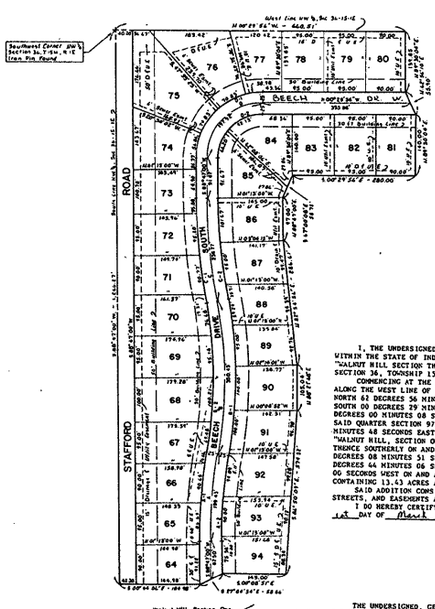
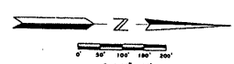
WALNUT HILL -- SECTION THREE





CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
A	1695.18'	10°26'04"	199.45'	100.00'	199.17
A-1	1120.18'	10°26'04"	204.00'	102.28'	203.72'
A-2	1070.18'	10°26'04"	194.89'	97.72'	194.62'
B	975.72'	20°29'42"	350.45'	177.12	348.59'
B-1	1006.72'	20°29'42"	359.60'	181.64'	357.68'
B-2	956.72'	20°29'42"	341.31'	172.60'	339.69
C	1368.36'	10°03'40"	236.77'	118.69'	236.66'
C-1	1373.38'	10°03'40"	241.16'	120.89'	240.85'
C-2	1323.38'	10°03'40"	232.38'	116.54'	232.08'
D	125.00'	90°43'04"	197.92'	126.58'	177.88'
D-1	156.00'	90°43'04"	237.50'	151.89'	321.46'
D-2	106.00'	90°43'44"	158.33'	101.26'	142.30

CERTIFICATION AND DESCRIPTION OF "WALNUT HILL SECTION THREE"

I, THE UNDERSIGNED, BEING DULY AUTHORIZED AND LICENSED AS A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR WITHIN THE STATE OF INDIANA DO HEREBY CERTIFY THAT THE WITHIN PLAT IS TRUE AND CORRECT REPRESENTING A SUBDIVISION KNOWN AS "WALNUT HILL SECTION THREE", AN ADDITION TO THE TOWN OF PLAINFIELD, INDIANA AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 1 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS WEST ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION 660.31 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS EAST 139.85 FEET; THENCE NORTH 63 DEGREES 56 MINUTES 10 SECONDS EAST 55.90 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS EAST 140.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION 280.00 FEET; THENCE SOUTH 63 DEGREES 00 MINUTES 08 SECONDS EAST 55.72 FEET; THENCE NORTH 88 DEGREES 47 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION 97.00 FEET; THENCE NORTH 82 DEGREES 54 MINUTES 56 SECONDS EAST 286.61 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 48 SECONDS EAST 103.04 FEET; THENCE SOUTH 86 DEGREES 50 MINUTES 09 SECONDS EAST 374.52 FEET TO THE WEST LINE OF "WALNUT HILL, SECTION ONE, AS RECORDED IN PLAT BOOK 9, PAGE 19 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA; THENCE SOUTHERLY ON AND ALONG THE WEST LINE OF SAID "WALNUT HILL, SECTION ONE" THE FOLLOWING THREE COURSES:(1) SOUTH 00 DEGREES 08 MINUTES 51 SECONDS EAST 145.00 FEET, (2) SOUTH 27 DEGREES 06 MINUTES 34 SECONDS EAST 55.36 FEET,(3) SOUTH 00 DEGREES 44 MINUTES 06 SECONDS EAST 184.98 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 47 MINUTES 00 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1266.23 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 13.43 ACRES AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

SAID ADDITION CONSISTS OF 31 LOTS, NUMBERED 64 THROUGH 94, BOTH INCLUSIVE; THE LOCATIONS AND DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS ARE SHOWN ON THE PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I DO HEREBY CERTIFY THAT ALL THE ABOVE IS TRUE AND CORRECT, AND IN WITNESS THEREOF DO HEREBY SET MY HAND AND SEAL, THIS 1st DAY OF March, 1976.

RICHARD A. LEWIS
STATE OF INDIANA
NOV 14 1979
PROFESSIONAL ENGINEER

R. A. Lewis
R. A. LEWIS
REGISTERED ENGINEER NO. 13620
REGISTERED LAND SURVEYOR NO. S0001
STATE OF INDIANA

RICHARD A. LEWIS
S0001
LAND SURVEYOR

DEDICATION OF "WALNUT HILL SECTION THREE"

THE UNDERSIGNED, GEORGE T. HUCKABY, AS AUTHORIZED AGENT FOR THE PARTNERSHIP OF HART, VON SPRECKELSEN, AND HUCKABY, OWNERS OF THE REAL ESTATES SHOWN AND DESCRIBED ON THE PLAT HEREON DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREON PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WALNUT HILL SECTION THREE" TO THE TOWN OF PLAINFIELD, INDIANA. ALL STREETS NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

THE UNDERSIGNED, GEORGE T. HUCKABY, AS AUTHORIZED AGENT FOR THE PARTNERSHIP OF HART, VON SPRECKELSEN, AND HUCKABY, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT HEREON DO HEREBY TO ANY PERSON, PERSONS, CORPORATIONS, BANKS AND ASSOCIATIONS AND/OR ANYONE WHO MAY OBTAIN TITLE TO SAID LOTS AS TO THE FOLLOWING TERMS, STIPULATIONS, CONDITIONS, RESTRICTIONS, AND COVENANTS, TO-WIT:

(1) BUILDING LINE: FRONT YARD SET BACK LINES, AND SIDE YARD SET BACK LINES ON CORNER LOTS ARE TO BE AS SHOWN ON THE PLAT, BETWEEN BUILDINGS OR STRUCTURES ERECTED OR MAINTAINED.

(2) UTILITY EASEMENTS AND DRAINAGE: "UTILITY EASEMENTS" AS SHOWN SHALL BE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATIONS OF WATER, SEWER, GAS, TILE, AND OR ELECTRIC LINES, POLES, DUCTS, PIPES, ETC. ON, OVER, UNDER AND TO SAID EASEMENT FOR LOCAL PUBLIC USE. THESE EASEMENTS ARE NOT FOR THE USE OF AND SHALL NOT BE USED FOR HIGH VOLTAGE ELECTRIC TRANSMISSION LINES OR HIGH PRESSURE LIQUID TRANSMISSION PIPE LINES, EXCEPT BY WRITTEN PERMISSION OF THE OWNER OF THE LAND AT THE TIME SAID TRANSMISSION LINE IS TO BE CONSTRUCTED. "DRAINAGE EASEMENTS" ARE RESERVED AS DRAINAGE SWALES, AND SAID SWALES ARE TO BE MAINTAINED BY ANY OWNER SUCH THAT WATER FROM ANY ADJACENT LOT SHALL HAVE ADEQUATE DRAINAGE ALONG SUCH SWALE. ALL EASEMENTS SHOWN AS "UTILITY EASEMENTS" ARE ALSO TO BE CONSIDERED DRAINAGE EASEMENTS AND ARE SUBJECT TO ALL RESTRICTIONS OF DRAINAGE EASEMENTS. NO PERMANENT, OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON ANY EASEMENTS SHOWN UPON THE PLAT AND OWNERS OF LOTS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE ABOVE DESCRIBED EASEMENTS.

(3) LAND USE AND BUILDING TYPE: NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES, NOR SHALL ANY LOT BE SUBDIVIDED. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE ATTACHED GARAGE FOR NOT MORE THAN FOUR CARS. IN THE EVENT THE PURCHASER SHOULD BUY TWO LOTS WITH THE PURPOSE OF BUILDING ONE SINGLE FAMILY DWELLING ACROSS THE CENTER LOT LINE, THE LOT LINE RESTRICTIONS SHALL NOT APPLY TO THE BOUNDARY LINES DIVIDING ANY TWO SAID LOTS.

(4) ARCHITECTURAL CONTROL: NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND THE COMPLETE PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE, AS TO THE QUALITY AND TYPE OF MATERIAL AND WORKMANSHIP, IN HARMONY WITH EXTERNAL DESIGN AND WITH EXISTING STRUCTURES OF FINISHED GRADE ELEVATIONS. THE GROUND FLOOR OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1200 SQUARE FEET, OR AT LEAST 800 FEET ON THE FIRST FLOOR OF HOUSES OF MORE THAN ONE STORY. (DETERMINATION OF SUFFICIENCY AND ADEQUACY OF THE TERM "GROUND FLOOR OF MAIN STRUCTURE" WITH RESPECT TO DWELLINGS OF A TRI-LEVEL, BI-LEVEL, AND ONE AND ONE-HALF STORY DESIGN SHALL REST EXCLUSIVELY WITH THE ARCHITECTURAL COMMITTEE). ALL DRAINAGE CONDUITS OR TUBES FOR INDIVIDUAL LOT DRIVEWAYS SHALL BE SUBJECT TO APPROVAL AS TO SIZE, MATERIALS, AND QUALITY OF CONSTRUCTION BY THE PROJECT ENGINEER.

(5) BUILDING LOCATION: NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE, NOR NEARER TO THE SIDE STREET LINES THAN THE MINIMUM SET BACK LINE SHOWN ON THE RECORDED PLAT. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED A PART OF THE BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT. AFTER THE BUILDING HAS BEEN STAKED AND BEFORE CONSTRUCTION BEGINS, THE PROJECT ENGINEER MUST CONFIRM THE LOCATION OF BUILDING WITH THE PLOT PLAN.

(6) NO SWIMMING POOL OR ASSOCIATED STRUCTURE SHALL BE ERECTED OR PLACED ON ANY LOT UNTIL THE CONSTRUCTION PLANS, INCLUDING A PLOT PLAN, HAVE BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE.

(7) NUISANCES: NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

(8) TEMPORARY STRUCTURES: NO STRUCTURES OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AS A RESIDENCE, OR FOR ANY OTHER PURPOSE, EITHER TEMPORARILY OR PERMANENTLY. FOR THE PURPOSE OF THIS COVENANT, STRUCTURES NEEDED AND USED BY THE BUILDERS SHALL BE ALLOWED TO REMAIN DURING THE BUILDING PERIOD.

(9) LIVESTOCK AND POULTRY: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT FAMILY PETS, WHICH MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES, AND NOT TO CREATE OR CONSTITUTE A NUISANCE.

(10) GARBAGE AND REFUSE DISPOSAL: NO LOTS SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, GARBAGE OR OTHER WASTE AND SAME SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS, OR OTHER EQUIPMENT FOR DISPOSAL OR STORAGE OF SUCH MATERIALS SHALL BE KEPT CLEAN AND SANITARY AND SHALL NOT BE USED SO AS TO CREATE AN OFFENSIVE ODOR OR SIGHT.

(11) WATER SUPPLY: NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT, UNLESS SUCH SYSTEM IS DESIGNED, LOCATED AND CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE STANDARD RECOMMENDATIONS OF ALL NECESSARY GOVERNMENTAL REGULATING AUTHORITIES AND AGENCIES HAVING JURISDICTION THEREOF. APPROVAL OF SUCH SYSTEM, INSTALLED, SHALL BE OBTAINED FROM SUCH AUTHORITIES.

(12) SEWAGE DISPOSAL: NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED UPON ANY LOT, UNLESS SUCH SYSTEM IS DESIGNED, LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARD STANDARDS AND RECOMMENDATIONS OF ALL NECESSARY GOVERNMENTAL REGULATORY AGENCIES AND AUTHORITIES HAVING JURISDICTION THEREOF. APPROVAL OF SUCH SYSTEMS, INSTALLED, SHALL BE OBTAINED FROM SUCH AUTHORITIES.

(13) SIGHT WITHAGE OF INTERSECTIONS: NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO FEET AND SIX FEET ABOVE THE ROADWAYS 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 THEM AT POINTS TWENTY-FIVE FEET FROM THE INTERSECTION OF THE STREET LINE OR IN THE CASE OF A PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN FEET FROM THE INTERSECTION OF A STREET'S PROPERTY LINE WITH EDGE OF A DRIVEWAY. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUCH HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

(14) FENCES: ORNAMENTAL FENCES OR CONTINUOUS SHRUB PLANTINGS WHICH WOULD IN ANY WAY, SERVE THE PURPOSES OF A FENCE, SHALL NOT BE ERECTED UNTIL APPROVED BY THE ARCHITECTURAL COMMITTEE.

(15) STORAGE TANKS: OIL OR GAS STORAGE TANKS SHALL EITHER BE BURIED OR LOCATED WITHIN THE HOUSE OR GARAGE AREA SO THAT THEY ARE COMPLETELY CONCEALED FROM OUTSIDE VIEW.

(16) SIGNS: NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING CONSTUCTION AND SALES PERIOD.

(17) ARCHITECTURAL COMMITTEE: THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF HART, VON SPERCKELSEN, HUCKABY, HEREINAFTER CALLED DEVELOPER OR ITS ASSIGNS AND A PROFESSIONAL ENGINEER OF ITS DESIGNATION. AT ALL TIMES THE SAID DEVELOPER AND/OR ITS ASSIGNS SHALL HAVE THE MAJORITY VOTE OF SAID COMMITTEE. THE SAID DEVELOPER SHALL FURTHER HAVE THE RIGHT TO DESIGNATE A REPRESENTATIVE TO ACT FOR AND ON ITS BEHALF. THE COMMITTEE'S APPROVAL OR DISAPPROVAL, AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THAT SAID WRITTEN APPROVAL IS NOT RECEIVED FROM THE COMMITTEE WITHIN 14 DAYS FROM THE DATE OF SUBMISSION, IT SHALL BE DEEMED THAT THE COMMITTEE HAS DISAPPROVED THE PRESENTED PLAN.

(18) VIOLATIONS: THE VIOLATION OF ANY RESTRICTION, AS HEREIN ENUMERATED, SHALL GIVE TO THE SAID DEVELOPER OR ITS SUCCESSORS, ANY AND ALL RIGHTS FOR INJUNCTION, DAMAGE, OR ANY OTHER ACTION A LAW OR EQUITY WHICH IT AND ITS ASSIGNS MAY HAVE TO RESTRAIN AND PROHIBIT THE SAME, IN KEEPING WITH THE RESTRICTIONS HEREIN SET OUT.

(19) PROTECTIVE COVENANTS: THE "PROTECTIVE COVENANTS" ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1999. AT WHICH TIME SAID COVENANTS SHALL BE AUTHOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE COVENANTS, BY JUDGEMENT OR COURT ORDER WILL IN NO WAY AFFECT THE OTHER COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS MY HAND AND SEAL, THIS 1st DAY OF March, 1976.

George T. Huckaby
GEORGE T. HUCKABY
HART, VON SPRECKELSEN, AND HUCKABY

STATE OF INDIANA)
) SS:
COUNTY OF HENDRICKS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED GEORGE T. HUCKABY, AUTHORIZED AGENT FOR THE PARTNERSHIP OF HART, VON SPRECKELSEN, AND HUCKABY, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED.
WITNESS MY HAND AND SEAL THIS 1st DAY OF March, 1976. MY COMMISSION EXPIRES: [illegible]

[illegible]
NOTARY PUBLIC

CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174 OF THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF INDIANA FOR 1947 AS AMENDED AND THE PLAINFIELD SUBDIVISION CONTROL ORDINANCE NO. 8-71 ADOPTED BY THE BOARD OF TRUSTEES OF SAID TOWN, THIS PLAT WAS GIVEN APPROVAL BY THE PLAINFIELD PLAN COMMISSION AS FOLLOWS:
APPROVED BY THE PLAINFIELD PLAN COMMISSION AT A MEETING HELD THIS 17th DAY OF June, 1976.

John L. Rhoads
PRESIDENT

Virginia A. Wilson
SECRETARY

FOR PLAT RECORDING ONLY:

5852

Duly entered for taxation this 21st day of June 1976
Mary Jane Heathers J.R.P.
AUDITOR HENDRICKS COUNTY

ENTERED FOR RECORD
BOOK 9 JUN 21 1976 AT 10:22 PAGE 62
Marilla Abbott
RECORDER HENDRICKS COUNTY

Stanley M. Shartle
HENDRICKS COUNTY ENGINEER
DATE: June 18, 1976

#5330 June 3, 1986
Per assignment of Architectural Control Committee
see Misc Book 100 Pg 96
Dennis & Stephen Eller

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Hendricks County Recorder '197605852 [redacted]