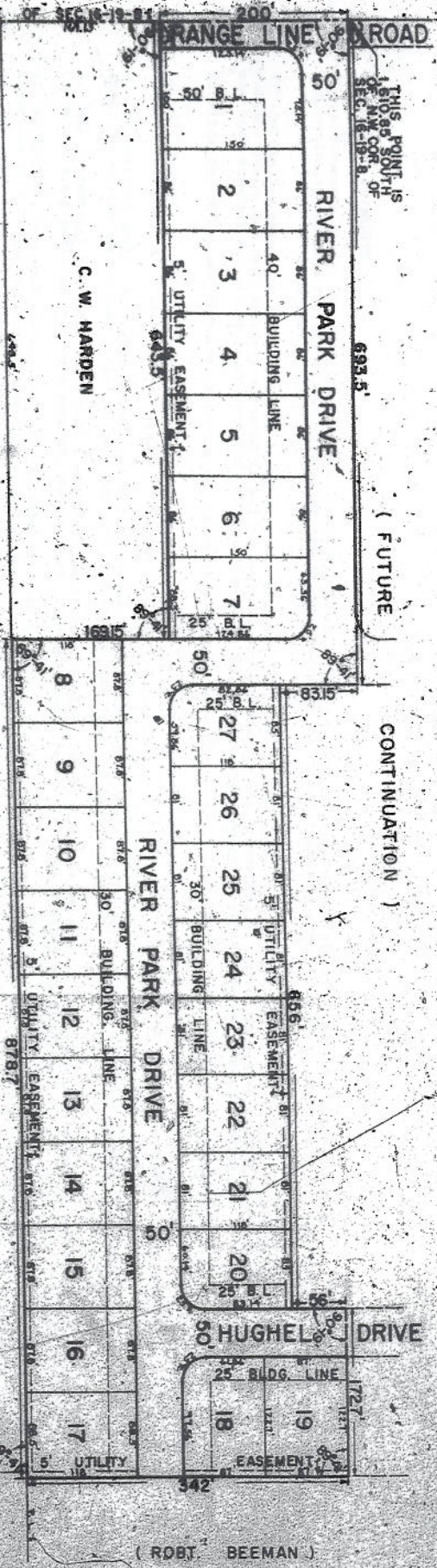


RIVER PARK ESTATES

A SUBDIVISION IN UNION TOWNSHIP, MADISON COUNTY, INDIANA.

PT. 1/2 OF SEC. 16-19-8.



(C. L. STINER)

(ROBT. BEEMAN)

SCALE 1"=100'

SURVEYORS CERTIFICATE:

I, Martin A. Milling, a registered professional land surveyor in the State of Indiana, do hereby certify that the plat shown herewith is true and correct and represents a sub-division into lots and streets of the following described real estate in Union Township, Madison County, Indiana:

Beginning at a point on the west line of Section 16, Township 19 North, Range 6 East and point being 1,610.65 feet south of the Northwest corner of said Section 16, and running thence east parallel with the North line of said Section 16, a distance of 693.5 feet, thence south parallel with the said west line, a distance of 56 feet, thence east parallel with said thence East parallel with said North line, a distance of 178.7 feet, thence south parallel with said West line, a distance of 134.2 feet, thence North, a distance of 178.7 feet, thence South parallel with said West line, a distance of 169.45 feet, thence West parallel with said North line, a distance of 643.5 feet to the said west line of Section 16, thence North 230 feet to the place of beginning.

Being a part of the North-half of Section 16, Township 19 North, Range 6 East, and containing 9.04 Acres, more or less. This subdivision contains 27 lots. The dimensions of lots, the width of streets and utility easements are shown in figures on the plat.

Witness my hand and seal this 26 day of September, 1902.

Martin A. Milling
 Registered Professional Land Surveyor
 No. 10171

PROTECTIVE COVENANTS

These covenants are to run with the land and shall be binding on all parties claiming under them until January 1, 1986, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the lots has been recorded, agreeing to change said covenants in whole or in part.

All lots in the subdivision shall be used for residential use only. No hollows or offensive trade or activity shall be carried on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

2. No building shall be located nearer to the front setback line or nearer to the side street line than the building setback lines shown on the recorded plat, and no building shall be located nearer than 7 feet to any side lot line and 20 feet from the back lot line.

3. All residential buildings shall have a minimum ground floor setback area of the main structure, exclusive of the garage and open porches of not less than 1,000 square feet for a one-story dwelling, nor less than 800 square feet of ground floor area for a 1 1/2 or 2 story dwelling.

4. No freestanding, basement, tent, shack, garage, barn or other buildings erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

5. No chickens or live stock shall be housed or allowed to remain on any lot in the subdivision.

6. All structures shall be built of non-combustible material and the exterior surfaces shall be brick, stone, finished stucco, frame or aluminum. High construction is required on any structure of any of these lots. It shall be completed within twelve months.

7. Until such time as a sanitary sewer is available, sewage disposal shall be by means of individual septic tanks and absorption systems of such design and construction and so approved on the lot as to be approved by local and state health authorities.

8. In addition to the utility easements shown on the plat, a 2 foot wide easement is hereby granted along the sides and back of all lots, to be used where necessary, for utility installations and maintenance.

OWNERS CERTIFICATE

The undersigned, owners of the above described real estate, certify that they do hereby ratify and approve the plat and subdivision and subdivision and streets in accordance with the plat shown above. That said plat shall be known as River Park Estates, a subdivision in Union Township, Madison County, Indiana. All subjects are hereby declared to public use. All set-back lines and utility easement strips shown on the plat are hereby voluntarily established unless hereafter modified or voided.

IN WITNESS WHEREOF, the undersigned owners, Frank L. Hughes and Edna L. Hughes, husband and wife, also, the Contract Buyer, River Park Estates Development Company, the parties to which are Lloyd H. Mallenbach-Katherine E. Mallenbach husband and wife, also, Robert W. Beeman, husband and wife, have caused these presents to be executed this 9th day of September, 1962.

Frank L. Hughes
Frank L. Hughes

Edna L. Hughes
Edna L. Hughes

STATE OF INDIANA)
COUNTY OF MADISON)

Before me, a Notary Public, in and for said County and State, personally appeared Frank L. Hughes, Edna L. Hughes, Lloyd H. Mallenbach, Katherine E. Mallenbach, Robert W. Beeman and Truda H. Beeman, and acknowledged the execution of the above and foregoing Plat as their voluntary act and deed.

Witness my hand and Notarial Seal this 9th day of September, 1962.

Notary Public
Notary Public

My Commission Expires 3-1-65

Lloyd H. Mallenbach
Lloyd H. Mallenbach

Katherine E. Mallenbach
Katherine E. Mallenbach

Robert W. Beeman
Robert W. Beeman

Truda H. Beeman
Truda H. Beeman

APPROVED THIS 9th DAY OF October, 1962.

THE PLANNING COMMISSION FOR MADISON COUNTY

Commissioner
COMMISSIONER

Resident
RESIDENT

APPROVED THIS 11th DAY OF October, 1962.

BY THE MADISON COUNTY COMMISSIONERS

Commissioner
COMMISSIONER

Resident
RESIDENT

Duly entered for taxation this 12th day of October, 1962.

11796
Received for record and recorded this 11th day of October, 1962, at 3:21 PM

All lots in the subdivision shall be used for residential use only. No business or offensive trade or activity shall be carried on upon any lot of nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No building shall be located nearer to the front street line or nearer to the side street line than the building setback lines shown on the recorded plat, and no building shall be located nearer than 7 feet to any side lot line and 20 feet from the back lot line.

All residential buildings shall have a minimum ground floor setback area of the main structure, exclusive of the garage and open porches of not less than 1,000 square feet for a one-story dwelling, nor less than 800 square feet of ground floor area for a 1 1/2 or 2 story dwelling.

No trailer, basement, tent, shack, garage, barn or other buildings erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No chickens or live stock shall be housed or allowed to remain on any lot in the addition.

All structures shall be built of new material only, and the exterior thereof shall be brick, stone, vitrified stone, frame or aluminum. High construction is required on any structure on any of these lots. It shall be completed within twelve months.

Until such time as a sanitary sewer is available, sewage disposal shall be by means of individual septic tanks or absorption systems of such design and construction and so located on the lot as to be approved by local and state health authorities.

In addition to the utility easements shown on the plat, a 5 foot wide easement is hereby granted along the sides and back of all lots, to be used where necessary, for utility installations and maintenance.

OWNERS CERTIFICATE

The undersigned, owners of the above described real estate, certify that they do hereby lay off, plat and subdivide said real estate into lots and streets in accordance with the plat shown above. That said plat shall be known as River Park Estates, a subdivision in Fulton Township, Madison County, Indiana. All steps are hereby required to public use. All set-back lines and utility easement strips shown on the plat are hereby established unless hereafter modified or vacated.

IN WITNESS WHEREOF, the undersigned owners, Frank L. Hughes, Edward C. Huggins, Joseph and wife, River Park Estates Development Company, the parties to whom are Lloyd H. Mellenbach-Katherine E. Mellenbach, Robert T. Beaman and wife, have caused these presents to be executed this 9th day of September, 1962.

Frank L. Hughes
Frank L. Hughes
Edward C. Huggins
Lloyd H. Mellenbach
Robert T. Beaman

Lloyd R. Mellenbach
Lloyd R. Mellenbach
Katherine E. Mellenbach
Katherine E. Mellenbach
Robert T. Beaman
Robert T. Beaman
Joseph H. Beaman
Joseph H. Beaman

STATE OF INDIANA
COUNTY OF MADISON

Before me, a Notary Public, in and for said County and state, personally appeared Frank L. Hughes, Edward C. Huggins, Lloyd H. Mellenbach, Katherine E. Mellenbach, Robert T. Beaman and Joseph H. Beaman, who acknowledged and execution of the above and foregoing plat as their voluntary act and deed.

John Lee Smith
Notary Public

My Commission Expires _____

APPROVED THIS 9 DAY OF October, 1962.

BY THE PLANNING COMMISSION FOR MADISON COUNTY

Ray Ward
Ray Ward
Resident
Delroy White
Delroy White
Secretary

Duly entered for record this 12th day of October, 1962.

APPROVED THIS 12th DAY OF October, 1962.

Frank A. Himmelfarb
Frank A. Himmelfarb
Deputy Clerk
Madison County, Indiana

Received for record and recorded this 14th day of October, 1962, at 3 P.M.