

RECORDED FOR RECORD
APR 14, PM 1:00
J. M. THAYER
OF MARION COUNTY

NORTH LINE S.W. 1/4, S.E. 1/4, SEC. 19, T. 17 N., R. 5 E. (DUE EAST & WEST ASSUMED)

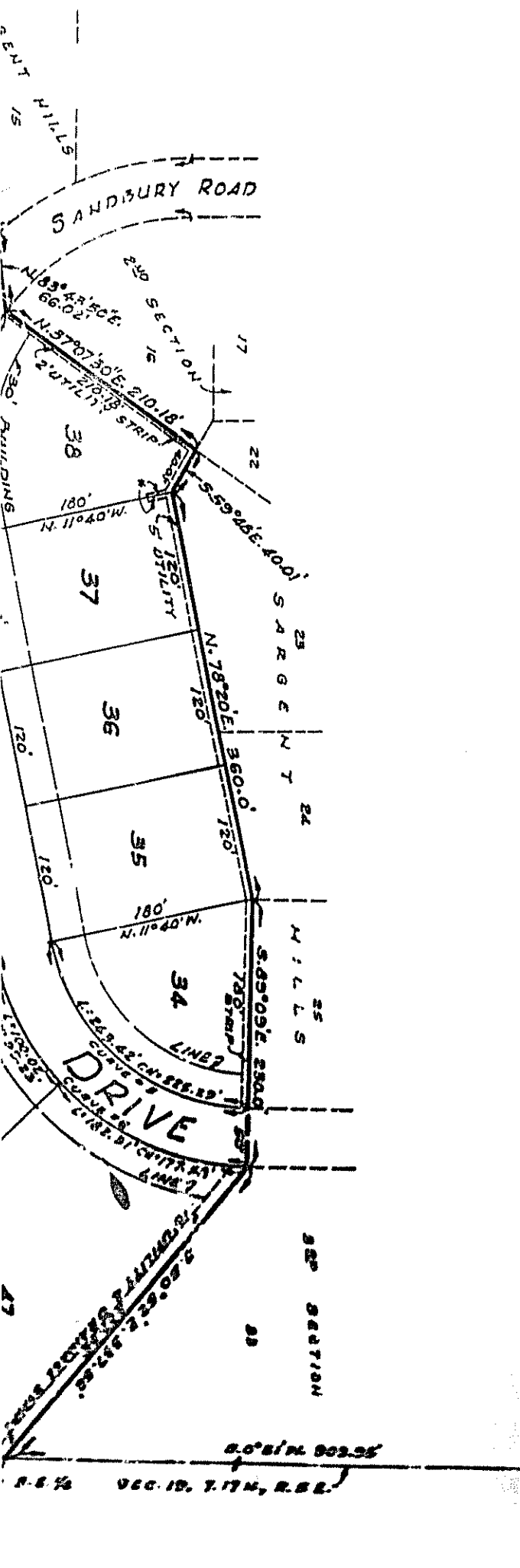
STREET

MEASUREMENTS
SEE 19

SARGENT HILLS

FOURTH SECTION

65-17233

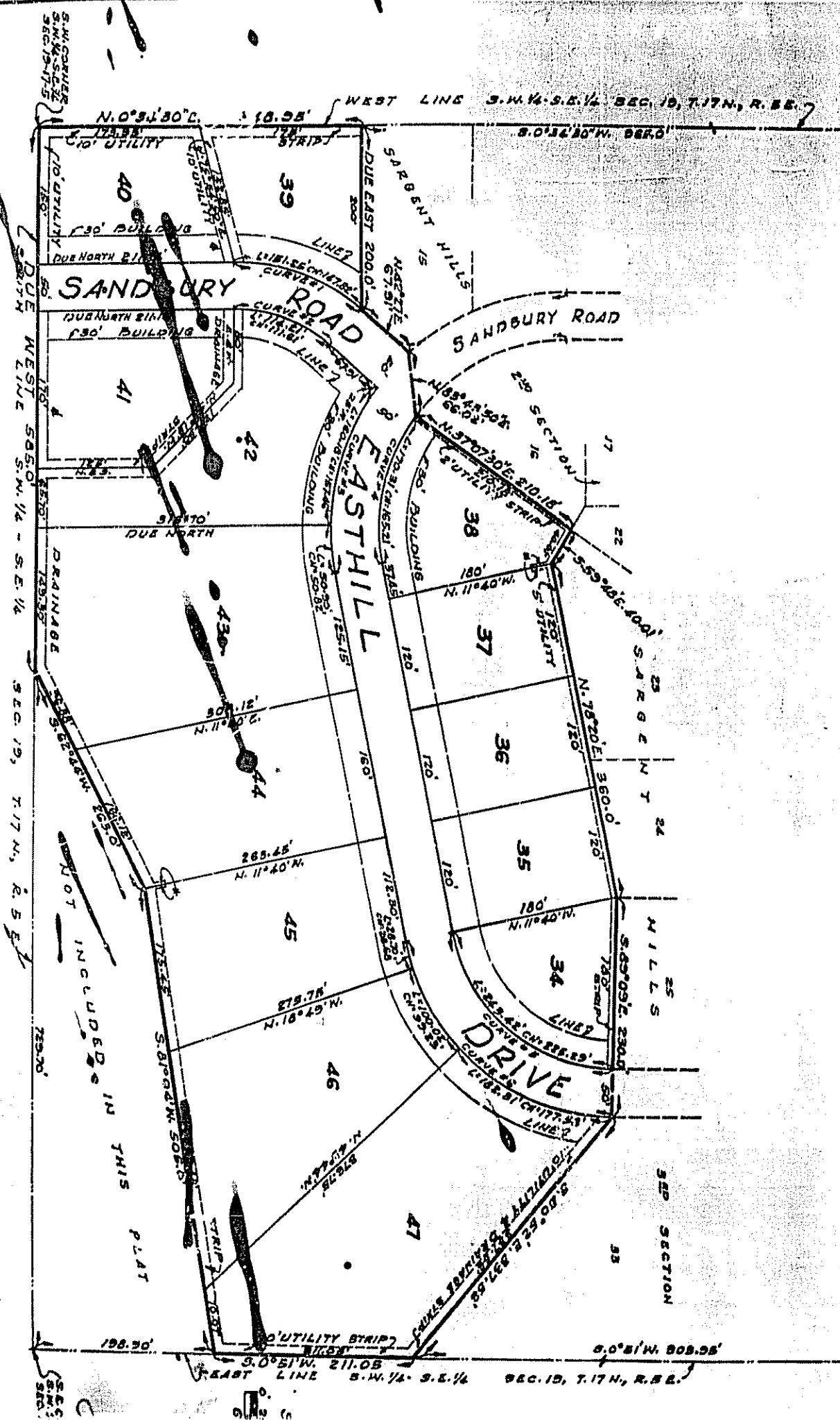


SARGENT HILLS

FOURTH SECTION

RECEIVED FOR RECORD
195 APR 14 PM 1:00
REGISTERED AT TOWNSHIP
CORNER OF MARION COUNTY

NORTH LINE S.W. 1/4 S.E. 1/4 SEC. 19, T. 17 N., R. 5 E. (DUE EAST & WEST ASSUMED)
E. B. BOZIK



I, THE UNDERSIGNED, HEREBY CERTIFY THE VERITY PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 5 EAST, MARION COUNTY, INDIANA, FOR PARTICIPANTS DESCRIBED AS FOLLOWS:

CURVE DATA

CURVE	Δ	R	TANGENT	CHORD	ARC	AREA
41	45° 27'	204.16	70.22	141.85	1	
42	45° 17'	154.16	50.87	111.71	1	
43	107° 14' 30"	250.00	310.08	446.11	3	
44	107° 14' 30"	200.00	246.08	366.37	3	

SARGENT HILLS

FOURTH SECTION

L. WILFONG, AND MILDREK H. WILFONG, HIS WIFE, DESCRIBED ON THE PLAT OF SARGENT HILLS, FOURTH SECTION DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THIS PLAT AND CERTIFICATE. THIS SUBDIVISION IS DESIGNATED AS SARGENT HILLS, FOURTH SECTION.

THE STRIPS, ARE HEREBY DEDICATED TO PUBLIC USE.

THE WIDTHS SHOWN ON THIS PLAT WHICH ARE PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF DRAINS AND SEWERS, SUBJECT TO THE ORDER OF THE PROPER CIVIL OFFICERS AND TO THE REQUIREMENTS OF OTHER STRUCTURE SHALL BE ERECTED BUT SUCH OWNERS SHALL TAKE THEIR TITLE SUBJECT TO THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE SUBDIVISION FOR INGRESS AND EGRESS, IN THE SEVERAL STRIPS SO RESERVED. FENCES MAY

BE ERECTED, ALTERED, PLACED OR PERMITTED TO BE ERECTED ON MORE THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED THE AREA OF A PRIVATE GARAGE FOR NOT MORE THAN THREE STOREY BUILDINGS.

NO BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION.

NO FENCE SHALL BE ERECTED NEARER THAN 20 FEET MEASURED AT THE BUILDING SET BACK LINE, FROM ANY LOT OR PROPERTY LINE UPON WHICH IT IS ERECTED.

NO SIGN SHALL BE ERECTED ON ANY LOT OR LOTS IN THIS SUBDIVISION DURING THE PERIOD OF CONSTRUCTION OF A BUILDING.

NO SIGN SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION EXCLUSIVE OF OPEN PORCHES AND PATIOS.

NO SIGN SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION EXCLUSIVE OF OPEN PORCHES AND PATIOS.

NO SIGN SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION EXCLUSIVE OF OPEN PORCHES AND PATIOS.

PRIVATE WATER SUPPLY AND/OR SEWERAGE SYSTEMS AND MAINS LAYED TO SERVE ANY BUILDING SAID SYSTEMS ARE APPROVED IN WRITING BY THE AUTHORITY.

NO NOXIOUS TRADE OR ACTIVITY SHALL BE ENGAGED IN ON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE WHICH IS A NUISANCE TO THE NEIGHBORS.

IF THE PARTIES HERETO OR ANY OF THEM VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE PROVISIONS OR CONDITIONS HEREIN, IN CONNECTION WITH ANY REAL ESTATE IN THIS SUBDIVISION AT LAW OR IN EQUITY AGAINST THE PERSONS SO VIOLATING ANY SUCH COVENANTS, AND TO ENFORCE THE SAME, OR TO RECOVER DAMAGES OR OTHER DUES THEREON.

THE METROPOLITAN PLAN COMMISSION OF INDIANA HAS REVIEWED AND APPROVED THE PLAN AND SHALL HAVE THE RIGHT OF ENFORCEMENT OF ALL THE PROVISIONS OF THIS PLAT.

THE FOREGOING RESTRICTIONS, COVENANTS, CONDITIONS AND AGREEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT FROM THE DATE OF THIS PLAT TO THE YEAR 1980, AT WHICH TIME SAID COVENANTS SHALL BE TERMINATED FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS THE THEN OWNERS OF THE LOTS IN THIS SUBDIVISION CHANGE SAID COVENANTS IN WHOLE OR IN PART.

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

WITNESS OUR SIGNATURES THIS 9 DAY OF SEPTEMBER, 1978.

Ralph L. Wilfong
RALPH L. WILFONG

STATE OF INDIANA:)
 :SS
COUNTY OF MARION:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF INDIANA, APPEARED RALPH L. WILFONG AND MILDREK H. WILFONG, HIS WIFE, WHO SEPARATELY ACKNOWLEDGED THIS PLAT AS A VOLUNTARY ACT AND DEED FOR THE USE AND BENEFIT OF THE PUBLIC AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 9 DAY OF SEPTEMBER, 1978.

WE, THE UNDERSIGNED, RALPH L. WILFONG, AND MILDRED H. WILFONG, HIS WIFE, OWNERS OF THE REAL ESTATE DESCRIBED ON THE PLAT OF SARGENT HILLS, FOURTH 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, FOURTH SECTION.

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

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 ERRECTED 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 ERRECTED ON SAID STRIPS.

ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, 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 ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

NO BUILDING, STRUCTURE, OR APPURTENANCE THERETO, EXCEPT FENCES SHALL BE LOCATED WITHIN 15 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 ERRECTED OR MAINTAINED NEARER THAN 20 FEET OR 15% OF THE LOT FRONTAGE, MEASURED AT THE BUILDING SET BACK LINE, WHICHEVER IS THE LESSER, TO ANY LOT OR PROPERTY LINE UPON WHICH IT IS SITUATED, INCLUDING ATTACHED GARAGES.

NO TRAILER, SHACK OR OUT HOUSE OF A PERMANENT NATURE SHALL BE ERRECTED 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 ERRECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF.

NO RESIDENCE SHALL BE ERRECTED 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 OR PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATION AND PLOT PLAN

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NO TRAILER, SHACK OR OUT HOUSE 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.

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NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY 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 CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATIONS 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, PROVIDING SAID SYSTEMS ARE APPROVED IN WRITING BY THE PROPER PUBLIC AND/OR CIVIL AUTHORITIES.

PUBLIC

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 NUISANCE TO THE NEIGHBORHOOD AT LARGE.

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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.

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

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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.

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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.

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WITNESS OUR SIGNATURES THIS 9 DAY OF April 1965.

IS

Ralph L. Wilfong
RALPH L. WILFONG

Mildred H. Wilfong
MILDRED H. WILFONG

ED
LS.

STATE OF INDIANA:
:SS
COUNTY OF MARION:

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UCTURE,

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 THERETO.

AT

WITNESS MY HAND AND SEAL THIS 9 DAY OF April 1965.

RED
ON

NOTARY PUBLIC *Rita S. Stone*

My COMMISSION EXPIRES 1968 RITA S. STONE
My Commission Expires January 4, 1968

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