

# CASTILLIA - SECTION II

## COVENANTS

THE UNDERSIGNED, OFFICERS OF RECORD OF THE FOREGOING REAL ESTATE LOCATED IN MARION COUNTY, STATE OF INDIANA, TO BE KNOWN AS CASTILLIA, HEREBY PLAT AND SUBDIVIDE THE SAID IN ACCORDANCE WITH THE PLAT AND CERTIFICATE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CASTILLIA, AN ADDITION IN MARION COUNTY, INDIANA.

THERE ARE AREAS SHOWN ON THE PLAT LABELED AS PUBLIC RIGHT-OF-WAY. THE AREAS SO LABELED, IF NOT HERETOFORE INDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED UTILITY EASEMENTS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, LINES, SEWER, DRAINAGE, PIPES, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE UTILITY EASEMENTS HEREBY CREATED, AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITY FACILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID UTILITY EASEMENTS.

THERE ARE STRIPS OF GROUND MARKED DRAINAGE EASEMENTS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED TO THE CITY OF INDIANAPOLIS, AND ITS DEPARTMENT OF PUBLIC WORKS, FOR THE INSTALLATION AND MAINTENANCE OF SWALES, DITCHES, DIPS, DRAINS, MANHOLES, DETENTION OR RETENTION AREAS, OR OTHER DRAINAGE FACILITIES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHT OF PROPER AUTHORITIES TO SERVICE AND MAINTAIN THE DRAINAGE FACILITIES AND EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES WHICH DO NOT RETARD OR IMPERE THE FLOW OF DRAINAGE WATER SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID DRAINAGE EASEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE AREAS ENCLOSED WITHIN THE DRAINAGE EASEMENTS TO MAINTAIN SUCH AREAS IN SUCH CONDITION THAT THE FLOW OF STORM DRAINAGE WATER ON, ACROSS, AND FROM SUCH AREAS SHALL NOT BE IMPEDED, DIVERTED OR ACCELERATED. SUCH USE FOR STORM WATER MOVEMENT OR RETENTION OR DETENTION IS HEREBY DECLARED TO BE AN EASEMENT AND SERVITUDE UPON SUCH LAND FOR THE BENEFIT OF THE OWNERS OF OTHER LAND ENCLOSED WITHIN THE PLAT, UPSTREAM OR DOWNSTREAM, AFFECTED BY SUCH USE, AND FOR ANY FEDERAL AGENCY OR DEPARTMENT OF THE CITY OF INDIANAPOLIS. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO SUCH AREAS TO PERFORM MAINTENANCE, AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SAID EASEMENT AND SERVITUDE RIGHTS.

THERE ARE AREAS OF GROUND SHOWN ON THIS PLAT MARKED "EASEMENT" SAID EASEMENTS ARE HEREBY RESERVED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS WITHIN THIS SUBDIVISION, THE IMMEDIATE MEMBERS OF THEIR FAMILY, AND THEIR ISSUES.

THE LOTS OF THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING COVENANT USE AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. FRONT BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE FOREGOING PLAT, BETWEEN WHITE LINES AND THE RIGHT-OF-WAY LINES THERE SHALL BE ERECTED, PLACED OR ALTERED NO STRUCTURE OR PART THEREOF. THE BUILDING LINES WHICH ARE FROM PUBLIC RIGHT-OF-WAY LINES ARE MEASURED TO AND MEASURED PERPENDICULARLY FROM THESE PUBLIC RIGHT-OF-WAY LINES EXCEPT OTHER AS DIMENSIONED.
2. LOTS MAY BE USED ONLY FOR RESIDENTIAL PURPOSES, AND ONLY ONE SINGLE FAMILY DWELLING, A PRIVATE GARAGE AND DRIVE SUCH OUT BUILDINGS USUAL AND INCIDENTAL TO THE USE OF A RESIDENTIAL LOT MAY BE CONSTRUCTED THEREON. NO PORTION OF ANY LOT MAY BE SOLD OR SUBDIVIDED SUCH THAT THERE WILL BE THEREOF A GREATER NUMBER OF HOUSES THEREON THAN THE NUMBER OF LOTS ORIGINALLY PLATTED. NO MULTI-FAMILY DWELLINGS SHALL BE CONSTRUCTED.
3. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO HOME SHALL EXCEED TWO AND ONE-HALF STORIES OR BE FEET 10 HEIGHT.
4. DWELLINGS ERECTED ON LOTS 04, 07, 08 AND 09 SHALL HAVE A MINIMUM LIVING AREA, EXCLUSIVE OF OPEN PORCHES, UNFINISHED BASEMENTS, AND ATTACHED GARAGES OR CARPORTS, OF 1,500 SQUARE FEET. IN THE CASE OF A STRUCTURE OF MORE THAN ONE STORY LOCATED UPON LOTS 04, 07, 08 AND 09, AT LEAST 500 SQUARE FEET OF THE REQUIRED MINIMUM LIVING AREA SHALL BE ON THE FIRST FLOOR. ONLY

BE IMPEDED, DIVERTED OR ACCELERATED. SUCH USE FOR STORM WATER MOVEMENT OR RETENTION OR INTENTION IS HEREBY DECLARED TO BE AN EASEMENT AND SERVITUDE UPON SUCH LAND FOR THE BENEFIT OF THE OWNERS OF OTHER LAND INCLUDED WITHIN THE PLAT, UPSTREAM OR DOWNSIDE, AFFECTED BY SUCH USE, AND FOR ANY FEMPER AGENCY OR DEPARTMENT OF THE CITY OF INDIANAPOLIS. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO SUCH AREAS TO PERFORM MAINTENANCE, AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SAID EASEMENT AND SERVITUDE RIGHTS.

THESE ARE AREAS OF GROUND SHOWN ON THIS PLAT MARKED "WALKWAY EASEMENT" SAID EASEMENTS ARE HEREBY RESERVED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS WITHIN THIS SUBDIVISION, THE IMMEDIATE MEMBERS OF THEIR FAMILY, AND THEIR HEIREES.

THE LOTS OF THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. FRONT BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE FOREGOING PLAT. BETWEEN WHITE LINES AND THE RIGHT-OF-WAY LINES THERE SHALL BE ERECTED, PLACED OR ALTERED NO STRUCTURE OR PART THEREOF. THE BUILDING LINES WHICH ARE FROM PUBLIC RIGHT-OF-WAY LINES ARE PARALLEL TO AND MEASURED PERPENDICULARLY FROM THREE PUBLIC RIGHT-OF-WAY LINES UNLESS OTHERWISE DIMENSIONED.
2. LOTS MAY BE USED ONLY FOR RESIDENTIAL PURPOSES, AND ONLY ONE SINGLE FAMILY DWELLING, A PRIVATE GARAGE AND OTHER SUCH OUT BUILDINGS USUAL AND INCIDENTAL TO THE USE OF A RESIDENTIAL LOT MAY BE CONSTRUCTED THEREON. NO PORTION OF ANY LOT MAY BE SOLD OR SUBDIVIDED SUCH THAT THERE WILL BE THEREON A GREATER NUMBER OF HOUSES THEREON THAN THE NUMBER OF LOTS ORIGINALLY PLATTED. NO MULTI-FAMILY DWELLINGS SHALL BE CONSTRUCTED.
3. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO HOUSE SHALL EXCEED TWO AND ONE-HALF STORIES OR 30 FEET IN HEIGHT.
4. DWELLINGS ERECTED ON LOTS 64, 67, 68 AND 69 SHALL HAVE A MINIMUM LIVING AREA, EXCLUSIVE OF OPEN PORCHES, FINISHED BASEMENTS, AND ATTACHED GARAGES OR CARPORTS, OF 1,500 SQUARE FEET. IN THE CASE OF A DWELLING OF MORE THAN ONE STORY LOCATED UPON LOTS 64, 67, 68 AND 69, AT LEAST 500 SQUARE FEET OF THE REQUIRED MINIMUM LIVING AREA SHALL BE ON THE FIRST FLOOR. MINIMUM LINES ERECTED UPON ALL OTHER LOTS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM LIVING AREA, EXCLUSIVE OF OPEN PORCHES, FINISHED BASEMENTS, AND ATTACHED GARAGES OR CARPORTS, OF 1,400 SQUARE FEET. A MINIMUM 17' 0" SQUARE PLOT OF WHICH SHALL BE LOCATED ON THE FIRST FLOOR OF A TWO-STORY DWELLING.
5. EACH SINGLE-FAMILY RESIDENCE CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL INCLUDE BY A MINIMUM AN ATTACHED TWO-CAR GARAGE, THE WIDTH OF WHICH AND ACCESS TO WHICH SHALL BE OVER A RAMP SURFACE DRIVEWAY CONSTRUCTED OF EITHER ASPHALT OR CONCRETE.
6. NO STRUCTURE OF A TEMPORARY CHARACTER, TENT, SHACK, BASEMENT, URINAL, BARR, OR OTHER OUT BUILDING SHALL BE ERECTED, PLACED, OR ALTERED UPON ANY LOT FOR USE AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, ON AT ANY TIME IN EXCEPT FOR SUCH PURPOSES.
7. THE REPAIR OR STORAGE OF IMPROPERLY MOTOR VEHICLES OR MATERIAL, ALTERATION OF MOTOR VEHICLES SHALL NOT BE PERMITTED ON ANY LOT UNLESS OTHERWISE WITHIN A GARAGE PERMITTED BY THESE COVENANTS.
8. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON OR BE PERMITTED TO EXIST ON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE. ANY STRUCTURE OR BUILDING PERMITTED TO BE CONSTRUCTED ON ANY LOT BY THESE COVENANTS WHICH MAY BE IN WHOLE OR IN PART DESTROYED BY FIRE, FLOODING OR FOR ANY OTHER REASON, SHALL BE REBUILT AND RESTORED TO ITS ORIGINAL CONDITION WITHIN A REASONABLE PERIOD OF TIME AND ALL DEBRIS ACCUMULATED IN CONNECTION THEREWITH SHALL BE REMOVED WITHIN A REASONABLE TIME AFTER ANY SUCH OCCURRENCE.
9. ANY TANK FOR THE STORAGE OF FUEL ERRECTED, PLACED OR ALTERED ON ANY LOT OUTSIDE OF ANY STRUCTURE OR BUILDING PERMITTED BY THESE COVENANTS SHALL BE CONCEALED OR OTHERWISE LOCATED BELOW THE SURFACE OF THE GROUND.
10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER ANIMALS GENERALLY AND CUSTOMARILY RECOGNIZED AS HOUSEHOLD PETS, PROVIDED THAT THEY ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
11. NO USE SHALL BE MADE OF ANY LOT IN THIS SUBDIVISION EXCEPT AS PERMITTED BY THE DWELLING DISTRICT TRAFFIC REGULATIONS OF THE DWELLING DISTRICTS ZONING OR ZONING OR MARION COUNTY, AS AMENDED.

12. AN ARCHITECTURAL REVIEW COMMITTEE IS HEREBY CREATED, WHICH COMMITTEE WILL CONSIST OF NOT LESS THAN ONE MEMBER. THE ORIGINAL MEMBER WILL BE DAVIDSON INDUSTRIES. IN THE EVENT OF THE DEATH, DISABILITY OR RESIGNATION OF THE APPOINTED MEMBER, HE WILL BE AUTHORIZED TO SELECT THE SUCCESSOR TO FILL THE VACANCY CREATED. THE ARCHITECTURAL REVIEW COMMITTEE SHALL HAVE THE RIGHT TO EXPAND MEMBERSHIP UPON THE COMMITTEE. A MAJORITY OF THE MEMBERS OF THE COMMITTEE WILL BE AUTHORIZED TO DETERMINE WHETHER THE PROPOSED STRUCTURE PLANS AND SPECIFICATIONS SHOW COMPLETENESS AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES AND THE DEVELOPMENT, AND WHETHER THE BUILDING AND PROPERTY SET BACK LINES ARE IN CONFORMITY WITH APPLICABLE PLAT REQUIREMENTS AND THESE COVENANTS. THE COMMITTEE SHALL ALSO UNDERTAKE SUCH OTHER DUTIES AND RESPONSIBILITIES AS ARE ASSIGNED TO IT. NO CHANGES WILL BE MADE TO ANY PORCHES OF A LOT FOR EXAMINATION OF PLANS OR FOR GIVING APPROVAL FOR CONSTRUCTION THEREON. IN THE EVENT THE COMMITTEE DOES NOT INDICATE IN WRITING ITS APPROVAL OR DISAPPROVAL OF PLANS SUBMITTED FOR ITS REVIEW WITHIN A PERIOD OF FIFTEEN CALENDAR DAYS AFTER SUBMISSION, THE COMMITTEE WILL BE DEEMED TO HAVE APPROVED SUCH PLANS. ACTIONS OF THE COMMITTEE NEED NOT BE AT A FORMAL MEETING, BUT MAY BE EVIDENCED INFORMALLY IN WRITING SIGNED BY A MAJORITY THEREOF.

13. PRIOR TO CONSTRUCTION OF ANY STRUCTURE UPON A LOT, THE BUILDING PLANS THEREON, INCLUDING PLOT PLANS, SPECIFICATIONS, PLANS FOR LANDSCAPING, AND ANY OTHER DATA OR INFORMATION WHICH MAY BE REQUESTED MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE FOR ITS APPROVAL. APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE WILL BE EVIDENCED BY A WRITTEN INSTRUMENT AND EXECUTED BY A MAJORITY OF THE MEMBERS, AND DELIVERED TO THE PERSON OR PERSONS REQUESTING SUCH APPROVAL.

14. EVERY BUILDING OR PART THEREOF SHALL BE SO LOCATED AS TO PROVIDE A SIDE YARD ON EACH SIDE OF SAID BUILDING IN ACCORDANCE WITH SAID COUNTY ZONING ORDINANCE 06-10-2, AS AMENDED IN D-3 CLASSIFICATION, EXCEPT IN A CASE WHERE THE SAME PERSON OR PERSONS OWN TWO ADJOINING LOTS NOT SEPARATED BY A UTILITY EASEMENT AS SHOWN ON THIS PLAT. THEN THIS RESTRICTION SHALL APPLY TO THE LOT LINES OF THE EXTREME BOUNDARIES OF THOSE ADJOINING LOTS.

15. NO FENCE, WALL, HEDGE OR OTHER PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 4 AND 6 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES. OR IN THE CASE OF A BROWDER PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES. NO FENCES SHALL BE PERMITTED TO BE DISCONTINUED BETWEEN THE FRONT SET BACK LINE AND THE STREET CURB. NO HOUSE FOOTING DRAIN OR SEWER WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY SEWER.

16. NO TREE IN EXCESS OF THREE INCHES IN DIAMETER MAY BE REMOVED FROM ANY LOT WITHOUT THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE, AND SUCH REQUESTS SHALL BE MADE TO THE ARCHITECTURAL REVIEW COMMITTEE IN WRITING. IN THE EVENT THE ARCHITECTURAL REVIEW COMMITTEE DOES NOT INDICATE IN WRITING ITS APPROVAL OR DISAPPROVAL OF REQUEST FOR TREE REMOVAL WITHIN A PERIOD OF 15 DAYS AFTER SUBMISSION, THE ARCHITECTURAL REVIEW COMMITTEE IS DEEMED TO HAVE APPROVED SUCH REQUEST.

17. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT THE PARCEL OF LAND WITHIN THE PLAT TO COMPLETE ALL WORK AND THE PROVISION OF THE DRAINAGE PLAN AS SPECIFIED FOR THE LOT AT THE COMMENCEMENT OF WORKS OF THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS WITHIN THE TIME PERIODS IN THIS DOCUMENT. FAILURE TO DO SO SHALL INCLUDE FAILURE TO COMPLY WITH DEPARTMENT OF PUBLIC WORKS AND PUBLIC WORKS DEPARTMENT OF PUBLIC WORKS REGULATIONS AND REQUIREMENTS, OR DESTRUCTION OF THE BUILDING LOTS, INCLUDING NEIGHBORS, WITHIN THE TIME PERIOD PERMITTED BY THE CITY OF CHICAGO. THESE OBLIGATIONS SHALL INCLUDE THE OBLIGATION OF THE BUILDING AND HIS AGENTS TO MAINTAIN ALL NEIGHBORS AND DAMAGE CAUSED BY SUCH WATER AND SEWER OVERFLOW.

18. THE LOTS TO BE BOUND BY EACH AND ALL OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CARRY THE BURDEN OF ANY BUILDING VIOLATION OR VIOLATION OF ANY OTHER LAW, OR OF ANY OTHER LOCAL ORDINANCE, IS HEREBY ASSIGNED TO THE ARCHITECTURAL REVIEW COMMITTEE, AND EACH AND EVERY OWNER OF THE SAID LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND ASSIGNEES, WHO SHALL BE OBLIGED TO SUCH VIOLATIONS WITHOUT BEING RELEASED THEREBY BY ANY DEPARTMENT, WHETHER WITH REASONABLE ATTENTION TO THE SAME. THE PLAT COMMITTEE OF THE ILLINOIS DEVELOPMENT COMMISSION OF HANCOCK COUNTY, ILLINOIS SHALL ALSO HAVE THE RIGHT OF INTEREST OF THE COVENANTS HEREIN.

CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME  
SIGHT LINE RESTRICTIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE  
INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR  
ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF  
SUCH INTERSECTIONS UNLESS THE VOLTAGE LINE IS MAINTAINED AT SUFFICIENT  
HEIGHT TO PREVENT OBSTRUCTION OF SUCH VISION LINES. NO FENCES SHALL BE  
PERMITTED TO BE CONSTRUCTED BETWEEN THE FRONT SET BACK LINE AND THE STREET  
CURB. NO HOUSE FOOTING DRAIN, OR ROOF WATER DRAIN SHALL BE DISCHARGED  
INTO THE SANITARY SEWER.

16. NO TREES IN EXCESS OF THREE INCHES IN DIAMETER MAY BE REMOVED  
FROM ANY LOT WITHOUT THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE,  
AND SUCH REQUESTS SHALL BE MADE TO THE ARCHITECTURAL REVIEW COMMITTEE IN  
WRITING. IN THE EVENT THE ARCHITECTURAL REVIEW COMMITTEE DOES NOT INDICATE  
IN WRITING ITS APPROVAL OR DISAPPROVAL OF REQUEST FOR TREE REMOVAL  
WITHIN A PERIOD OF 15 DAYS AFTER SUBMISSION, THE ARCHITECTURAL REVIEW  
COMMITTEE IS DEEMED TO HAVE APPROVED SUCH REQUEST.

17. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR  
PARCEL OF LAND WITHIN THE PLAT TO COMPLY WITH ALL TERMS AND CONDITIONS  
OF THE DRAINAGE PLAN AS APPROVED FOR THIS PLAT BY THE COMMISSIONER OF PUBLIC  
WORKS OF THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS  
HEREIN FOR THE LOT COVERED BY THIS INSTRUMENT. FAILURE TO DO SO SHALL  
INCLUDE THE OBLIGATION TO COMPLY WITH THE DEPARTMENT OF PUBLIC WORKS AND THE  
WORKING DRAINAGE PLAN AND GENERAL REGULATIONS AND REQUIREMENTS AND OF  
CONSTRUCTION OF ANY BUILDING, SOIL, INCLUDING REPLENTISHING, WHICH MAY BE  
REQUIRED FROM THE PROVISIONS OF THE DRAINAGE PLAN, SHALL CONSTITUTE A BREACH  
AND VIOLATION OF THE DEVELOPER AND HIS AGENTS' DUTY AND OBLIGATION TO THE  
BUYER OF THE LOT COVERED BY THIS INSTRUMENT.

18. THE BUYER IN EXERCISE HEREOF AND ALL OF THE COVENANTS, CONDITIONS,  
RESTRICTIONS AND PROVISIONS SET FORTH HEREIN, SHALL BE DEEMED TO HAVE  
ACCEPTED THE DEED BY HIS SIGNED ACCEPTANCE OF SAID DEED IN CONNECTION WITH  
IT, IN CONNECTION WITH ALL OTHER LEGAL PROCEEDINGS, IN CONNECTION WITH THE  
ARCHITECTURAL REVIEW COMMITTEE, AND EACH AND EVERY OTHER IN THE SEVERAL  
PARTS OF THIS INSTRUMENT, THESE COVENANTS AND AGREEMENTS SHALL BE  
EXTENDED TO SUCH PURCHASERS WITHOUT BEING NECESSARY TO MAKE ANY  
FURTHER AGREEMENT WITH REASONABLE ATTORNEY'S FEES. THE PLATS COMPLETED  
BY THE INDIANAPOLIS DEVELOPMENT COMMISSION OF PUBLIC WORKS, INDIANA  
SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE COVENANTS HEREIN.

19. THESE RESTRICTIONS COVENANTS AND AGREEMENTS SHALL BE THE LAW  
AND SHALL BE IN EFFECT FOR A PERIOD OF TWENTY YEARS FROM THE DATE OF  
RECORDATION OF THIS PLAT, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM  
THESE RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR ANOTHER TERM  
OF THE SAME LENGTH, UNLESS AT LEAST ONE YEAR BEFORE THE EXPIRATION OF  
EACH TEN YEAR TERM THE OWNER OF THE LAND TO WHICH SUCH RESTRICTIONS  
APPLY SHALL FILE WITH THE CLERK OF THE CLERK OF CLERK OF CLERK,  
COUNTY CLERK, AND SAID WRITTEN DECLARATION SHALL BE FILED IN THE  
LAND RECORDS OF MARION COUNTY, INDIANA, IN WRITING AND THE DECLARATION  
AS ABOVE SET FORTH FOR GENERALS SHALL BE FILED AND RECORDED.

20. REVISIONS OF ANY ONE OF THESE COVENANTS OR CONDITIONS OR  
RESTRICTIONS SHALL BE TO HAVE EFFECT ONLY IF SUCH REVISIONS ARE  
MADE BY THE CITY OF INDIANAPOLIS AND THE DEPARTMENT OF PUBLIC WORKS.

CHICAGO TITLE

WITNESSED BY ME AND MY DEPUTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_

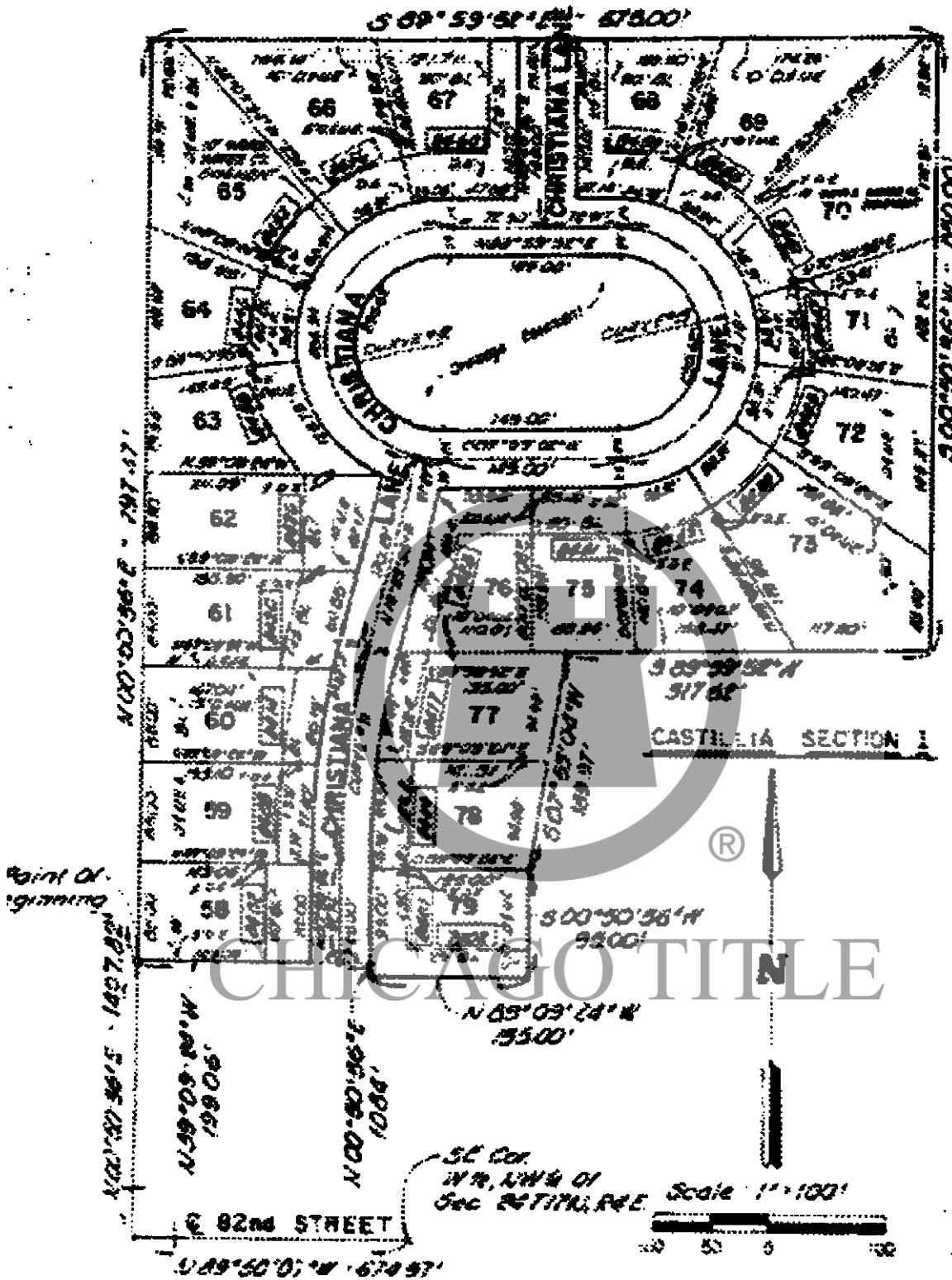
BY \_\_\_\_\_  
CHICAGO TITLE INSURANCE COMPANY, INC.

AGENCY OF MARION COUNTY, INDIANA  
STATE OF INDIANA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA,  
AND BEING PERSONALLY APPEARED THE ABOVE AND KNOWING THE CONTENTS OF  
THIS INSTRUMENT AS HIS VOLUNTARY ACT AND OBTAINING HIS SIGNATURE  
THEREON.

MY COMMISSION EXPIRES 4-13-08

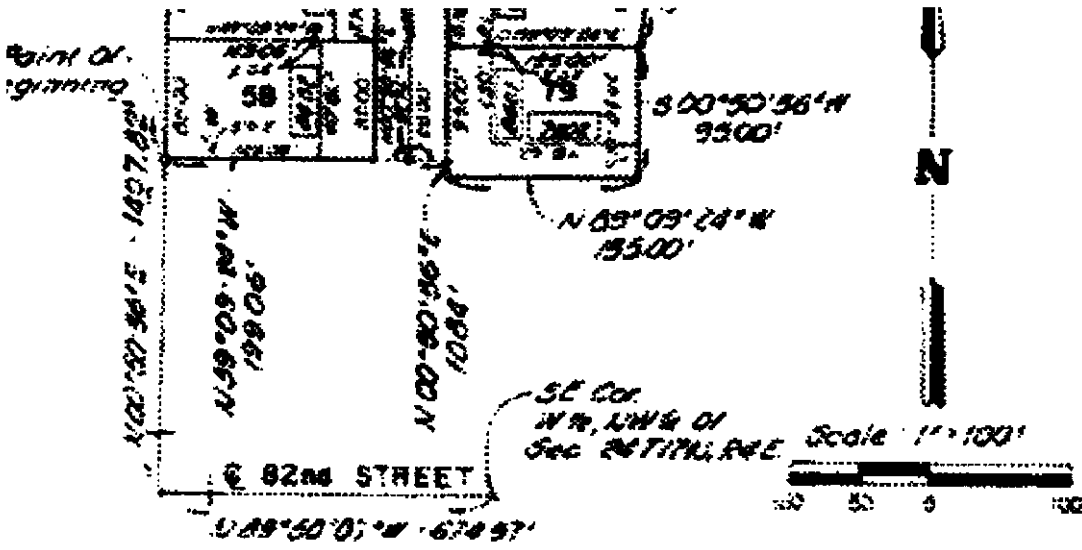
\_\_\_\_\_  
Notary Public  
for Marion County, Indiana



FROM  
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**CURVE DATA**

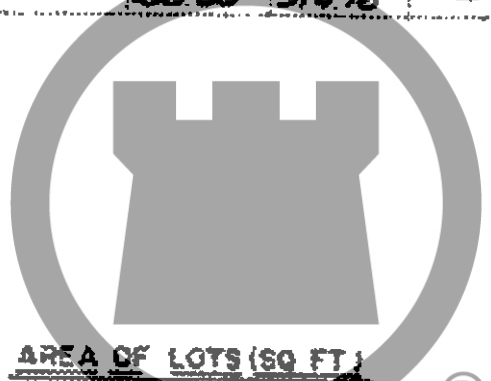
CURVE	B	D	R	L	T	E
11	$14^{\circ}45'00''$	$8'00'00''$	716.20'	100.33'	98.70'	5.97'
12	$100^{\circ}00'00''$		100.00'	314.16'	-	-
13	$100^{\circ}00'00''$		100.00'	314.16'	-	-



COSTA  
 1 828  
 1988  
 1987  
 1984  
 1985

**CURVE DATA**

CURVE	S	C	R	L	T	E
11	16° 45' 00"	8' 00' 10"	716.20'	100.33'	52' 10"	5' 97"
12	100° 00' 00"		100.00'	514.16'	—	—
13	100° 00' 00"		100.00'	314.16'	—	—



**AREA OF LOTS (SQ FT)**

AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT
12	1459	67	16858	66	12,596	70	10,000	71	14,001
13	1779	63	14,668	67	14,605	71	14,216	75	12,163
14	1534	64	15,591	68	14,791	72	14,529	76	12,865
15	1409	65	12,166	69	13,400	73	12,867	77	12,876

NOTES:  
 1.  
 2.  
 3.

**LEGEND**

- D.E - DRAINAGE EASEMENT
- U.E - UTILITY EASEMENT
- B.L - BUILDING LINE

# SECTION II

### LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 3 EAST, IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24, NORTH EIGHTY-NINE DEGREES, FIFTY MINUTES, SEVEN SECONDS WEST (89°50'07" W) ON AND ALONG THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF SIX HUNDRED SEVENTY-FOUR AND NINETY-SEVEN HUNDREDTHS FEET (674.97') TO A POINT; THENCE NORTH 22°00'00" EAST, FIFTY MINUTES, THIRTY-SIX SECONDS EAST (22°00'36" E) A DISTANCE OF ONE THOUSAND FOUR HUNDRED SEVEN AND EIGHTY-TWO HUNDREDTHS FEET (1407.82') TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, NORTH 22°00'00" EAST, FIFTY MINUTES, THIRTY-SIX SECONDS EAST (22°00'36" E) A DISTANCE OF SEVEN HUNDRED NINETY-SEVEN AND FORTY-SEVEN HUNDREDTHS FEET (797.47') TO A POINT; THENCE SOUTH EIGHTY-NINE DEGREES, FIFTY-NINE MINUTES, FIFTY-TWO SECONDS EAST (89°59'52" E) ON AND ALONG A LINE PARALLEL TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24 A DISTANCE OF SIX HUNDRED SEVENTY-FIVE FEET (675.00') TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 72°00'00" EAST, FIFTY-NINE THIRTY-SIX SECONDS WEST (72°00'36" W) ON AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF FIVE HUNDRED THIRTY FEET (530.00') TO A POINT; THENCE SOUTH EIGHTY-SIX DEGREES FIFTY-NINE MINUTES FIFTY-TWO SECONDS WEST (86°59'52" W) A DISTANCE OF THREE HUNDRED SEVENTEEN AND SIXTY-TWO HUNDREDTHS FEET (317.62') TO A POINT; THENCE SOUTH SEVEN DEGREES FIFTY-THREE MINUTES FOUR SECONDS WEST (7°53'04" W) A DISTANCE OF ONE HUNDRED EIGHTY-NINE AND NINETY-SEVEN HUNDREDTHS FEET (189.97') TO A POINT; THENCE NORTH 22°00'00" EAST, FIFTY MINUTES, THIRTY-SIX SECONDS WEST (22°00'36" W) A DISTANCE OF NINETY-FIVE FEET (95.00') TO A POINT; THENCE SOUTH EIGHTY-NINE DEGREES FIVE MINUTES TWENTY-FOUR SECONDS WEST (89°59'24" W) A DISTANCE OF ONE HUNDRED THIRTY-FIVE FEET (135.00') TO A POINT; THENCE NORTH 22°00'00" EAST, FIFTY MINUTES, THIRTY-SIX SECONDS EAST (22°00'36" E) A DISTANCE OF TEN AND EIGHTY-FOUR HUNDREDTHS FEET (10.84') TO A POINT; THENCE NORTH EIGHTY-NINE DEGREES SIX MINUTES TWENTY-FOUR SECONDS WEST (89°59'24" W) A DISTANCE OF ONE HUNDRED NINETY-NINE AND SIX HUNDREDTHS FEET (199.06') TO THE POINT OF BEGINNING.

CONTAINING 10.01 ACRES, MORE OR LESS, SUBJECT TO PUBLIC RIGHTS-OF-WAY.

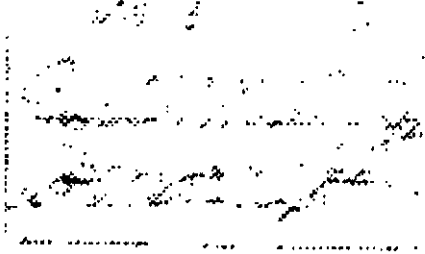
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.

CERTIFIED THIS 12<sup>th</sup> DAY OF November 1919

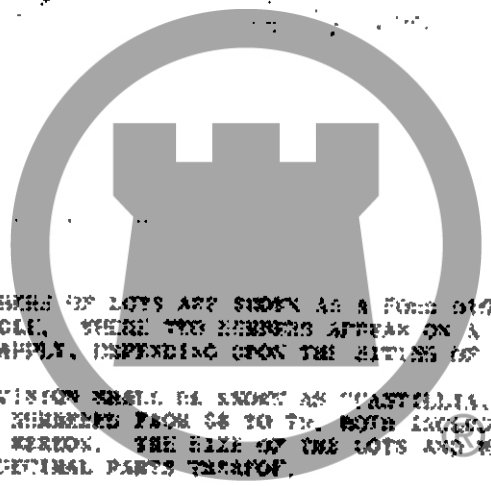
*Richard H. Wetzel*  
RICHARD H. WETZEL  
INDIANA LAND SURVEYOR No. 10565



100000 - 4-9-1905-00 C



DATE: 11/11/19  
BY: R. B. WETZEL  
TITLE: LAND SURVEYOR



**NOTES:**

1. STREET NUMBERS OF LOTS ARE SHOWN AS A FOUR DIGIT NUMBER ENCLOSED WITHIN A RECTANGLE. WHERE TWO NUMBERS APPEAR ON A SINGLE LOT, EITHER MAY ULTIMATELY APPLY, DEPENDING UPON THE SITING OF THE BUILDING.
2. THIS SUBDIVISION SHALL BE KNOWN AS "CASTLELLA, SECTION 11," CONSISTING OF 22 LOTS, NUMBERED FROM 66 TO 77, BOTH INCLUSIVE, WITH STREETS AND EASEMENTS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF STREETS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. LOTS PLATTED WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED ON A SEPARATE PAGE UNDER THE SAME INSTRUMENT NUMBER AS THE SUBDIVISION.

CHICAGO TITLE

78 68101

THIS PLAT PREPARED BY  
Richard B. Wetzel  
WETZEL ENGINEERS  
222 N. NEW JERSEY ST  
INDIANAPOLIS, INDIANA 46204

