

WALNUT FARMS — THIRD SECTION

The undersigned, The Jonathan Crow, Inc., by Thomas D. Gable, President, being the owners of record of the subject real estate, do hereby lay off, plat and dedicate to the public use and enjoyment of the public the following streets, alleys and easements and covenants and conditions hereunto attached with the plat contained in each plat:

This subdivision shall be known and designated as WALNUT FARMS, THIRD SECTION, a subdivision in Marion County, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side building lines are established as shown on this plat between which shall be the property line of the street no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight line at elevations between 2 and 5 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street front-line and a line connecting said 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 provisions shall apply to any lot within 10 feet from the intersection of a street line with the edge of a street-way, driveway or alley way. No tree shall be permitted to remain within such distance of said intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

There are strips of ground as shown on this plat and marked hereinafter and Utility Easements, reserved for the use of public utilities for the installation of water and sewer mains, water, gas, electric, gas and water, subject to all laws and the power authorities and to the agreement hereto reserved. No easements or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their lots subject to the rights of the public utilities.

All lots in this subdivision are reserved for residential use, and no building other than a one-family residence or structure or facility accessory in use therewith shall be erected thereon.

No shop or multi-family residences shall be constructed within this subdivision.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than twelve hundred (1200) square feet in the case of a one-story structure, nor less than eight hundred (800) square feet in the case of a multiple story structure.

All residential lots situated within this section of Walnut Farms shall have a minimum lot area of ten thousand (10,000) square feet and that the dimensions of the subdivision's control (minimum) shall be a minimum of total lot area of twenty seven (27) feet for each lot, shall not be applicable to reduce the oversized minimum lot area in any of these lots.

Prohibitive screening areas are established as shown on the above plat. Planting fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of lots at their own expense to form an effective screen for protection of the residential area. No building or structure except a screen fence or wall or utility or drainage facilities shall be permitted to remain in such areas. No vehicles or objects over the areas shall be permitted except for the purpose of installation and maintenance of screening, utilities or drainage facilities.

In the event storm water drainage from any lot or lots flows across another lot, provisions shall be made to permit such drainage to continue, without precipitation or reduction, across the front yard lot and into the original drainage channel or course, even though no specific drainage easement for such flow of water is provided on said plat.

No animals, livestock, or poultry of any description shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets are kept, provided that they are not kept, bred or maintained for commercial purposes.

No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and it shall not be used except in sanitary landfills. Trash may be burned only in suitable incinerators during the hours as set forth by Marion County Ordinance.

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CHICAGO TITLE

The Jonathan Crow, Inc.
By: *[Signature]*
STATE OF INDIANA)
COUNTY OF MARION)
I, Thomas D. Gable, President of The Jonathan Crow, Inc., do hereby certify that the above is a true and correct copy of the plat of Walnut Farms, Third Section, as shown on the attached plat, and that the same has been duly recorded in the public records of the County of Marion, Indiana, on this 1st day of August, 1998.

Witness my hand and seal of said office this 1st day of August, 1998.
[Signature]
Notary Public for Marion County, Indiana

My Commission Expires 1-28-1999
[Signature]
Notary Public for Marion County, Indiana

1998 recorded plat of Walnut Farms, Third Section, as shown on the attached plat, and that the same has been duly recorded in the public records of the County of Marion, Indiana, on this 1st day of August, 1998.

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