



# HILL TOP ADDITION

I, THE UNDERSIGNED, BEING A DULY REGISTERED SURVEYOR IN THE STATE OF INDIANA, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 8 EAST, HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID 4 SECTION, DISTANT 408.75 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; RUNNING THENCE DUE NORTH AND ALONG SAID WEST LINE 50 FEET; THENCE NORTH 89°-27' EAST AND PARALLEL TO THE SOUTH LINE OF SAID 4 SECTION 165.30 FEET; THENCE DUE NORTH 201.25 FEET; THENCE NORTH 89°-27' EAST AND PARALLEL TO THE SOUTH LINE OF SAID 4 SECTION 1241.15 FEET; THENCE DUE SOUTH AND PARALLEL TO THE WEST LINE OF SAID 4 SECTION 660 FEET TO THE SOUTH LINE THEREOF; THENCE SOUTH 89°-27' WEST AND ALONG SAID SOUTH LINE 551.15 FEET; THENCE DUE NORTH 308.75 FEET; THENCE SOUTH 89°-27' WEST AND PARALLEL TO THE SOUTH LINE OF SAID 4 SECTION 690 FEET; THENCE DUE NORTH 200 FEET; THENCE SOUTH 89°-27' WEST 165.30 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 15.69 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 25 LOTS, NUMBERED FROM 7 TO 18, BOTH INCLUSIVE, AND FROM 21 TO 33, BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE AND SEAL THIS 14TH DAY OF APRIL, 1959.

*Robert Scherschel*  
 ROBERT SCHERSCHEL  
 REGISTERED SURVEYOR No. 3907  
 STATE OF INDIANA



THE UNDERSIGNED, ERNEST LOUIS AND CARRIE E. LOUIS, HUSBAND AND WIFE, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT THEY DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HILL TOP ADDITION.

THE STREETS, IF NOT HERETO-FORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF POLES, WIRES, MAINS, DUCTS, DRAINS AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED. FENCES MAY BE ERRECTED ON SAID STRIPS.

ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT HEREIN OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED 2 1/2 STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS AND RESIDENTIAL ACCESSORY BUILDINGS.

NO RESIDENCE SHALL BE ERRECTED OR MAINTAINED ON ANY PORTION OF THE ABOVE DESCRIBED REAL ESTATE HAVING A GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES AND GARAGES OF LESS THAN 900 SQUARE FEET. ALL DWELLINGS MUST BE FULLY COMPLETED ON THE OUTSIDE BEFORE BEING OCCUPIED. BUILDING PAPER, CEMENT BLOCK, CINDER BLOCK, IMITATION BRICK OR STONE SIDING OR OTHER SIMILAR MATERIALS SHALL NOT CONSTITUTE IN WHOLE OR IN ANY PART OF THE OUTSIDE FINISH OF ANY BUILDING. ALL OUTSIDE WORK STARTED AFTER LAYING OF FOUNDATION BLOCK SHALL BE COMPLETED WITHIN 120 DAYS, WEATHER PERMITTING.

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

NO TRAILERS, SHACKS OR OUT HOUSES OF A PERMANENT OR TEMPORARY NATURE SHALL BE ERRECTED OR SITUATED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE STREET PROPERTY LINE ARE HEREBY ESTABLISHED BETWEEN WHICH LINE AND THE STREET PROPERTY LINE THERE SHALL BE ERRECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF OTHER THAN A ONE STORY OPEN PORCH. NO LOT SHALL BE RESUBDIVIDED INTO, NOR SHALL ANY DWELLING BE ERRECTED OR PLACED ON, ANY LOT HAVING A WIDTH OF LESS THAN AN AVERAGE OF 100 FEET AT THE MINIMUM BUILDING SET BACK LINE.

ALL WELLS SHALL BE DRILLED PAST FIRST VEIN OF WATER, WHICH IS TO BE CONSIDERED SURFACE WATER. ALL SEPTIC TANKS SHALL BE OF 1000 GALLON MINIMUM AND ALL JOINTS SEALED WITH MORTAR. FINGER SYSTEMS SHALL HAVE A MINIMUM OF 100 FEET WITH A LAYER OF GRAVEL BELOW TILE. ALL DISPOSAL SYSTEMS SHALL MEET EITHER THE FOREGOING SPECIFICATIONS OR THE MINIMUM REQUIREMENTS OF THE INDIANA STATE BOARD OF HEALTH AT THE TIME OF INSTALLATION, WHICHEVER IS THE GREATEST.

NO FARM ANIMALS, EXCEPT RIDING HORSES, CHICKENS AND RABBITS SHALL BE PERMITTED ON ANY PORTION OF THE ABOVE DESCRIBED REAL ESTATE AND NO PETS OR DOMESTIC ANIMALS FOR COMMERCIAL PURPOSES SHALL BE KEPT OR RAISED THEREON. ALL OWNERS OF ABOVE PERMITTED LIVE STOCK MUST KEEP THEIR PROPERTY PROPERLY FENCED TO RETAIN THE LIVE STOCK WITHIN THEIR PREMISES.

NO TRACT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, DUMPAGE OR OTHER WASTE. SUCH WASTE SHALL BE KEPT IN SANITARY CONTAINERS ONLY. ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

NO NOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE HEREIN WHICH MAY CAUSE AN ANNOYANCE OR A 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 PERSON OWNING REAL ESTATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING ANY SUCH COVENANTS, AND TO PREVENT THEM OR THEM FROM SO DOING, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

THE FOREGOING RESTRICTIONS, COVENANTS AND PROVISIONS SHALL RUN WITH THE LAND AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1, 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.

RENEWAL OF ANY OF THE FOREGOING COVENANTS, PROVISIONS, RESTRICTIONS OR CONDITIONS, WHICH SHALL PERMIT THE SAME TO BE ENFORCED.

WITNESS OUR SIGNATURES THIS 21ST DAY OF APRIL 1959.

*Ernest Louis*  
 ERNEST LOUIS  
*Carrie E. Louis*  
 CARRIE E. LOUIS

STATE OF INDIANA: :SS  
 COUNTY OF HENDRICKS:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ERNEST LOUIS AND CARRIE E. LOUIS, HUSBAND AND WIFE, WHO SEPARATELY 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 21ST DAY OF APRIL 1959.

MY COMMISSION EXPIRES MARCH 27, 1960.

*Roy G. Sutton Jr.*  
 ROY G. SUTTON JR.  
 NOTARY PUBLIC

### CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF HENDRICKS, INDIANA, THIS PLAT HAS GIVEN APPROVAL BY THE COUNTY OF HENDRICKS AS FOLLOWS:

APPROVED BY COUNTY LAW COMMISSION AT A MEETING HELD April 13, 1959

(SEAL)

*William J. Menzies*  
 CHAIRMAN

*W. Stafford Parsons*  
 SECRETARY

duly entered for taxation this 13th day of May, 1959.

*Charles Parker*  
*Recorder*

10107  
 ENTERED FOR RECORD  
 BOOK 119 P. 17  
 MAY 13 1959  
*Paul S. Gilber*  
 Recorder Hendricks County