



120  
YEARS OF SERVICE  
LOOKING AHEAD

Not Just for One Transaction, But for Life

First American Title Insurance Company  
Indianapolis Downtown—Corporate  
251 E. Ohio Street, Suite 200  
Indianapolis, IN 46204  
Telephone (317) 684-7556

## Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys' fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.

DEED OF DEDICATION AND PROTECTIVE COVENANTS

HUNTER'S CREEK VILLAGE - SEC. ONE

We, the undersigned, Schutz and Thompson, Inc., by John T. Schutz and Kenneth E. Thompson, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. The Subdivision shall be known and designated as Hunter's Creek Village - Sec. 1, an addition in Hamilton County, Clay Township. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

1. Front and side yard building set back lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.
2. There are strips of ground of various widths as shown on this plat and marked "Easement" reserved for drainage, including various areas to be used for the detention of excess storm runoff, and the use of public utilities for the installation of water and sewer, mains, poles, ducts, lines and wires, 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 strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.
3. All lots in this subdivision shall be known and designated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot herein other than one single family dwelling.
4. No hotel, boarding house, mercantile building, factory building or buildings of any kind of commercial use shall be erected or maintained on any lot in this subdivision.
5. No trailer, shack or out houses of a permanent nature shall be erected or situated on any lot except during the period of construction of a proper structure and for the use by the builder for his materials and tools.
6. Building lines as shown on the plat in feet back from the street property line are hereby established between which line and the street property line there shall be erected or maintained no building structure of any kind or part thereof.
7. No residence shall be erected or maintained on any lot or lots in this subdivision having a ground floor area exclusive of open porches and garages of less than 1500 square feet in case of a one story structure or 1000 square feet in case of a higher structure.
8. No building shall be erected, placed or altered on any building plat 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 with existing structures herein and as to the building with respect to the topography and finished ground elevation by all members of Building and Development Commission of Schutz and Thompson, Inc.
9. No noxious trade or activity shall be carried on upon any lot in this subdivision, nor shall anything be done herein which may become an annoyance or a nuisance to the neighborhood at large.
10. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, restrictions, provisions of conditions herein, it shall be lawful for any person owning real estate in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and to prevent him or them from doing so or to recover damage or other dues for such violation.
11. No fences shall be erected in this subdivision between the front building lines and the property lines of the streets as shown on the within plat except with the approval of the Schutz and Thompson, Inc. which fences shall not exceed 36 inches in height and shall be of a decorative nature.
12. In the event storm water drainage from any lot or lots flow 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.
13. The foregoing 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, 2005, at which time said covenants, or restrictions, shall be automatically extended for successive period of 10 years unless changed by vote of a 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 restriction, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.
14. 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.
15. It shall be the responsibility of the individual lot owners to erect and maintain a "dusk till dawn" type light in front of their respective front yards.

Witness our Hands and Seals this 19th day of June, 1981.

7.6 3/12  
RECEIVED FOR RECORD

12. 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.

13. The foregoing 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, 2005, at which time said covenants, or restrictions, shall be automatically extended for successive period of 10 years unless changed by vote of a 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 restriction, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

14. 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.

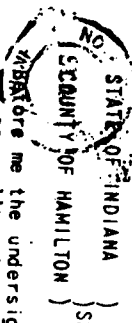
15. It shall be the responsibility of the individual lot owners to erect and maintain a "dusk till dawn" type light in front of their respective front yards. Witness our Hands and Seals this 19th day of June 1981.

*Kenneth E. Thompson*  
KENNETH E. THOMPSON, RESIDENT

DULY ENTERED FOR TAXATION  
18 day August 1982  
*Boston Jennings*  
Auditor  
Hamilton County

*John T. Schuitz*  
JOHN T. SCHUITZ, SECRETARY

RECEIVED FOR RECORD  
AT 4:00 CLOCK P.M.  
AUG 6 1982  
BOOK 9 PAGE 90  
*Mary H. Wade*



Witness my hand and notarial seal this 19th day of June 1981.

*Sharon A. Dehan*  
NOTARY PUBLIC  
County of Hamilton - Indiana

May 24 1981  
MY COMMISSION EXPIRES

Under Authority provided by Chapter 174, Acts of 1974, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Common Council of the City of Carmel, Indiana, this plat was given approval by the City of Carmel, as follows:  
Adopted by the Carmel City Plan Commission at a meeting held \_\_\_\_\_ 1982

*William P. Murray*  
PRESIDENT

CARMEL CITY PLAN COMMISSION

SECRETARY

I, John V. Schneider, hereby certify that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this survey represents a survey completed by me on June 16 1981; that all the monuments shown thereon actually exist and that the location, size and type of the same are accurately shown; and that all requirements specified in the subdivision ordinance of the City of Carmel have been met.

*John V. Schneider*

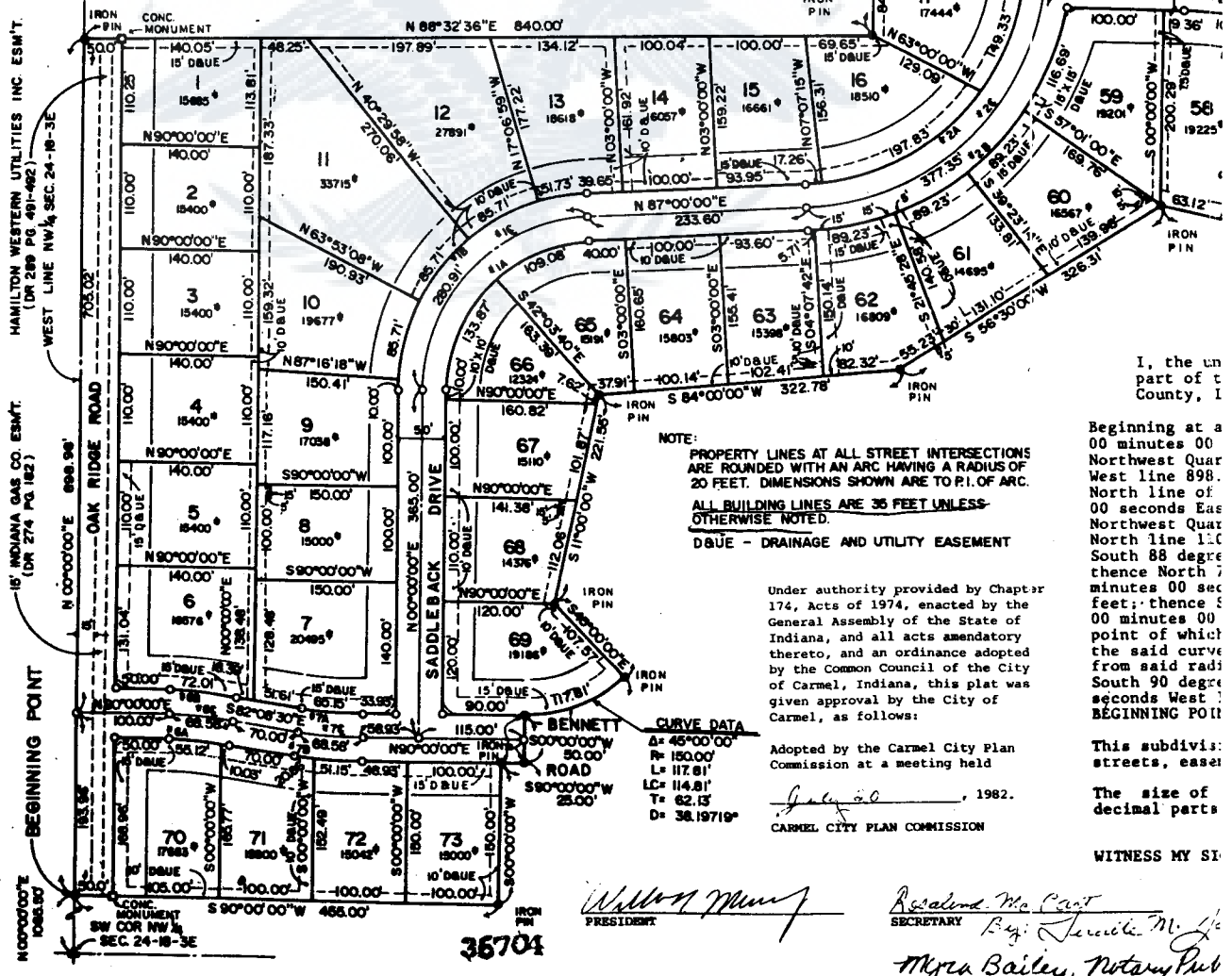
*George J. ...*  
BOARD OF COMMISSIONERS OF HAMILTON COUNTY, INDIANA



*Mary Bailey Nelson*  
*Edwin ...*

# HUNTER'S CREEK VILLAGE - SECTION 1

CURVE DATA						
CURVE #	DELTA	P	L	LC	T	Dc
1,A	87 0 0.0	160.00	242.95	220.27	151.83	35.80986
1,C/L	87 0 0.0	185.00	280.91	254.59	175.56	30.97069
1,B	87 0 0.0	210.00	318.06	289.11	199.29	27.28370
2,A	87 0 0.0	240.00	364.42	330.41	227.75	23.87324
2,C/L	87 0 0.0	265.00	402.39	364.83	251.48	21.62105
2,B	87 0 0.0	290.00	440.35	399.25	275.20	19.75717
3,A	23 0 0.0	350.00	140.50	139.56	71.21	16.37022
3,C/L	23 0 0.0	375.00	150.53	149.53	76.29	15.27897
3,B	23 0 0.0	400.00	160.57	159.49	81.38	14.32394
4,A	24 27 24.0	470.00	200.61	139.10	131.86	12.19059
4,C/L	24 27 24.0	495.00	211.29	209.69	137.28	11.57490
4,B	24 27 24.0	520.00	221.96	220.28	112.70	11.01842
5,A	70 32 36.0	175.00	215.46	202.11	123.79	32.74045
5,C/L	70 32 36.0	200.00	246.24	230.99	141.46	28.64799
5,B	70 32 36.0	225.00	277.01	259.95	159.14	25.46479
6,A	7 51 30.0	475.00	65.15	65.10	32.63	12.06227
6,C/L	7 51 30.0	500.00	69.58	69.52	34.34	11.45916
6,B	7 51 30.0	525.00	72.31	71.95	36.06	10.91348
7,A	7 51 30.0	475.00	65.15	65.10	32.63	12.06227
7,C/L	7 51 30.0	500.00	69.58	69.52	34.34	11.45916
7,B	7 51 30.0	525.00	72.31	71.95	36.06	10.91348



NOTE:  
 PROPERTY LINES AT ALL STREET INTERSECTIONS  
 ARE ROUNDED WITH AN ARC HAVING A RADIUS OF  
 20 FEET. DIMENSIONS SHOWN ARE TO P.I. OF ARC.  
 ALL BUILDING LINES ARE 35 FEET UNLESS  
 OTHERWISE NOTED.  
 D&UE - DRAINAGE AND UTILITY EASEMENT

Under authority provided by Chapter  
 174, Acts of 1974, enacted by the  
 General Assembly of the State of  
 Indiana, and all acts amendatory  
 thereto, and an ordinance adopted  
 by the Common Council of the City  
 of Carmel, Indiana, this plat was  
 given approval by the City of  
 Carmel, as follows:

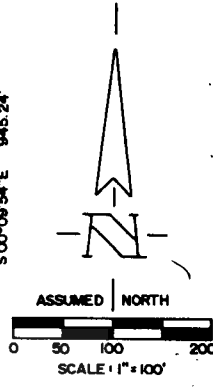
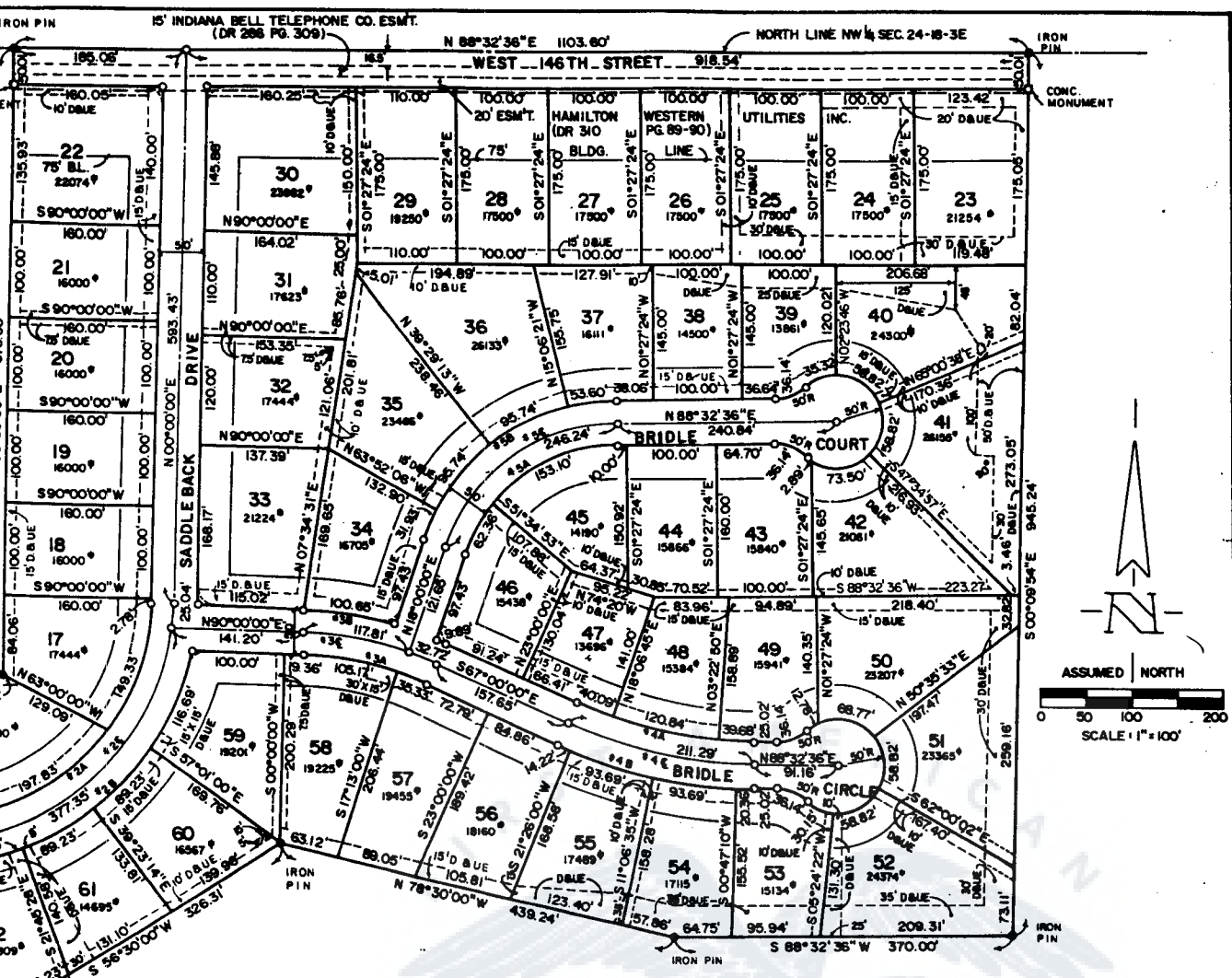
Adopted by the Carmel City Plan  
 Commission at a meeting held  
 July 11, 1982.  
 CARMEL CITY PLAN COMMISSION

*William M. Mumy*  
 PRESIDENT

*Rosalind McPart*  
 SECRETARY  
*Myra Bailey, Notary Public*  
 Expires 11-6-83

RECEIVED FOR RECORD  
 AT 2:20 O'CLOCK P.M.  
 AUG 6 1982  
*Myra Bailey*

I, the un-  
 part of t  
 County, I  
 Beginning at a  
 00 minutes 00  
 Northwest Quar  
 West line 898.  
 North line of  
 00 seconds East  
 Northwest Quar  
 North line 110  
 South 88 degree  
 thence North 7  
 minutes 00 sec  
 feet; thence S  
 00 minutes 00  
 point of which  
 the said curve  
 from said radi  
 South 90 degree  
 seconds West  
 BEGINNING POI  
 This subdivis  
 streets, easem  
 The size of  
 decimal parts  
 WITNESS MY SI



I, the undersigned, hereby certify that the within plat is true and correct and represents part of the Northwest Quarter of Section 24, Township 18 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

Beginning at a point on the West line of the said Northwest Quarter Section North 00 degrees 00 minutes 00 seconds East (Assumed Bearing) 1065.50 feet from the Southwest corner of the said Northwest Quarter Section; thence North 00 degrees 00 minutes 00 seconds East along the said West line 898.98 feet; thence North 88 degrees 32 minutes 36 seconds East, parallel with the North line of the said Northwest Quarter Section 840.00 feet; thence North 00 degrees 00 minutes 00 seconds East, parallel with the said West line 670.00 feet to the North line of the said Northwest Quarter Section; thence North 88 degrees 32 minutes 36 seconds East along the said North line 1103.60 feet; thence South 00 degrees 09 minutes 54 seconds East 945.24 feet; thence South 88 degrees 32 minutes 36 seconds West, parallel with the said North line 370.00 feet; thence North 78 degrees 30 minutes 00 seconds West 439.24 feet; thence South 56 degrees 30 minutes 00 seconds West 326.31 feet; thence South 84 degrees 00 minutes 00 seconds West 322.78 feet; thence South 11 degrees 00 minutes 00 seconds West 221.55 feet; thence South 45 degrees 00 minutes 00 seconds East 107.57 feet to a curve having a radius of 150.00 feet, the radius point of which bears North 45 degrees 00 minutes 00 seconds West; thence Southwesterly along the said curve 117.81 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; thence South 00 degrees 00 minutes 00 seconds West 50.00 feet; thence South 90 degrees 00 minutes 00 seconds West 25.00 feet; thence South 00 degrees 00 minutes 00 seconds West 150.00 feet; thence South 90 degrees 00 minutes 00 seconds West 455.00 feet to the BEGINNING POINT, containing 36.828 acres, more or less.

This subdivision consists of 73 lots, numbered 1 through 73, both inclusive, together with streets, easements and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 16th day of June, 1981.

*John V. Schneider*  
 JOHN V. SCHNEIDER  
 Reg. Land Surveyor - Indiana #S0115



*Myra Bailey, Notary Public*  
 Myra Bailey, Notary Public  
 Expires 11-6-83

DULY ENTERED FOR TAXATION  
 6<sup>th</sup> day August 1982  
*Barbara J. Jennings* Auditor  
 Hamilton County