

2575

# CHAR-LE-SUMAC ESTD.

## ADDITION - 2ND SEGMENT

I, the undersigned, a registered Surveyor in the State of Indiana, hereby certify that the Subdivision, representing a Subdivision into streets and lots of a part of the Northwest Quarter of Section 14, Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in said Charter section, distance 300 feet North of the intersection of the East line thereof; thence North, parallel to said East line 300.00 feet; thence South, parallel to said East line 242 feet; thence North, parallel to said East line 700 feet; thence West, parallel to said East line 100 feet; thence deflecting to the left 84 degrees 30 minutes a distance of 116.17 feet to the point of intersection of the Southwesterly along said curve having an angle of 24 degrees 45 minutes and a distance of 100.00 feet from the point of intersection of the Southwesterly along said curve having an angle of 24 degrees 45 minutes and a distance of 100.00 feet to the point of curvature of said curve; thence West parallel to said East line 100 feet; thence South, parallel to said East line 445 feet; thence East, parallel to said South line 100 feet; thence North, parallel to said East line 231.9 feet; thence East, parallel to said South line 100 feet; thence North, 9.42 acres, more or less.

This Subdivision consists of sixteen (16) lots, numbering from 1 to 16, which lots and their dimensions are shown on the within plat in figures denoting feet and decimal parts thereof.

WITNESS my hand and seal this 20th day of February, 1982.

*Victor E. Adams*

To the undersigned, Victor E. Adams and Bonnie V. Adams, Owners of 100% interest in the above described land, hereby lay-off, plat and subdivide the same in accordance with this plat. This subdivision shall be known as "CHAR-LE-SUMAC ESTATED ADDITION - 2ND SEGMENT."

1 - There are strips of ground 6 feet in width as shown on this plat and numbered 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 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1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1270, 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have been approved or written in full, and the construction of the building with respect thereto, and the signature of Victor W. Stone and Daniel G. Mann, and shall be delivered to the architect or engineer, and if at any time during the event of death or resignation of any such person, said persons shall have the right to require the architect or engineer to disapprove such design, specifications, and location, and the committee, or its designated representative, shall be entitled to compensation for services rendered after such plans and specifications have been submitted to the architect or engineer, drawing, owing, occupying, or moving such building has been required and this covenant will be deemed to have been fully performed by the architect or engineer, and the committee, or its designated representative shall be entitled to any compensation for services rendered by it in connection with the preparation of the specifications or such committee, and of its designated representative and the architect or engineer, and the architect or engineer described in this covenant shall not be required, unless prior to said date and before the execution by the then record owners of a majority of the lots in this subdivision or by its representatives, who shall thereafter exercise the same powers mentioned above.

F - No lot shall be subdivided into two or more lots, unless the same are below the dimensions shown in this plan.

8 - No industry, commercial enterprise, raising of horticultural or any other than residential use for one single family shall be may let in this subdivision.

**I - No malicious or offensive trade or activity shall be carried on which may become an annoyance or nuisance to the neighbourhood.**

I - Actual construction work on any dwelling or extension, or building material of any kind is delivered on any building with or without an extension is applied for and approved by the Committee in writing.

j - All lawns shall be finished or graded and buried within 12 months of building. All weeds shall be kept eradicated or removed. No trees shall be limited to the tree garden type of arborvitae.

8 - These covenants shall run with the land and shall be in  
which time said covenants shall be automatically extended for new  
these owners of lots in this subdivision it is agreed he above and

3 - All lots in this subdivision shall conform to the following dimensions:

M - If the parties hereto, or any of them or their heirs or assigns, shall violate any provision of this instrument, or if any person or persons shall violate or attempt to violate any provision hereof, it shall be lawful for any other person or persons owning or having control of any structure or part thereof maintained in violation hereof to remove or cause to be removed such structure or part, and to sue for damages or other dues for such violation.

E - Invalidation of any of these covenants by court shall not affect the remainder in full force and effect.

WITNESS our signatures this 9 day of January, 19

STATE OF INDIANA  
COUNTY OF MARION

Particularly appeared before me, a Notary Public in  
Aldgate, England and Wales, and acknowledged the execution of the said  
Deed and purpose, which is expressed.

My name is Suzanne and I am a 23-2458

CH

I, the undersigned  
representing a Board  
Marion County, Ind.

doth  
West of the  
line 242 to  
thence deft  
Southwesterly  
190.00 feet  
parallel to  
East line 1  
0.42 acres.

This Subdivision  
are shown on the map

WITNESS AS

CHARLEMAGNE DRIVE

SW COR lot 17 in  
"CHARLEMAGNE"  
1st Section

SW COR lot 23 in  
"CHARLEMAGNE"  
1st Section

CURVE DATA

	Curve "A"	Curve "B"
A	20.70'	24.90'
T	65.74'	100.92'
L	176.72'	150.00'
C	410.45'	460.49'
D	13.36'	12.442'

APPROVED THIS 24<sup>th</sup>

DAY OF MARCH 1966

CITY PLAN COMMISSION

CITY OF MARION

Frank J. Thomas, President

Bob H. Morris, Secretary

Nearby lots  
100-11-300

B - The  
Public Utility  
at all times  
to be erected  
the rights of

C - No  
building not  
as an integral  
shall not pre  
the same lot,  
corner building

D - No  
sewers, temper

E - No  
building plans  
have been app  
tion of the  
Water & Sewer  
complaints, or  
other such pl  
ing, grading,  
be required a  
designation re  
lation of the  
described in