Jackson, Holly

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

CCR REQUEST

SUBDIVISION  Northwood Hills

SECTION  

COUNTY  Hamilton  

FILE NO.  none yet 

REQUEST BY  Jodi O'Neil 

DATE  May 11 2007 

INTEROFFICE NOTES  

• NO SEPARATE DECLARATION  
• Plat CCR's only  
• 4 pages  

5/11/2007
The undersigned, 116th Street Realty Corporation, incorporated under the laws of the State of Indiana, represented by its duly authorized officers, R. Earl Conrad, President, and Joseph B. Hayman, Secretary, hereby deposits and does tender to the City of Hamilton, the City of Indianapolis, and the County of Hamilton, State of Indiana on this plat and subdivide the same in accordance with the specifications of Hamilton County Board of Commissioners, by and at the expense of the developers of this subdivision.

The streets shown on this plat, if not hereinafter dedicated, are hereby dedicated to the public use. The same shall be paved and constructed to the specifications of the Hamilton County Board of Commissioners.

No need for additional streets as shown on this plat which are hereby reserved for public use. The streets shown on this plat are for the public use and are subject to the rights of the owner of the public rights reserved. No street or part thereof shall be named or re-named, except as herein specified, 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 streets, and any streets in the several streets reserved. Streets may be created on said strips. There is also a drainage easement as shown herein, which is reserved for natural drainage, and not to be the property of the proper civil officers.

This subdivision shall be known and designated as "116th Street East End," and said subdivided area shall be called "116th Street East End Subdivision," and the same shall be known, described, and referred to as the "116th Street East End Subdivision" of the 116th Street Realty Corporation.

Witness:

Robert Scherer
Revised Surveyor No. 3007
State of Indiana

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Building lines as shown on this plat is set back from the street property line by 00', unless otherwise determined, between which line and the street property line there shall be at least 00', 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 1A, 2A, 3A and 4A. This easement shall remain in effect for the use of the turn around purpose only, and if such use on the road is continued beyond the primary construction, the street easement shall no longer be in effect and shall automatically revert to the owner 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 present public and/or civil authorities.

No hotel, boarding house, dormitory, 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, and 154.

No farm animals, except for 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 therein.

No noise on roads or activity shall be carried on upon any lot in this subdivision, nor shall anything be done therein which may become an annoyance or 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 party interested to institute 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 damages or other losses for such violation.

The foregoing restrictions, covenants, and provisions shall run with the land and shall remain in 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.

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

Witness our signatures and corporate seal this 1ST day of MAY, 1956.

[Signature]

Robert A. Hoyzman (Secretary)

County of Hamilton:
State of Indiana: S S

Before me, the undersigned, a Notary Public in and for said County and State, appeared personally and 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.

[Signature]

Rotary Public

Under authority provided by CHAPTER 17A-Acts of 1917 enacted by the general assembly of the State of Indiana, approved by the President of the Senate and the House of Representatives, thereby and ordinals adopted by the Board of County Commissioners of the County of Hamilton, Indiana, this plat was given approval by the Board of County Commissioners as follows:

[Signature]

President

Approved by County Plan Commission at a meeting held July 1, 1956.

[Signature]

Board of County Commissioners