The undersigned, Prestwick Sales, Inc., owner of the real estate above described, hereto certify that the land conveyed, by quit claim deed and recorded as Instrument # 8550, Plat Book 236, pages 525 to 531, including, 1/4 acre of land to the north of the described property, is of no value to the building company. The same shall be forfeited to the
underground or sub-grade storm sewer system. No claim on this property shall be made or
reverted to the owner thereof. The construction of a new road or street shall include the
which are reserved for the use of the public utility companies and give agreement of the owner or lessee. "Utility Easements" (S.E.) are granted for the use of
same is to be condemned, for the use as a residence, temporary or permanent, shall
3. Easements: There are strips of ground as shown on the plat described
2. No trailer, mobile home, shack, tent, basement, garage or outside
1. No residence or dwelling shall be constructed on any lot or part thereof unless such residence, exclusive of open porches, attached garages and basements shall have a ground floor area of 2,000 square feet if a one
2. No residence or dwelling shall be constructed on any lot or part thereof unless such residence, exclusive of open porches, attached garages and basements shall have a ground floor area of 2,000 square feet if a one
3. Easements: There are strips of ground as shown on the plat described
4. No fence, wall, hedge or shrub planting which obstructs high
5. Any single family dwelling, garage or other structure permitted to be
1. All streets shown on this plat and not hereof are hereby dedicated to the public. No parking of any motorized vehicles will be permitted on any street within the development.
2. All lots in this subdivision shall be known, described and shall be used exclusively for the construction of single-family residential houses and shall be
3. No single-family dwelling, garage, out building, sickening pool, barn
4. Residences, dwellings house, garage, servant's quarters or other structure shall be used exclusively for the construction of single-family residential houses and shall be
5. Every single family dwelling, garage or other structure permitted to be constructed or remain on any lot shall be completed on the exterior within
6. The Building Committee shall consist of three members, appointed by
7. The Building Committee shall consist of three members, appointed by
8. The owner of any lot shall be responsible for maintaining the streets and sidewalks of the
9. The owner of any lot shall be responsible for maintaining the streets and sidewalks of the
10. The owner of any lot shall be responsible for maintaining the streets and sidewalks of the
11. "Building Lines" (B.L.) are established as shown on this plat which is the limit of the property lines of any one building. No building shall be
12. The owner of lots 1, 13, 15 and 17 shall not have access to # 8717.
13. The building plans to be permitted shall be such as to be
14. The owner of any lot in the development shall at all times maintain
15. No noxious or offensive activities shall be carried on or permitted or tolerated on any lot which may be
16. The owner of any lot in the development shall be entitled to
17. The owner of any lot in the development shall be entitled to
18. No fencing or any type of wall shall be permitted within the
19. No fencing or any type of wall shall be permitted within the
20. No fencing or any type of wall shall be permitted within the

This document appears to be a legal contract or agreement, detailing various provisions and conditions related to drainage easements and building restrictions. The text is dense and technical, typical of legal documents. Without further context, it's challenging to provide a comprehensive summary without paraphrasing the actual text. However, it's evident that the document covers aspects such as building codes, drainage requirements, and possibly land use restrictions.

As the text is legal in nature and requires specific legal knowledge to interpret accurately, I recommend consulting a legal professional for a detailed analysis. If you have any specific questions or need further clarification on a particular aspect of the document, feel free to ask.
the use of the public utility companies and governmental
m. "Drainage Basements" (D.B.) are created to provide
for areas and local storm drainage, either created or in
its disaster, to serve the needs of this and adjoining
the drainage systems. No structure including, fence,
shall not shall amount shall flow from the shall be
continued or the local government agency having
the storm and sanitary waste disposal systems of the city
utility system. "Utility Basements" (U.B.) are created for the use of the private
of the city and maintenance of sewers.
A. All owners of real estate within the City of Muncie, Indiana, are hereby
authorized to make the improvements specified for sewer connection. No
such connection shall include the right of reasonable
access from said streets for the exercise of the other rights.

a. dwelling house or any other structure shall be used for

b. sale or other disposal of merchandise or any other

a. (R.L.) are established as shown on this plat between
in front of line no building shall be erected, placed,
and to remain. No structure or any part thereof shall
be nearer than 15 feet to any side yard line on one side
and 25 feet to any side yard line on the other side, and
shall be not be less than 20 feet from the
of the lot as measured at the building line, or nearer
any rear lot line.

if lots 1, 13, 15 and 17 shall not have access directly off
the streets of lots 16, 17 and 18 shall have a driveway
to Ridgeside Way.

all, where streets, plating which obstructs sidewalks at any
and at (b) feet above the street, shall be
in laundry or in any other structure or the
of said streets from the intersection of the street lines.
The street line limitations shall apply to any lot 15 feet from the
of the street line with the edge of a driveway pavement.

any lot in the Development shall at all times maintain
improvements situated therein in such a manner as to
the current safety of all persons on said streets or
improvements from becoming unsightly, unsanitary,
unhealthy or otherwise detrimental to the health,
appearance or value of said streets or
by his Representative in the event that the
is not in the best interest of the
and improvements therein. The
be determined by the Building Committee. No
such changes shall be made by any person unless authorized
by the Building Committee. The
be made only with the
the destruction of all improvements therein. If
be is not less than 20 feet from the
the street line with the edge of a driveway pavement.

all owners of real estate within the City of Muncie, Indiana, are hereby
authorized to make the improvements specified for sewer connection. No
such connection shall include the right of reasonable
access from said streets for the exercise of the other rights.

nor offensive activities shall be carried on or permitted to
be on or near any street in the Development.

nor shall any thing be done therein which may be or become
nuisance to the owners of other lots, any structure or
lot within the area of the
be in any way or in
be condemned so as to be
be removed within a reasonable time after the occurrence.

if each lot in the Development shall be entitled to the use
of the Common Areas and Community Facilities of Precinct
Street Lighting, Storm Drainage, and such other facilities and
equipment as are necessary to make the Development
safe and habitable for the use and enjoyment of the
owners of the

an annual charge shall be based on the cost of operation and
maintenance of said Common Areas and Community

is hereby reviewed and is hereby released for

DATE: 5-23-77

HENDRICKS COUNTY ENGINEER

\[ ... \]