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.
GATEWOOD

SECTION 2
SECONDARY PLAT
PART SW 1/4
SECTION 2-TN 4E
HAMILTON COUNTY, INDIANA

SUBDIVIDER/DONNER
C.P. MORGAN CO. INC.
1900 E. 116TH STREET
COPUS, INDIANA 46032
(317) 445-4461

SOURCE OF TITLE
DEED RECORDED INSTRU 8900442
4/27/1989

LAND DESCRIPTION

I hereby certify that the within plat is a representation of the land surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

Part of the Southwest Quarter of Section 2, Township 13 North, Range 4 East, in Hamilton County, Indiana, described as follows:

Beginning at the southwest corner of said quarter section; thence North 90 degrees 00 minutes 00 seconds East (true bearing) along the west line thereof a distance of 2856.50 feet to the Point of Beginning; thence continuing North 90 degrees 00 minutes 00 seconds East along said east line a distance of 2436.07 feet to the northeasterly corner of a tract of land described in a deed to J. and I. Crawford recorded in Book Record 306, page 49 in the Office of the Recorder of Hamilton County, Indiana; thence South 90 degrees 00 minutes 00 seconds East, parallel with and along the south line of said Crawford tract, a distance of 257.03 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 179.38 feet; thence South 89 degrees 59 minutes 59 seconds West to the Point of Beginning, the northeasterly corner of said quarter section; thence North 90 degrees 00 minutes 00 seconds West along said west line a distance of 9,261.50 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said northeasterly corner, thence North 90 degrees 00 minutes 00 seconds East a distance of 2856.50 feet to the place of beginning, containing 46.90 acres, more or less.

This subdivision consists of 34 lots, numbered 84-117 together with streets, common areas, and easements as shown hereon.

Witness my signature this 26th day of April, 1990.

Edward H. Guneshiri
Regisized Land Surveyor
Indian 805670

SHEET 2 OF 4
GATEWOOD
SECTION 2 SECONDARY PLAT

PATTERNS: Elevation of contour lines on the plans is shown on the plans. Section 2 is to be designed and constructed in accordance with the plans and specifications prepared by the architect or engineer of record for this project. The plans and specifications shall be consistent with the regulations of the Wisconsin State Building Code and the Wisconsin State Fire Code.

CONSTRUCTION: The construction of this housing development shall be in accordance with the Wisconsin State Building Code and the Wisconsin State Fire Code. The plans and specifications shall be subject to the approval of the Madison County Planning Commission.

STATE OF WISCONSIN:

COUNTY OF MADISON:

BEFORE ME, the undersigned, a Notary Public in and for this County, having been duly commissioned and sworn to by the Clerk of the Circuit Court of the City of Madison, State of Wisconsin, do hereby certify that the preceding is a true and correct copy of the instrument hereof submitted to me, and that I am a Notary Public in and for the State of Wisconsin.

NOTARY PUBLIC

IN the presence of:

WITNESSES:

William B. Black, Executive Vice President

C.J. Massey Co., Inc.

THESE PLAT RESTRICTIONS AND OTHER RESTRICTIONS TO A DECLARATION OF CUSTODIAL, CONVEYANCE AND RESTRICTIVE RESTRICTIONS OF INTEREST:


B. The Madison County Planning Commission.

C. The Wisconsin State Natural Resources Board.

D. The Federal Housing Administration.

E. The Department of Housing and Urban Development.

F. The Wisconsin Department of Transportation.

G. The Wisconsin Department of Natural Resources.

H. The Wisconsin State Fire Marshal.


L. The Wisconsin State Environmental Policy Act.

M. The Wisconsin State Open Records Law.

N. The Wisconsin State Civil Rights Act.

O. The Wisconsin State Equal Rights Amendment.

P. The Wisconsin State Constitution.

Q. The Wisconsin State Statutes.

R. The Wisconsin State Administrative Code.

S. The Wisconsin State Administrative Rules.

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AMENDMENT TO COVENANTS, CONDITIONS AND
RESTRICTIONS OF RECORD

The undersigned, the C. P. Morgan Co., Inc., the owner of all
lots in Section 1 and Section 2 of Gatewood, a subdivision in
Hamilton County, Indiana, by its Executive Vice President,
William B. Blake, hereby amends the Covenants, Conditions and
Restrictions for Gatewood by adding the following covenants:

1. No garages shall be converted to or used as living space
on any lot within the subdivision.

2. The Fishers Plan Commission shall have, from January 2,
1990, the right, but not the duty, to enforce any cove-
nants contained on the recorded plats of all sections of
Gatewood. These amendments shall be effective for the real estate
described in Exhibit "A" attached. THE C. P. MORGAN CO., INC.

By

William B. Blake
Executive Vice President

STATE OF INDIANA )
) SS:
COUNTY OF HAMILTON )

Before me, the undersigned, a Notary Public in and for said
County and State, personally appeared the C. P. Morgan Co., Inc.,
by William B. Blake, Executive Vice President, and acknowledged
the execution of the foregoing instrument as its voluntary act
and deed and affixed their signature thereto.

Witness my signature and notarial seal this 24th day of

Notary Public

My commission expires: 12/4/92, County of Residence

This instrument prepared by Douglas B. Floyd, Attorney at Law,
198 South 9th Street, P.O. Box 2020, Noblesville, IN 46060.

This instrument recorded 11/17/1989
Sharee K. Cheery, Recorder, Hamilton County, IN
EXHIBIT "A"

Part of the Southwest Quarter of Section 2, Township 17 North, Range 4 East, in Hamilton County, Indiana, described as follows:

Commencing at the southwest corner of said quarter section; thence North 00 degrees 11 minutes 07 seconds East (assumed bearing) along the west line thereof a distance of 2824.02 feet to the southwest corner of a tract of land described in a deed to J. and J. Crawford recorded in Deed Record 205, page 69 in the Office of the Recorder of Hamilton County, Indiana; thence North 53 minutes 01 seconds West along the south line of said Crawford tract, a distance of 562.78 feet to the Beginning Point; thence continue North 89 degrees 53 minutes 51 seconds East parallel with the north line of said quarter section, and along the south line of said Crawford Tract a distance of 551.02 feet to the southeast corner of said Crawford Tract; thence South 03 degrees 19 minutes 42 seconds West a distance of 1604.76 feet to a point on the northeasterly right of way line of Allisonville Road as shown per Indiana State Highway Commission plans for Project 297, Section B(1938); thence South 40 degrees 24 minutes 47 seconds West along said northwesterly right of way line a distance of 80.00 feet; thence North 49 degrees 35 minutes 03 seconds West perpendicular to said right of way line a distance of 38.62 feet; thence North 32 degrees 40 minutes 31 seconds West a distance of 43.69 feet to a curve having a radius of 191.20 feet, the radius point of which bears South 57 degrees 09 minutes 46 seconds East; thence Northwesterly along the arc of said curve a distance of 66.81 feet to a point which bears North 37 degrees 58 minutes 34 seconds East from said radius point; thence North 52 degrees 01 minutes 26 seconds West a distance of 41.19 feet to a curve having a radius of 175.00 feet, the radius point of which bears North 37 degrees 58 minutes 34 seconds East; thence Northwesterly along the arc of said curve a distance of 64.51 feet to a point which bears South 69 degrees 05 minutes 41 seconds West from said radius point; thence North 30 degrees 54 minutes 56 seconds West a distance of 52.06 feet to a curve having a radius of 125.00 feet, the radius point of which bears South 59 degrees 05 minutes 44 seconds West; thence Northwesterly along the arc of said curve a distance of 57.67 feet to a point which bears North 32 degrees 39 minutes 37 seconds East from said radius point; thence North 57 degrees 08 minutes 23 seconds West a distance of 166.30 feet to a curve having a radius of 575.00 feet, the radius point of which bears South 86 degrees 06 minutes 30 seconds West from said radius point; thence North 03 degrees 53 minutes 30 seconds West a distance of 166.30 feet to a curve having a radius of 275.00 feet, the radius point of which bears North 34 degrees 33 minutes 47 seconds East from said radius point; thence North 34 degrees 33 minutes 47 seconds East a distance of 50.00 feet; thence North 09 degrees 35 minutes 33 seconds East a distance of 197.90 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 269.27 feet; thence North 02 degrees 53 minutes 09 seconds East a distance of 50.00 feet to a curve having a radius of 275.00 feet, the radius point of which bears North 02 degrees 53 minutes 09 seconds East; thence Easterly along the arc of said curve a distance of 8.69 feet to a point which bears South 02 degrees 53 minutes 09 seconds West from said radius point; thence South 02 degrees 53 minutes 09 seconds West a distance of 50.00 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 269.27 feet; thence South 09 degrees 35 minutes 33 seconds West a distance of 197.90 feet; thence South 34 degrees 33 minutes 47 seconds West a distance of 50.00 feet to a curve having a radius of 275.00 feet, the radius point of which bears South 34 degrees 33 minutes 47 seconds West; thence Northwesterly along the arc of said curve a distance of 53.05 feet to a point which bears North 23 degrees 30 minutes 33 seconds East from said radius point; thence North 66 degrees 29 minutes 27 seconds West a distance of 142.00 feet; thence South 23 degrees 11 minutes 45 seconds West a distance of 60.84 feet; thence South 66 degrees 15 minutes 15 seconds West a distance of 82.73 feet; thence North 22 degrees 49 minutes 18 seconds West a distance of 82.73 feet; thence North 89 degrees 48 minutes 53 seconds West a distance of 251.28 feet to the Beginning Point, containing 17.452 acres, more or less.

ALSO: Part of the Southwest Quarter of Section 2, Township 17 North, Range 4 East, in Hamilton County, Indiana, described as follows: This Instrument Recorded /s/ Sharon K. Cherry, Recorder, Hamilton County, IN 06/29/2011 WED 10:06 FAX 7656419617 Madison County Recorder 0012/012