

HUNTERS WOODS

SECTION ONE

82 61:82

RECEIVED
LUCILLE
RECORDER

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CURVE	STREET	E	R	W	CURVE DATA	CD.
141'	39° 55' 43"	60	00	00	69° 08' 32"	132
141'	39° 55' 43"	60	00	00	69° 08' 32"	132
142'	39° 55' 43"	60	00	00	69° 08' 32"	132
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GRAPHIC SCALE

N. 00° 51' 43" E. 318.54'
 N 24° 33' 20" E. 68.82'
 N 31° 53' 57" E. 71.39'
 S 22° 00' 00" W. 120.46'
 S 68° 00' 00" W. 46.73'
 15.90'

LOT NO	ARC	CD.	CD BRG.	LOT CURVE DATA			
				LOT NO.	ARC	CD.	CD BRG.
5	81.32	80.81	S109°13.54' E	20	36.14	35.36	N82°12.17' W
6	64.78	64.53	S30°09.45' E	21	86.96	86.70	N77°57.07' W
7	103.21	117.17	S43°17.35' W	22	18.01	18.01	N87°30.01' W
8	13.28	02.54	S49°29.29' W	23	24.55	24.30	N76°47.45' E
9	50.30	73.02	S09°15.35' W	24	50.00	47.94	N34°05.01' E
10	77.53	50.23	S83°42.01' E	25	55.00	52.27	N26°04.31' W
11	35.54	35.36	S69°52.52' E	26	51.31	49.08	N86°59.02' W
12	65.99	61.30	S40°47.43' E	27	28.59	28.20	S47°14.28' W
13	53.14	50.68	N13°08.01' E	28	124.19	122.16	N18°38.37' E
14	58.13	54.91	N50°37.16' W	29	110.22	108.83	N52°12.45' E
15	15.56	18.49	S86°34.52' W	30	20.19	20.19	N65°32.18' E
				31	49.14	49.06	S62°22.11' W
				32	111.32	109.08	N19°04.09' W

0000 - Denotes Street Address

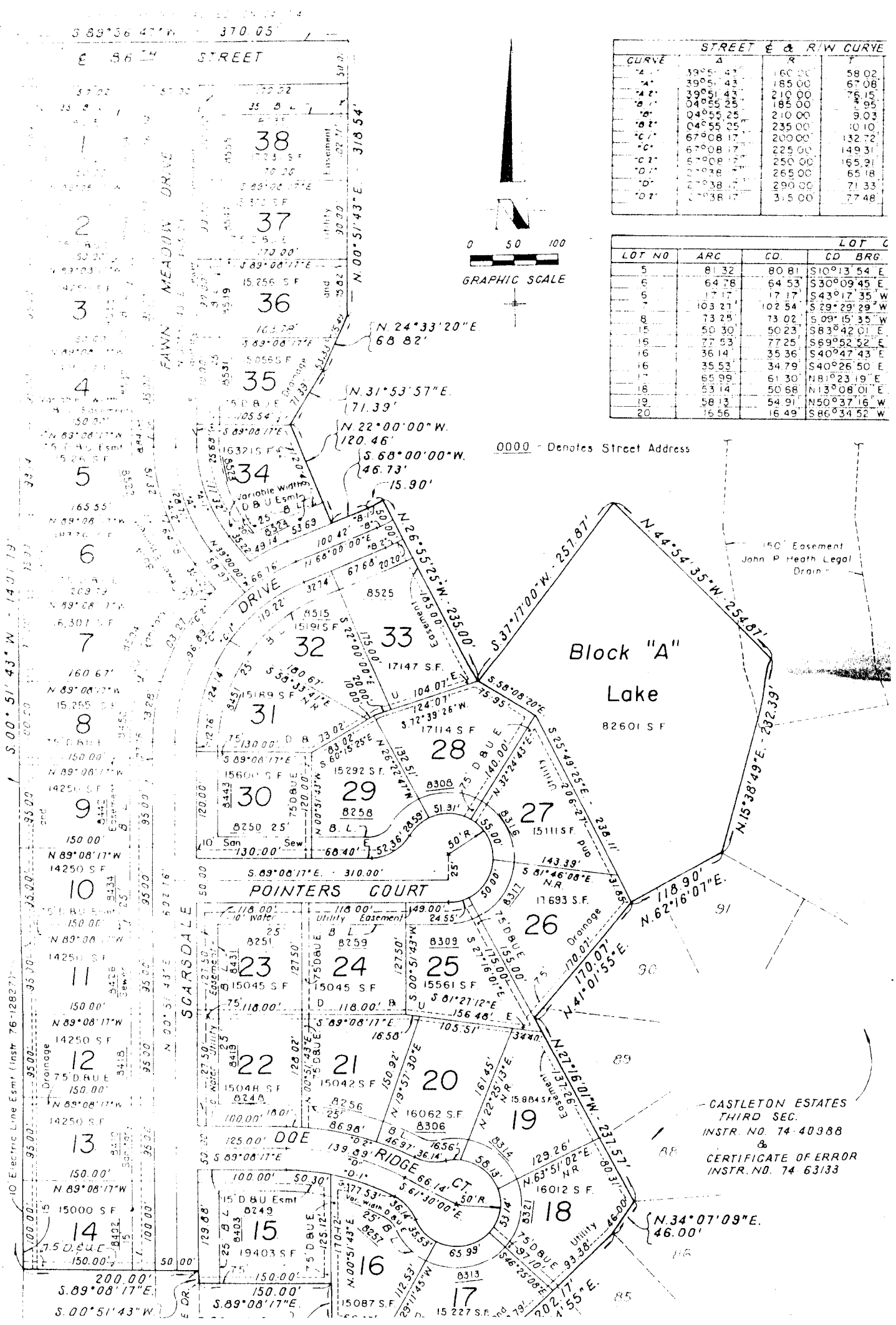


1. the undersigned, a regist...
 Indiana, do hereby certify th...
 subdivision of part of the l...
 17 North, Range 2 East in Ma...
 described as follows:

Beginning at the Northwest co...
 Section 24, Township 17 North...
 51 minutes 43 seconds West...
 said Northeast Quarter 1401.1...
 24 in Castleton Estates, First...
 #73-53022 in the Office of th...
 the next six calls are on the...
 Section; thence South 89 degr...
 feet; thence South 00 degrees...
 thence South 89 degrees 08 m...
 thence South 00 degrees 51 m...
 thence South 83 degrees 07 m...
 thence South 72 degrees 21 m...
 the West corner of Lot 84 in...
 recorded as Instrument #74-40...
 Marion County, Indiana; the...
 Northern boundary of said Thi...
 minutes 55 seconds East 202.1...
 minutes 09 seconds East 46.00...
 minutes 01 seconds West 237.5...
 minutes 55 seconds East 170.0...
 minutes 07 seconds East 118.9...
 Lot 91 in said Third Section;
 seconds East 232.39 feet; the...
 seconds West 254.87 feet; the...
 seconds West 257.87 feet; the...
 seconds West 235.00 feet to t...
 right with a radius of 185.00...
 North 26 degrees 55 minutes 2...
 Southwesterly on said curve 1...
 24 degrees 00 minutes 00 seco...
 South 68 degrees 00 minutes 0...

HUNTERS WOODS

SECTION ONE



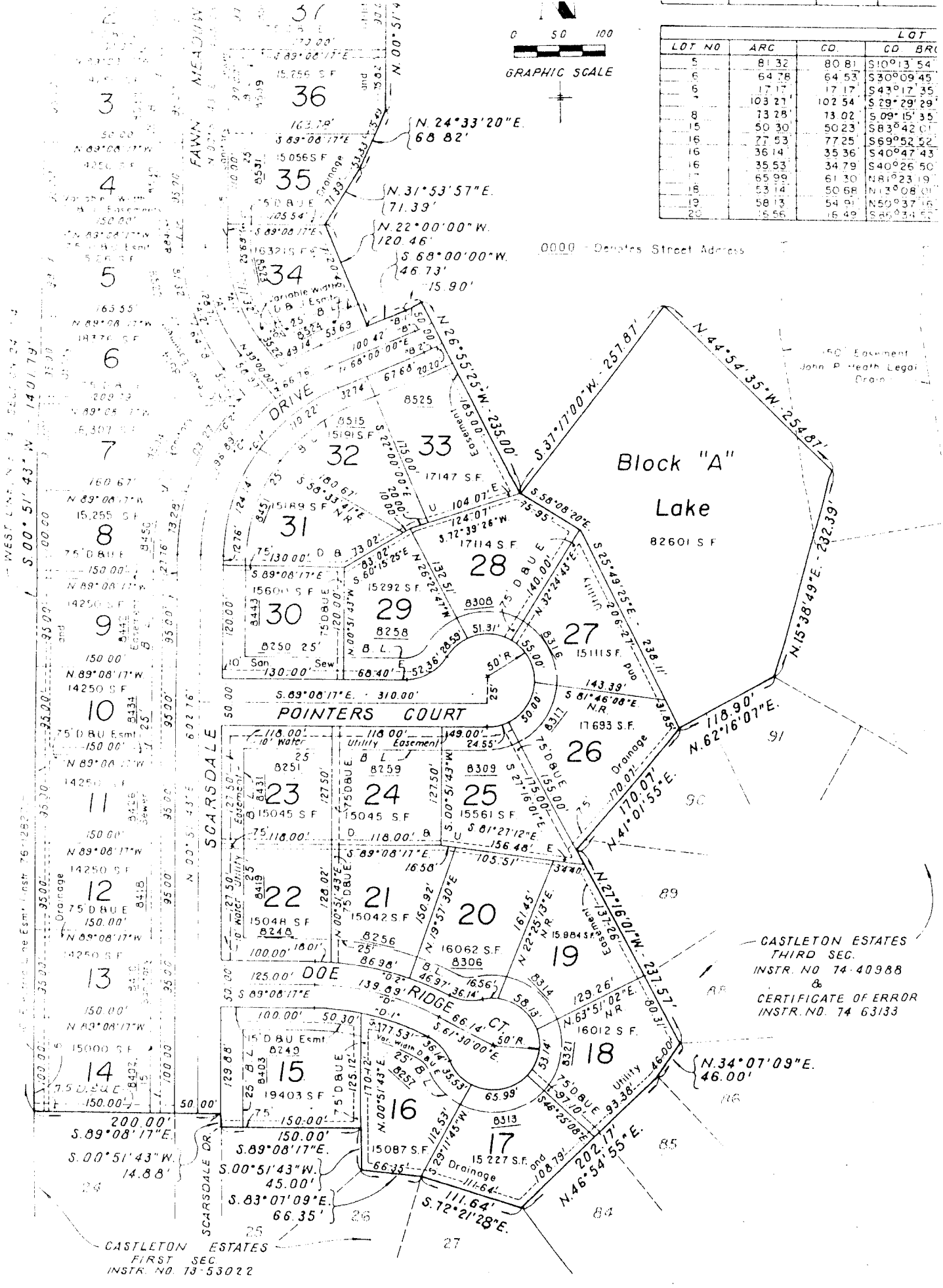
CURVE	STREET E & R/W CURVE		
	Δ	R	T
A	39°55'43"	160.00'	58.02'
A	39°55'43"	185.00'	67.08'
A	39°55'43"	210.00'	76.15'
B	04°55'25"	185.00'	7.95'
B	04°55'25"	210.00'	9.03'
C	04°55'25"	235.00'	10.10'
C	67°08'17"	200.00'	132.72'
C	67°08'17"	225.00'	149.31'
C	67°08'17"	250.00'	165.91'
D	67°08'17"	265.00'	65.18'
D	67°08'17"	290.00'	71.33'
D	67°08'17"	315.00'	77.48'

LOT NO	ARC	CD	LOT C	
			CD	BRG
5	81.32	80.81	S10°13'54"E	
6	64.78	64.53	S30°09'45"E	
6	17.17	17.17	S43°17'35"W	
8	103.21	102.54	S29°29'29"W	
8	73.28	73.02	S09°15'35"W	
15	50.30	50.23	S83°42'01"E	
16	77.53	77.25	S69°52'52"E	
16	36.14	35.36	S40°47'43"E	
16	35.53	34.79	S40°26'50"E	
17	65.99	61.30	N81°23'19"E	
18	53.14	50.68	N13°08'01"E	
19	58.13	54.91	N50°37'16"W	
20	16.56	16.49	S86°34'52"W	

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5	81.32	80.81	S10°13'54"
6	64.78	64.53	S30°09'45"
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8	103.21	102.54	S29°29'29"
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15	50.30	50.23	S83°42'01"
16	77.53	77.25	S69°52'52"
16	36.14	35.36	S40°47'43"
16	35.53	34.79	S40°26'50"
17	65.99	61.30	N41°23'19"
18	53.14	50.68	N13°08'01"
19	58.13	54.91	N59°37'16"
20	15.56	15.49	S46°34'52"



0000 - Denotes Street Address

50' Easement
John P. Heath Legal
Gravel

Block "A"
Lake
82601 S.F.

CASTLETON ESTATES
THIRD SEC.
INSTR. NO. 74-40988
&
CERTIFICATE OF ERROR
INSTR. NO. 74-63133

CASTLETON ESTATES
FIRST SEC.
INSTR. NO. 73-53022

HUNTERS WOODS FIRST SECTION

039544

The undersigned, The Jonathan Group, Inc., by Thomas D. Rush, President, of the record of the subject real estate, do hereby lay off, plat and dedicate this real estate in accordance with the within plat. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land contained in such plat.

This subdivision shall be known and designated as HUNTERS WOODS FIRST SECTION, a subdivision in Marion County, Indiana. All streets and alleys shown on the attached plat are hereby dedicated to the public.

Front and side building lines are established as shown on the plat between the center of the property lines of the street no-structure shall be erected or maintained, except for utility poles or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the ground. No trees 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 20 feet from the intersection of any street lines in the case of a rounded property corner. From the intersection of the street lines, the sight line limitations shall apply to any lot within 20 feet from the intersection of the street lines, the edge of a driveway, paved end or alley line. No trees shall be permitted to be planted at the distance of such intersection unless the foliage does not obstruct the sight lines of any street or structure of such sight lines.

There are strips of ground as shown on this plat and a area Drainage easement are hereby reserved for the use of public utilities for the installation of water, gas, electric, telephone, sewer lines and wires, subject at all times to the proper authorities, and to the easement of such utilities. No permanent or other structures are to be erected or maintained upon any portion of any lot in this subdivision shall take their titles subject to the right of the public utility.

Lots numbered 1 & 38 shall gain access from interior streets only, no driveway access to the front of the lot.

All lots in this subdivision are reserved for residential use, and no building other than a one family residence or structure or facility accessory in use thereto shall be erected thereon.

Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.

The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than twelve hundred (1200) square feet in the case of a one-story structure, and not less than eight hundred (800) square feet in the case of a multiple-story structure, which shall be attached to the residence dwelling.

Privacy screening areas are established as shown on the attached plat. The screening or wall shall be maintained throughout the entire length of such area by the owner or owners of the lot at their own expense to form an effective screen for protection of the residential use. No building or structure except a screen fence or utility or drainage facilities shall be placed on any lot within such area. No vehicular access over the area shall be permitted, except for the purpose of installation and maintenance of screening, utility or drainage facilities.

Each lot shall have a water drainage from any lot or lots flow to the street or to the sewer system, and shall be maintained without restriction, and the owner of the lot shall be responsible for the maintenance of such drainage system or course, even though the same may be owned by another party.

The owner of each lot shall be responsible for the maintenance of the drainage system, and shall be responsible for the maintenance of the drainage system, and shall be responsible for the maintenance of the drainage system, and shall be responsible for the maintenance of the drainage system.

Each lot shall be used for residential purposes only, and shall be used for residential purposes only, and shall be used for residential purposes only, and shall be used for residential purposes only.

The owner of each lot shall be responsible for the maintenance of the drainage system, and shall be responsible for the maintenance of the drainage system, and shall be responsible for the maintenance of the drainage system, and shall be responsible for the maintenance of the drainage system.

... shall be subject to the installation of a sewer and water lines and wires, subject at all times to the proper authorities, and to the easements. No permanent or other structures are to be erected or maintained on any part of lots in this subdivision, shall take their title, subject to the right of the joint...

Lots numbered 1 & 38 shall gain access from interior street, only, no driveway, access, or way onto 9th Street.

All lots in this subdivision are reserved for residential use, and no building other than a one family residence or structure or facility accessory in use thereto, shall be erected thereon.

Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than twelve hundred (1200) square feet in the case of a one-story structure, and not less than eight hundred (800) square feet in the case of a multiple-story structure, which shall be attached to the residence dwelling.

Protective screening areas are established as shown on the attached plat. Planting fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of lot at their own expense to form an effective screen for protection of the residential use. No utility structure, except a screen fence or wall or utility or drainage facilities, shall be placed within any such screening area. No excavation access over the area shall be made, and no excavation shall be made for installation and maintenance of screening, utility or drainage.

... shall be subject to the installation of a sewer and water lines and wires, subject at all times to the proper authorities, and to the easements. No permanent or other structures are to be erected or maintained on any part of lots in this subdivision, shall take their title, subject to the right of the joint...

No structure, device, or quality of any description, and no sign, shall be erected, placed, or maintained, except that signs, or other such, shall not be erected, placed, or maintained, provided that the same are necessary or desirable for commercial purposes.

No structure, device, or quality of any description, and no sign, shall be erected, placed, or maintained, except that signs, or other such, shall not be erected, placed, or maintained, provided that the same are necessary or desirable for commercial purposes.

It shall be the duty of the owner of each lot in this subdivision to accept, pay for, and keep the lot free from weeds and trash and other waste and unattractive material. Should an owner fail to do so, then Developer may take such action as it may deem necessary to make the lot neat and attractive, and the owner shall be liable for the reasonable cost of such expense incurred in so doing.

The foregoing covenants, for restrictions are given in full to all parties of all persons claiming under this instrument, which time shall be deemed to be the time of recording of this instrument. These covenants, for restrictions, shall be deemed to be a part of the title to the lots, and shall be enforceable by the several owners of the several lots in this subdivision and to their heirs and assigns.

The right to enforce these provisions by injunction, together with the right to sue for damages by due process of law, of any structure or part thereof erected, placed, or maintained in violation hereof, is hereby granted to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

IN WITNESS WHEREOF, The Jonathan Group, Inc., by **Thomas D. Rush, President**, has executed this instrument and caused its seal to be affixed thereto this 22 day of October, 1972.

The Jonathan Group, Inc.

[Signature]
Thomas D. Rush, President

Witness my hand and seal this 22 day of October, 1972.

Notary Public for the State of Michigan

... shall be subject to the installation of a sewer and water lines and wires, subject at all times to the proper authorities, and to the easements. No permanent or other structures are to be erected or maintained on any part of lots in this subdivision, shall take their title, subject to the right of the joint...

RECORDED & INDEXED
LOUISIE CAMP
RECORDED & INDEXED
OCT 13 12 05 PM '72