

SOUTHRIDGE VILLAGE

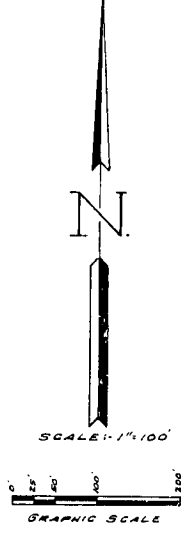
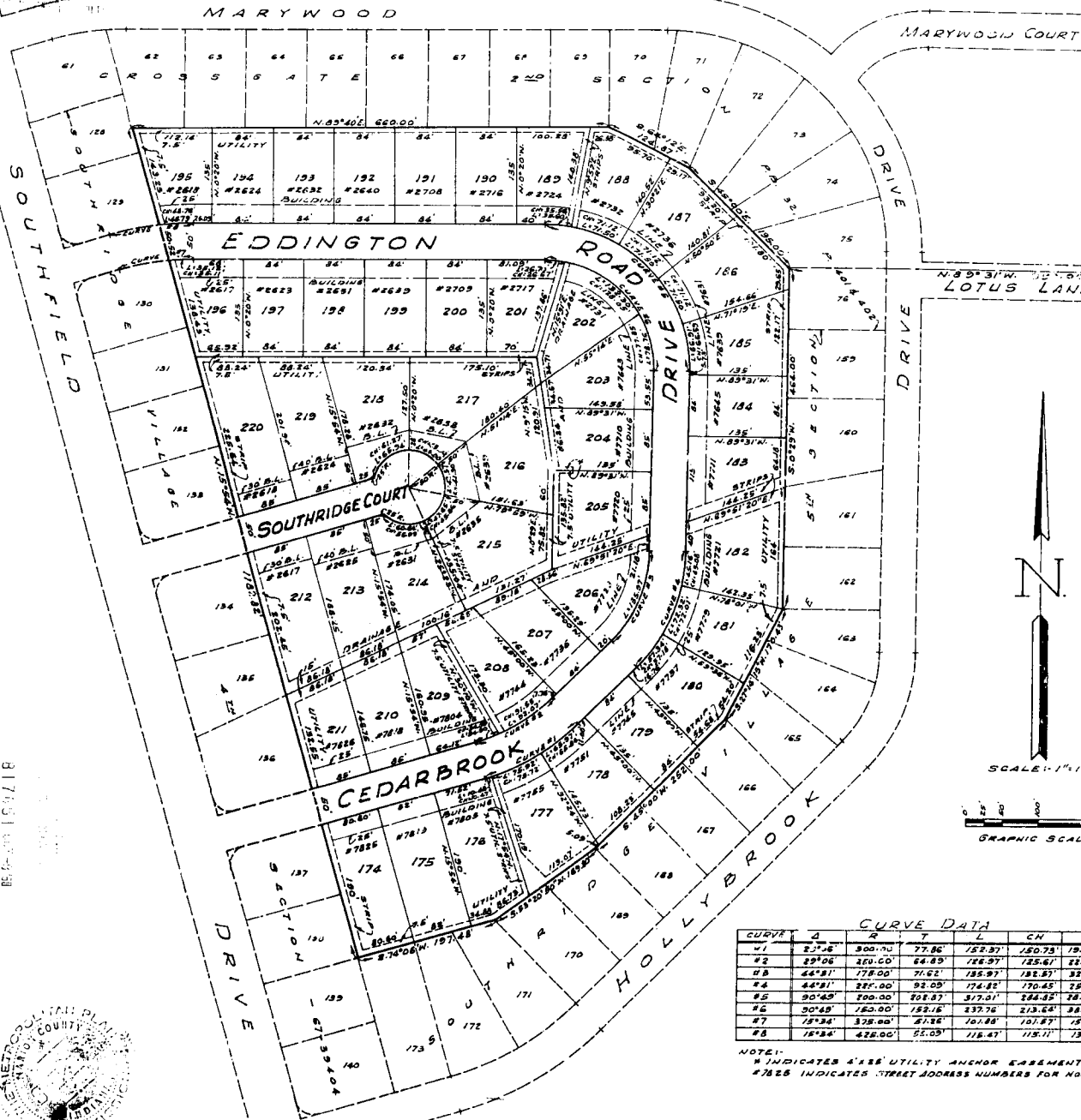
SIXTH SECTION

68 51078

RECEIVED FOR DEED
63 OCT - 8 AM 9:42

NORTH LINE S. 1/4 SEC. 17, T. 14 N., R. 4 E.

N.E. CORNER
S. 1/4 SEC. 17, T. 14 N., R. 4 E.



CURVE DATA

CURVE	A	B	T	CH	D
#1	2°12'	300.00	77.82	122.37	19.098'
#2	29°26'	310.00	64.89	122.07	21.913'
#3	44°31'	175.00	71.62	122.07	22.740'
#4	44°31'	225.00	92.05	174.22	170.45
#5	30°43'	200.00	202.87	317.01	284.82
#6	30°43'	120.00	122.16	237.76	213.64
#7	18°34'	325.00	21.36	167.88	107.87
#8	18°34'	425.00	55.05	116.47	115.11

NOTE:
#1-#8 INDICATES 4" X 8" UTILITY ANCHOR EASEMENTS.
#1-#8 INDICATES STREET ADDRESS NUMBERS FOR HOUSES.

I, THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; RUNNING THENCE SOUTH 0°29' WEST AND ALONG THE EAST LINE THEREOF 937.91 FEET; THENCE NORTH 89°31' WEST 990 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF LOT 76 IN CROSSGATE, SECOND SECTION, THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, PLAT BOOK 32, PAGES 401 AND 402; RUNNING THENCE SOUTH 0°29' WEST 464 FEET; THENCE SOUTH 27°14'15" WEST 170.43 FEET; THENCE SOUTH 45°00' WEST 252 FEET; THENCE SOUTH 53°20'50" WEST 169.80 FEET; THENCE SOUTH 74°06' WEST 197.48 FEET TO THE SOUTHEASTERLY CORNER OF LOT 139 IN SOUTHRIDGE VILLAGE, 4TH SECTION, THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, No. 67-39404; THENCE NORTH 15°54' WEST 1182.82 FEET TO THE SOUTHWESTERLY CORNER OF LOT 62 IN SAID CROSSGATE, SECOND SECTION; THENCE NORTH 89°40' EAST 600 FEET; THENCE SOUTH 64°12' EAST 124.87 FEET; THENCE SOUTH 45°00' EAST 195 FEET TO THE POINT OF BEGINNING, CONTAINING 12.89 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 47 LOTS, NUMBERED FROM 147 TO 224, BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNES MY SIGNATURE THIS 27TH DAY OF OCTOBER, 1968

ROBERT SCHERSCHEL
REGISTERED SURVEYOR No. 0907
INDIANA
S.E. CORNER
S. 1/4 SEC. 17-14-4

BY S. E. STOP II

ROAD? S. 1/4 SEC. 17-14-4

THIS INSTRUMENT PREPARED BY ROBERT SCHERSCHEL

SHEET 1 OF 2



FINAL A
OCT 2 1968
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN GIVEN
[Signatures]
UNLESS RECORDED BEFORE 8-7-70

[Handwritten signatures and notes]

E. McFARLAND

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1968 OCT - 11 AM 9:42

SOUTHRIDGE VILLAGE

SIXTH SECTION

THE UNDERSIGNED, YEAGER CONTRACTING CO., INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT K. YEAGER, PRESIDENT, AND VIRGINIA M. YEAGER, ASSISTANT SECRETARY AND TREASURER, OWNERS OF THE REAL ESTATE DESCRIBED ON THE PRECEDING PAGE, HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT AND CERTIFICATE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SOUTHRIDGE VILLAGE, SIXTH SECTION.

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

THERE ARE STRIPS OF GROUND MARKED UTILITY STRIPS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, LINES, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY STRIPS".

THE LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. FRONT BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE PRECEDING PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE SEVERAL STREETS SHALL BE ERECTED AND MAINTAINED NO PERMANENT OR OTHER STRUCTURES, OR PARTS THEREOF, EXCEPT FENCES.

2. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY DWELLING NOT EXCEEDING TWO AND ONE-HALF (2½) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION.

3. NO RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION HAVING A GROUND FLOOR AREA OF LESS THAN 1000 SQUARE FEET, IF A ONE STORY STRUCTURE, OR 700 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.

4. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES ON ANY OF THESE LOTS. NO OBNOXIOUS OR OFFENSIVE TRADES SHALL BE CARRIED ON UPON ANY LOT OR LOTS IN THIS ADDITION, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.

5. NO FENCE, WALL, HEDGE OR SHAUB 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 ALL LOTS 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 OR SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

6. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT K. YEAGER, OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY HIM. IF SAID COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY PROCEED WITH THE BUILDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS. NEITHER THE MEMBERS OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

7. THE RIGHT TO ERECT, PLACE OR ALTER ANY BUILDING OR STRUCTURE AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY INJUNCTION OF OTHER LEGAL REMEDIES IS HEREBY GRANTED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING REQUIRED TO SUE FOR DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN PLAN COMMISSION OF MARION COUNTY SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF ALL THE FOREGOING COVENANTS.

8. THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 30 YEARS FROM DATE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED THEREAFTER FOR PERIODS OF 30 YEARS EACH, UNLESS ONE YEAR PRIOR TO THE EXPIRATION OF EACH 30 YEAR PERIOD, THE OWNERS OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL EXECUTE AND ACKNOWLEDGE A DECLARATION IN WRITING WAIVING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN LAND RECORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH FOR RENEWALS SHALL BE NULL AND VOID.

9. INVALIDATION OF ANY ONE OF THESE COVENANTS 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 AND CORPORATE SEAL THIS 24 DAY OF Sept. 1968

YEAGER CONTRACTING CO., INC.

By Robert K. Yeager Pres. Virginia M. Yeager
ROBERT K. YEAGER VIRGINIA M. YEAGER
PRESIDENT ASSIST. SECRETARY AND TREASURER

STATE OF INDIANA: :SS
COUNTY OF MARION:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED YEAGER CONTRACTING CO., INC. BY ITS DULY AUTHORIZED OFFICERS, ROBERT K. YEAGER, PRESIDENT AND VIRGINIA M. YEAGER, ASSISTANT SECRETARY AND TREASURER, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 24 DAY OF Sept. 1968

NOTARY PUBLIC Charles P. Hall

MY COMMISSION EXPIRES Sept. 29, 1972