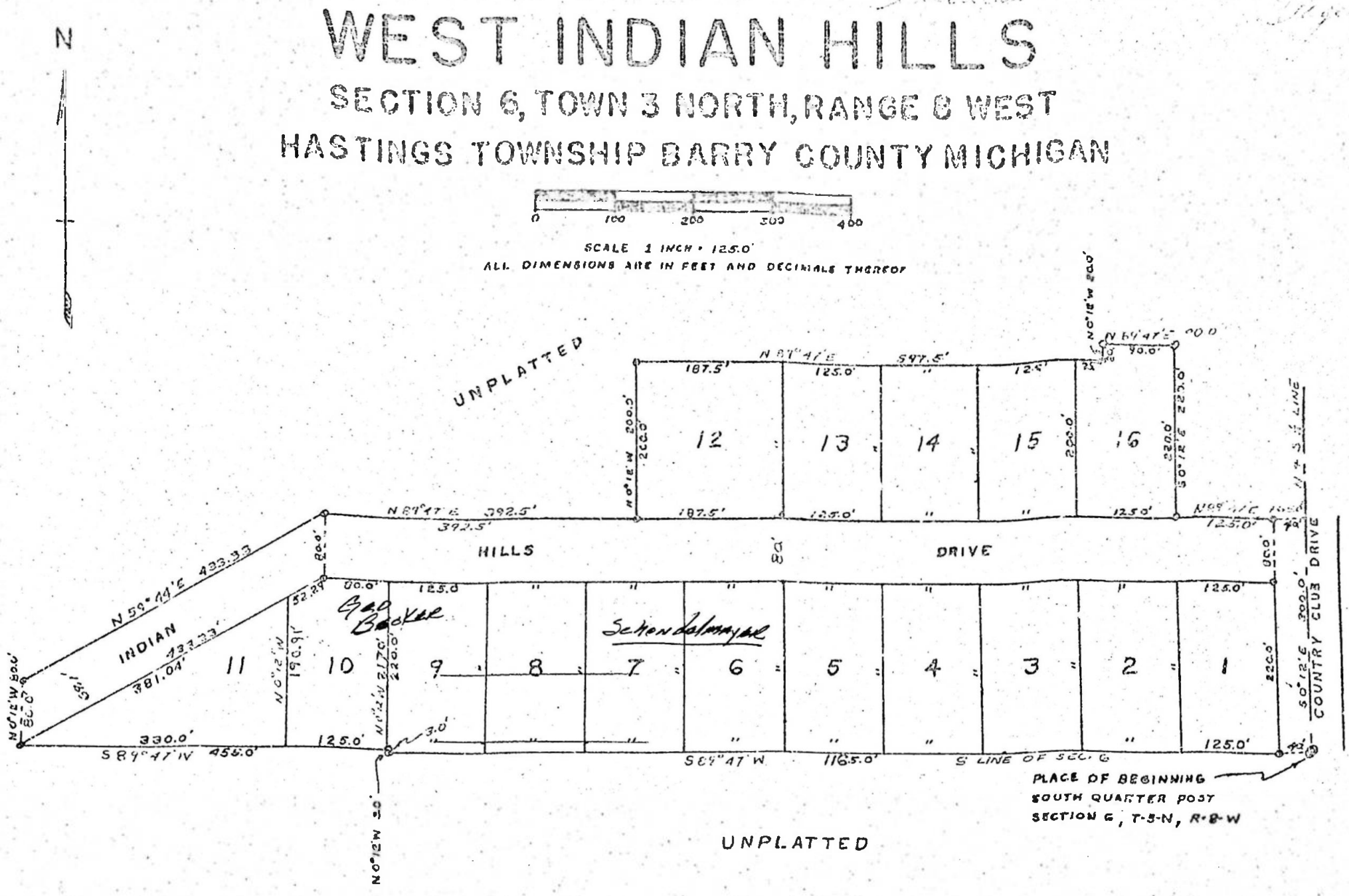
THE PLAT OF

WEST INDIAN HILLS

SECTION 6, TOWN 3 NORTH, RANGE 8 WEST

HASTINGS TOWNSHIP BARRY COUNTY MICHIGAN



PLAT OF INDIAN HILLS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we Roy K. Cordes and Mildred R. Cordes, husband and wife, and Harold F. McVay and Berenice J. McVay, husband and wife, and Larry R. Baum and Anita E. Baum, husband and wife as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known West Indian Hills Sec. 6, T3N, R8W Hastings Twp Barry County, Michigan and the Drives as shown on said plat are hereby dedicated to the use of the public.

Roy K. Cordes Indian Hls Dr. Hastings, Mich. (L.S.)

Mildred R. Cordes Indian Hls Dr. Hastings, Mich. (L.S.)

Harold F. McVay 135 W. Grand Hastings, Mich. (L.S.)

Berenice J. McVay 135 W. Grand Hastings, Mich. (L.S.)

Larry R. Baum 302 E. State Rd. Hastings, Mich. (L.S.)

Anita E. Baum 302 E. State Rd. Hastings, Mich.

DESCRIPTION

The land embraced in the annexed plat of "West Indian Hills" is described as follows:

Commence at the South Quarter Post of Section 6, Hastings, Township as th point of beginning, thence S 89°47' W 1165.0 feet, along the S line of Sec. 6, thence N 0° 12' W 3.0 feet, thence S 89°47' W 455.0 feet, thence N 0° 12' W 80.0 feet, thence N 59° 44' E 433.33 feet, thence N 89°47' E 392.5 feet, thence N 0° 12' W 200.0 feet, thence N 89°47' E 597.5 feet, thence N 0° 12' W 20.0 feet, thence N 89°47' E 90.0 feet, thence S 0° 12' E 220.0 feet, thence N 89°47' E 165.0 feet, thence S 0° 12' E 300.0 feet to the point of beginning. Plat contains 16 lots. to the N 1/4 S 1/4 line, along said line,

ACKNOWLEDGEMENT

STATE OF MICHIGAN
County of Barry

On this 6th day of Sept. A. D. 1946 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 Harold F. McVay and Berenice J. McVay his wife, and Larry R. Baum and Anita E. Baum 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.

Notary Public Barry County, Michigan

My Commission expires June 1st 1950

EXAMINED AND APPROVED
Date Sept 12 1946
Auditor General
STATE OF MICHIGAN
By

REGISTERS OFFICE } ss.
Barry County
Received for Record the 14th day of September A.D. 1946 at 8:40 o'clock A.M. and recorded in Liber 5 of Plats on Page 17
Register of Deeds

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on 2nd day of Aug 1946 by the Barry County Board of Road Commissioners.

Charles H. Leonard, Chairman — Clarence Longestreet, Member — Otis L. Boulter, Member

CERTIFICATE OF APPROVAL BY COUNTY BOARD

This plat was approved on the 10th day of Aug 1946 by the Barry County Plat Board.

Howard J. Ferris, Reg. of Deeds — Verland Gillespie, County Treas.

William Oridler, County Clerk — Verd H. Stevens, Drain Comm.

CERTIFICATE OF TOWNSHIP APPROVAL

This plat was approved by the Township Board of the Township of Hastings at a meeting held Aug 8 1946, and complies with Sec. 19A and the width of lots is in compliance with requirements of Section 30, Act 172, of 1929, as amended.

Juanita A. Slocum, Clerk

COUNTY TREASURER'S CERTIFICATE RELATING TO TAXES

Office of County Treasurer, Barry County.

I hereby certify, That there are 7 tax liens or titles, held by the State on the lands described hereon, and that there are 15 tax liens or titles held by individuals on said lands, for the five years preceding the 5th day of Aug 1946 and that the taxes for said period of five years are ____ paid, as shown by the records of this office.

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

Verland Gillespie, County Treasurer

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of iron rods at least one half inch in diameter and thirty-six inches in length encased in concrete cylinder at least four inches in diameter and thirty-six inches in length have been placed at all points marked thus "O" as thereon shown at all angles in the boundary of the plat, at the intersection of lines of streets, and at the intersection of the lines of streets with the boundaries of the plat as shown on said plat.

PREPARED & DRAFTED BY

Orval Cutshaw Jr. Reg. Civil Engr. #677
212 S. Park Hastings, Mich.

there shall be a minimum set back from the street of one hundred thirty (130) feet on all Lots on the South side of the street. These set backs to be at the front portion of any dwelling house or other structure adjacent to said street.

No dwelling house or any portion thereof, or any other structure, shall be closer than twelve (12) feet to any 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, shall be 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 West Indian Hills. Domestic pets shall not be allowed to become a nuisance. Kennels or other outbuilding 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 o maintained. No unsightly or objectionable matter shall be allowed to