

Jackson, Holly

From: O'Neill, Jodi
Sent: Friday, May 11, 2007 11:59 AM
To: Jackson, Holly
Subject: CCR REQUEST.doc

*Maynards
please
help
TJS
Holly*

CCR REQUEST

SUBDIVISION Northwood Hills

SECTION _____

COUNTY Hamilton

FILE NO. none yet

REQUEST BY Jodi O'Neill

DATE May 11 2007

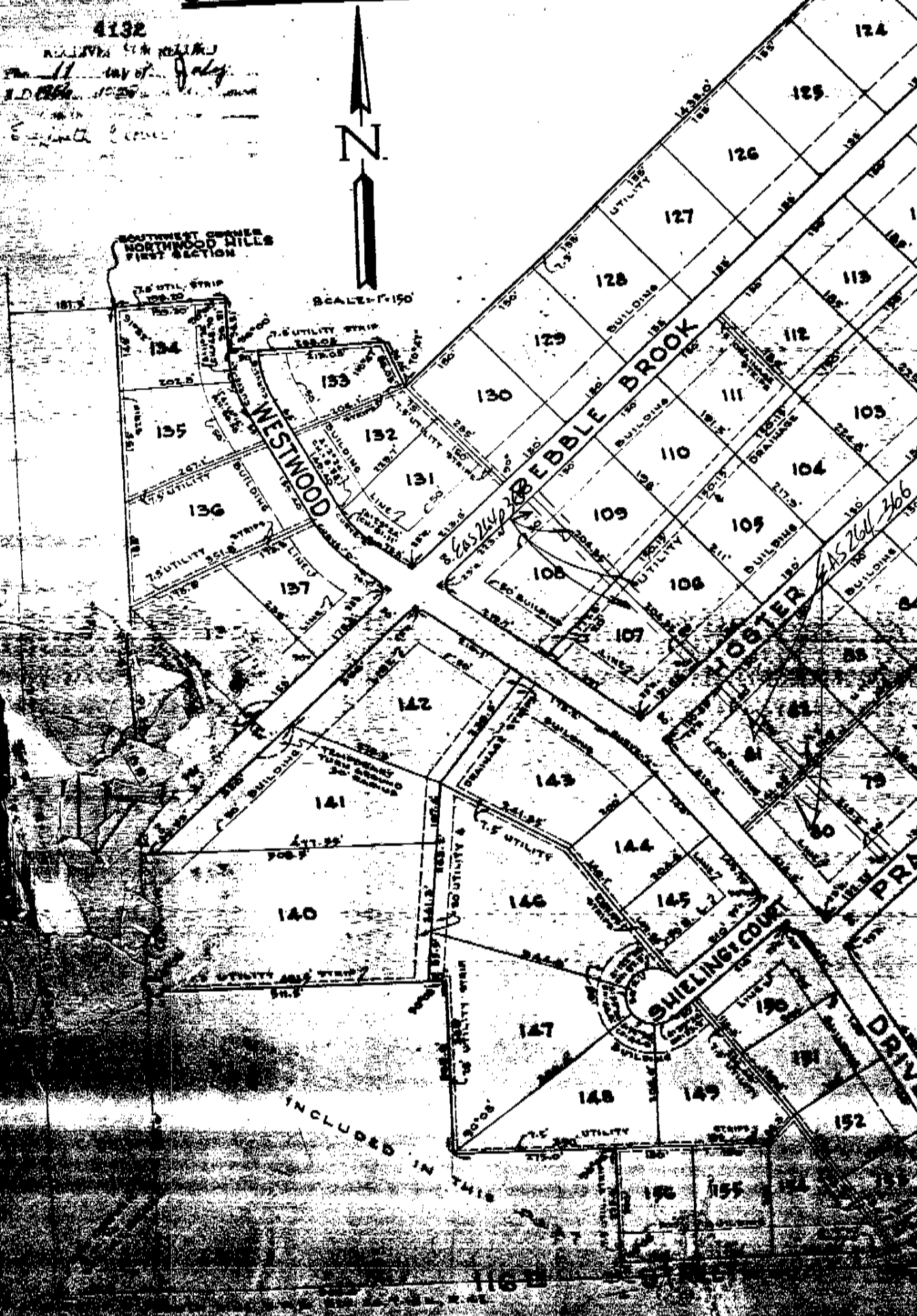
INTEROFFICE NOTES _____

- ' NO SEPARATE DECLARATION*
- ' Plat CCR's only*
- ' 4 pages*

5/11/2007

NORTHWOOD HILLS SECOND SECTION

4132
ADJACENT TO NORTHWOOD
HILLS 11th lot of July
1886
S. Smith

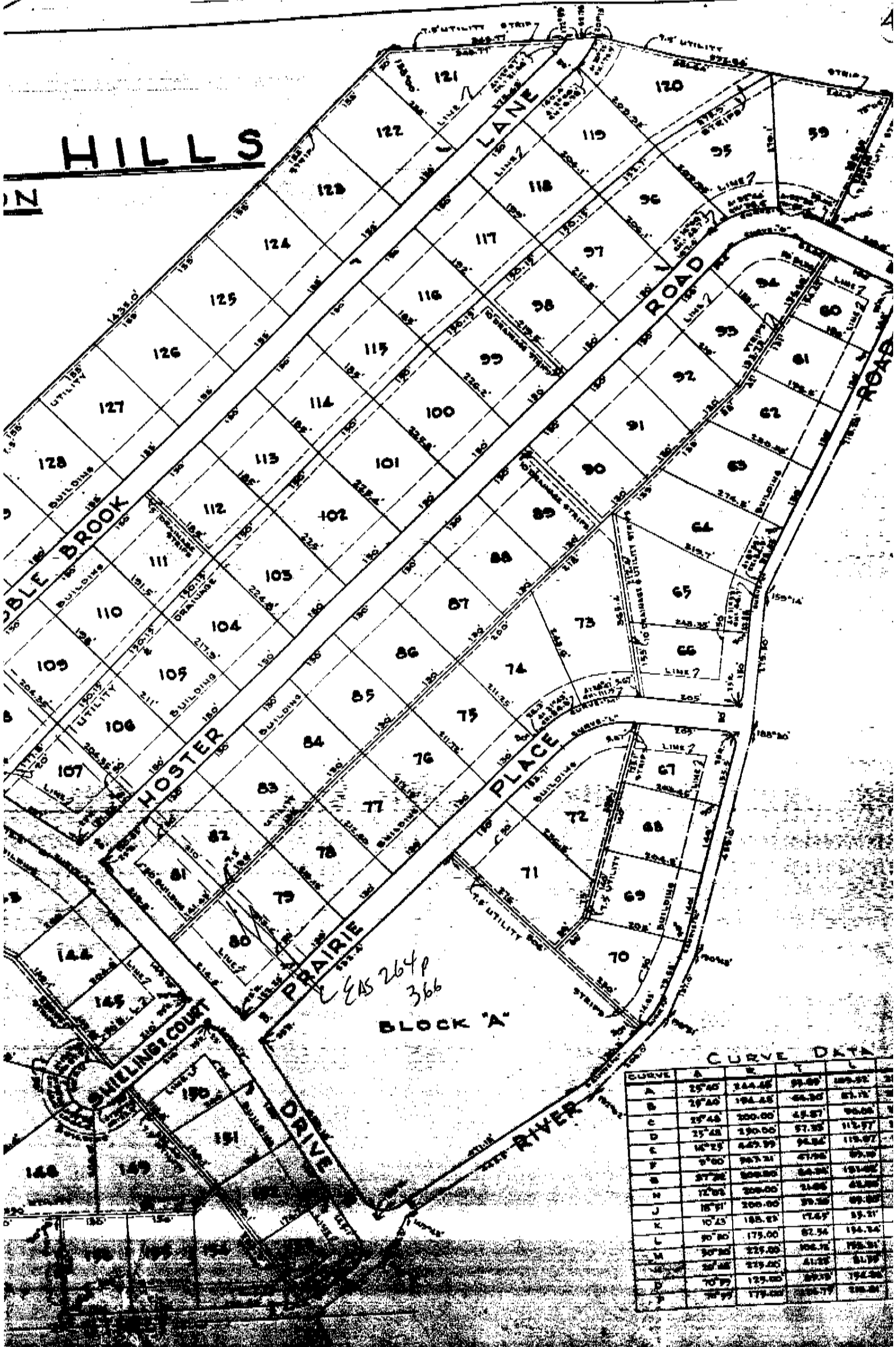


INCLUDED IN THIS

AS 264 266

HILLS

N



EAS 264p
366
BLOCK 'A'

CURVE DATA

CURVE	Δ	R	PC	PT
A	25°45'	244.45'	99.00'	109.52'
B	25°40'	194.45'	64.30'	87.75'
C	25°45'	200.00'	49.87'	66.08'
D	25°45'	290.00'	57.50'	113.97'
E	16°25'	447.99'	94.84'	119.07'
F	5°00'	967.21'	67.98'	89.00'
G	27°28'	500.00'	84.34'	101.02'
H	12°05'	200.00'	21.85'	62.00'
J	16°31'	200.00'	39.25'	89.00'
K	10°25'	155.23'	17.47'	39.21'
L	30°20'	175.00'	67.54'	134.74'
M	30°20'	225.00'	106.71'	176.31'
N	30°25'	225.00'	41.25'	81.99'
O	10°39'	125.00'	39.79'	79.25'
P	10°39'	175.00'	106.71'	216.21'

I, the undersigned, being a duly qualified surveyor in the State of Indiana, hereby certify that the following is a true and correct representation of a subdivision of part of the land shown on the attached plat, and that the same is being subdivided in accordance with the Second Principal Meridian, Hamilton County, Indiana, and that the same is being subdivided as follows:

Beginning at a point 21.5 feet East of the West line and 528 feet North of the South line of the Hamilton County Jail, running thence North parallel to the West line of said Jail a distance of 117.5 feet; thence East as a forward deflection angle to the right of 90° 00' a distance of 117.5 feet; thence South deflecting to the right 90° 00' a distance of 117.5 feet; thence Southwesterly deflecting to the right, 69° 13', a distance of 223.05 feet; thence Southwesterly deflecting to the right, 109° 13', a distance of 24.05 feet; thence Northeasterly deflecting to the left, 42° 00', a distance of 345.77 feet; thence East deflecting to the right 42° 00', a distance of 62.76 feet; thence Southeasterly deflecting to the left 21° 13', a distance of 592.64 feet; thence Southwesterly deflecting to the right 104° 55', a distance of 285.88 feet; thence Southwesterly deflecting to the left 90° 00', a distance of 210 feet to the center of county road known as River Road; thence Southwesterly deflecting to the right 90° 00' minutes and along the center of said Road, 718.20 feet; thence deflecting to the left 20° 46', a distance of 279.50 feet; thence deflecting to the right 8° 30', a distance of 459 feet; thence deflecting to the right 10° 43', a distance of 137 feet; thence deflecting to the right 8° 51', a distance of 206 feet; thence deflecting to the right 12° 02', a distance of 101 feet; thence deflecting to the left 30° 17' minutes, a distance of 176 feet to the center line of 116th St., thence deflecting to the right 37° 32', and along the center of said 116th St., 491.10 feet; thence North deflecting to the right 89° 52', a distance of 225 feet; thence West deflecting to the left 89° 52', a distance of 275 feet; thence North deflecting to the right 89° 52', a distance of 303 feet; thence West deflecting to the left 89° 52', a distance of 511.5 feet to the point of beginning, containing in all 95.77 acres more or less. Subject to all legal highways and/or rights of way.

This subdivision consists of 96 lots numbered from 59 to 156, both inclusive, and Block "A", with streets as shown hereon. The size of the lots and widths of the streets are shown on this plat in figures denoting feet and decimal parts thereof.

WITNESS my signature this 30 day of April, 1956.



Robert Scherschel
Robert Scherschel
Registered Surveyor No. 3907
State of Indiana

The undersigned, 116th Street Realty Corporation, incorporated under the laws of the State of Indiana, represented by its duly authorized officers, H. Earl Conrad, President, and Robert S. Ruyshka, Secretary, owners of the above described real estate, hereby certify that it does hereby lay out, plat and subdivide the same in accordance with this plat and certificate. This subdivision shall be known and designated as NORTHWOOD HILLS, 2nd Section.

The streets shown on this plat, if not heretofore dedicated, are hereby dedicated to public use, and all streets shall be graded and constructed to the specifications set up by the Hamilton County Road Commissioners, by and at the expense of the developers of this subdivision.

There are strips of ground of widths as shown on this plat which are hereby reserved for use of public utilities, for installation and maintenance of poles, wires, mains, conduits, drains and sewers, subject at all times to the authority of the proper civil authorities and to the easements herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their title subject to the rights of such public utilities and to the rights of owners of other lots in this subdivision, for ingress and egress, in, along, across, and through the several strips as reserved. Fences may be erected on said strips. There is also a drainage easement as shown hereon, which is reserved for natural drainage, and subject to the authority of the proper civil officers.

All lots in this subdivision shall be known and designated as residential lots, except Block "A" and lots 152, 153 and 154. No structure shall be erected, altered, placed or permitted to remain on any lot herein other than a single family dwelling and a garage for not more than three cars, and residential accessory buildings; except Block "A" and lots 152, 153 and 154, which may be used for commercial purposes.

No building shall be erected or maintained on any lot or lots in this subdivision having a gross floor area of less than 1150 square feet in the case of a 1 or 1 1/2 story structure, or 920 square feet in the case of a 2 or 2 1/2 story structure. The exterior walls of all dwellings shall be of masonry or new wood or any portion and combination of masonry, brick, tile, and shall be in keeping with the development of the community. All buildings must be fully completed on the outside before being occupied. Building materials of similar materials shall not constitute in whole or in any part of the exterior of any building.

No building or residence may be erected or placed upon one full lot. The addition of one or more lots or a part of one tract to an adjoining part of another tract shall not constitute a site for one dwelling, but in no case shall said building sites contain more than 25,000 square feet.

No building shall be erected on any building plot in this subdivision until the building plans and specifications have been approved in writing as to the harmony of external design with existing structures in this subdivision, by a committee composed of the developers of this subdivision or by representatives designated by them. Neither the members of such committee nor its representatives shall be entitled to any compensation for services performed in connection with this agreement.

No fence shall be erected on or along any lot line nor any lot, the purpose of which shall be to enclose the same, and all fences shall be kept in good repair and shall be constructed so as to enclose the property and separate the same from any other property. No fence shall be erected on or along any lot line other than a building set-back line other than a building set-back line and shall be three feet-six inches in height.

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12

12

... except fences shall be located within 5 feet of any side lot line, except where buildings are built upon more than one single lot. When this restriction shall apply to the side lot lines of the extreme corner lots of the multiple lots. No residential buildings shall be erected or maintained nearer than 20 feet or 1% of the lot frontage, measured at the building set back line, whichever is the lesser, to any lot or property line upon which it is situated, including attached garages.

Building lines as shown on this plat set back from the street property line and established, between which line and the street property line there shall be erected or maintained no structure of any kind or part thereof.

There is also a temporary road turn around easement having a 50 foot radius as shown on this plat, on lots 138, 139, 141 and 142. This easement shall remain in effect for the ease of traffic turn-around purposes until and if such time as the road is continued beyond the property described in this plat. Then this easement shall no longer be in effect and shall automatically revert to the owners of the lots on which it is shown.

Private water supply and/or sewage system may be located, constructed and maintained to serve any building lot in this subdivision, provided said systems are approved in writing by the proper public and/or civil authorities.

No hotel, boarding house, double house, mercantile building, factory building, or other buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision, except Block "A" and lots 152, 153 & 154.

No farm animals, except riding horses or ponies, shall be permitted on any lot or lots in this subdivision, and no pets or domestic animals for commercial purposes kept thereon.

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.

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 or 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 covenant, and to prevent him or them from doing so, or to recover damage or other dues for such violation.

The foregoing restrictions, covenants, and provisions shall run with the land and shall remain in full force and effect until January 1st, 1980, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by vote of the majority of the then owners of the lots in this subdivision, it is agreed to change said covenants in whole or in part.

Invalidation of any of the foregoing covenants, provisions, restrictions or conditions by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

Witness our signatures and corporate seal this 15th day of MAY, 1956.

[Signature]
H. Earl Conrad (President)

[Signature]
Robert B. Moynihan (Secretary)

County of Hamilton:
State of Indiana: S E

Before me, the undersigned, a Notary Public in and for said County and State, appeared persons of the above signatures, who separately acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purpose therein expressed, and affixed their signatures thereto.

Witness my hand and seal this 15th day of MAY, 1956.

My commission expires DECEMBER 8, 1959

[Signature]
Notary Public
G.M. Hoeter

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 ordinances adopted by the Board of County Commissioners of the County of Hamilton, Indiana, this plat was given approval by the County of Hamilton as follows:

[Signature] (President)
[Signature] (Secretary)

Approved by County Plan Commission at a meeting held June 15 - 1956.

Under authority provided by Chapter 47, Acts of the General Assembly of Indiana of 1952, this plat was given approval by the Board of County Commissioners of Hamilton County, Indiana, at a meeting held July 7, 1956.

Board of County Commissioners
[Signature]
[Signature]

Attest
E. Frank Bunn
Auditor of Hamilton Co.

