

# CHAR-LE-SUMAC

## ESTATES - ADDITION - 4<sup>TH</sup> SECTION.

### CERTIFICATE OF SURVEY:

I, THE UNDERSIGNED, A REGISTERED SURVEYOR IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE WITHIN PLAT IS TRUE AND CORRECT, REPRESENTING A SUB-DIVISION INTO STREETS AND LOTS AND BLOCK "A" OF A PART OF THE NORTHWEST QUARTER OF SECTION 3 - TOWNSHIP 14 NORTH - RANGE 5 EAST IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID QUARTER SECTION DISTANT EAST 1003.2 FEET OF THE NORTHWEST CORNER THEREOF, THENCE EAST, IN AND ALONG SAID NORTH LINE 806.25 FEET, THENCE SOUTH 1078.40 FEET TO THE NORTHWEST CORNER OF LOT NUMBERED 39 IN "CHAR-LE-SUMAC ESTATES" 2<sup>ND</sup> SECTION, SAID POINT BEING IN THE SOUTHLINE OF CATALINA DRIVE, THENCE WEST ALONG SAID SOUTH LINE OF CATALINA DRIVE EXTENDED 2818 FEET TO A POINT IN THE WESTERLY LINE OF WILSHIRE DRIVE, THENCE SOUTHWESTERLY, IN AND ALONG SAID LINE OF WILSHIRE DRIVE 118.17 FEET TO THE PT OF A CURVE HAVING AN ANGLE OF 24°40' AND 2 RADIUS OF 460.40 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 138.25 FEET TO THE RC OF SAID CURVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT NUMBERED 43 IN "CHAR-LE-SUMAC ESTATES" 2<sup>ND</sup> SECTION; THENCE WEST, IN AND ALONG THE NORTH LINE OF SAID LOT 43, 813 FEET TO THE NORTHWEST CORNER THEREOF, THENCE SOUTH IN AND ALONG THE WEST LINE OF SAID LOT 43 38 FEET TO THE NORTHEAST CORNER OF LOT NUMBERED 44 IN SAID "CHAR-LE-SUMAC ESTATES" - 2<sup>ND</sup> SECTION; THENCE WEST, IN AND ALONG THE NORTH LINE OF SAID LOT 44 AND THE NORTH LINE OF LOT 75 IN SAID "CHAR-LE-SUMAC ESTATES" 3<sup>RD</sup> SECTION 4310.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 75; THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID 1<sup>ST</sup> QUARTER SECTION 1111.18 FEET TO THE PLACE OF BEGINNING

CONTAINING 28.3 ACRES MORE OR LESS,  
SUBJECT TO ALL LEGAL RIGHTS-OR-WAY.

THE SUBDIVISION CONSISTS OF 31 LOTS NUMBERING FROM 76 TO 106 BOTH INCLUSIVE, AND BLOCK "A"

THE SIZE OF LOTS AND WIDTH OF STREETS ARE SHOWN ON THE WITHIN PLAT IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF

WITNESS MY HAND AND SEAL  
THIS 20<sup>TH</sup> DAY OF JUNE, 1908.

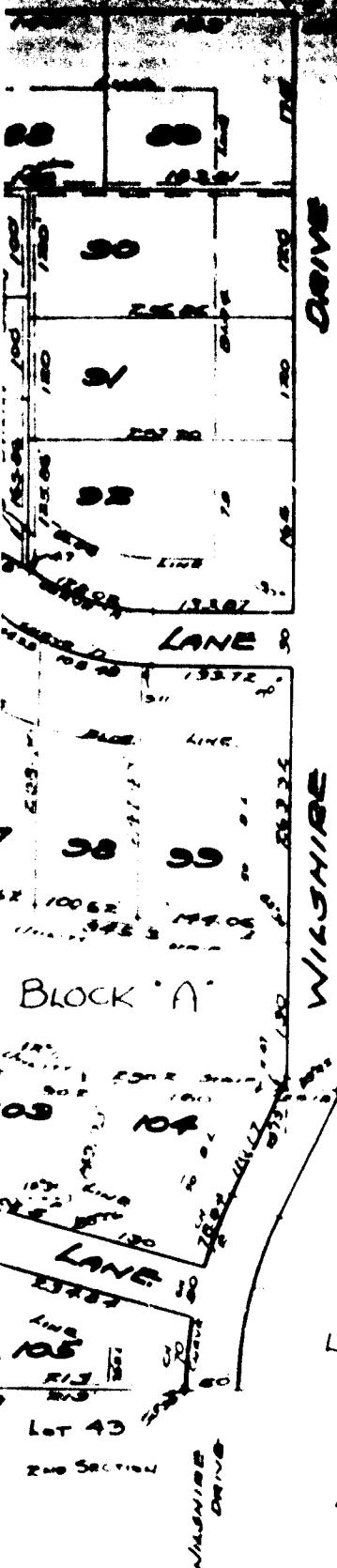


*William H. Seward*  
REGISTERED SURVEYOR 4334 - INDIANA

WE THE UNDERSIGNED, VICTOR A. ADAMS AND DONNIE C. HARRIS, OWNERS OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATE DO HEREBY LAY OFF PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "CHAR-LE-SUMAC ESTATES" ADDITION, 4<sup>TH</sup> SECTION 1.

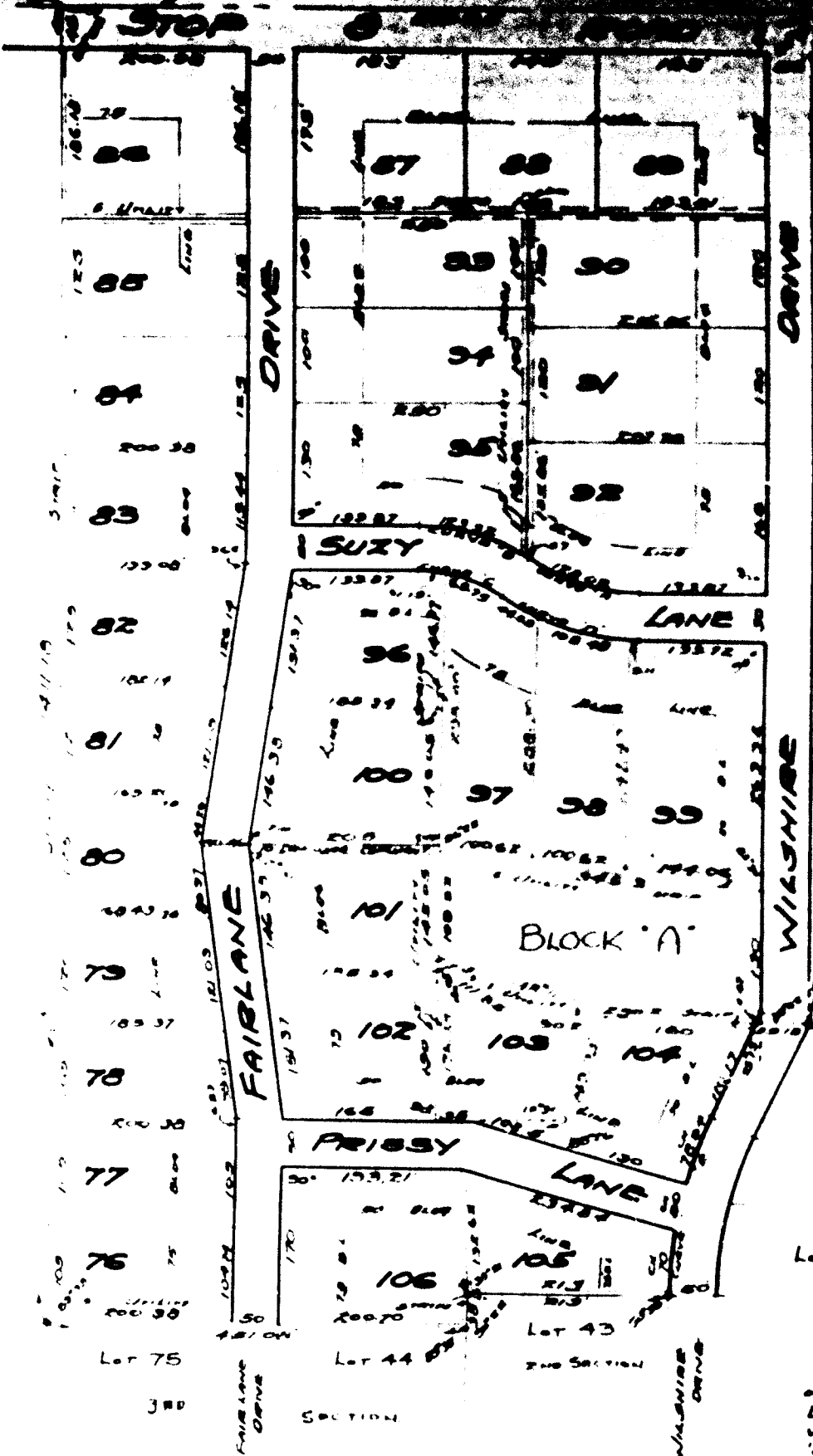
A STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

B THREE ARE STRIPS OF GROUND THE WIDTH OF WHICH ARE SHOWN ON THE WITHIN PLAT MARKED UTILITY STRIPS AND GRABBED EASEMENT RESERVED FOR THE USE OF THE PUBLIC UTILITIES, NOT INCLUDING TELEGRAPHIC COMPANIES, FOR THE INSTALLATION OF POLES, WIRING LINES AND WIRES, SUBJECT AT ALL TIMES TO THE ORDER AUTHORITY AND TO THE EASEMENT HEREBY GRANTED AND RESERVED, NO PERMANENT BUILDING OR STRUCTURE ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIP OF LAND BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL HAVE THEIR



73  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30

# CHAR ESTA



SCALE -  
1" = 100'

1. TO  
SURVEY  
NORRBY  
TOWN AN  
DIVISION  
'A' ON A  
SECTION  
IN 1881  
OCCASION

OF SAID  
PART OF  
EAST IN  
THENCE  
CORNER  
STATES  
SOUTHLY  
SAID 89  
1181 TO  
DRIVE, 1  
LINE OF  
CURVE IN  
17 460  
SAID LOT  
SAID PL  
NUMBER  
38. TION  
LINE OF  
CORNER  
WEST L  
CORNER  
ESTATES  
THE NCR  
OF LOT 7  
45/087  
LOT 75  
IN SAID  
PAC IN

IN  
NUMBER  
AND PL  
THE  
ARE SH  
DENOTIA



WE THE UNDERSIGNED  
OWNERS OF THE LOCAL PLAT  
DO HEREBY LAY OUR PLAT A  
WITH THIS PLAT THIS SUBD  
'CHAR-LE-SUMAC ESTATES'  
A STREETS SHOWN AN  
DROGATED TO THE PUBLIC  
B THERE ARE STREETS  
ON THE WITHIN PLAT MARKS  
RESERVED FOR THE USE OF  
PORTATION COMPANIES FOR

CURVE DATA

A	B	C	D
Δ 38°35	Δ 38°35	Δ 38°35	Δ 38°35
R 20567	R 20567	R 18847	R 20067
T 6613	T 6613	T 2008	T 02 21
L 12807	L 12807	L 266	L 12807

... shall be subject to the same restrictions as the other lots in this subdivision...  
... shall be subject to the same restrictions as the other lots in this subdivision...  
... shall be subject to the same restrictions as the other lots in this subdivision...

F. NO RESIDENTIAL STRUCTURE EXCEPT AS PERMITTED BY THE SUBDIVISION MAP, EXCEPT AT THE SITE OF SUCH STRUCTURE, SHALL HAVE A FLOOR AREA GREATER THAN THAT OF THE LOTS TO WHICH IT IS APPLIED, EXCEPT AS PERMITTED BY THE SUBDIVISION MAP. THIS RESTRICTION SHALL NOT APPLY TO THE MAIN HOUSE OR GARAGE ON THE LOTS TO WHICH IT IS APPLIED.

G. NO LOT SHALL BE SUBDIVIDED INTO TWO OR MORE LOTS IN THIS SUBDIVISION BY EASEMENTS OR OTHERWISE.

H. NO INDUSTRIAL, COMMERCIAL, AGRICULTURAL, OR MINING USE, INCLUDING THE USE OF ANY BUILDING STRUCTURE OR STRUCTURES, SHALL BE PERMITTED IN ANY BUILDING STRUCTURE OR STRUCTURES WHICH MAY BE ON ANY LOT IN THIS SUBDIVISION.

I. NO NOISY OR OBTRUSIVE TRADE OR BUSINESS SHALL BE CONDUCTED OR PERMITTED ON ANY LOT IN THIS SUBDIVISION WHICH MAY BE ON ANY LOT IN THIS SUBDIVISION.

J. ACTUAL CONSTRUCTION WORK ON ANY DWELLING OR NECESSARY BUILDING SHALL COMMENCE WITHIN ONE HUNDRED AND FORTY DAYS OF THE DATE OF RECORDING OF THIS SUBDIVISION MAP IN THE PUBLIC RECORDS, UNLESS AN EXTENSION IS GRANTED BY THE COMMISSIONER OF DEPARTMENT OF CONSTRUCTION. ALL LOTS SHALL BE BUILT WITHIN SIXTY (60) DAYS AFTER COMMENCEMENT OF THE CONSTRUCTION OF THE PRINCIPAL BUILDING. ALL WORKS SHALL BE KEPT OPEN TO THE PUBLIC AT ALL TIMES. ALL EASEMENTS SHALL BE RESTRICTED TO THE REAR ONE-HALF OF EACH LOT AND SHALL BE LIMITED TO THE TYPE OF USE SPECIFIED IN THE SUBDIVISION MAP.

K. THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE BY ANY OWNER, HEIR OR ASSIGNS WITHIN FIFTY (50) YEARS OF THE DATE OF RECORDING OF THIS SUBDIVISION MAP IN THE PUBLIC RECORDS, UNLESS AN EXTENSION IS GRANTED BY THE COMMISSIONER OF DEPARTMENT OF CONSTRUCTION.

M. ALL LOTS IN THIS SUBDIVISION SHALL CONVEY TO MERION COUNTY R-2 BUILDING RESTRICTIONS.

N. 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 LEGAL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION TO CAUSE THE REMOVAL OF ANY STRUCTURE OR ANY PART THEREOF OR ANY VIOLATION HEREOF OR PART THEREOF BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND ENJOIN TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER AID AS PER SUCH VIOLATION.

O. INVIOLATION OF ANY OF THESE COVENANTS BY COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES THIS 15TH DAY OF JUNE, 1968

STATE OF MICHIGAN }  
COUNTY OF MERION } S.S.

BY: Victor M. Adams      BY: Bonnie C. Adams

PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, VICTOR M. ADAMS AND BONNIE C. ADAMS, HUSBAND AND WIFE, AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED.

Victor M. Adams

F. No residential structures erected on any lot as lots in this subdivision, including on lots 23 and 24, shall have more than 200 square feet of floor area, except as to one-story structures, and shall have no more than 200 square feet of floor area, except as to one-story structures, and shall not exceed a height of ten feet.

G. No lot shall be subdivided into two or more lots nor shall any lot in this subdivision be subdivided below the dimensions shown on this plat.

H. No industry, commercial enterprise, business or merchandising live-stock, and no other than residential use for the entire family shall be permitted in any building, structure or access to any building, or on any lot in this subdivision.

I. No noises or offensive trades or activities shall be carried on upon any lot, nor shall anything be done thereon which may be an annoyance or nuisance to the neighborhood.

J. Actual construction work on any dwelling or necessary building containing within one story or more a basement is due or building material on any lot is delivered on any building site in this subdivision and completed within six (6) months, unless an extension is applied for, and approved by the committee in writing.

K. All laws shall be within grades and setbacks within sixty (60) days after completion of the construction of the principal building. All weeds shall be kept eradicated or mowed. All gardens shall be restricted to the same one-half or less lot and shall be limited to the tract garden type of produce.

L. These covenants shall run with the land and shall be binding on all owners, heirs and assigns until January 1, 1931, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of a majority of the then owners of lots in this subdivision it is voted to change such covenants in whole or in part.

M. All lots in this subdivision shall conform to Marion County R-2 Building Restrictions. If the parties herein, or any or 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 real property situated in this subdivision to cause the removal of any structure or any structure in violation thereof or may result any proceedings 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 receive damages or other due for such violation.

O. Invalidity or any of these covenants or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS OUR SIGNATURES THIS 21st DAY OF JUNE, 1958

STATE OF INDIANA }  
COUNTY OF MONROE }

By: Victor M Adams

By: Bonnie Adams

PERSONALLY SEEBERS BEFORE ME, A NOTARY PUBLIC, IN AND FOR Marion County and State, Victor M Adams and Bonnie Adams, Husband and Wife and acknowledged the execution of the above and foregoing instrument as their voluntary act and deed for the use and purpose therein expressed.

Witness my hand and seal this 21st day of June, 1958

By: James G. Sprague  
Notary Public

MY COMMISSION EXPIRES June 28-1958

NOTARIED IN Marion County  
DAY OF August 1958

APPROVED THIS 5th  
DAY OF July 1958  
COUNTY OF Marion

FILED  
MARION COUNTY  
INDIANA

RECORDED IN  
Small Court Book

RECORDED  
INDEXED  
MAY 25 1958

By: [Signature]

INDEXED  
1020  
MAY - 9 1958