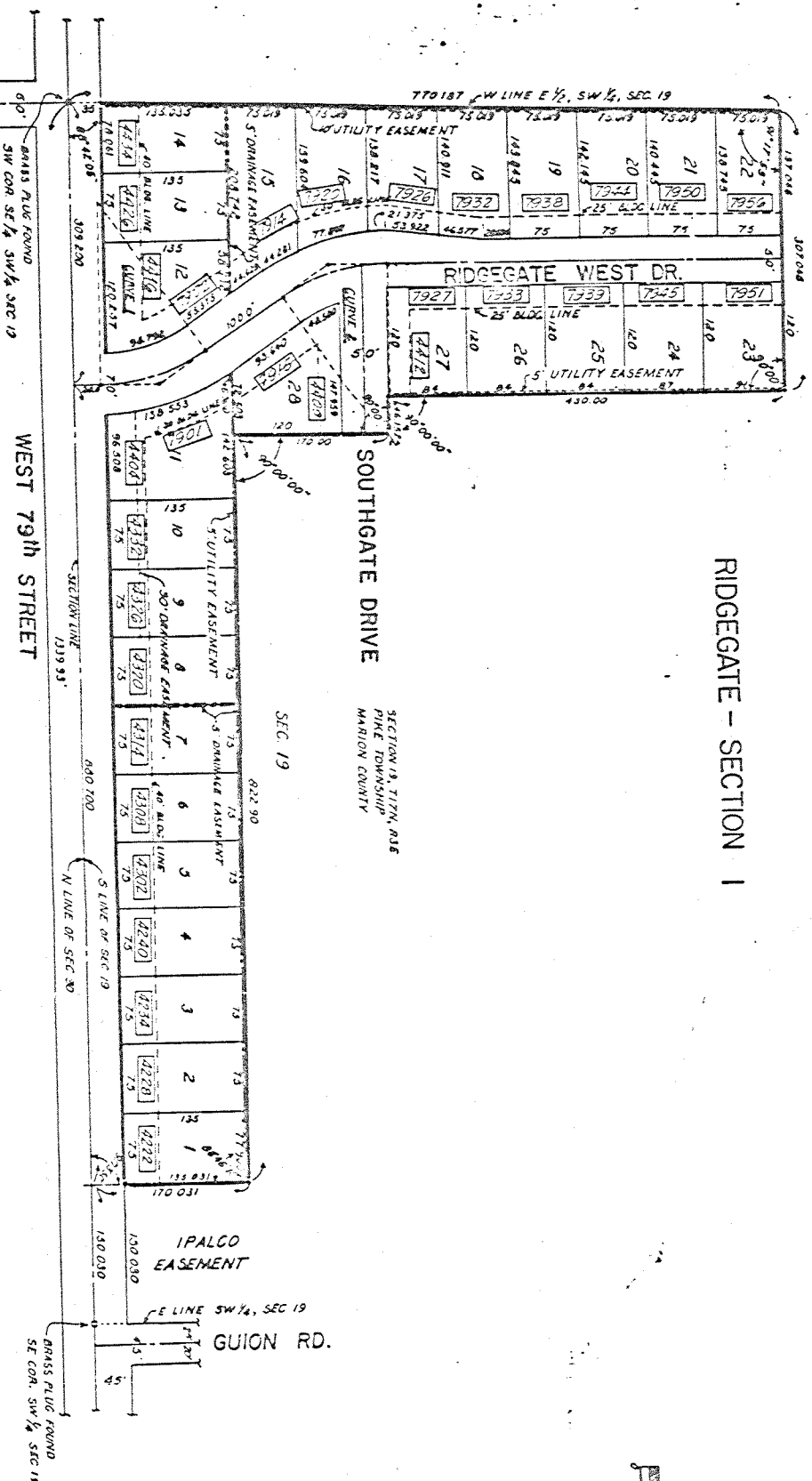


RIDGEGATE - SECTION 1



NEW AUGUSTA RD.

LOT#	AREA	LOT#	AREA
1	10,320 S.F.	15	14,181 S.F.
2	10,125	16	11,065
3	10,125	17	10,380
4	10,125	18	10,744
5	10,125	19	10,724
6	10,125	20	10,597
7	10,125	21	10,469
8	10,125	22	10,342
9	10,125	23	10,920
10	10,125	24	10,440
11	15,066	25	10,080
12	13,268	26	10,080
13	10,125	27	10,080
14	10,531	28	13,623

CURVE DATA
CURVE 18.2
 A = 35° 00' 00"
 D = 28° - 38' - 52.39"
 R = 200.00'
 L = 122.17'
 T = 63.06'
 E = 9.71'

- NOTES:
1. ALL UTILITY AND DRAINAGE EASEMENTS ARE 5' WIDE ON EITHER SIDE OF THE PROPERTY LINE UNLESS INDICATED OTHERWISE.
 2. ALL LOTS CONTAIN A MINIMUM AREA OF 10,000 SQUARE FEET.
 3. STREET NUMBERS OF LOTS ARE SHOWN AS A 9-DIGIT NUMBER ENCLOSED WITHIN A RECTANGLE. WHERE TWO NUMBERS APPEAR ON A SINGLE LOT EITHER MAY REPRESENT EITHER A DEPENDENT OR THE STATUS OF THE BUILDING.

LEGAL DESCRIPTION

Beginning at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 21N, Range 35E, Marion County, State of Indiana, more particularly described as follows:

Beginning at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 21N, Range 35E, Marion County, State of Indiana, more particularly described as follows:

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Beginning of the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 21N, Range 35E, Marion County, State of Indiana, more particularly described as follows:

Beginning of the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 21N, Range 35E, Marion County, State of Indiana, more particularly described as follows:

Certified this 19th day of January, 1976

Richard B. Wetzel

Richard B. Wetzel
 Indiana Land Surveyor No. 10568



COVENANTS

THE UNDERSIGNED, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT THEY DO LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CURFEWLAW.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RIDGEGATE - SECTION 1.

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

THERE ARE STRIPS OF GROUND OF VARYING WIDTH IN WIDTH AS SHOWN ON THIS PLAT AND MARKED U.K. D. E.M.P., WHICH ARE HEREBY RESERVED FOR THE USE OF PUBLIC UTILITIES, FOR BELIEFING TRANSMISSION CONDUITS, FOR THE ESTABLISHMENT AND MAINTENANCE OF POLES, WIRING, DITCHES, DRAINS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREBY GRANTED AND RESERVED. NO FURTHER STRIPES ARE TO BE ERECTED OR MAINTAINED UPON SAID PUBLIC UTILITIES, DITCHES, DRAINS, LINES AND WIRES, SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, SAID RIGHTS ALSO INCLUDING THE RIGHT OF EGRESS AND ACCESS, IN ALONG, ACROSS AND THROUGH SAID UTILITY EASEMENTS, AND TO THE RIGHTS OF OWNERS OF THE OTHER LOTS IN THIS ADDITION.

BUILDING SET-BACK LINES ARE HEREBY ESTABLISHED ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

NO BUILDING, STRUCTURE OR ACCESSORY BUILDING SHALL BE ERECTED OR MAINTAINED ON THE SIDE OF ANY LOT THAT SIX (6) FEET WITH AN AGGREGATE OF 16 FEET FOR BOTH SIDES OF THE LOT AT THE BELIEVED LINE, WHICHEVER IS THE LESSER, EXCEPT PORCHES, WHERE BUILDINGS ARE ERECTED OR MAINTAINED ON BOTH SIDES OF THE LOT. THIS RESTRICTION SHALL APPLY TO THE SIDE LINES OF THE EXTERIOR BOUNDARIES OF THE NEIGHBORLY LOTS.

ALL LOTS IN THIS SUBDIVISION SHALL BE KEPT AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT LESS THAN 2 CARS AND RESIDENTIAL ACCESSORY BUILDINGS.

THE FRONT FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN NINE HUNDRED (900) SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN SIX HUNDRED SIXTY (660) SQUARE FEET IN THE CASE OF A MULTIPLE STORY STRUCTURE, PROVIDED NO STRUCTURE OF MORE THAN ONE STORY SHALL HAVE LESS THAN AN AGGREGATE OF NINE HUNDRED (900) SQUARE FEET OF FINISHED AND LIVABLE FLOOR AREA.

NO HOTEL, BUILDING, BOARDING HOUSE, MERCANTILE OR FACTORY BUILDING OR BUILDING OF ANY KIND FOR COMMERCIAL USE, SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

NO TRAILERS, SHACKS OR OTHERS OF ANY KIND SHALL BE ERECTED OR MAINTAINED ON ANY LOT HEREBY, EXCEPT THAT FOR USE BY THE BUILDER DURING THE CONSTRUCTION OF A PROPER STRUCTURE.

NO FARM ANIMALS, FOWLS, OR DOMESTIC ANIMALS FOR COMMERCIAL PURPOSES SHALL BE KEPT OR PERMITTED ON ANY LOT OR LOTS IN THIS SUBDIVISION.

NO NOXIOUS, UNHEALTHY, OR OTHERWISE OFFENSIVE ACTIVITY SHALL BE CARRIED OUT ON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR OFFENSE TO THE NEIGHBORHOOD.

NO FENCE SHALL BE ERECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT, FOR THE PURPOSE OR RESULT OF WHICH WILL BE TO OBSTRUCT REASONABLE VISION, LIGHT OR AIR, AND ALL FENCES SHALL BE KEPT IN GOOD REPAIR AND ERECTED REASONABLY SO AS TO ENCLOSE THE PROPERTY AND DECORATE THE SAME. CHILDREN SHALL NOT BE PERMITTED TO ENTER ANY PART OF THE PROPERTY, NO FENCE SHALL BE ERECTED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SET-BACK LINE OFFER.

COUNTY OF HAMILTON)
STATE OF INDIANA) S.S.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED AND ATTAINED THEIR SIGNATURES THERETO.

WITNESS MY SIGNATURE AND SEAL THIS 23rd DAY OF SEPTEMBER, 1976.

Charles A. Pelletier
NOTARY PUBLIC

APPROVED THIS 23RD DAY OF SEPTEMBER 1976.
MAYOR OF HAMILTON COUNTY

This Plat Prepared By Charles J. Simpson
WETZEL ENGINEERS
222 N. NEW JERSEY ST.

THAT A PIECE OF A DECORATIVE MATURE TREE INCLUDING THERE (3) FEET SIX (6) FEETES IN HEIGHT.

NO PRIVATE, OR SEMI-PRIVATE WATER SUPPLY AND OR SEWER DISPOSAL SYSTEMS MAY BE LOCATED UPON ANY LOT OF THIS SUBDIVISION, WHICH IS NOT IN COMPLIANCE WITH REGULATIONS OR PROVIDED AS PROVIDED BY THE INDIANA STATE BOARD OF HEALTH, OR OTHER CIVIL AUTHORITY HAVING JURISDICTION, NO SEPTIC TANK, ABSORPTION FIELD, OR ANY OTHER METHOD OF SEWER DISPOSAL SHALL BE LOCATED OR CONSTRUCTED ON ANY LOT OR LOTS HEREBY, EXCEPT AS APPROVED BY SAID HEALTH AUTHORITY.

NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLAT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLAT PLAN SHOWING THE LOCATIONS OF SUCH BUILDINGS HAVE BEEN APPROVED AS TO THE CORRECTNESS AND IMPROVEMENT OF EXTERIOR DESIGN WITH EXISTING STRUCTURES HEREIN AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMPETENT ENGINEER OR THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL ESTATE, OR BY THEIR LEGAL AUTHORIZED REPRESENTATIVES. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY NUMBER OF SAID COVENANTORS, THE REMAINING NUMBER OR SUCCESSORS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH BUILDING AND LOCATION, OR TO DISINVAIT A REPRESENTATIVE WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME. THE OWNER MAY FILED ONE COPY OF THE PLANS AS APPROVED, BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES RENDERED PERTAINING TO THEIR OFFICE.

IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON CARRYING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION TO INSTITUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND FURTHER TO TRAVEL HIM OR THEM FROM TIME TO TIME, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

NO FENCE, WALL, HEDGE OR SHUTS PLANTING WHICH OBSTRUCTS STREET LIGHTS AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET, SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED, THE SAME. SUCH FENCE ELEVATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SAID INTERSECTIONS UNLESS THE ORIGINAL LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH STREET LIGHTS.

THESE COVENANTS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING BENEFIT THEREOF, FOR EVER. IN THE EVENT THAT ANY OF THESE COVENANTS SHALL BE VIOLATED OR ATTEMPTED TO BE VIOLATED BY ANY PERSON, THE SAME SHALL BE ENFORCEABLE BY A COURT OF LAW OR IN EQUITY, AND THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THESE COVENANTS IS HEREBY CRIMINALLY AND CIVILLY LIABLE TO CIVIL LIABILITY, REPAIR OF EXPENSES OF THESE COVENANTS IS HEREBY CRIMINALLY AND CIVILLY ENFORCEABLE.

NO VIOLATION OF ANY OF THE FOREGOING COVENANTS, PROVISIONS, RESTRICTIONS OR CONDITIONS BY JUDICIAL ORDER SHALL IN ANY WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNERS OF THE ABOVE DESCRIBED REAL ESTATE HAVE HERETOFORE CAUSED THEIR NAMES TO BE SET FORTH.

RIDGEGATE DEVELOPMENT COMPANY

CHARLES A. PELLIETIER General Partner

FILED APPROVED
COUNTY CLERK OF HAMILTON COUNTY INDIANA
REGISTERED
Approved 20 76
PROVIDED THAT YOU KEEP THE PLANNING BOARD RECORDS
Charles J. Simpson
SECRETARY, PLAT 10000011

VOID UNLESS RECORDED BEFORE FEB 11, 1976

