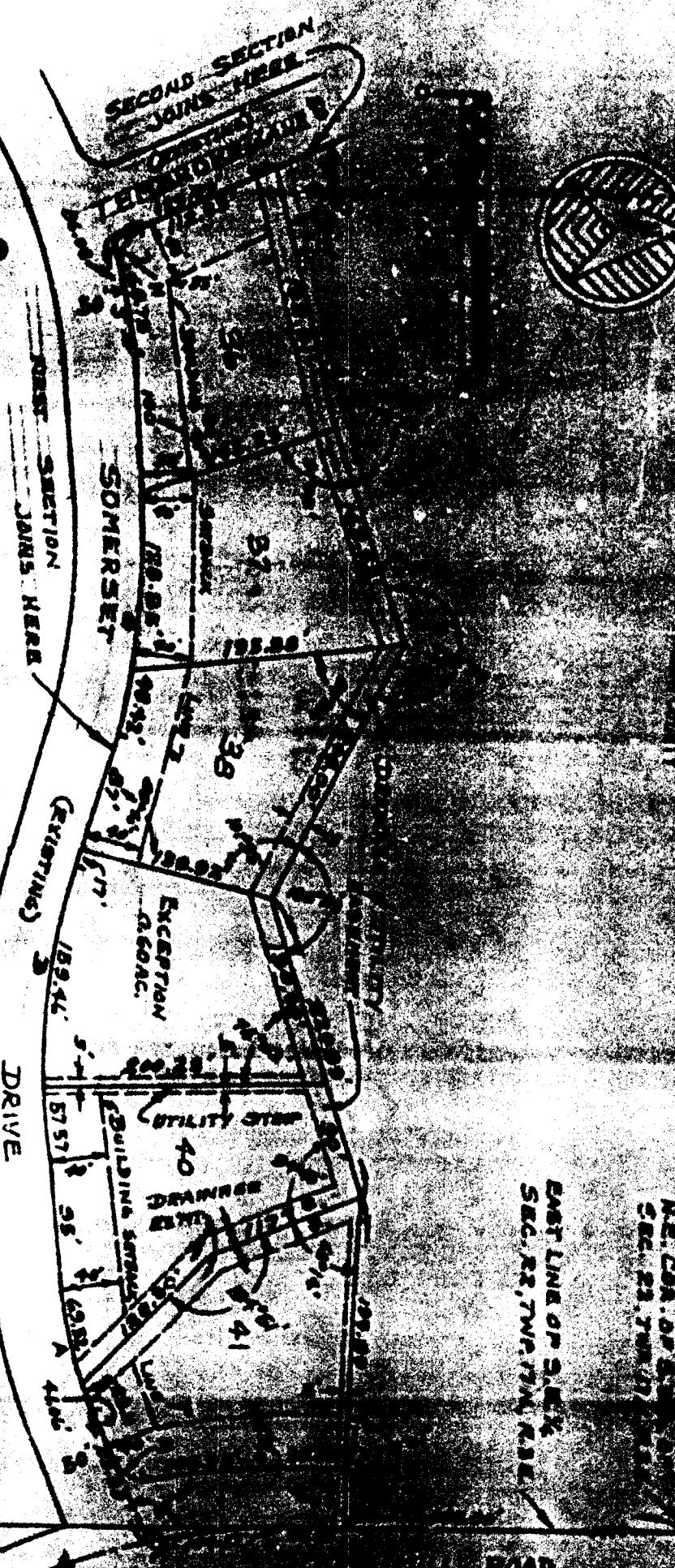


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ME. GEN. DE
S.R. 23 JULY 3

East Line of S.E. 1/4
Sec. 22, Twp. 7 N., R. 14



SOMERSET HILLS

FOURTH SECTION

QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 3 EAST IN MARION COUNTY, INDIANA.

ly along and right
point 100.00 feet;

having a radius
of $\frac{1}{4}$ mile.

The above described property being lot 58 only, as shown on the foregoing plan, do hereby certify that they respectively laid off, platted, and recorded and is hereby set off, plat, and recorded this day and street and corner or boundaries with this plat, the same are so described in the foregoing certificate, and are and designated as "Glenwood Hill Plat" Section.

All elements within one plot have been previously randomized and they are hereby re-randomized in accordance with the within plot.

In order to afford adequate protection to all present and future owners heretofore and hereinafter, the following protective covenants, running with the land, shall be binding upon all the said persons and their heirs and/or assigns.

1. All buildings and structures shall be known and described as residential lots.
 2. No single family dwelling shall be located, placed or permitted to remain on any residential lot other than one, single family dwelling, except where garage, and garage which will not be incidental to the use of such residential lot.
 3. No building, garage, workshop, personal property or other structure of any nature, composition, or description shall be erected on any lot until the building plans, building plot plans, specifications, and other data or information which may be requested shall be submitted to the building committee for examination and approval by a written instrument executed by the committee and delivered to the person proposing.
 4. The building committee shall consist of the following individuals: Eugene Franklin, John Willis, and Willis When. A majority of the said members shall constitute a quorum. Any member shall be entitled and the signature of any majority shall control when action is taken. The committee shall determine whether the proposed structures, plans, plots, etc., conform to the requirements of the zoning ordinance, and if so, shall issue a certificate of compliance. If any member of the committee does not indicate his/her approval or disapproval of any proposed structure, plot, etc., within ten days after submission, the committee shall be deemed to have approved the same. Any person or any lot for examination of which has been approved by the committee, shall be granted a certificate of occupancy, or any other document of record, or any other document of any of the above named members. The remaining members shall be entitled to inspect the veracity of the documents presented.
 5. No building or other permanent structure of more than 1,900 square feet shall be at least 15' from the
 6. Building, temporary or permanent.
 7. There are no restrictions on the public use of any property subject to a zoning ordinance created or otherwise, the rights of which are through the

SOMERSET HILLS

FOURTH SECTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 3 EAST IN MARION COUNTY, INDIANA.

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- o. There are also stripes of ground space on the building parcels which are reserved for surface drainage purposes but not at all times to the right of the building. No structures shall be allowed to interfere with any such indicated shall take title to such lots respectively subject to such covenants and restrictions and the rights of the proper authorities with respect thereto.

9. No residence, dwelling house or structure appurtenant thereto or any structure or any description whatever shall be used for the purpose of carrying on a business, trade or profession or any other calling of any nature or description.

10. Front building set-back lines are established as shown on this plat between which line and the front intelline no building shall be erected, placed, altered, or permitted to remain.

11. 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 sight line 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 maintained at sufficient height to prevent obstruction of such sight lines.

12. Until such time as a sanitary sewer system is available in this area, no sanitary system shall be installed which does not meet the approval of the Indiana State Board of Health or other authority exercising jurisdiction in the area and such owner shall be required to secure such approval in writing from the proper authority.

13. Invalidation of any one of these restrictions or part thereof by judgment or court order shall not affect or render the remainder of such restrictions invalid or ineffective.

14. Any limitations or restrictions herein contained may be altered or changed at the option of the agent hereinbefore named or the lots shall agree thereto. Such alterations or changes shall be evidenced by written instrument signed and acknowledged by the representative owner or owners concerning them in setting forth the facts sufficient to indicate's compliance with this instrument and recorded in the Office of the recorder of Marion County, Indiana.

The right to enforce these covenants including the right to prosecute will be held by the Metropolitian Plan Commissioner of Marion County, Indiana, its successors or assigns.

In witness whereof Beaufort Hills, Inc., by Auguste Prichard, its President, and Beatrice Jane Prichard, its Secretary and Treasurer; and Morris L. Jacobs and Marjory L. Jacobs, our joint Notary and Sara Jane Hause, have caused this instrument to be executed this 1st day of May, A.D. 1901.

SUNSET HILLS, INC.

BY: Eugene Friedman, Free

Mined Banks



My commission expires NOVEMBER 16, 1966

John Floyd Allard
Notary Public
State of Indiana

STATE OF INDIANA)

(SS#:

COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Morris L. Jensen and Marjory L. Jacobs and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal this 7th day of May, 1964.

Betty B. E. Zimmerman
Notary Public
State of Indiana

My commission expires

July 9, 1967

STATE OF INDIANA)

(SS#:

COUNTY OF MARION)

Before me, the undersigned a Notary Public in and for said State and County, personally appeared John Holmes and Barb Jean Holmes and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal this 4th day of May, 1964.

Willis Adams
Notary Public
WILLIS ADAMS

My commission expires

5/25/67

This instrument prepared by P. W. Moore

OLD HULL

NUMBER 7-1-66

FINAL APPROVAL
PARK COMMISSION
INTERMEDIATE PLAN COMMISION
MARION COUNTY, INDIANA
JULY 1 1965
NOTICE PUBLIC NOTICE OF THIS
INSTRUMENT HAS BEEN PUBLISHED
John F. Moore
P. W. Moore
P. W. Moore

ENTERED
TAXATION