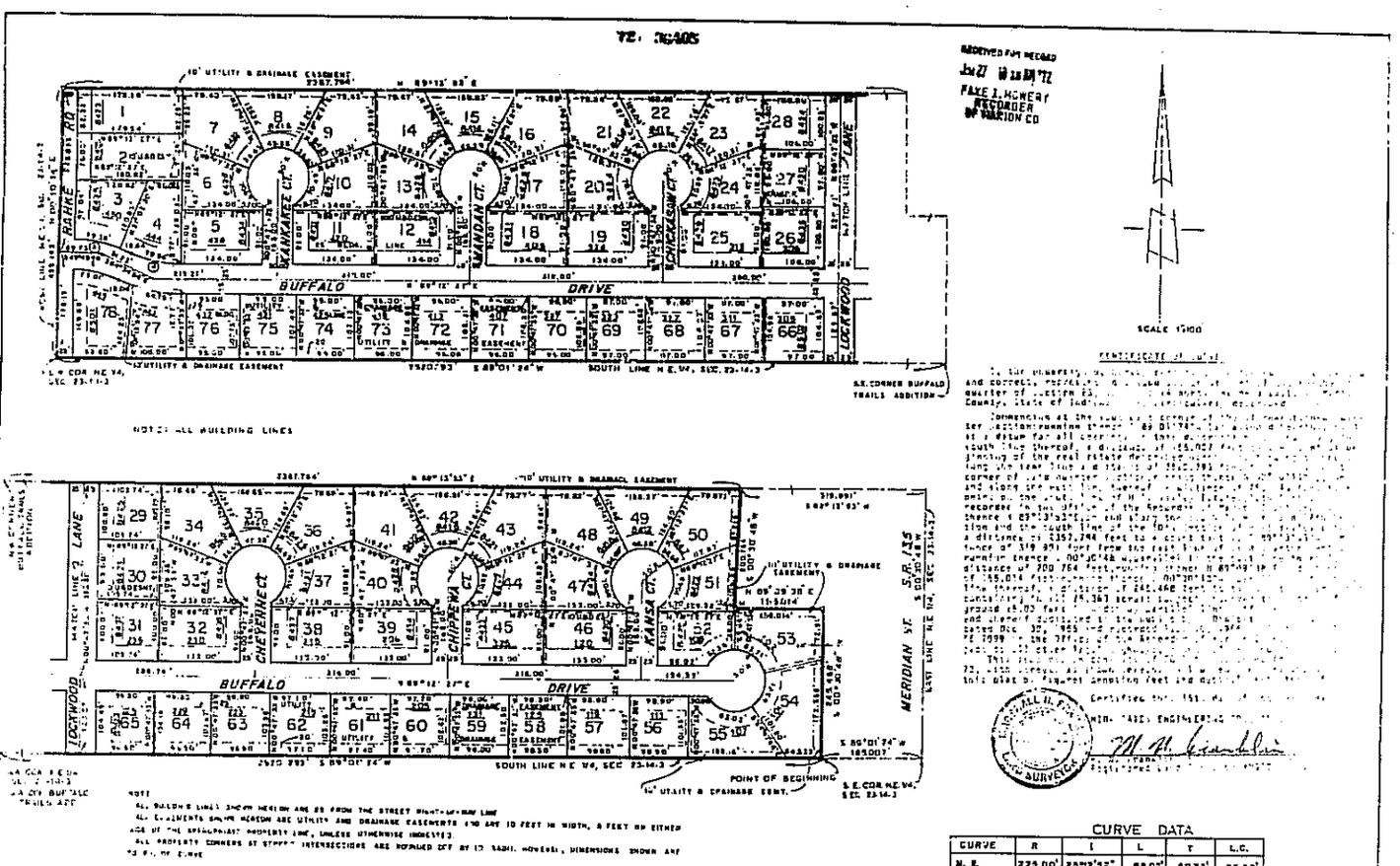

BUFFALO TRAILS ADDITION

CURVE DATA

CURVE	R	I	L	T	L.C.
N. R.	225.00'	23°12'52"	91.02'	50.32'	90.42'
Ⓐ ℄	200.00'	23°12'52"	80.01'	44.73'	87.31'
S. R.	175.00'	23°12'52"	70.01'	39.14'	76.39'
N. R.	175.00'	26°10'39"	79.99'	40.89'	79.26'
Ⓑ ℄	200.00'	26°10'39"	91.38'	46.50'	90.56'
S. R.	225.00'	26°10'39"	102.80'	52.31'	101.91'

The undersigned owners of the above described real estate, hereby certify that they do lay off, plat and subdivide the same in accordance with this plat and certificate. This subdivision shall be known and designated as BUFFALO TRAILS ADDITION, an addition to the City of Indianapolis, Indiana

The streets, if not heretofore dedicated, are hereby dedicated to the public.

There are strips of ground 5, 10, 20 & 25 feet in width as shown on this plat and marked utility and drainage easement which are hereby reserved for the use of public utilities not including transportation companies, for the installations and maintenance of poles, mains drains, lines and wires, subject at all times to the proper authorities and to the easements herein granted and reserved. No permanent structures are to be erected or maintained upon said utility easements. Owners of lots in this subdivision shall take title subject to the rights of the public utilities, said rights also including the right of ingress and egress, in, along, across and through said utility easements, and to the rights of owners of the other lots in this addition

Building set-back lines are hereby established on this plat, between which lines and the property lines of the streets, shall be erected or maintained no building or structure

That no single family residences shall be constructed within the boundaries of the real estate which shall have a ground floor area of less than twelve hundred (1200) square feet in a one story structure or less than nine hundred (900) square feet if two stories) provided, however that no residence shall be constructed on any lot within the boundaries of the real estate with a total floor area of less than fifteen hundred (1500) square feet, where such lot and residence abut immediately any platted lot in Hill Valley Estates or are separated from any such platted lot only by the width of a dedicated street, or thoroughfare;

That no residence shall be constructed within the boundaries of the real estate which shall have an original sales price, including the lot, of less than TWENTY-SEVEN THOUSAND NINE HUNDRED DOLLARS ($ 27,900.00).

That no double or multi-family residence sh

That all residences constructed within the b on all exterior walls, exclusive of porches and garages.

That all residences constructed within the nces and all driveways shall be completely surfaced with either asphalt or concrete;

No hotel building, boarding house, mercan nitained on any lot in this subdivision

No trailers, shacks or outhouses of any k e the construction of a proper structure.

No farm animals, fowls, or domestic animal for commercial purpose shall

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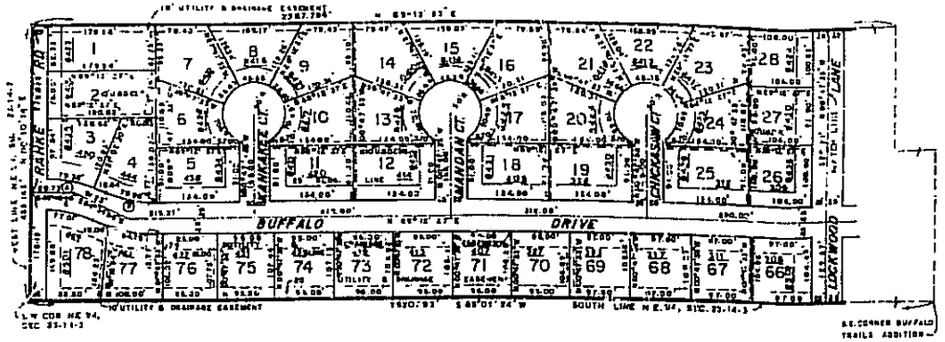

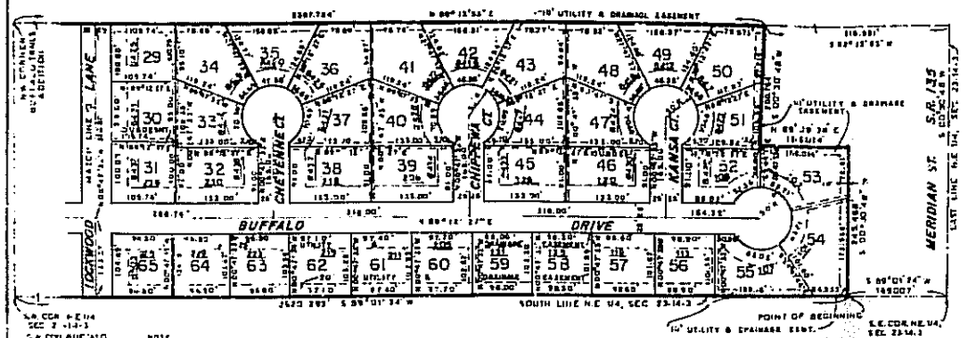

NOTE: ALL BUILDING LINES

NOTE
ALL BUILDING LINES SHOWN HEREON ARE 25' FROM THE STREET RIGHT-OF-WAY LINE
ALL EASEMENTS SHOWN HEREON ARE UTILITY AND DRAINAGE EASEMENTS AND ARE 10 FEET IN WIDTH, 5 FEET ON EITHER SIDE OF THE APPLICABLE PROPERTY LINE, UNLESS OTHERWISE INDICATED
ALL PROPERTY CORNERS AT STREET INTERSECTIONS ARE ROUNDED OFF BY 15 FEET. HOWEVER, DIMENSIONS SHOWN ARE TO PT. OF CURVE.

RECEIVED FOR RECORD
FAYE L. HUNTER
RECORDER
OF MARION CO

SCALE 1"=100

CERTIFICATE OF SURVEY

I, the undersigned, [illegible] and correct, [illegible] quarter of Section 23, [illegible] County, State of Indiana, and particularly described [illegible]

Commencing at the southwest corner of the [illegible] thence S 89°01'24" [illegible] and along the south line of the [illegible] corner of said quarter [illegible] point on the [illegible] recorded in the Office of the Recorder [illegible] tion and the south line of the [illegible] a distance of 2357.794 feet to a point [illegible] thence S 89°01'24" W [illegible] a distance of 119.931 feet from the east line [illegible] thence N 00°00'48" [illegible] a distance of 300.264 feet [illegible] of 55.014 feet [illegible] thence [illegible] feet [illegible] ground 45.00 feet [illegible] and [illegible] dated Dec. 10, 1985 [illegible] of 1969 in the Office of the Recorder [illegible] tail plat [illegible] feet [illegible]

Certified this [illegible]
[illegible] Registered [illegible]

CURVE DATA

CURVE	R	I	L	T	L.C.
N. E.	225.00'	25°12'52"	99.02'	50.32'	98.22'
Ⓐ E.	200.00'	25°12'52"	88.01'	44.73	87.31'
S. E.	175.00'	25°12'52"	77.01'	39.14'	76.39'
N. E.	175.00'	26°10'39"	79.99'	40.69'	79.26'
Ⓑ E.	200.00'	26°10'39"	91.38'	46.50'	90.58'
S. E.	225.00'	26°10'39"	102.80'	52.31'	101.91'

BUFFALO TRAILS ADDITION

The undersigned owners of the above described real estate, hereby certify that they do lay off, plat and subdivide the same in accordance with this plat and certificate. This subdivision shall be known and designated as BUFFALO TRAILS ADDITION, an addition to the City of Indianapolis, Indiana. The streets, if not heretofore dedicated, are hereby dedicated to the public.

There are strips of ground 5, 10, 20 & 25 feet in width as shown on this plat and marked utility and drainage easement which are hereby reserved for the use of public utilities not including transportation companies, for the installations and maintenance of poles, mains drains, lines and wires, subject at all times to the proper authorities and to the easements herein granted and reserved. No permanent structures are to be erected or maintained upon said utility easements. Owners of lots in this subdivision shall take title subject to the rights of the public utilities, said rights also including the right of ingress and egress, in, along, across and through said utility easements, and to the rights of owners of the other lots in this addition.

Building set-back lines are hereby established on this plat, between which lines and the property lines of the streets, shall be erected or maintained no building or structure.

That no single family residences shall be constructed within the boundaries of the real estate which shall have a ground floor area of less than twelve hundred (1200) square feet if a one story structure or less than nine hundred (900) square feet if two stories; provided, however, that no residence shall be constructed on any lot within the boundaries of the real estate with a total floor area of less than fifteen hundred (1500) square feet, where such lot and residence abut immediately any platted lot in Hill Valley Estates or are separated from any such platted lot only by the width of a dedicated street, or thoroughfare.

That no residence shall be constructed within the boundaries of the real estate which shall have an original sales price, including the lot, of less than TWENTY-SEVEN THOUSAND NINE HUNDRED DOLLARS ($ 27,900.00).

That no double or multi-family residence sh[illegible]

That all residences constructed within the b[illegible] on all exterior walls, exclusive of porches and garages.

That all residences constructed within the [illegible] nces and all driveways shall be completely surfaced with either asphalt or concrete.

No house building, boarding house, mercant[illegible]

No trailers, shacks or outhouses of any ki[illegible] nintained on any lot in this subdivision

No farm animals, fowls or domestic animal for commercial purpose shall be kept or [illegible] g the construction of a proper structure.

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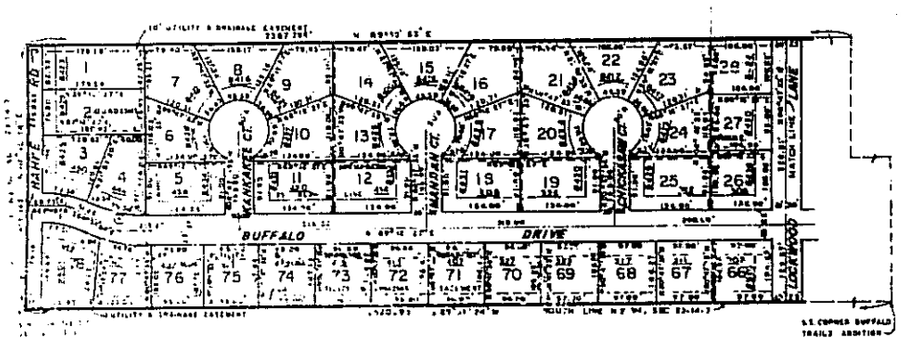
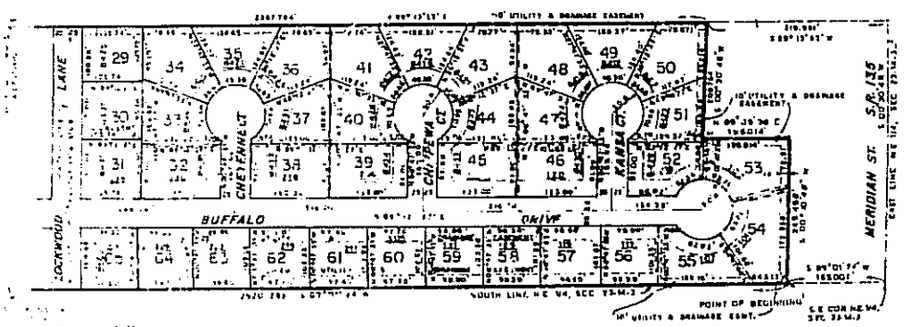
RECEIVED FOR RECORD
Jun 27 1972
FAYE T. HOWERY
RECORDER
MARION CO.





SCALE: 1"=100'

CERTIFICATE OF SURVEY

I, the undersigned, hereby certify the [illegible] and correct, representing a subdivision of part of the [illegible] quarter of Section 23, Township 14 North, Range 1 East, [illegible] County, State of Indiana more particularly described as follows:

Commencing at the southwest corner of the aforementioned [illegible] section; running thence S 89°01'24"E (an assumed bearing, used as a datum for all bearings in this description) on and along the south line thereof, a distance of 165.007 feet to the point of beginning of the real estate described herein; continuing thence along the same line a distance of 2520.733 feet to the southwest corner of said quarter section; running thence N 00°32'11"E, on and along the west line thereof, a distance of 455.43 feet to a point on the south line of Hill Valley Estates, 10th Section, as recorded in the Office of the Recorder of Marion County; running thence N 89°13'53"E, on and along the south line of said 10th Section and the south line of the 10th Section of Hill Valley Estates, a distance of 2367.784 feet to a point [illegible] distance of 319.991 feet from the west line of said quarter section; running thence S 00°30'48"W, parallel to the west line thereof, a distance of 300.764 feet; running thence N 89°08'38"E, a distance of 155.016 feet; running thence S 00°33'50"E, parallel to the west line thereof, a distance of 245.458 feet to the [illegible] of said [illegible] acres, subject however to [illegible] ground 24.00 feet [illegible] and thereof dedicated to the public [illegible] dated Feb. 11, 1969 and recorded Feb. 10, 1969 [illegible] 02-1089, in the Office of the Recorder of Marion County, [illegible] feet to all [illegible] highways, right-of-way [illegible]

This subdivision consists of [illegible] 23, with corners as shown herein. [illegible] this plat by figures denoting feet are derived [illegible]

Witness my hand this [illegible]

[illegible] Registered Land Surveyor [illegible]

CURVE DATA

CURVE	R	Δ	L	T	L.C.
N.R.	225.00'	25°13'25"	99.04'	50.25'	98.22'
Ⓐ	200.00'	25°15'25"	88.01'	44.73'	87.31'
S.R.	175.00'	25°15'25"	77.01'	39.14'	76.38'
N.R.	175.00'	26°10'39"	79.99'	40.69'	79.28'
Ⓑ	200.00'	26°10'39"	91.38'	46.50'	90.58'
S.R.	225.00'	26°10'39"	102.60'	52.21'	101.91'

BUFFALO TRAILS ADDITION

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Building set-back lines are hereby established on this plat between which lines and the property lines of the streets, shall be erected or maintained no building or structure.

That no single family residences shall be constructed within the boundaries of the real estate which shall have a ground floor area of less than twelve hundred (1200) square feet in a one story structure or less than one hundred (900) square feet if two stories) provided, however that no residence shall be constructed on any lot within the boundaries of the real estate with a total floor area of less than fifteen hundred (1500) square feet, where such lot and residence abut immediately any platted lot in Hill Valley Estates or are separated from any such platted lot only by the width of a dedicated street, or thoroughfare;

That no residence shall be constructed within the boundaries of the real estate which shall have an original sales price, including the lot, of less than TWENTY-SEVEN THOUSAND NINE HUNDRED DOLLARS ($ 27,900.00).

That no double or multi-family residence shall be constructed within the boundaries of the real estate so classified;

That all residences constructed within the boundaries of the real estate shall have a minimum of seventy-five percent (75%) masonary on all exterior walls, exclusive of [illegible] and garages.

That all residences constructed within the boundaries of the real estates shall have [illegible] residences and all driveways shall be [illegible] surfaced with either asphalt or concrete.

[illegible] hotel, building, boarding house, mer[illegible] maintained on any lot in this subdivision.

No trailers, shacks or outhouses of any [illegible] ing the construction of a proper structure [illegible] sion.

No farm animals, fowls or domestic ani[illegible] [illegible] which may be or may become an annoyance or nuisance to the neighborhood.

No fence shall be erected on or along a [illegible] [illegible], light or dig and all fences shall be kept in good repair and erected reasonably so [illegible] by other property. No fence shall be [illegible] feet six (6) inches in height.

[illegible] in compliance with regulations or pro-

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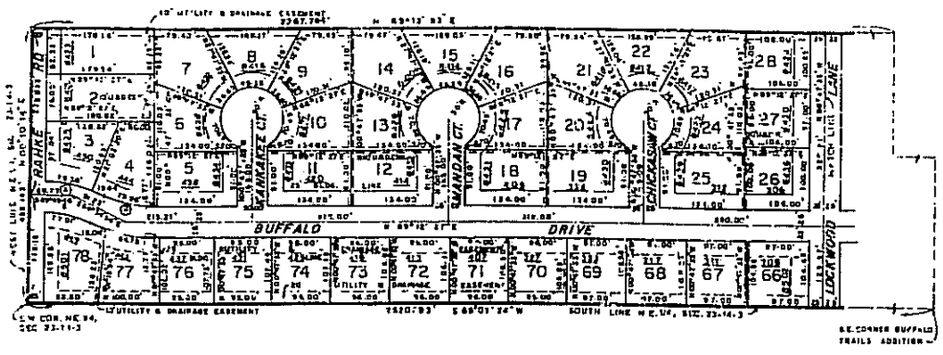

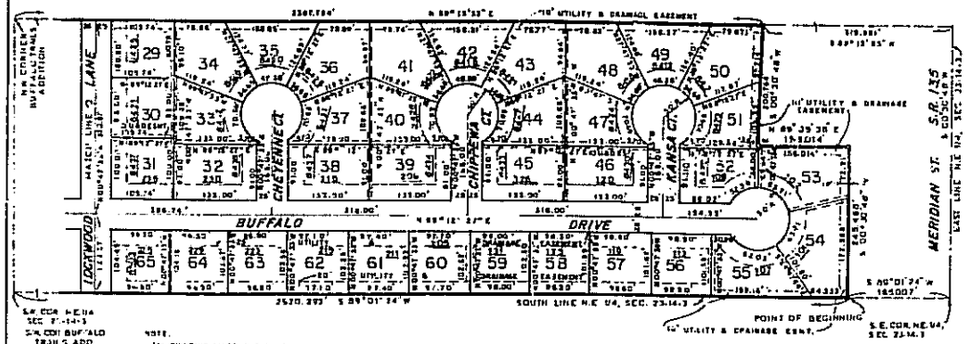

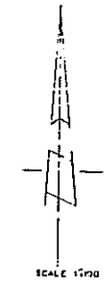

CERTIFICATE OF SURVEY

CURVE DATA

CURVE	R	I	L	T	L.C.
N. R.	225.00'	26°12'52"	99.02'	50.32'	98.22'
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That all residences constructed within the b on all exterior walls, exclusive of porches and garages.

That all residences constructed within the nces and all driveways shall be completely surfaced with either asphalt or concrete:

No hotel building boarding house, mercant ntained on any lot in this subdivision

No trailers, shacks or outhouses of any ki g the construction of a proper structure.

No farm animals, fowls or domestic animal for commercial purpose shall be kept or permitted on any lot in this subdivision

No noxious or offensive activities or trades shall be carried on upon any lot in this subdivision

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