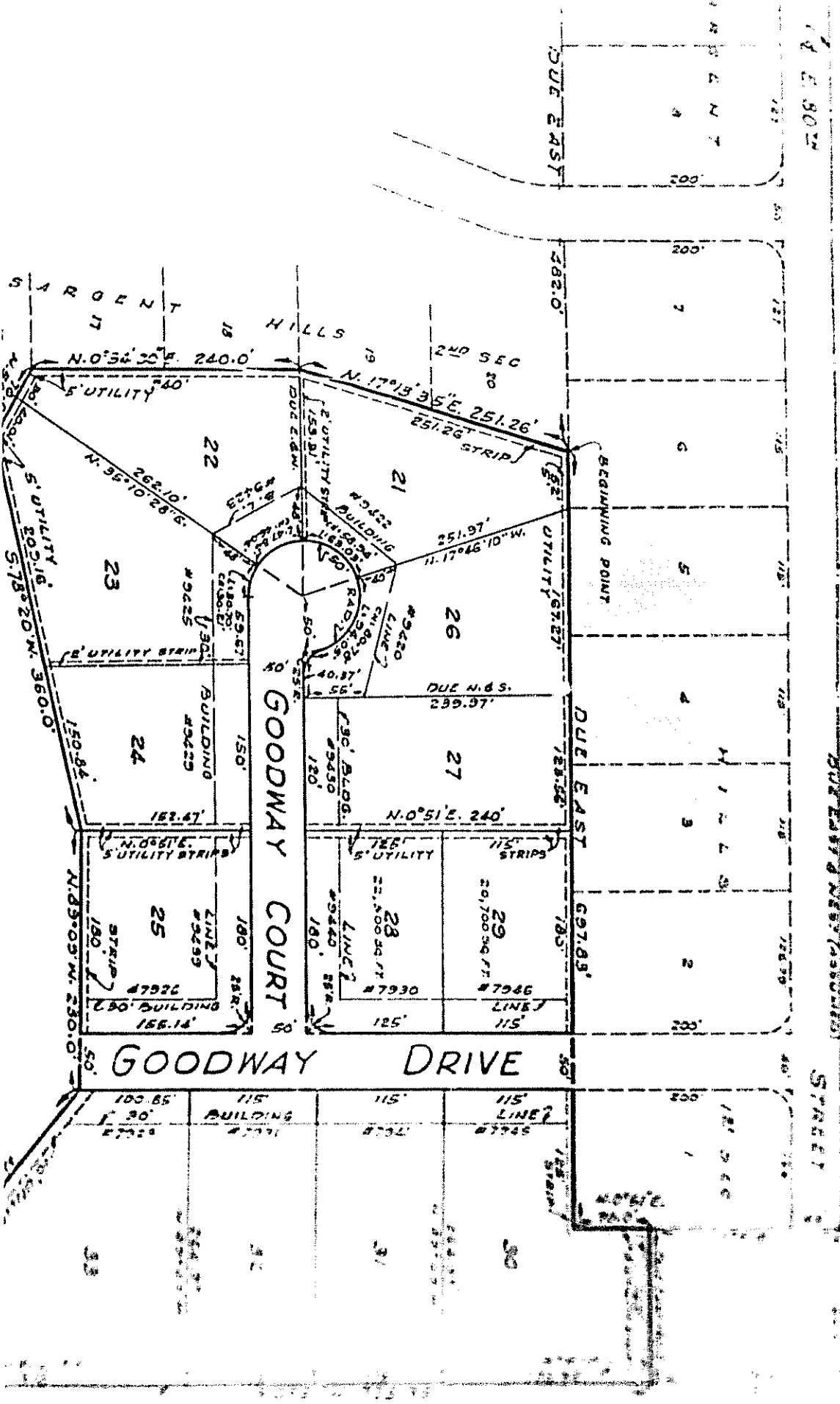


SARGENT HILLS

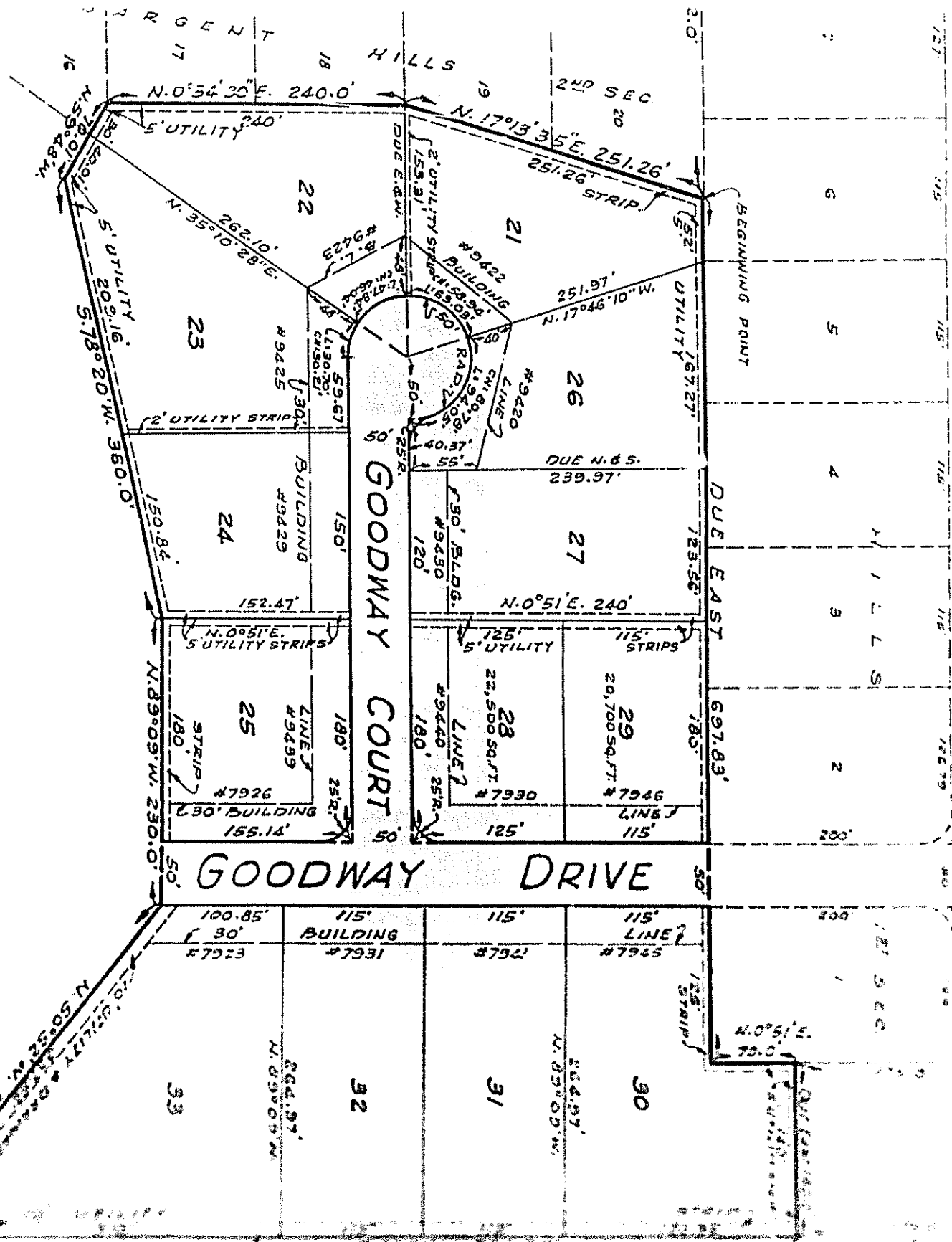
THIRD SECTION



SECTION 16
TOWNSHIP 10 N
RANGE 10 E 80 W

NORTH LINE S.W. 1/4, 2 & 1/4 SEC 16, T. 10 N. R. 10 E. S. 3
DUE EAST WEST (ADJACENT)
STREET

HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND
 SHOWING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF
 QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 5 EAST,
 INDIANA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:



GOODWAY DRIVE

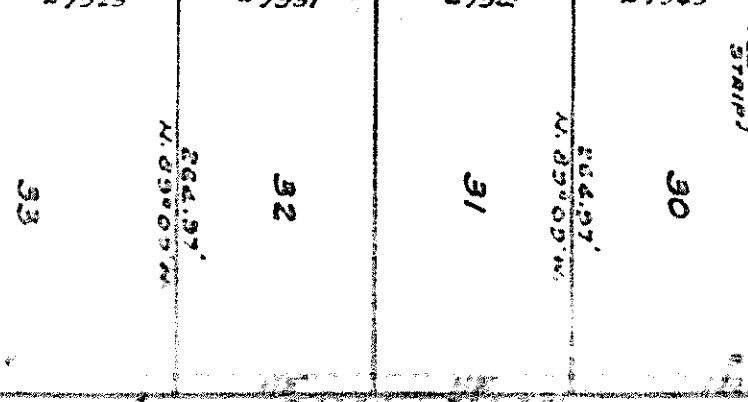
GOODWAY COURT

BEGINNING POINT

DUE EAST

1 1/2 L S

100.85' 115' BUILDING #7923 115' #7931 115' #7941 115' #7945



SARGENT HILLS

THIRD SECTION

RALPH L. WILFONG, AND MILDRED M. WILFONG, HIS WIFE,
DESCRIBED ON THE PLAT OF SARGENT HILLS, THIRD
SECTION, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE
THE LAND SHOWN IN THIS PLAT AND CERTIFICATE. THIS SUBDIVISION
IS HEREBY DEDICATED AS SARGENT HILLS, THIRD SECTION.

THE PUBLIC UTILITIES, BEFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC

USE. THE WIDTHS AS SHOWN ON THIS PLAT WHICH ARE
NECESSARY FOR PUBLIC UTILITIES, FOR INSTALLATION AND MAIN-
TEINANCE, DUCTS, DRAINS AND SEWERS, SUBJECT AT
ALL TIMES TO THE PROPER CIVIL OFFICERS AND TO THE EASE-
MENTS OF PERMANENT OR OTHER STRUCTURE SHALL BE ERECTED
AND MAINTAINED, BUT SUCH OWNERS SHALL TAKE THEIR TITLES
UNDER SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF
THE PUBLIC IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN,
AND THE SEVERAL STRIPS SO RESERVED. FENCES MAY

BE ERECTED ON THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL
AND SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO
EXIST ON OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO
EXCEED TWO STORIES, AND A PRIVATE GARAGE FOR NOT MORE THAN 3
STORY BUILDINGS.

NO DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY
OR ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED
ON THIS SUBDIVISION.

THE APURTENANCE THERETO, EXCEPT FENCES SHALL BE
ERECTED ON ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE
ERECTED ON A SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY
TO THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.

FENCES SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN
THIS SUBDIVISION ON ANY PROPERTY LINE THAN THE MINIMUM
REQUIREMENT OF MARION COUNTY ZONING ORDINANCE.

NO HOUSES OF A PERMANENT NATURE SHALL BE ERECTED
ON THIS SUBDIVISION UNTIL DURING THE PERIOD OF CONSTRUCTION OF A
HOUSE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

THE FOREGOING PLAT IN FEET BACK FROM THE
STREET HEREBY ESTABLISHED, BETWEEN WHICH LINE AND THE
STREET SHALL BE ERECTED OR MAINTAINED NO STRUCTURE

SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS
SUBDIVISION EXCLUSIVE OF OPEN PORCHES AND
REAR PATIOS, AND SHALL BE ERECTED OR MAINTAINED NO STRUCTURE,
IN THE CASE OF A ONE STORY STRUCTURE,
EXCEEDING FOUR FEET ABOVE THE STREET.

NO SIGN PLANTING WHICH OBSTRUCTS SIGHT LINES AT
ANY POINT FEET ABOVE THE STREET, SHALL BE PLACED ON
ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED

BY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEMS
AND MAINTAINED TO SERVE ANY BUILDING LOT
ON THIS SUBDIVISION. SAID SYSTEMS ARE APPROVED IN WRITING BY
THE APPLICABLE AUTHORITIES.

NO NOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON
ON THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE
WHICH CAUSES ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.

IF THE PARTIES HERETO OR ANY OF THEM OR ANY OF THEIR
HEIREES VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE
PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE
UNLAWFUL FOR ANY PERSON OWNING REAL ESTATE IN THIS SUBDIVISION TO
SUE AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS
WHO VIOLATED ANY SUCH COVENANTS, AND TO PREVENT
SUCH VIOLATION, OR TO RECOVER DAMAGE OR OTHER DUES FOR
SUCH VIOLATION.

THE METROPOLITAN PLAN COMMISSION OF MARION COUNTY,
INDIANA, SHALL HAVE THE RIGHT OF ENFORCEMENT OF ALL THE

PROVISIONS OF THIS PLAT. THE FOREGOING RESTRICTIONS, COVENANTS, AND
CONDITIONS SHALL REMAIN IN FULL FORCE AND EFFECT FROM
1980, AT WHICH TIME SAID COVENANTS SHALL BE
RENEWED FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS
AT THE END OF EACH SUCH PERIOD THE THEN OWNERS OF THE LOTS IN THIS SUB-
DIVISION SHALL CHANGE SAID COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS,
CONDITIONS OR PROVISIONS BY JUDGMENT OR COURT ORDER SHALL
NOT AFFECT THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES THIS 8 DAY OF


RALPH L. WILFONG


MILDRED M. WILFONG

STATE OF INDIANA:

:SS

COUNTY OF MARION:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC
IN AND FOR THE STATE OF INDIANA, APPEARED RALPH L. WILFONG AND HIS
WIFE, WHO SEPARATELY ACKNOWLEDGED THE FOREGOING
AS A VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES
HEREIN AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS

NOTARY PUBLIC 

... OF THE ESTATE, RALPH L. WILFONG, AND HILDRED H. WILFONG, HIS WIFE, ... OF THE REAL ESTATE DESCRIBED ON THE PLAT OF SARGENT HILLS, THIRD SECTION, HEREBY CERTIFY THAT WE DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SARGENT HILLS, THIRD SECTION.

FRIDA
AND NO
SAID C
AUTHOR

THE STRIPS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

NO NO
SUBDI
ANNOVA

THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF POLES, WIRES, MAINS, DUCTS, DRAINS AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED. FENCES MAY BE ERECTED ON SAID STRIPS.

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ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT HEREIN OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED 2 1/2 STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN 3 CARS, AND RESIDENTIAL ACCESSORY BUILDINGS.

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NO HOTEL, BOARDING HOUSE, DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY BUILDING, OR BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

ALI
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THA

NO BUILDING, STRUCTURE, OR APPURTENANCE THERETO, EXCEPT FENCES SHALL BE LOCATED WITHIN 7 FEET OF ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE BUILT UPON MORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.

VED

NO RESIDENCE BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION NEARER TO ANY PROPERTY LINE THAN THE MINIMUM DISTANCE REQUIRED BY THE MARION COUNTY ZONING ORDINANCE.

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NO TRAILER, SHACK OR OUT HOUSES OF A PERMANENT NATURE SHALL BE ERECTED OR SITUATED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

STATE

BUILDING LINES AS SHOWN ON THE FOREGOING PLAT IN FEET BACK FROM THE STREET PROPERTY LINE ARE HEREBY ESTABLISHED, BETWEEN WHICH LINE AND THE STREET PROPERTY LINE THERE SHALL BE ERECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF.

COUNTY

NO RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES AND TERRACES OF LESS THAN 1500 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 2000 SQUARE FEET IN THE CASE OF A TWO STORY STRUCTURE.

SEVERE
AND ST
WIFE,
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AND 17

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET, 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 POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A SQUARED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY, ALLEY OR SIDEWALK. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE STAKE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SIGHT SIGHT LINES.

NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON A ... UNTIL THE ... PLAT SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED, AS TO THE ... AND MAINTAIN OF ... WITH ...

... BUT SUCH OWNERS SHALL TAKE THEIR TITLES
... OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF
... IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN,
... THROUGH THE SEVERAL STRIPS SO RESERVED. FENCES MAY
... BE SAID STRIPS.

ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL
LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO
REMAIN ON ANY LOT HEREIN OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO
EXCEED 2 1/2 STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN 3
CARS, AND RESIDENTIAL ACCESSORY BUILDINGS.

NO HOTEL, BOARDING HOUSE, DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY
BUILDING, OR BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED
OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

NO BUILDING, STRUCTURE, OR APPURTENANCE THERETO, EXCEPT FENCES SHALL BE
LOCATED WITHIN 7 FEET OF ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE
BUILT UPON MORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY
TO THE SIDE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.

NO RESIDENCE BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN
THIS SUBDIVISION NEARER TO ANY PROPERTY LINE THAN THE MINIMUM
DISTANCE REQUIRED BY THE MARION COUNTY ZONING ORDINANCE.

NO TRAILER, SHACK OR OUT HOUSES OF A PERMANENT NATURE SHALL BE ERECTED
OR SITUATED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A
PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

BUILDING LINES AS SHOWN ON THE FOREGOING PLAT IN FEET BACK FROM THE
STREET PROPERTY LINE ARE HEREBY ESTABLISHED, BETWEEN WHICH LINE AND THE
STREET PROPERTY LINE THERE SHALL BE ERECTED OR MAINTAINED NO STRUCTURE
OF ANY KIND OR PART THEREOF.

NO RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS
SUBDIVISION HAVING A GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES AND
GARAGES OF LESS THAN 1500 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE,
OR 1200 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT
ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET, 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 POINTS 25 FEET FROM
THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED
PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED.
THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET
FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY
PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN
SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAIN-
TAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON A BUILDING PLOT
IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATION AND PLOT PLAN
SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED, AS TO THE CON-
FORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN
AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND
ELEVATION BY A COMMITTEE COMPOSED OF THE UNDERSIGNED OWNERS OF THE
HEREIN DESCRIBED REAL ESTATE, OR BY THEIR DULY AUTHORIZED REPRESENTATIVES.
IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE,
THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR
DISAPPROVE SUCH DESIGN AND LOCATION, OR TO DESIGNATE A REPRESENTATIVE WITH
LIKE AUTHORITY. IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED
TO IT FOR ITS APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE
SUBMISSION DATE OF THE SAME, THE OWNER MAY PROCEED THEN WITH THE BUILDING
ACCORDING TO THE PLANS AS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR
THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION
FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

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PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEMS MAY BE LOCATED, CONSTRUCTED AND MAINTAINED TO SERVE ANY BUILDING LOT IN THIS SUBDIVISION, PROVIDED SAID SYSTEMS ARE APPROVED IN WRITING BY THE PROPER PUBLIC AND/OR CIVIL AUTHORITIES.

NO NOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE HEREIN WHICH MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD AT LARGE.

IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OWNING REAL ESTATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, AND TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

THE METROPOLITAN PLAN COMMISSION OF MARION COUNTY, INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF ALL THE FOREGOING COVENANTS.

THE FOREGOING RESTRICTIONS, COVENANTS, AND PROVISIONS SHALL RUN WITH THE LAND AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1ST, 1980, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IN THIS SUBDIVISION, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS, PROVISIONS, RESTRICTIONS OR CONDITIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES THIS 7 DAY OF October 1968.

Ralph L. Wilfong
RALPH L. WILFONG

Mildred H. Wilfong
MILDRED H. WILFONG

STATE OF INDIANA:
:SS
COUNTY OF MARION:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED RALPH L. WILFONG AND MILDRED H. WILFONG, HIS WIFE, WHO SEPARATELY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THEREON.

WITNESS MY HAND AND SEAL THIS 7 DAY OF October 1968.

NOTARY PUBLIC Margaret E. Hogue

MARGARET E. HOGUE
My Commission Expires Dec. 8, 1975
MY COMMISSION EXPIRES _____