

68 WESTERN HTS. VANOSDOL  
DANVILLE  
9-15-1W

1469

15 April 1980

To: Mr Stanley Shurtle

Dear Sir -

Am enclosing  
your check for the recent survey  
of Lot 68 in Western Heights,  
Danville, Indiana.

Ethel and I wanted  
to say 'Thank You' for your  
and your friend's work and  
the very reasonable charge therefor.  
With Appreciation

Ken & Ethel Van Osdel

AC S13°56'.5E 286.0  
DC S11°41'.1W 130.7

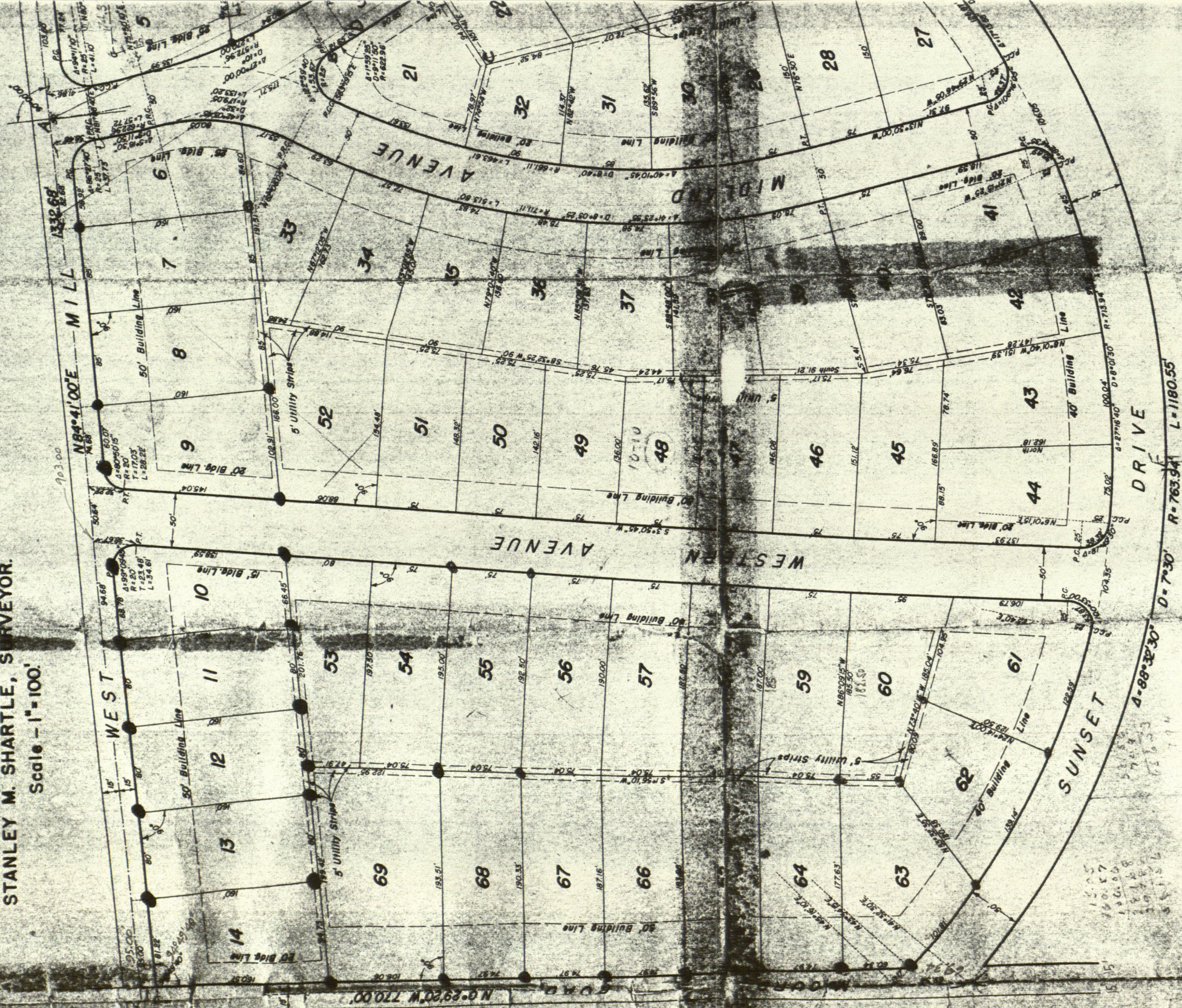
JOHN C. & ELIZABETH L. RADER'S

# WESTERN HEIGHTS

AN ADDITION TO THE TOWN OF DANVILLE, INDIANA.

STANLEY M. SHARTLE, SURVEYOR.

Scale - 1" = 100'



I, Stanley M. Shartle, being duly authorized and licensed as a Registered Land Surveyor within the State of Indiana, do hereby certify that the foregoing plat of survey of Western Heights, an addition to the town of Danville, Hendricks County, Indiana, represents a subdivision of a part of the East Half of the Quarter of Section 9, Township 15 North, Range 1 West of the Second Principal Meridian, the same being more particularly described as follows, to-wit:

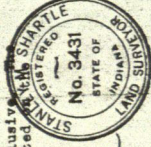
Beginning at an iron pin on the east line of said half quarter section which is 1191.96 feet measured South 0 degrees 15 minutes 40 seconds East along said line from a monument at the north-east corner thereof a distance running South 0 degrees 15 minutes 40 seconds East on and along the east line of said half quarter section a distance of 678.95 feet to a point which is 735.97 feet measured North 0 degrees 15 minutes 40 seconds West along said east line from an old stone bound at the southern end of said half quarter section; thence South 88 degrees 52 minutes 50 seconds West along the line of said half quarter section a distance of 164.2 feet to the eastern curb through the center of West Mill Drive; thence running in a Southwesterly direction on a 24-degree curve to the right with a radius of 288.73 feet a distance of 179.66 feet to a point of compound curve; thence running in a Southwesterly direction on a 24-degree curve to the right with a radius of 763.94 feet a distance of 1180.58 feet to a point on the line of said half quarter section which is 584.25 feet measured North 0 degrees 29 minutes 0 seconds West on and along the west line from an iron pin at the southwest corner thereof; thence North 0 degrees 29 minutes 0 seconds West on and along the west line of said half quarter section a distance of 770.00 feet to an old stone bound; thence North 84 degrees 11 minutes 40 seconds East on and along the centerline of West Mill Street in said town of Danville, Indiana, a distance of 1332.68 feet to the point of beginning, aggregating 1186901.4 square feet or 27.3476 acres, more or less.

The bearings recited and designated throughout this survey refer to true meridian as found and determined by astronomical observations with a theoretical probable error not exceeding one minute of arc. All distances measured have been reduced to a temperature of plus 68° F. by proper correction.

Said addition consists of (69) lots numbered consecutively from (1) to (69) inclusive, the location and dimensions of the lots and the location and width of the streets are indicated on the foregoing plat in figures denoting feet and decimal fractions thereof.

WITNESS my hand and seal at Danville, Indiana, this 1st day of October 1947.

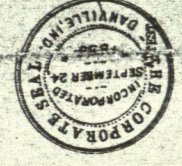
*Stanley M. Shartle*  
STANLEY M. SHARTLE, Registered Land Surveyor No. 3431, State of Indiana



This is to certify that the above and foregoing plat of WESTERN HEIGHTS, an addition to the town of Danville, Hendricks County, Indiana, was duly examined and approved by the Board of Trustees of the town of Danville, Hendricks County, Indiana.

WITNESSE the signature and seal of said Board of Trustees this 6th day of October A.D. 1947.

*A. G. Barrett*  
Mayor  
*Raymond Nichols*  
Trustee  
*W. O. Hadley*  
Trustee  
*Walter Martin*  
Trustee  
*Chas. K. Wallis*  
Trustee  
*Pearl M. Hadley*  
Trustee



89 52 50  
29 20  
90 22 10



PHONE 317 - 539 - 6225

DATE April 12, 1980

PLEASE REMIT TO

**STANLEY M. SHARTLE**

REGISTERED PROFESSIONAL ENGINEER  
REGISTERED LAND SURVEYOR

R. R. 1. BOX 33

STILESVILLE, IND. 46180

TO: Mr. and Mrs. Ken VanOsdol  
451 Mackey Road  
Danville, Indiana 46122

---

For professional services rendered as follows:

Surveying and staking Lot 68 in Western Heights, Dancille, Ind.

Field crew: 1.75 hours at \$35 per hour.....\$61.25.  
Pre-survey research and calculating distance  
from Mill Street monument for staking..... 16.00.  
Total.....\$77.25.

---

Beginning 30 days after the date stated above, 1½% per month (18% annual rate)  
will be added to this account on any unauthorized unpaid previous balance.

RECALC. OF BLOCK BOUNDED BY MILL ST, WESTERN AVE,  
SUNSET DRIVE AND MCCRUDY (MACKY) RD. (3/24/80 S.M.S.)

SW cor 1/4 (1,000.000 *** 1,000.000 *** 359.3040 *** 584.25000 ***	SE cor. 10 [2,217.152 *** 1,404.387 *** 183.50450 *** 530.00000 ***	NE cor. 60 [1,688.345 *** 1,368.839 *** 183.50450 *** 95.00000 ***
SW cor. sub. [1,584.229 *** 995.015 ***	W Western [1,688.345 *** 1,368.839 *** 273.50450 *** 182.50000 ***	SE cor. 60 [2,394.015 *** 1,416.276 *** 183.5045 *** 713.940 ***
R to O [41.32300 *** 763.94000 ***	SE cor. 59 [1,700.586 *** 1,186.750 *** 2,150.579 *** 1,201.966 ***	W mill @ [2,156.018 *** 1,501.633 *** 938.477 *** 11.5920 ***
O cor. circle [2,156.018 *** 1,501.633 *** 359.30400 *** 770.00000 ***	SE Lot 59 [1,700.586 *** 1,186.750 *** 2,150.579 *** 1,201.966 ***	R [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
W sub. [2,354.201 *** 988.445 ***	SW cor. 59 [1,700.586 *** 1,186.750 *** 2,150.579 *** 1,201.966 ***	O [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
NW cor. sub [2,354.201 *** 988.445 ***	SW cor. 53 [1,561.21 *** 450.250 *** 2,179.979 *** 1,004.932 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
E Mill St [84.41000 *** 429.60000 ***	inverse [1,561.21 *** 450.250 *** 2,179.979 *** 1,004.932 ***	R [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
E Mill W URN [2,394.015 *** 1,416.276 ***	SW cor. 14 [1,004.932 *** 84.4100 *** 181.5612 *** 2,150.579 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
SW cor. 14 [2,179.979 *** 1,004.932 *** 84.4100 *** 3.5045 ***	N Lot 69 [84.4100 *** 181.5612 *** 2,150.579 *** 1,201.966 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
intersection [2,394.015 *** 1,416.276 *** E Lot 401.181 *** W Western 177.262 ***	SW cor. 53 [1,201.966 *** 199.512 *** 47.914 *** 2,198.466 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
E Lot [401.181 *** W Western 177.262 ***	N Lot 67 [199.512 *** 47.914 *** 2,198.466 *** 1,203.585 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
SE cor 10 [2,217.152 *** 1,404.387 ***	NE cor 69 [2,198.466 *** 1,203.585 *** 181.56120 *** 122.95600 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
NW cor 14 [2,340.543 *** 1,003.562 ***	E Lot 69 [181.56120 *** 122.95600 *** 2,075.580 *** 1,199.430 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
E McCurdy 179.3040 *** R = 713.940 ***	SE cor 69 [2,075.580 *** 1,199.430 *** 269.3040 *** 359.3040 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
O [2,156.018 *** 1,501.633 ***	SE " " [2,075.580 *** 1,199.430 *** 269.3040 *** 359.3040 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
E McCurdy 701.817 *** by. R 43.3415 ***	E Lot 69 [269.3040 *** 359.3040 *** 2,179.979 *** 1,004.932 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
SW cor. 63 [1,638.751 *** 1,009.550 ***	NW cor. 69 [2,179.979 *** 1,004.932 *** 193.600 *** 106.055 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
SE cor. 10 [2,217.152 *** 1,404.387 ***	SW cor. 69 [2,073.928 *** 1,005.837 *** 2,075.580 *** 1,199.430 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
E Lot 53 [183.50450 *** 80.00000 ***	SE " " [2,075.580 *** 1,199.430 *** 269.3040 *** 359.3040 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
E Lot 53 [273.50450 *** 197.50000 ***	E Lot 69 [269.3040 *** 359.3040 *** 2,354.201 *** 988.445 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
SW cor. 53 [2,150.579 *** 1,201.966 ***	SW cor. 67 [2,073.928 *** 1,005.837 *** 2,075.580 *** 1,199.430 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
from SE cor 53 [183.50450 *** 450.00000 ***	SE " " [2,075.580 *** 1,199.430 *** 269.3040 *** 359.3040 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
SE cor 59 [1,688.345 *** 1,368.839 ***	E Lot 67 [269.3040 *** 359.3040 *** 2,354.201 *** 988.445 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
273.50450 *** 185.50000 *** 1,700.787 *** 1,183.757 ***	NW cor. sub [2,354.201 *** 988.445 *** E Lot 69 to W sub. 200.600 *** NW cor. sub to E Lot 200.411 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
VOID [2,150.579 *** 1,201.966 *** 2,19059 *** 450.160 ***	E Lot 69 @ W sub [2,073.800 *** 990.838 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
	SE " " [1,362.467 *** 186.20208 *** 185.049 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
	SW 62 [1,574.068 *** 1,088.058 *** 233.32225 *** 120.399 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
	W 62 [233.32225 *** 120.399 *** 1,645.617 *** 1,184.891 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
	SW 60 [1,645.617 *** 1,184.891 *** 106.2021 *** 204.1402 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
	E 62 [204.1402 *** 1,504.992 *** 1,200.587 *** 80.008 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
	SE 60 [1,504.992 *** 1,200.587 *** 80.008 *** 129.507 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
	N 62 [80.008 *** 129.507 *** 1,623.086 *** 1,261.745 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***
	E 62 [129.507 *** 1,623.086 *** 1,261.745 ***	W Western [2,156.018 *** 1,501.633 *** 215.24010 *** 713.94000 ***

JOHN C. & ELIZABETH L. RADER'S

# WESTERN HEIGHTS

AN ADDITION TO THE TOWN OF DANVILLE, INDIANA.

STANLEY M. SHARTLE, SURVEYOR.

Scale - 1" = 100'

Old stone found  
NE cor. of concrete step S83°W 55.44'  
SE " " " " post N23°W 41.12'  
SW " " " " found house N44°E 111.83'

SE cor. conc. with N 1/2 E 1604  
SW " " block found. house N 1/2 E 1623  
SW " " " " " " " " N 1/2 E 1659  
SE " " " " " " " " N 1/2 E 1694  
SE " " " " " " " " N 1/2 E 1747



I, Stanley M. Shartle, being duly authorized and licensed as a Registered Land Surveyor within the State of Indiana, do hereby certify that the foregoing plat of survey of Western Heights, an addition to the Town of Danville, Hendricks County, Indiana, represents a subdivision of a part of the East Half of the Northwest Quarter of Section 9, Township 15 North, Range 1 West of the Second Principal Meridian, the same being more particularly described as follows, to-wit:

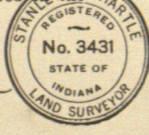
Beginning at an iron pin on the east line of said half quarter section which is 1101.96 feet measured South 0 degrees 15 minutes 40 seconds East along said east line from a monument at the north-east corner thereof; thence running South 0 degrees 15 minutes 40 seconds East on and along the east line of said half quarter section a distance of 678.95 feet to a point which is 735.97 feet measured North 0 degrees 15 minutes 40 seconds West along said east line from an old stone bound at the south-east corner of said half quarter section; thence South 89 degrees 52 minutes 50 seconds West parallel east corner of said half quarter section a distance of 194.02 feet to the eastern curved boundary of Sunset Drive (and intersecting normally thereto, being perpendicular to a tangent passing through said point of intersection); thence running in a Southwesterly direction on and along the southeastern boundary of said Sunset Drive on a 24-degree curve to the right with radius of 235.75 feet a distance of 179.56 feet to a point of compound curve; thence running in a Westerly direction on and along the southern boundary of said Sunset Drive on a 7-degree 30-minute curve to the right with radius of 763.94 feet a distance of 1180.55 feet to a point in the west line of said half quarter section which is 594.25 feet measured North 0 degrees 29 minutes 20 seconds West on and along the west line of said half quarter section a distance of 770.00 feet to an old stone bound; thence North 84 degrees 41 minutes 00 seconds East on and along the centerline of West Mill Street in said town of Danville, Indiana, a distance of 1332.68 feet to the point of beginning, aggregating 1186901.4 square feet or 27.2475 acres, more or less.

The bearings recited and designated throughout this survey refer to true meridian as found and determined by astronomical observations with a theoretical probable error not exceeding one minute of arc. All distances measured have been reduced to a temperature of plus 68° F. by proper correction.

Said Addition consists of (69) lots numbered consecutively from (1) to (69) inclusive, the location and dimensions of the lots and the location and width of the streets are indicated on the foregoing plat in figures denoting feet and decimal fractions thereof.

WITNESS my hand and seal at Danville, Indiana, this 1st day of October 1947.

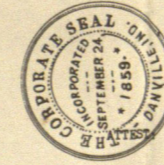
*Stanley M. Shartle*  
STANLEY M. SHARTLE, Registered Land Surveyor No. 3431, State of Indiana



This is to certify that the above and foregoing plat of WESTERN HEIGHTS, an addition to the Town of Danville, Hendricks County, Indiana, was duly examined and approved by the Board of Trustees of the Town of Danville, Hendricks County, Indiana.

WITNESS the signature and seal of said Board of Trustees this 6th day of October A.D. 1947.

*J. G. Barrett*  
J. G. Barrett  
*Vernon Nichols*  
Vernon Nichols  
*W. O. Hadley*  
W. O. Hadley  
*Paul Martin*  
Paul Martin  
*Chas. K. Walls*  
Chas. K. Walls  
*Pearl M. Hadley*  
Pearl M. Hadley  
Clerk-Treasurer



The undersigned, John C. Rader and Elizabeth L. Rader, husband and wife, as owners and proprietors of the above described real estate, do hereby certify that they have laid out, platted, and subdivided, and do hereby lay out, plat, and subdivide said land into lots in accordance with the annexed plat above referred to. They further certify that all streets depicted on said plat, exclusive of those already dedicated, are hereby dedicated to the public for its use.

- There are strips of ground 5 feet in width as shown on the within plat which are reserved for Public Utility companies not including transportation companies, for installation of poles, lines, ducts, gas or water mains or laterals and sewers, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips, but such owners shall take their titles subject to the rights of the public utilities and subject to the rights of the owners of the other lots in this addition.
- There are front and side building lines shown on said plat, between which lines and the property lines of the streets there shall be erected or maintained no building or structure other than open one story porches.
- No buildings other than residential dwellings and family garages shall be built, erected, or placed thereon. No residences, except those having at least 900 square feet above ground level and at least 7200 cubic feet above ground level, exclusive of attic and garage space and porches, shall be built, erected, or placed thereon.
- Material for construction such as concrete or cinder blocks must be covered with brick or stone veneer above ground.
- No unusual types of material such as metal may be used without permission of the Board of Trustees of the Town of Danville, Indiana, and the owners of the other lots in said addition.
- No residential structure shall be erected, altered, placed or permitted to remain on any portion of the above real estate to exceed two and one-half stories.
- No mercantile buildings shall be erected, built or placed on the above described real estate nor any business of any nature be permitted to carry on in a manufacturing, wholesaling, or retailing way, without first securing by written instrument, permission from at least 75 per cent of the owners of the above described real estate.
- No persons or any race other than the white race shall use or occupy any building upon the above real estate, except that this covenant shall not prevent occupancy of domestic servants of different race domiciled with an owner or tenant.
- No trailer, basement, tent, shack, garage, barn or other out-building erected upon said property shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- These covenants are to run with this land and shall be binding on all the parties and all parties claiming under them until September 1, 1970, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part.
- If the parties hereto, or any of them, or their heirs, or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any person or persons owning any portion of the above described property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- All lot owners shall agree to join a sewer system when it is available, and to pay a reasonable percentage of its cost when it is extended. Waste must be disposed through septic tanks until such connection can be made.
- Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Said addition shall be hereinafter known as Western Heights, an Addition to the Town of Danville, Hendricks County, Indiana.

IN WITNESS WHEREOF, the said parties as owners and proprietors of the above described addition to the Town of Danville, Hendricks County, Indiana, have hereunto set their hands and seals this 2nd day of October 1947.

*John C. Rader*  
John C. Rader  
*Elizabeth L. Rader*  
Elizabeth L. Rader

STATE OF INDIANA) SS:  
HENDRICKS COUNTY)

Before me, the undersigned Notary Public within and for said County and State, personally appeared John C. Rader and Elizabeth L. Rader, husband and wife, as owners and proprietors of the above described addition to the Town of Danville, Hendricks County, Indiana, and acknowledged the execution of the above and foregoing certificate and annexed plat to be their voluntary act and deed.

Dated at Danville, Indiana, this 2nd day of October 1947.

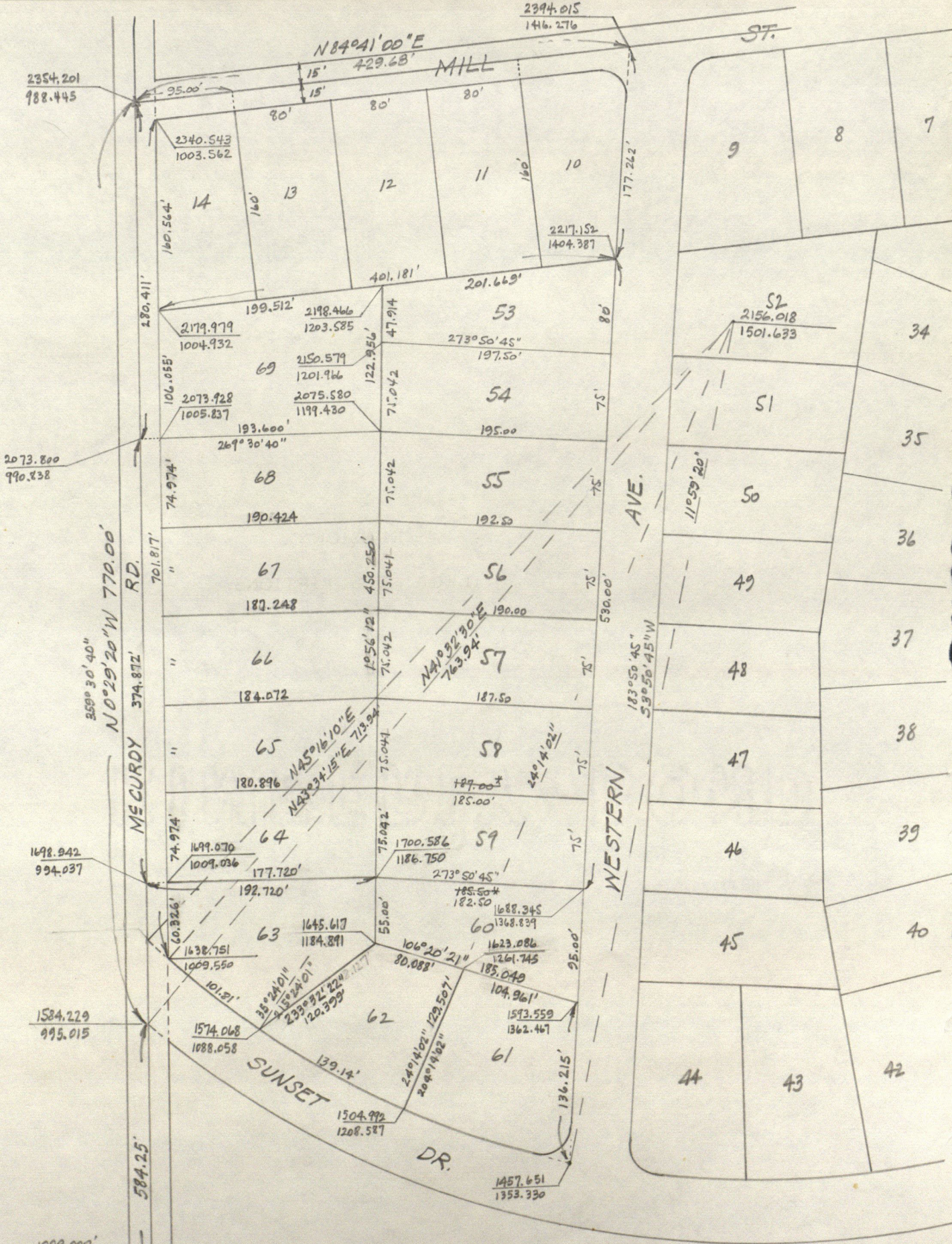
*Clarence Taylor*  
Clarence Taylor, Notary Public



SW COR. EV2 NW 1/4 SEC. 9-15-1W  
Iron pin set

S 89° 32' 50" W 1322.11'

CENTER OF SECTION 9-15-1W  
Stone found



2354.201  
988.445

2394.015  
1416.276

ST.

N84°41'00\"/>

MILL

MERCURY RD.  
374.872'  
NO 29°20' W 770.00'  
359° 30' 40"

AVE.

WESTERN

SUNSET DR.

1000.000'  
1000.000'

\*Error on plat



Ken VanOsdol, 451 Mackay Rd., Danville 46122

called Mar. 21, 1980

wants Lot 68 in Western Heights, staked - no plot  
promised in 2 weeks

\$100 ~~\$250~~

call 2 days ahead so they can be there

745-2392 after 5 P.M.



\*Error on plat (See my certificate in Misc. Rec. 32)