The within plat shall be known and designated as WELLINGTON NORTHEAST - SECTION TWELVE, a subdivision in Hamilton County, State of Indiana.

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

in chis subdivision. Not more than one building shall be erected or used for residential purposes on any lot

The ground fluor area of the main structure, exclusive of one-story open porches and garages, shall be not less than fifteen hundred (100) square feet in the case of a one-story structure, nor less than nine hundred (190) square feet in the case of a multip story structure, nor less than nine hundred (190) square feet in the case of a multip story structure, provided no structure of more than one story shall have less than an aggregate of eigneen hundred (1800) square feet of finished and liveable floor area. Al garages shall be attached to the residence dwelling and be a minimum of two car size. a multiple

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 fences shall be erected in this subdivision between the building lines and the property lines of the streets as shown on the within plat, except with approval of the Architectural Control Committee, which fences shall not exceed 42 inches in height and shall are the property of the property of the street o be of a decorative nature.

No building, structure or accessory building shall be erected closer to the side of any lot than 10 feet. Where buildings are erected on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

No structure in this subdivision shall exceed 2 1/2 stories or 25 feet in height measured from finisn grade to the under side of eave line, and no structure other than an open porch shall be erected between the building line as designated on the plat and the property line of

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 has been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation, by the Architectural Control Committee composed of the undersigned owners of the herein described real estate, or by their duly authorized representatives. In the event of the death or resignation of any member of said committee, the remaining member or members is shall have full authority to approve or disaprove such design and location, or to designate a representative with like authority. If the committee fails to act upon any plans submitted a representative with like authority. If the committee fails to act upon any plans submitted to it for its approval within a period of fifteen (13) days from the submission date of the same, the committee members nor the designated representatives shall be entitled to any Neither the committee members nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

The utility easements shown on the within plat are reserved as easements for use of city or county in which this subdivision is located, owners in this subdivision, and public utility companies for the installation, use, maintenance, repair, and removal of sewers, water mains, utility poles, wires and other facilities and utilities necessary or incidental control the common welfare and use and occupancy for residential purposes of the houses to be exected in this subdivision. No building or other structure, except walks or divieways, shall be erected or maintained upon, over, under, or across any such utility strip for any such accept as serforth, herein, and owners in this subdivision shall take their ritle to the use except as serforth, herein, and owners in this subdivision shall take their ritle to the land contained in such utility strip subject to the perpetual easement herein reserved.

The Cuble TV Essements shown on the within plat are reserved for the approved franchised "Company" and its successors and assigns, forever, the easement and right from time to time peresiter to erect, install, lay, use, maintain, replace, increase or decrease the size of and remove coaxial cable and other fixtures and appurtenances for the purpose of transmitting and istributing radio and television signals by way of said coaxial cable, on over, under and across said easement. This also includes the right of ingress and egyess for all under the succession of the succession of the express right to purposes includent to such easement, and the "Company" is hereby granted the express right to make clearances of brush and debris from said property in order to successfully install and make clearances of brush and debris from said property in order to successfully install and maintain said coaxial cable.

No campers, trailers, boats, or similar vehicles shall be parked on any lot in this subdivision unless the same shall be parked in such a manner that it is not visible to the occupants of other lots in this subdivision, the users of any street in this subdivision.

### SECTION TWELVE

It is further understood and agreed that pursuant to Burns Indiana Statute Section 48-3903 that as part of the consideration running to the City of Nobbesville, the developer herein irrevocably releases its right and right of its successors in title to remonstrate herein irrevocably releases its right and first burners. against pending or future annexation to the City of Noblesville.

nereby dedicated and reserved to owners of lors in this subdivision, their heirs and assigns, and some owners of lors in this subdivision, their heirs and assigns, and such values of the such violation or attempted violation. Said survisions shall be and continue in full force and effect for a period of twenty (20) years provisions shall be and continue in full force and effect for a period of twenty (20) years from the date of this plat, and thereafter unless and until by a vote of the then owners of a covenants in whole or in part. Invalidation of any one of these covenants by judgment or cover order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our signature this 27th day of August, 1984

STATE OF INDIANA Allan H. Weihe, President 10505 N. Gollege Avenue Indianapolis, Indiana 46280 SS:

JUUNTY OF HAMILTON )

defore me the undersigned, a Notary Public in and for said County and State, personally appeared Weihe bevelopment Corp. by Allan H. Weihe, and Joyce M. Weihe, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the uses and purposes therein expressed

witness my Hand and Notarial Seal this 27 day of August, 1984

Nocary Public-Larry K. Shimer

My Jumnission Expires

County of Residence: Hamilton

5081131 ADDITE

ACCUSSION CERTIFICATE

CASES AUTHORITY PROVIDED BY CHAPTER 178-ACTS OF 1979, ENACTED BY THE GENERAL ASSEMBLY STARTE OF INDIANA, AND ALL ACTS ANEXDATORY THERETO AND AN ORDINANCE ADOPTED BY THE COMMISSION OF THE CITY OF NOBLESVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY COURSELESVILLE, AS FOLLOWS: THE

ADDRIED BY THE TECHNICAL COMMITTEE AT A MEETING HELD AGAINST 9 1984

NUBLESVILLE CITY PLAN COMMISSION

COUNTY COMMISSIONERS' CERT I FI CATE

UNDER AUTHORITY PROVIDED BY ACTS OF 1982, PUBLIC LAW 1, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF TARLETON COUNTY, INDIANA, AT A MEETING HELD ON APELL. 1, 1985.

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APR 4 1985

Architectural Control Committee, which fences shall not exceed 42 inches in height and shall be of a decorative nature.

No building, structure or accessory building shall be erected closer to the side of any lot than 10 feet. Where buildings are erected on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

No structure in this subdivision shall exceed 2 1/2 stories or 25 feet in height measured from finisn grade to the under side of eave line, and no structure other than an open porch shall be erected between the building line as designated on the plat and the property line of

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 has been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground herein described real estate, or by their duly authorized representatives. In the event of the dearn or resignation of any member of said committee, the remaining member or members thall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. If the committee fails to act upon any plans submitted to it for its approval within a period of iffree (15) days from the submission date of the same, the committee members nor the designated representative state approved. Betther the committee members nor the designated representatives shall be entitled to any letther the committee members nor the designated representatives shall be entitled to any

The utility easements shown on the within plat are reserved as easements for use of city or county in which this subdivision is located, owners in this subdivision, and public utility companies for the installation, use, maintenance, repair, and removal of sewers, water mains, utility poles, wires and other facilities and utilities necessary or incidental to the common welfare and use and occupancy for residential purposes of the houses to be rected in this subdivision. No building or other structure, except walks or driveways, exected in this subdivision, over, under, or across any such utility strip for any shall be erected or maintained upon, over, under, or across any such utility strip for any save except as setforth, herein, and owners in this subdivision shall take their title to the land contained in such utility strip subject to the perpetual easement herein reserved.

The Cuble TV Easements shown on the within plat are reserved for the approved franchised "Company" and its successors and assigns, forever, the easement and right from time to time hereafter to erect, install, lay, use, maintain, replace, increase or decrease the size of and remove coaxial cable and other fixtures and appurtenances for the purpose of transmitting and distributing radio and television signals by way of said coaxial cable, on over, under and across said easement. This also includes the right of ingress and egytess for all purposes includent to such easement, and the "Company" is hereby granted the express right to make clearances of brush and debris from said property in order to successfully install and make clearances of brush and debris from said property in order to successfully install and maintain said coaxial cable.

No campers, trailers, boats, or similar vehicles small be parked on any lot in this subdivision unless the same shall be parked in such a manner that it is not visible to the occupants of other lots in this subdivision, the users of any street in this subdivision.

All lot owners will be required to install, or have installed, at least one gas or electric "dusk to dawn" yard light in the front.

The drainage easements shown on the within plat are reserved for the drainage of storm water, whether by swale, dirch, or storm sewer. No structure other than storm water drainage attructures, retaining walls, or elevated walks and driveways shall be erected in, on, over, under, or across any such easement; except that a drainage easement may also be used as a utility strip, and structures permitted in a utility may be erected therein provided that they do not interfer with the flow of water. Owners in this subdivision shall take their title to the land contained in such drainage easement subject to the perpetual easement norwin reserved.

In the event storm water drainage from any lot or lots flows across another lot, provision shall be made to permit such drainage to continue without restriction or reduction, across the downstream lot and into the natural 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 char dups, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes.

It shall be the duty of the owner of each lot in this subdivision to keep the grass on the lot properly cut and to keep the lot free from weeds and trash and otherwise neat and attractive in appearance. Should any owner tail to do so then beveloper may take such action as it deems appropriate in order to make the lot neat and attractive, and the owner shall upon demand reimburse beveloper for the expense incurred in so doing.

No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and shall not be kept, except in sanitary containers.

COUNTY OF HAMILTON

before me the undersigned, a Notary Public in and for said County and State, personally appeared Weihe Development Corp. by Allan H. Weihe, and Joyce M. Weihe, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the uses and purposes therein expressed.

, itness my Hand and Notarial Seal this 27 day of August, 1984

👸 John Expires

County of Residence: Hamilton

CONTRACTOR CERTIFICATE

CHACK AUTHORITY PROVIDED BY CHAPTER 178-ACTS OF 1979, ENACTED BY THE GENERAL ASSEMBLY OF STAKE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADDRTED BY THE COMMON LOCK-CIL OF THE CITY OF NOBLESVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF NOBLESVILLE, AS FOLLOWS:

ADDITION BY THE TECHNICAL CONNITTEE AT A MEETING HELD ALGUST 9 1984

NUBLESVILLE CITY PLAN COMMISSION

President-Karen Goldstein

COUNTY COMMISSIONERS' CERTIFICATE

UNDER AUTHORITY PROVIDED BY ACTS OF 1982, PUBLIC LAW 1, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF HACHLEON COUNTY, INDIANA, AT A MEETING HELD ON APEUL 1,1985

Polly Pearce , County Auditor

RECEIVED FOR RECORD AT///30'CLGCK\_// M APR 4 1985

EGOK // PAGE RESORDER HANTON COUNTY, SANSON May H. Clark

BUANCH OF PUBLIC WORKS AND SAFETY'S CERTIFICATE

THIS PLAT WAS GIVEN APPROVAL BY THE BOAKD OF PUBLIC WORKS AND SAFETY OF THE CITY OF WORLESVILLE, INDIANA, AT A MEETING HELD ON THE \_\_\_\_\_ day of

Natilyi Connet, Clerk-Treasurer

I STEVEL THE APTICATION OF PLANKING AND ZONING FOR THE CITY OF NOBLESVILLE, HEREBY CHRITISTY THAT THE MAYERS FOR APPROVAL OF THIS PLAT NEETS ALL OF THE MINIMUM REQUIREMENTS SET FORTH IN THE MAYERS PLAN OF NOBLESVILLE, INDIAMA, AND SUCH OTHER APPLICABLE. REQUIREMENTS SET FORTH IN THE COBE OF ORDINANCES OF THE CITY OF MOSLESVILLE - DECEMBER 11. REQUIREMENTS CONTRIBED IN THE COBE OF ORDINANCES OF THE CITY OF MOSLESVILLE - DECEMBER 11.

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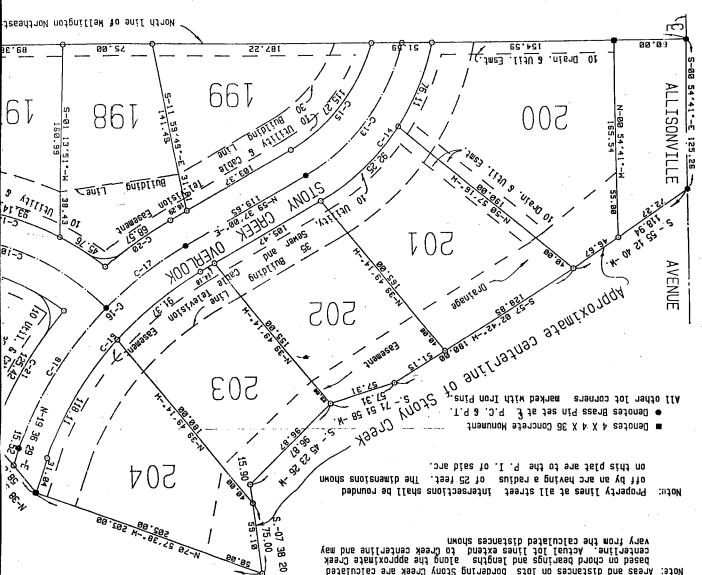
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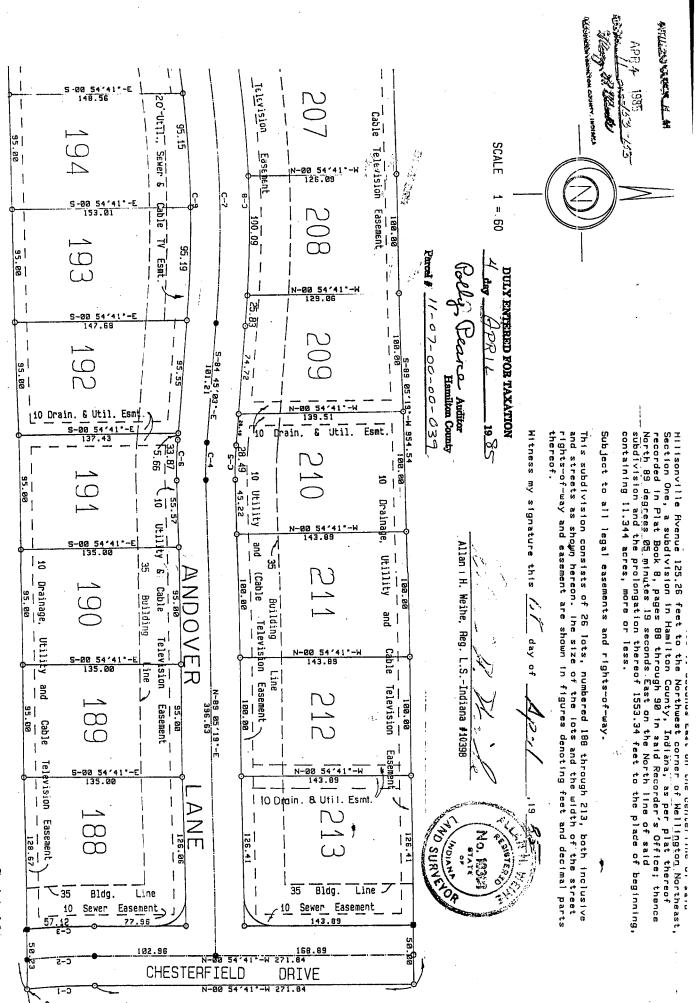
This Instrument prepared by Allan H. Weine

#### North line of Wellington Northeast-- Section One (p.B. 8--pgs. 88-90) Sheet 2 of 3 וויוח 661 961 **46** I 861 96 I 76 T E61 SO'UEII. Sewer & Cable IV Esmt. Building 506 508 207 203 10 Drainage, Utilit Cable 5881 **↓**99A WINTO CLOCK ILEN RECEIVED FOR RECORD .W"60'52'81.2 2CVFE I = 001107845345000366534657111114899712 **LMELVE** SECTION **T2A3HTRON** \89.93' - N.00°18'49" W. (assumed bearing) MELLINGTON .w"II'Ip°68.2 E.Line N.W. 1/4 Sec. 7-7.18N.-R.5E. TAJ9CORD - SECTION TWEL TSAIHTAON

#### LLINGTON NORIHLASI

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Sheet 1 of 3

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#### WELLINGTON SECTION WELVE

# RECORD

## NORTHEAS

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11-07-00-00-039.000

eertify that the within plat represents a survey and subdivision of Part of the West Half of Section 7, Township 18 North, Range 5 East in Noblesville Township. I, the undersigned, a registered Land Surveyor in the State of Indiana, hereby Hamilton County, Indiana, described as follows:

thence South 00 degrees 54 minutes 41 seconds East on the centerline of said Allisonville Evenue 125.26 feet to the Northwest corner of Wellington Northeast, Section One, a subdivision in Hamilton County, Indiana, as per plat thereof recorded in Plat Book 8, pages 88 through 90 in said Recorder's Office; thence North 89 degrees 05 minutes 19 seconds East on the North line of said subdivision and the prolongation thereof 1553.34 feet to the place of beginning, containing 11.344 acres, more or less. minutes 40 seconds West 118.94 feet to the centerline of Allisonville Avenue; degrees 02 minutes 42 seconds West 180.00 feet; 5.) thence South 55 degrees 12 41 seconds West tangent with said curve 271.84 feet; thence South 89 degrees 05 minutes 19 seconds West 954.54 feet; thence North 38 degrees 33 minutes 29 seconds West 58.85 feet; thence North 70 degrees 57 minutes 38 seconds West 285 feet, more or less to the centerline of Stony Creek; [the following five South 71 degrees 51 minutes 58 seconds West 57.31 feet; 4.) thence South 57 centerline of said Stony Creek and are included for computation purposes only, the actual boundary of this subdivision follows the meandering of said centerline 1.) thence South 07 degrees 38 minutes 20 seconds East 75.00 feet; courses and distances are chord bearings and lengths along the approximate feet; thence South 78 degrees 53 minutes 09 seconds West on said Northerly line 145.00 feet to the place of beginning of the within described subdivision, said point being on a non-tangent curve, the radius point of which lies North 83 degrees 23 minutes 42 seconds East 575.00 feet from said place of beginning: seconds West on said prolongation and on said Northerly line 25:100 feet; thence South 67 degrees 55 minutes 37 seconds West on said Northerly line 190.00 feet; thence South 07 degrees 22 minutes 12 seconds West on said Northerly line 53.98 the Recorder of Hamilton County, Indiana; thence South 89 degrees 41 minutes 11 West (assumed bearing) on the East line of said Northwest Quarter 89.93 feet to thence South 45 degrees 23 minutes 26 seconds West 96.87 feet; 3.) thence thence Northwesterly curving to the right on said curve an arc distance of 57.14 Commencing at the Southeast corner of the Northwest Quarter of Section 7, feat to the point of tangency of said curve; thence North 00 degrees 54 minutes a point which is on the Easterly prolongation of the Northerly line of Township 18 North, Range 5 East; thence North 00 degrees 18 minutes 49 seconds as per plat thereof recorded in Plat Book II, pages 11 and 12 in the Office of Meilington Northeast, Section Eight, a subdivision in Hamilton County, Indiana,

Subject to all legal easements and rights-of-way.

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This subdivision consists of 26 lots, numbered 188 through 213, both inclusive and streets as shown hereon. The size of the lots and the width of the street rights-of-way and easement are shown in figures denoting feet and decimal parts

Witness my signature this () day of

Polly Pears Auditor Hamilton County

SCALE 1 = 60

DULY ENTERED FOR TAXATION

Allan I H. Weihe, Reg. L.S.-Indiana #10398



Parcel # 11-07-00-00-039

5-89 05'19"-W 954.54

199.98