

□ Denotes 4x4x86' Cont. Measure to be set. All other lot corners to be marked with 30' long iron pins.

WALROND ROAD

Secondary Plat

SECTION TWO

Hamilton County



CURVE DATA	Radius	Delta	Length	Tangent	Long Chord
Curve #3	175.00	90 10 13	275.11	175.52	267.86
Curve #4 & 5	1070.00	6 57 04	129.11	66.99	129.73

8523616

RECEIVED FOR RECORD
AT 2:00 CLOCK P.M.

OCT 22 1986

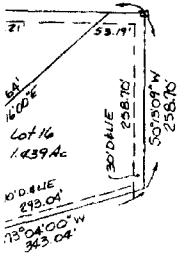
BOOK 13 PAGE 52

May H. Clark

REGISTERED PLATTEAU COUNTY, MISSISSIPPI

22 October 1986

PLAT #



9' W
7'
Denotes 4x4' 36\"/>

LEGAL DESCRIPTION
Part of the East Half of the Southeast Quarter of Section 27, Township 18 North, Range 5 East, Hamilton County, Indiana, and being more particularly described as follows: Commencing at a point on the West line of said half-quarter section North 0 degrees 14 minutes 40 seconds East; (assumed bearing) 1,810.99 feet from the southwest corner thereof; thence South 89 degrees 57 minutes 04 seconds East, parallel with the South line of said quarter section, 200.30 feet to the point of beginning of this description; thence continuing South 89 degrees 57 minutes 04 seconds East 1,066.61 feet to the East line of said half-quarter section; thence South 0 degrees 13 minutes 09 seconds West, along said east line, 258.70 feet; thence South 73 degrees 04 minutes 00 seconds West 303.04 feet; thence Southerly 52.39 feet along a 175.00-foot radius curve to the right, the long chord of which bears South 8 degrees 2 minutes 25 seconds East, for a distance of 52.19 feet; thence South 0 degrees 13 minutes 09 seconds West 84.17 feet; thence North 89 degrees 57 minutes 04 seconds West 556.83 feet; thence North 0 degrees 02 minutes 56 seconds East 123.60 feet; thence North 85 degrees 12 minutes 17 seconds West 198.01 feet; thence North 0 degrees 02 minutes 56 seconds East 205.00 feet; thence Westerly 10.60 feet along a 1095.00-foot radius curve to the right, the long chord of which bears South 89 degrees 40 minutes 26 seconds East for a distance of 10.60 feet; thence North 0 degrees 02 minutes 56 seconds East 150.05 feet to the point of beginning and containing 10.157 acres, more or less.

This subdivision consists of 1 lot numbered 6 through 16, both inclusive, with the dimensions shown in feet and decimal parts thereof.

I, Frank M. Hahn, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on February 5, 1985, that all the monuments shown hereon actually exist; and that their location, size and type of material are accurately shown.

Frank M. Hahn
Frank M. Hahn, Registered Land Surveyor, Indiana #50231

I, the undersigned, Robert L. Harris, owner of do hereby certify that I have laid off, plat and subdivide said real estate in accordance w

This subdivision shall be known and designated Township. All streets, alleys, parks and other dedicated, are hereby dedicated to Hamilton Co Front building setback lines are hereby establish lines and the property lines of the street, the erected or maintained. No building, structure, closer to the side of any lot than ten (10) fee

Easements for installation and maintenance of a reserved as shown on the plat and over the rear Within these easements, no structures, planting permitted to remain which may damage or interfere utilities or which may change the direction of which may obstruct or retard the flow of water The easement area of each lot and all improvements by the owner of the lot, except for those approved utility company is responsible, and owners in all lands contained in such utility strip subject to

The following covenants or restrictions are to be on all parties and all persons claiming under it; such covenants or restrictions shall be automatic of ten (10) years unless by unanimous vote of the covered by these covenants or restrictions, it is Invalidated of any one of the foregoing covenants shall in no way affect any of the other covenants

The right to enforce these provisions by judgment removal by due process of law of any structure in violation hereof, is hereby dedicated to the public the lots in this subdivision and to their heirs,

The ground floor area of the main structure, excluding shall not be less than fifteen hundred (1500) sq. structure, nor less than one thousand (1000) sq. structure, provided no structure of more than one eighteen hundred (1800) square feet of finished e be attached to the residence dwelling and be a ad

All one story structures are to have exterior finish be required on multiple story structures.

No trailer, tent, shack, attached shed, basement used for temporary or permanent residence on any garage, tool shed, or detached storage building residence in this subdivision shall be of a type the general architecture and appearance of such

No noxious or offensive activity shall be carried on which may become an annoyance or nuisance.

Witness my Hand and seal this 2nd

Robert L. Harris
Robert L. Harris

Tim R. Stevens
I, _____ Director of Planning and Zoning for the City of Noblesville, hereby certify that the application for approval of this plat meets all of the minimum requirements set forth in the master plan of Noblesville, Indiana, and such other applicable requirements contained in the Code of Ordinances of the City of Noblesville, December 11, 1981, as amended:

Tim R. Stevens
Director of Planning and Development

Date: October 7, 1986.

COUNTY COMMISSIONERS CERTIFICATE
Under authority provided by I.C. 36-7-3 et seq. State of Indiana, this plat was given approval by the Board of County Commissioners of Hamilton County, Indiana, at a meeting held on June 2nd 1986.

Phil Henderson
Phil Henderson

George F. Stevens
George F. Stevens

Polly Pearce
Polly Pearce
County Auditor
10/30/86

STATE OF INDIANA)
COUNTY OF Hamilton) SS:

Before me the undersigned, No county and state, personally appear, acknowledged the execution of the foregoing voluntary act and deed, for the purpose Witness my Hand and Notarial Seal this

Ch
JH
A 222

My Commission Expires 1-4-87

COMMISSION CERTIFICATE
Under authority provided by Title 36, Acts of 1981, P.L. 209 Section 23, as amended by Acts of 1982, P.L. 211 Section 1, of the General Assembly, State of Indiana, this plat was given approval by the City of Noblesville as follows:
Adopted by the City Plan Commission at a Meeting held July 15, 1985
Noblesville City Plan Commission

Karen Goldstein
President

Tim R. Stevens
Secretary

This instrument prepared by Frank M. Hahn, President
Owner/Developer:
Frank M. Hahn
Engineers
50 E. 102nd Street
INDIANAPOLIS, IN 46240

WALROND SECTION 2

DEPTION
 West Half of the Southeast Quarter of Section 27, Township 18 North, Range 11 East, and being more particularly described as follows:
 at a point on the West line of said half-quarter section North 0 degrees 40 seconds East (assumed bearing) 1,400.99 feet from the southwest corner of said section, 260.00 feet to the point of beginning of this description; thence South 89 degrees 57 minutes 04 seconds East, parallel with the South line of said section, 260.00 feet to the point of beginning of this description; thence South 89 degrees 57 minutes 04 seconds East, 1,054.61 feet to the East line of said section; thence South 0 degrees 13 minutes 09 seconds East, along said East line 158.70 feet; thence South 73 degrees 04 minutes 00 seconds West 363.04 feet; thence South 52 degrees 39 minutes 25 seconds West, for a distance of 52.19 feet; thence South 0 degrees 21 minutes 25 seconds East, for a distance of 52.19 feet; thence South 13 minutes 09 seconds West 81.17 feet; thence North 89 degrees 57 minutes 04 seconds East 558.83 feet; thence North 0 degrees 02 minutes 56 seconds East 123.60 feet; thence South 85 degrees 12 minutes 17 seconds West 199.01 feet; thence North 0 degrees 02 minutes 56 seconds East 205.00 feet; thence Easterly 10.60 feet along a 1099.00-foot radius curve to the right, the long chord of which bears South 89 degrees 40 minutes 26 seconds East for a distance of 10.60 feet; thence North 0 degrees 02 minutes 56 seconds East to the point of beginning and containing 10.197 acres, more or less.

and consists of 11 lots numbered 6 through 16, both inclusive, with the area in feet and decimal parts thereof.
 I, the undersigned, hereby certify that I am a Professional Land Surveyor, licensed in the State of Indiana, and that this plat correctly represents as shown on an February 5, 1986, that all the monuments shown herein actually exist and their location, size and type of material are accurately shown.



H. Stevens
 Director of Planning and Zoning for the City of Noblesville, Indiana, hereby certifies that the application for approval of this plat meets all of the requirements set forth in the master plan of Noblesville, Indiana, and such other requirements contained in the Code of Ordinances of the City of Noblesville, Indiana, as amended:
 I, Tim N. Stevens, Director of Planning and Development, do hereby certify that I am a Professional Land Surveyor, licensed in the State of Indiana, and that this plat correctly represents as shown on an February 5, 1986, that all the monuments shown herein actually exist and their location, size and type of material are accurately shown.

COMMISSION CERTIFICATE
 I, George F. Stevens, County Auditor, do hereby certify that this plat was given approval by the Board of Commissioners of Hamilton County, Indiana, at a meeting held on 11/24/86.

I, the undersigned, Robert L. Harris, owner of the real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, and do hereby lay out, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as **WALROND ROAD**, an addition to Fall Creek Township. All streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby dedicated to Hamilton County, Indiana.

Front building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be no building or structure erected or maintained. No building, structure, or necessary building shall be erected closer to the side of any lot than ten (10) feet.

Assessments for installation and maintenance of utilities and drainage facilities are reserved as shown on the plat and over the rear ten (10) or thirty (30) feet of each lot. Within these easements, no structures, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible, and owners in this subdivision shall take their title to the lands contained in such utility strip subject to the perpetual easement herein reserved.

The following covenants or restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2010, at which time such covenants or restrictions shall be automatically extended for successive periods of ten (10) years unless by unanimous vote of the then owners of the building sites covered by these covenants or restrictions, it is agreed to change such in whole or in part. Invalidity of any one of the foregoing covenants or restrictions by judgment or court order shall in no way affect any of the other covenants which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the lots in this subdivision and to their heirs and assigns.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than fifteen hundred (1500) square feet in the case of a one-story structure, nor less than one thousand (1000) square feet in the case of a multiple-story structure, provided a structure of more than one story shall have less than an aggregate of eighteen hundred (1800) square feet of finished and livable floor area. All garages shall be attached to the residence dwelling and be a minimum of four hundred (400) square feet.

All one story structures are to have exterior facing of brick or stone. No masonry will be required on multiple story structures.
 No trailer, tent, shack, attached shed, basement, garage, or temporary building shall be used for temporary or permanent residence on any lot in this subdivision. An attached garage, tool shed, or detached storage building erected or used as an accessory to a residence in this subdivision shall be of a permanent type of construction and conform to the general architecture and appearance of such residence.
 No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may become an annoyance or nuisance.

Witness my hand and seal this 24th day of June, 1986.

Robert L. Harris
 Robert L. Harris

STATE OF INDIANA }
 COUNTY OF Hamilton } SS:
 Before me the undersigned, Notary Public in and for the county and state, personally appeared Robert L. Harris, who acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed.
 Witness my Hand and Notarial Seal this 24th day of June, 1986.

John Hensley
 Notary Public
 JOHN HENSLEY
 A RESIDENT OF HAMILTON COUNTY, INDIANA

My Commission Expires 1-1-87

NOTE
 provided by Title 36, Acts of 1981, P.L. 309 Section 23, as amended by 211 Section 4, of the General Assembly, State of Indiana, this plat by the City of Noblesville as follows:
 Plan Commission at a Meeting held July 15, 1985
 as Commission
Tim N. Stevens
 Secretary

Instrument prepared by Frank M. Hahn, President of Frank M. Hahn & Associates, Inc.

	Owner/Developer: <u>Robert L. Harris</u> 12710 Brook School Road Noblesville, IN 46060	SHEET 1 OF 1
	Frank M. Hahn & Associates, Inc. Engineers Surveyors 98 E. 102nd Street Indianapolis, IN 46220 Telephone (317) 840-4118 DWG. BY: <u>MF</u> CK. BY: <u>FMH</u> DATE: <u>1-1-86</u>	

WALROND SECTION 2