

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that the following description describes and the attached plat represents a subdivision of part of the West Half of the Northwest Quarter of Section 35, Township 18 North, Range 3 East in Clay Township, Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northwest Quarter of Section 35, Township 18 North, Range 3 East, 984.13 feet North 00 degrees 00 minutes 00 seconds (assumed bearing) from the Southwest corner of said Northwest Quarter, thence North 88 degrees 51 minutes 53 seconds East parallel with the South line of said Northwest Quarter 1327.94 feet to the East line of said West Half, thence North 00 degrees 01 minute 21 seconds West on said East line 1311.92 feet to a point 330.00 feet South of the North line of said Northwest Quarter; thence South 89 degrees 05 minutes 14 seconds West parallel with and 330.00 feet South of said North line 1327.34 feet to the West line of said Northwest Quarter, thence South 00 degrees 00 seconds on said West line 1317.09 feet to the place of beginning, containing 40.058 acres, more or less.

Subject to the statutory right of way and restrictions for the J. R. Collins legal drain.

Subject further to all other legal easements and rights of way.

This subdivision consists of 16 lots, numbered 1 through 16, both inclusive with streets as shown thereon: the size of the lots and width of street rights of way are shown in figures denoting feet and decimal parts thereof:

Witness my signature this 20th day of August, 1979.

Allan H. Weihe - signed

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

The undersigned, HUGHHEY, INC., by Paul B. Hughey, President, and Albert L. Hughey, Secretary, owners of the real estate shown and described herein, do hereby certify that it has laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. The following restrictions, limitations, and covenants are hereby imposed upon and shall run with the land contained in such plat.

This subdivision shall be known and designated as Williams Creek Farms, a subdivision in Hamilton County, Indiana. Any street shown and not heretofore dedicated is hereby dedicated to the public.

Building setback lines are hereby established as shown on this plat, between which lines and the right of way lines of the street, there shall be erected or maintained no building or structure.

The areas shown on this plat and marked "Drainage and Utility Easement", are reserved for the use of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. The areas shown on this plat and marked "Bridle Path, Drainage and Utility Easement" are reserved

for the use of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines and wires and are also reserved to the owners of lots in this subdivision for pedestrian and horse traffic and maintenance of said "Bridle Path," Drainage and Utility Easement", subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said easements, but owners of lots in this subdivision shall take their title subject to the rights of the public utilities and owners of lots in the subdivision.

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 thereto shall be erected thereon.

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

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than twenty-three hundred (2300) square feet in the case of a one-story structure, nor less than twelve hundred (1200) square feet in case of a multiple story structure; provided no structure of more than one-story shall have less than an aggregate of twenty-five hundred (2500) square feet of finished and livable floor area. All garages shall be attached to the residence dwelling and be a minimum of two car size.

No trailer, tent shack, attached shed, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residence on any lot in this subdivision. Any garage, tool shed, barn or storage building (whether such structure is attached or unattached to the residence) 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 fence shall be erected in this subdivision between the building lines and the right of way lines of the streets as shown on the within plat, except with approval of Hughey, Inc., 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, however, any proposed construction closer than 15 feet to the side of any lot must be approved by Hughey, Inc. White 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, without special approval from Hughey, Inc., shall exceed 2 1/2 stories or 25 feet in height measured from finish grade to the under side of eave line at the front of the building.

No boat, trailer or camper of any kind (including but not in limitation thereof, house trailers, camping trailers), or any

disabled vehicle shall be kept upon any lot except within a garage or other approved structure with the exception of lots 8 - 12 where such vehicles shall be allowed to be kept on the eastern two-thirds of the lot.

Lots 1 - 14 inclusive shall gain access from Williams Creek Lane only, and the residential structures on said lots shall face Williams Creek Lane.

No building shall be erected, placed or altered on any plot in this subdivision until the building plans, specifications and plot plan, showing the location of such building have been approved as to the conformity and harmony of external design, topography, and finished ground elevation with existing structures herein, by Hughey, Inc., or by its duly authorized representatives. If Hughey, Inc., fails to act upon any plans submitted to it for its approval within a period of fifteen (15) days from the submission date of the same, the owner may proceed then with the building according to the plans as approved. Neither Hughey, Inc. nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

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 for commercial purposes.

All garages opening to the street shall have automatic door controls. No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and such rubbish, trash, garbage, or other waste shall not be kept, except in sanitary containers. Trash shall not be burned, except in suitable incinerators.

It shall be the duty of the owner of each lot in the 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 fail to do so, then Developer may take such action as it deems appropriate in order to make the lot neat and attractive and the owner shall, upon demand, reimburse Developer for the expense incurred in so doing.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of this plat, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless changed by vote of majority of the then owners of the buildings covered by these covenants or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgement or court order, shall in no way affect

any of the other covenants or restrictions, 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 several lots in this subdivision, and to their heirs and assigns.

OWNER AND SUBDIVIDER: Hughhey, Inc.

By Paul B. Hughhey - signed Paul B. Hughhey, President By Albert L. Hughhey - signed Albert L. Hughhey, Secretary

STATE OF INDIANA ) )
COUNTY OF HAMILTON ) )
SS:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Hughhey, Inc. by Albert L. Hughhey and Paul B. Hughhey, 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 21st day of August, 1979.

Sandra K. Miller
Notary Public

My Commission Expires
March 25, 1980

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 174-ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OR CARMEL AS FOLLOWS:

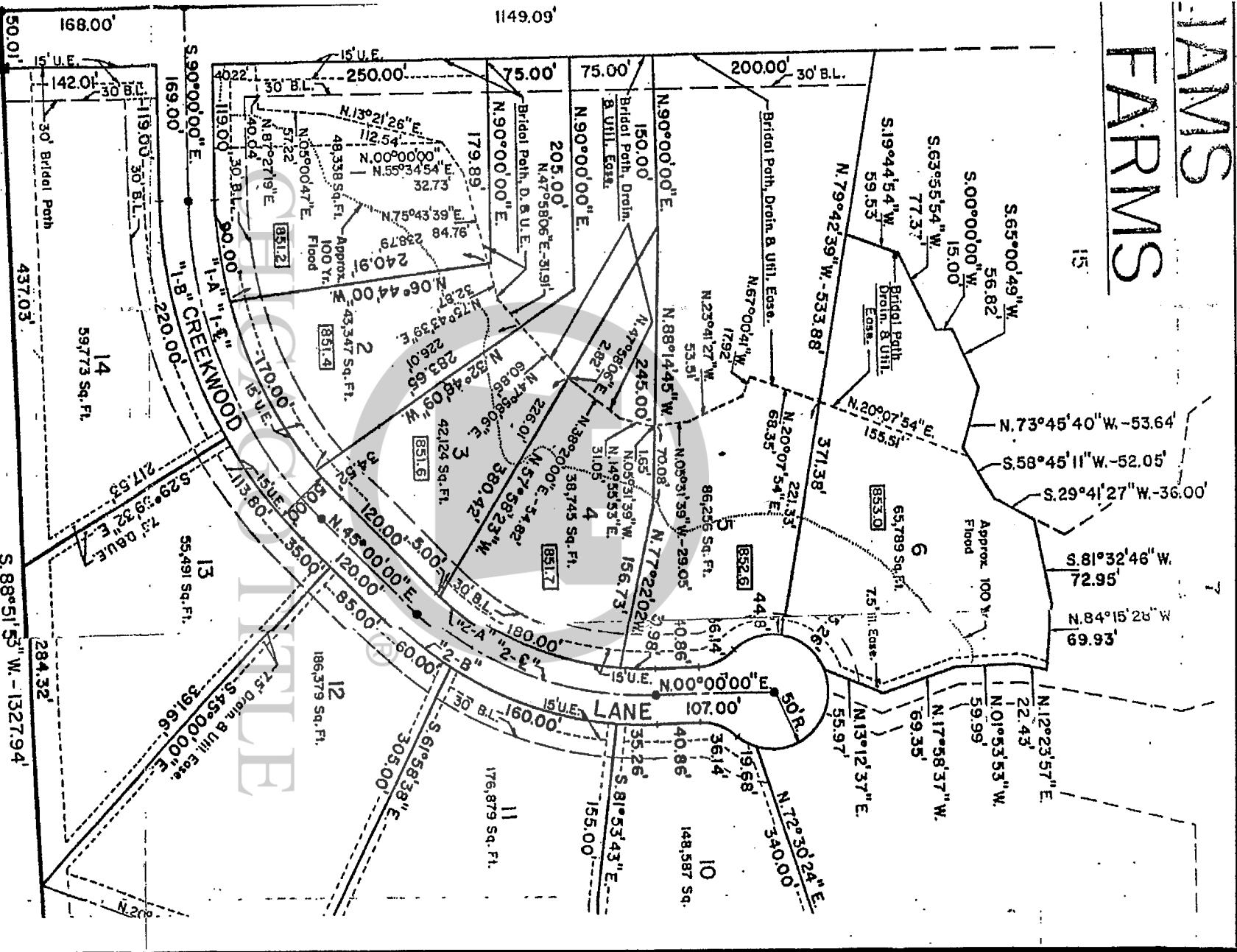
Adopted by the Town Plan Commission at a meeting held September 18th 1979.

CARMEL TOWN PLAN COMMISSION
E. Davis Coots President
Rosalind McCart Secretary

This instrument prepared by Allan H. Weihe, this 17th day of August, 1979.



# JAMS FARMS



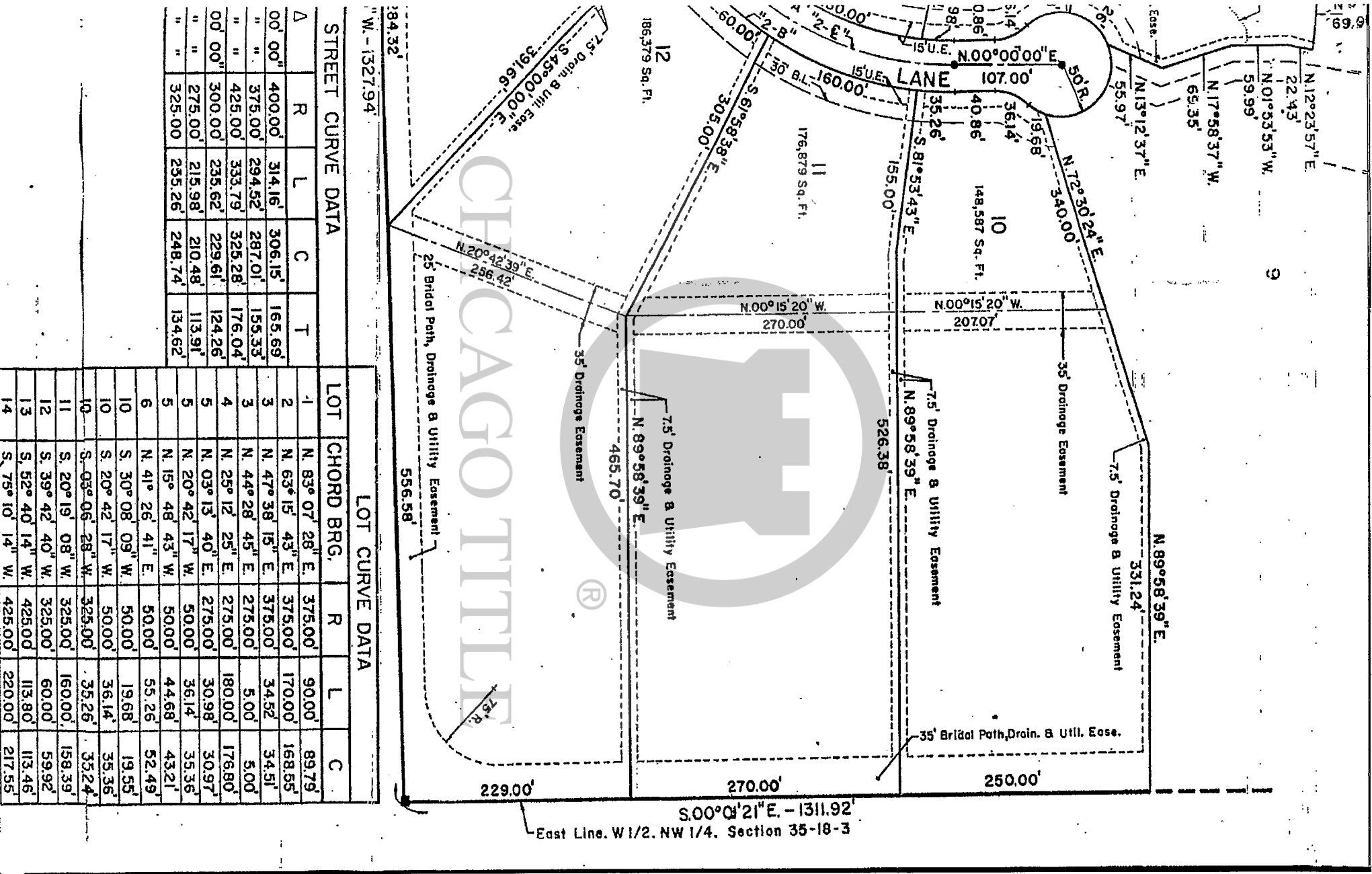
**NOTE:** Property lines at all street intersections shall be rounded off by an arc having a radius of 20 feet. The dimensions shown are to the P.I. of said arc.

The Flood Protection Elev. is the lowest point around the perimeter of the building at which flood water may enter the interior of the building.

- Denotes 4" x 4" Concrete Monument to be set as required. All other lot corners to be marked with iron pins.
- Denotes Copper Welds set for street alignment.

**800.0**

STREET CURVE DATA			
CUR.	Δ	R	L
"-C"	45°00'00"	400.00'	314.16'
"-A"	"	375.00'	294.52'
"-B"	"	425.00'	333.79'
"-C"	45°00'00"	300.00'	235.62'
"-A"	"	275.00'	215.98'
"-B"	"	325.00'	255.26'



384.32'  
W. - 1327.94'

STREET CURVE DATA

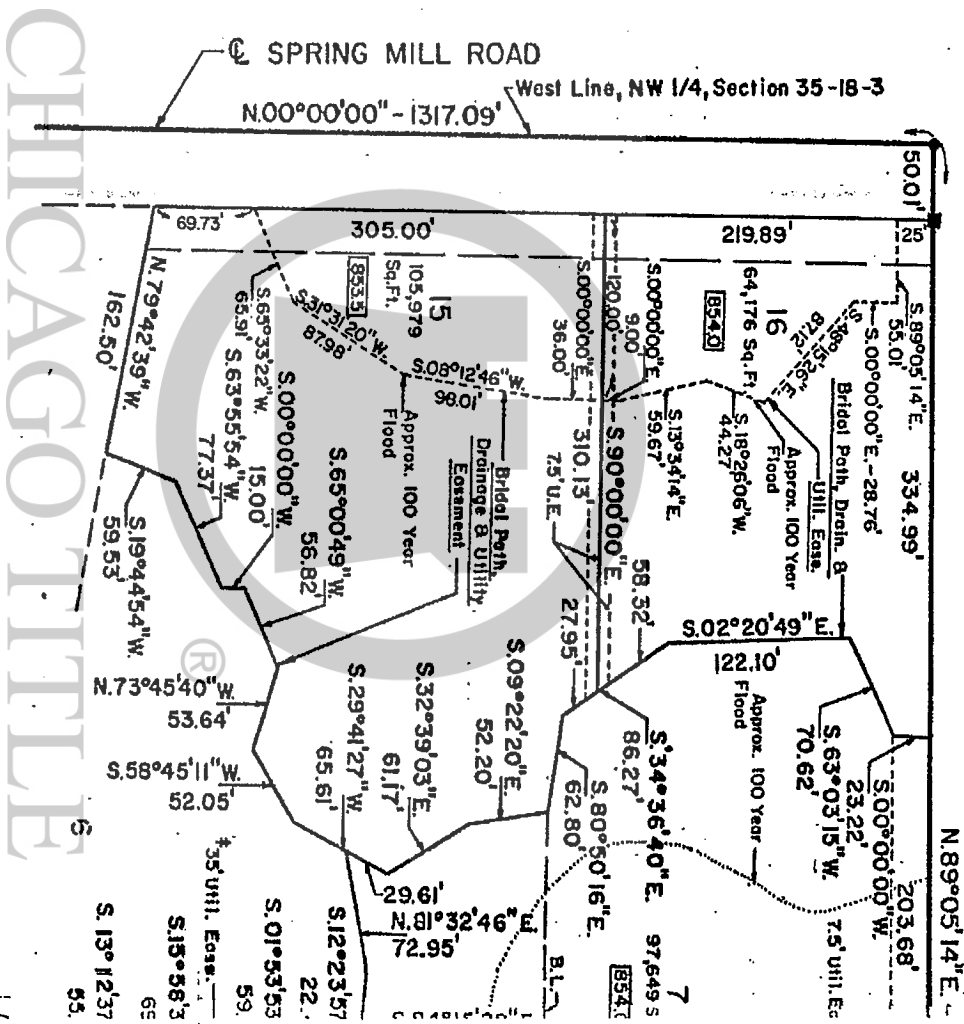
Δ	R	L	C	T
00° 00'	400.00'	314.16'	306.15'	165.69'
" "	375.00'	294.52'	287.01'	155.33'
" "	425.00'	333.79'	325.28'	176.04'
00° 00'	300.00'	235.62'	229.61'	124.26'
" "	275.00'	215.98'	210.48'	113.91'
" "	325.00'	235.26'	248.74'	134.62'

LOT CURVE DATA

LOT	CHORD BRG.	R	L	C
1	N. 83° 07' 28" E.	375.00'	90.00'	89.79'
2	N. 63° 15' 43" E.	375.00'	170.00'	168.55'
3	N. 47° 38' 15" E.	375.00'	34.52'	34.51'
3	N. 44° 28' 45" E.	275.00'	5.00'	5.00'
4	N. 25° 12' 25" E.	275.00'	180.00'	176.80'
5	N. 03° 13' 40" E.	275.00'	30.98'	30.97'
5	N. 20° 42' 17" W.	50.00'	36.14'	35.35'
5	N. 15° 48' 43" W.	50.00'	44.68'	43.21'
6	N. 41° 26' 41" E.	50.00'	55.26'	52.49'
10	S. 30° 08' 09" W.	50.00'	19.68'	19.55'
10	S. 20° 42' 17" W.	50.00'	36.14'	35.35'
10	S. 03° 06' 28" W.	325.00'	35.26'	35.24'
11	S. 20° 19' 08" W.	325.00'	160.00'	158.39'
12	S. 39° 42' 40" W.	325.00'	60.00'	59.92'
13	S. 52° 40' 14" W.	425.00'	113.80'	113.46'
14	S. 75° 10' 14" W.	425.00'	220.00'	217.55'

S.00°0'21"E. - 1311.92'  
East Line, W 1/2, NW 1/4, Section 35-18-3

# WILLIAMS CREEK FARM



CHICAGO TITLE

RECEIVED FOR RECORD  
AT 10:50 CLOCK P.M.

OCT 22 1979

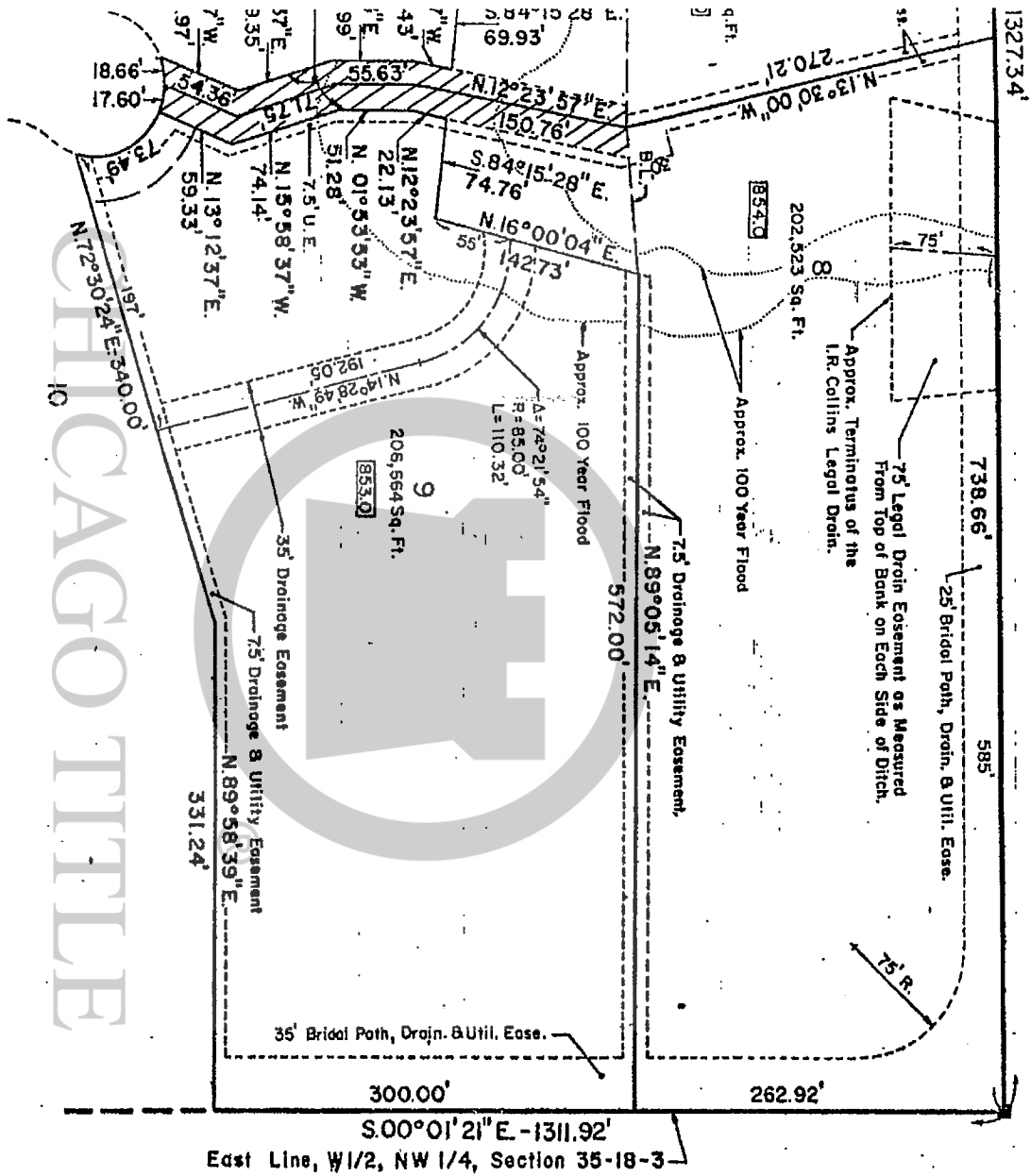
PAGE 2

RECORDED

RECORDED HAMILTON COUNTY INDIANA







LOT CURVE DATA				
LOT	CHORD BRG.	R	L	C
7	N. 83° 47' 47" E	50.00'	18.66'	18.56'
8	S. 75° 25' 44" E	50.00'	17.60'	17.51'
9	S. 23° 14' 34" E	50.00'	73.49'	67.05'

**[B.O.O.]**  
 The Flood Protection Elev. is the lowest point around the perimeter of the building at which flood water may enter the interior of the building.

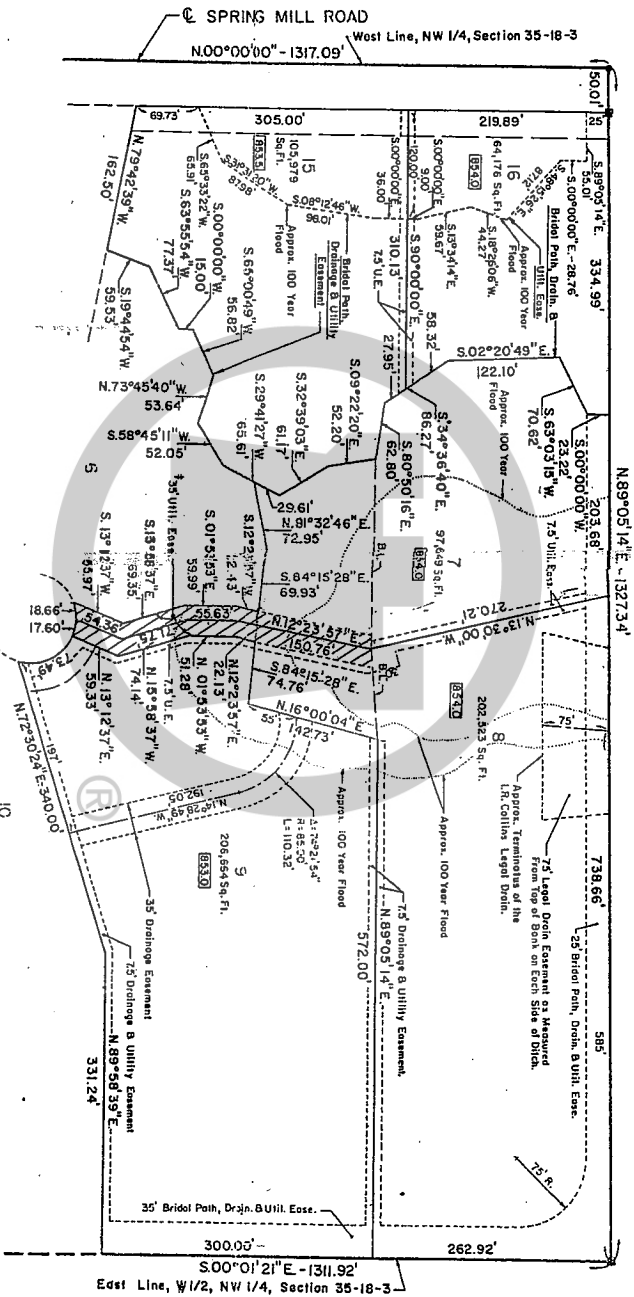
**[M]** Denotes 4" x 4" Concrete Monument to be set as required. All other lot corners to be marked with iron pin.

**[C]** Denotes Copper Welds set for street alignment.

**[#]** 35' Ingress and Egress Easement for the Mutual Use of Lots 7 & 8.

East Line, W 1/2, NW 1/4, Section 35-18-3

# WILLIAMS CREEK FARMS



East Line,  $\frac{1}{2}$ , NW 1/4, Section 35-18-3

CHICAGO TITLE

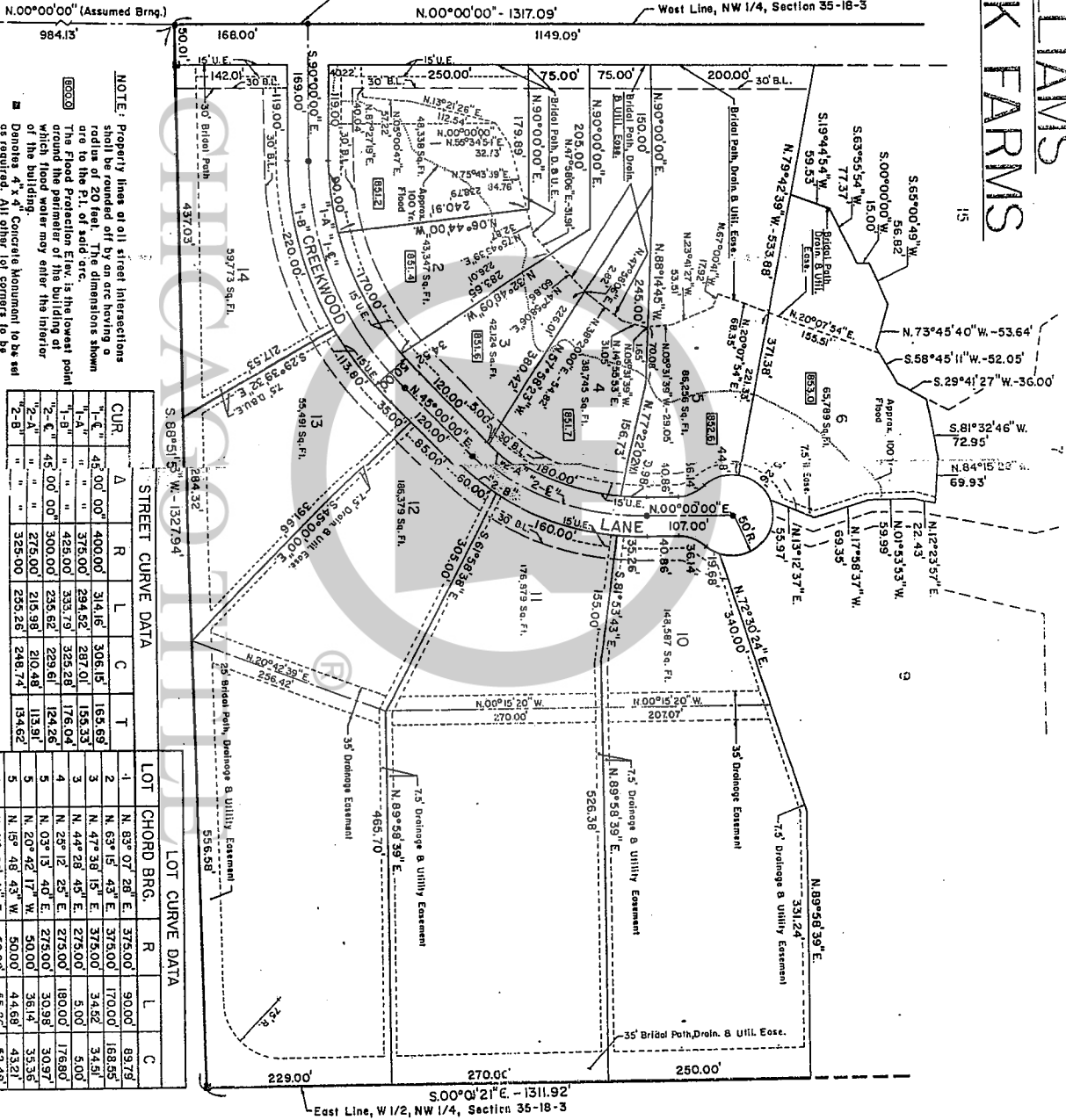
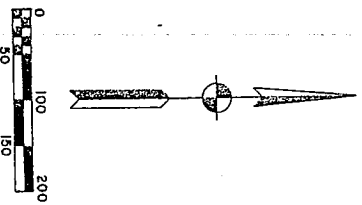
LOT CURVE DATA				
LOT	CHORD BRG.	R	L	C
7	N. 83° 47' 47" E	50.00'	18.66'	18.56'
8	S. 75° 23' 44" E	50.00'	17.60'	17.51'
9	S. 23° 14' 34" E	50.00'	73.49'	67.05'

The Flood Protection Elevation is the lowest point around the perimeter of the building of which flood water may enter the interior of the building.  
 Denotes 4" x 4" Concrete Monument to be set as required. All other lot corners to be marked with iron pin.  
 Denotes Copper Welds set for street alignment.  
 35' Ingress and Egress Easement for the Mutual Use of Lots 7 & 8.



RECEIVED FOR RECORD  
 AT 11:00 CLOCK P.M.  
 JUN 22 1979  
 REC'D - B. J. J. J.  
 23033333 11:00 AM

# WILLIAMS CREEK FARMS



SW Corner, NW 1/4,  
Section 35-16-3

**NOTE:** Property lines of all street intersections shall be founded off by an arc having a radius of 20 feet. The dimensions shown are to the P.I. of said arc.

**RECORD**  
The Flood Protection Elev. is the lowest point around the perimeter of the building at the building corner may enter the interior of the building.

- Denotes "4"-d" Concrete Monument to be set as required. All other lot corners to be marked with iron pins.
- Denotes Copper Welds set for street alignment.

2-2-dw  
10-2-22  
Hamilton Owner

357  
FOR RECORD  
MAY 22 1979

STREET CURVE DATA				
CUR	A	R	L	C
"1-C"	45.00' 00"	400.00'	314.61'	306.15'
"1-A"	"	375.00'	294.52'	287.01'
"1-B"	"	425.00'	333.79'	325.28'
"2-C"	45.00' 00"	300.00'	235.62'	229.61'
"2-A"	"	275.00'	215.96'	210.48'
"2-B"	"	325.00'	225.26'	248.74'

LOT CURVE DATA				
LOT	CHORD BRG.	R	L	C
1	N. 83° 07' 28" E.	375.00'	90.00'	89.73'
2	N. 63° 15' 43" E.	375.00'	170.00'	168.55'
3	N. 47° 38' 15" E.	375.00'	3.432'	34.51'
4	N. 44° 28' 45" E.	275.00'	5.00'	5.00'
5	N. 25° 12' 25" E.	275.00'	180.00'	176.80'
6	N. 03° 13' 40" E.	275.00'	30.98'	30.97'
7	N. 20° 42' 17" W.	90.00'	38.14'	35.35'
8	N. 15° 48' 43" W.	90.00'	4.63'	43.21'
9	N. 41° 26' 41" E.	50.00'	35.26'	32.43'
10	S. 30° 08' 09" W.	50.00'	19.68'	19.55'
11	S. 20° 42' 17" W.	50.00'	38.14'	35.35'
12	S. 03° 06' 28" W.	325.00'	33.26'	33.24'
13	S. 20° 18' 08" W.	325.00'	160.00'	156.33'
14	S. 39° 42' 40" W.	325.00'	60.00'	59.92'
15	S. 52° 40' 14" W.	425.00'	113.80'	119.46'
16	S. 73° 10' 14" W.	425.00'	220.00'	217.55'