THE PLAT OF

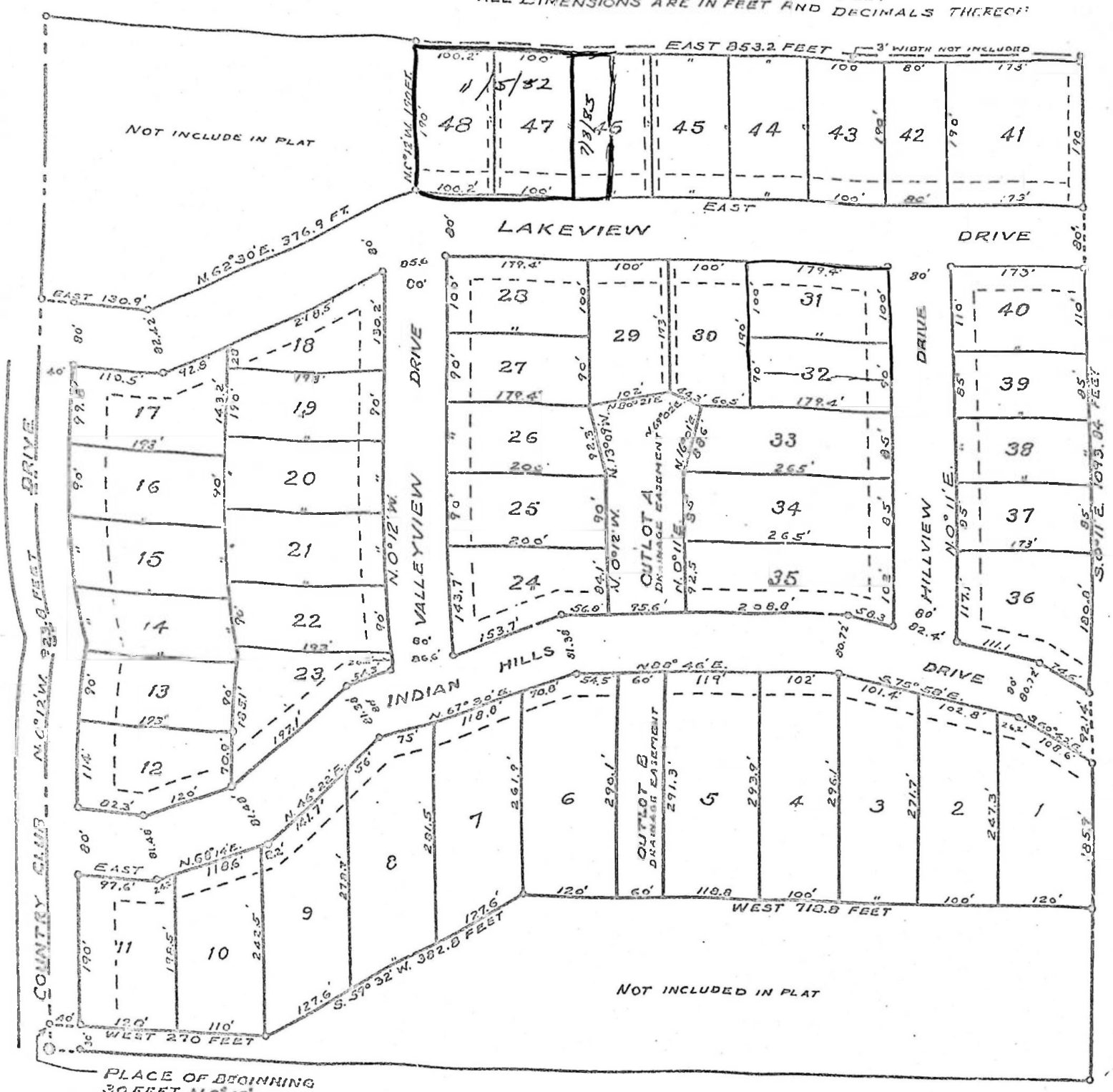
INDIAN HILLS

SECTION 6, TOWN. 3 NORTH, RANGE 8 WEST
HASTINGS TOWNSHIP BARRY COUNTY MICHIGAN

N

0 100 200 300 400 500 600

SCALE 1 INCH = 120 FEET
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



PLACE OF BEGINNING
30 FEET N.0°12' W. OF
SOUTH QUARTER POST
SECTION 6, T.3N, R.8W.

NOTE: BUILDING SET BACK LINE ON COUNTRY CLUB DR. 85' FROM E OF DR.
SET BACK LINES ON THE OTHER DRIVES 70' FROM E DRIVES.

Recorded Sept. 12 1961

REGISTER'S OFFICE
BARRY COUNTY } SS.

Received for Record this 12th
Day of September A.D. 1961
at 9:45 o'clock A.M. and recorded in
Liber 4 of Plats on Page 53
Theodosia Case
Reg. Register of Deeds

COUNTY TAX CERTIFICATE

I hereby certify that I have examined the records in my office relating to the lands in the plat of INDIAN HILLS, Section 6, Town 3 North; Range 8 West, Hastings Township, Barry County, Michigan (and) 11, 1961 and from such examination, it appears that all taxes have been fully paid for five years preceding this date and there are no tax liens or titles by the State or individuals for five years preceding this date.

Boyd H. Clark
BOYD H. CLARK, COUNTY TREASURER

CERTIFICATE OF APPROVAL BY COUNTY ROAD COMMISSION

This plat was examined and was approved on the 12th day of Sept. 1961 by the Barry County Board of Road Commissioners.

Clarence Longstreet
CLARENCE LONGSTREET, CHAIRMAN

Otis L. Boulter
OTIS L. BOULTER, MEMBER

Charles H. Leonard
CHARLES H. LEONARD, MEMBER

CERTIFICATE OF TOWNSHIP APPROVAL

This plat was approved by the Township Board of the Township of Hastings of a meeting held the 2nd day of August 1961.

Martha E. Deadle
MARTHA E. DEADLE, TOWNSHIP CLERK

CERTIFICATE OF APPROVAL BY COUNTY BOARD OF EXAMINERS

This plat was approved on the 6th day of Sept. 1961, by the Barry County Plat Board.

Howard J. Ferris
HOWARD J. FERRIS, REG OF DEEDS - CHAIRMAN

Boyd H. Clark
BOYD H. CLARK, COUNTY TREASURER-MEMBER

Avis Tyler
AVIS TYLER, COUNTY CLERK - MEMBER

Ferd H. Stevens
FERD H. STEVENS, DRAIN COMMISSIONER-MEMBER

DESCRIPTION

The land embraced in the plat of "INDIAN HILLS" is located in the Southeast Quarter of Section 6, Town. 3 North, Range 8 West, Hastings Township, Barry County, Michigan and is more particularly described as follows:

Commence at the south Quarter Post of Section 6, Town. 3 North, Range 8 West, thence N. 0° 12' W. 30 feet to the place of beginning of the land herein described:

Thence N. 0° 12' W. 923.8 feet; Thence East 130.9 feet;
Thence N. 62° 30' E. 376.9 feet; Thence N. 0° 12' W. 190.0 feet;
Thence East 853.2 feet; Thence S. 0° 11' E. 1093.84 feet;
Thence West 718.8 feet; Thence S. 59° 32' W 382.8 feet;
Thence West 270.0 feet; to the place of beginning.

This plat contains 48 lots.

SURVEYORS CERTIFICATE.

I hereby certify that the plat hereon delineated is a correct one and that permanent monuments of iron bars, not less than (½) inch in diameter and thirty six (36) inches in length encased in a concrete cylinder of least four (4) inches in diameter and thirty six (36) inches in depth are placed at points marked (•) thus as shown thereon at all angles in the boundaries of land platted and at all intersections of streets with boundaries as shown on the plat.

Roy F. DeHaven
ROY F. DeHAVEN, REG CIVIL ENG'R NO. 3026

EXAMINED AND APPROVED
Date September 11, 1961
Otis M. Smith
OTIS M. SMITH
AUDITOR GENERAL
Richard E. Lomax
Richard E. Lomax - Plat Examiner

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we Roy K. Cordes and Mildred R. Cordes, husband and wife, and Roy F. DeHaven and Martha DeHaven, husband and wife as proprietors, have caused the land embraced in the annexed plat, to be Surveyed, laid out and platted to be known as the plat of INDIAN HILLS, Section 6 Town. 3 North, Range 8 West, Hastings Township, Barry County, Michigan and that the Drives as shown are hereby dedicated to the use of the public, except horse travel not to be allowed, and that drainage easements are hereby granted over the east 10 feet of lot 48, west 10 feet of lot 47, east 10 feet of lot 46, west 10 feet of lot 45, east 20 feet of lot 41, east 10 feet of lot 29 and the west 10 feet of lot 30; no structures to be constructed that will obstruct the easements. Outlot A and Outlot B are hereby reserved for drainage easements.

Paul E. Siegel — WITNESS
PAUL E. SIEGEL

Mildred N. Brant — WITNESS
MILDRED N. BRANT

Roy K. Cordes (L.S.)
ROY K. CORDES

Mildred R. Cordes (L.S.)
MILDRED R. CORDES

Roy F. DeHaven (L.S.)
ROY F. DeHAVEN

Martha DeHaven (L.S.)
MARTHA DeHAVEN

ACKNOWLEDGEMENT

STATE OF MICHIGAN
COUNTY OF BARRY SS

On this 11th day of Sept. A.D. 1961 before me a Notary Public in and for said County, personally appeared the above named Roy K. Cordes and Mildred R. Cordes his wife, and Roy F. DeHaven and Martha DeHaven his wife, to me Known to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

Paul E. Siegel
Notary Public Barry County, Michigan
PAUL E. SIEGEL
My Commission Expires June 21, 1964

Received for Record Feb. 13, 1962
at 11:45 o'clock A.M.
Mildred E. Cole, Dep. Register

LIBER 280 PAGE 92

DECLARATION OF RESTRICTIONS

We, Roy K. Cordes and Mildred R. Cordes, husband and wife, and Roy F. DeHaven and Martha DeHaven, husband and wife, being the owners of the plat of Indian Hills, Section 6, Town 3 North, Range 8 West, Hastings Township, Barry County, Michigan, according to the recorded plat thereof, do hereby impose the following restrictions on said plat to run with the land.

I. LOT AREAS.

No lot shall be sub-divided into smaller lots without the written consent of the platters.

II. BUILDING AREA AND TYPE OF USE.

One story dwellings shall contain not less than fourteen hundred (1,400) square feet of floor space above grade, this to be exclusive of garage, car port, breezeway or porches.

One and one half story dwellings shall contain not less than twelve hundred (1,200) square feet of floor space above grade, exclusive of garage, car port, breezeway or porches.

Lots in this plat are restricted for residental uses only and only one single family dwelling may be erected on any one lot.

III. GARAGES, CAR PORTS, DRIVEWAYS AND PARKING AREAS.

No dwelling shall be constructed without an attached garage or car port, double garages shall contain not less than five hundred (500) square feet of floor space and single garages shall contain not less than two hundred fifty (250) feet of floor space.

No driveway shall be constructed closer than two (2) feet to the side lot line. No driveway shall be constructed within the limits of public streets without permission from the Barry County Road Commission as to width at the road, culvert and steepness of the approach. Any necessary culverts are to be furnished by the lot owner.

IV. SET BACKS.

There shall be a minimum set back of eighty five (85) feet from the center of Country Club Drive to the front portion of any dwelling house or any other structure erected adjacent to said drive. There shall be a set back of seventy (70)

feet from the center line of all other drives to the front portion of any dwelling house or any other structure. In all instances, the plators reserve the right to adjust these set backs farther from the center line of the drives.

No dwelling house or any portion thereof, or any other structure, shall be closer than twelve (12) feet toany side lot line.

V. APPROVAL OF PLANS.

Building plans and specifications, consisting of type of construction, material used, color of exterior walls, trim and roof, plat plans and location of lot, shallbe subject to approval of the plattors. Grade lines of lots, height of retaining walls, height of foundation, elevation and width of driveway and parking area shall also be subject to approval of plattors. The main floor of any dwelling house shall not be less than eighteen (18) inches above the center of the street, without written consent of the plattors.

VI. EASEMENTS.

Lots in this plat are subject to all existing easements held by Consumers Power Company.

VII. NUISANCES.

No poultry, livestock or nuisance of any sort, kind or description may be maintained with the plat of Indian Hills. Domestic pets shall not be allowed to become a nuisance. Kennels or other outbuildings shall be constructed at least ten (10) feet from the rear of the dwelling house. Trees for shade which are to be set within the street limits, shall be set approximately ten (10) feet within the street limits, approximately forty (40) feet apart and maple species shall be not less than two (2) inches in diameter. All fuel storage tanks shall be housed or buried beneath the surface of the ground. All dwellings shall contain garbage disposal units. Heating shall be by oil, gas or electricity. No unsightly receptacles for garbage, ashes or refuse shall be allowed or maintained. No unsightly or objectionable matter shall be allowed to accumulate on any lot in said plat. No commercial vehicle, trailer, mobile home, tractor, machinery of any kind or nature or other unsightly object shall be parked or stored on any lot in this

plat unless placed wholly within an enclosed structure.

VIII. FENCES AND SWIMMING POOLS.

Fences shall not be constructed nor hedges permitted to grow unless such have been approved by the plattors as to materials, location and height. Fences and hedges shall not be located so as to detract from adjacent property. Hedges may be located on the lot line with the consent of the adjacent property owner, but under no circumstances shall any hedge or fence exceed thirty (30) inches in height. No hedge, between the front of the dwelling and the street shall exceed four (4) feet in height, and in no case shall hedge or shubbery be set within the limits of the street.

Swimming pools shall be approved by the plattors as to size, location and enclosure. No swimming pool shall be used in such manner as to constitute a nuisance to adjoining property owners.

IX. GRADING.

The existing grade of any lot shall not be changed without the written permission of plattors.

X. WEEDS AND BRUSH.

The plattors herein reserve the right to mow unsightly weeds and cut unsightly brush on any lot where the owner thereof neglects to do the same.

XI. DURATION OF THESE COVENANTS.

These covenants shall run with the land and shall be binding for a period of twenty (20) years as recorded, after which time they shall be automatically extended for ten (10) years unless an instrument, signed by a majority of the owners of lots in said plat, has been recorded, agreeing to changing these covenants in whole or in part.

XII. ENFORCEMENT.

Enforcement shall be by proceed at law or in equity against any person or persons violating or attempting to violate any of these covenants, either to restrain violation thereof or to recover damages for the same.