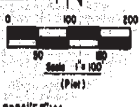
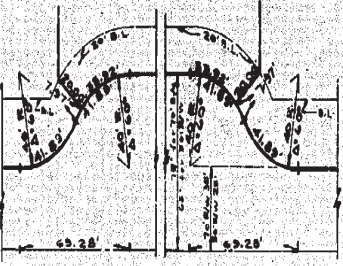
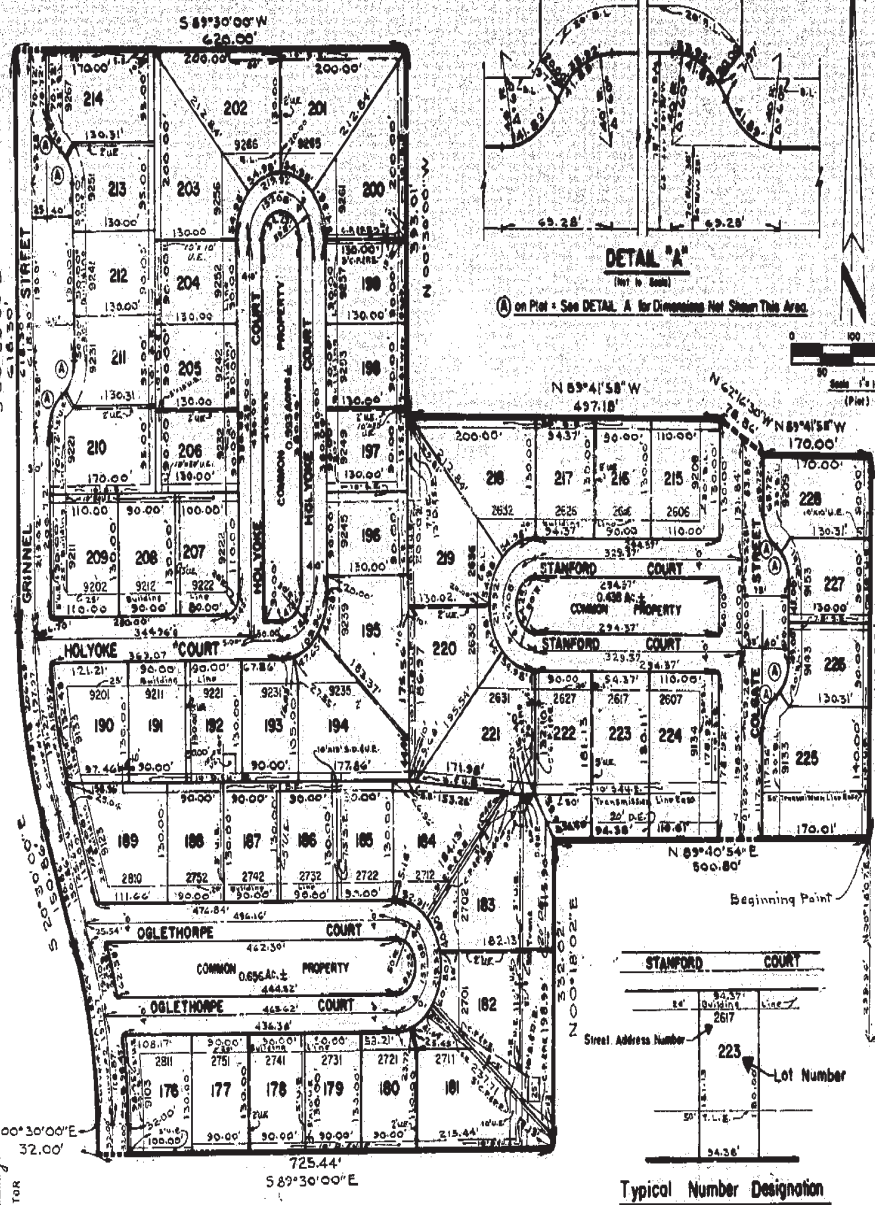


C O N V E R T DATA						
Curve	Δ	R	L	Ch.	T	D
1-A	20°00'00"	567.13	197.97	136.92	100.00	101.0280'
1-B	"	542.13	189.24	138.28	95.59	105.6868'
2-A	"	592.13	204.49	208.64	104.41	9.67625'
2-B	"	Same as 1-B				
3-A	"	Same as 1-A				
3-B	"	Same as 1-B				

RECEIVED FOR RECORD
 MAY 17 11 39 AM '74
 FAYE L. WERY
 RECORDER
 OF MARION CO.



I hereby certify that the within plat is true and correct and represents a survey of a part of the Northeast Quarter and part of the Southeast Quarter of Section 17, Township 17 North, Range 3 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the said Northeast Quarter; thence South 89 degrees 13 minutes 10 seconds West along the South line of the said Northeast Quarter 300.11 feet; thence North 00 degrees 18 minutes 12 seconds East parallel with the East line of the said Northeast Quarter 299.96 feet to the place of beginning; continuing thence North 00 degrees 18 minutes 02 seconds East parallel with the said East line 410.00 feet; thence North 89 degrees 11 minutes 58 seconds East 170.00 feet; thence North 82 degrees 15 minutes 30 seconds East 78.84 feet; thence North 89 degrees 11 minutes 58 seconds East 497.18 feet; thence North 00 degrees 30 minutes 00 seconds East 309.01 feet; thence South 89 degrees 30 minutes 00 seconds East 60.00 feet; thence South 00 degrees 30 minutes 00 seconds East 617.30 feet to a curve having a radius of 592.13 feet, the radius point of which bears North 89 degrees 30 minutes 00 seconds East; thence South 00 degrees 30 minutes 00 seconds East 265.66 feet to a point which bears South 89 degrees 30 minutes 00 seconds West from the radius point of the said curve; thence South 20 degrees 30 minutes 00 seconds East 150.86 feet to a curve having a radius of 512.13 feet, the radius point of which bears South 69 degrees 30 minutes 00 seconds West; thence South 00 degrees 30 minutes 00 seconds East 189.24 feet to a point which bears North 89 degrees 30 minutes 00 seconds East from the radius point of the said curve; thence South 00 degrees 30 minutes 00 seconds East 32.00 feet; thence North 00 degrees 18 minutes 02 seconds East 337.02 feet; thence North 89 degrees 10 minutes 58 seconds East 500.00 feet to the place of beginning, containing 75.142 acres, more or less.

The area labeled "Common Property" contains 1.687 acres more or less.
 This subdivision consists of 53 lots numbered 176 to 228 inclusive, the size of lots and widths of streets are shown in figures denoting feet and decimal parts thereof.

This survey was made by me during the month of December, 1968.
 Witness my signature this 1st day of May, 1974.

[Signature]
 Registered Land Surveyor

COLLEGE PARK - SECTION FIVE

PLAT FILED
 MAY 17 1974
 COUNTY AUDITOR

- The undersigned, College Park Corporation, by R. H. Wickstrand, President and R. C. Davis, Secretary being the owner of record of all of the included tract, does hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.
- The subdivisor shall be known and designated as "College Park-Section Five", an addition in Marion County, Indiana.
- A. **Street Dedication:** All streets shown and not heretofore dedicated are hereby dedicated to the public for its use.
 - B. **Use:** All numbered lots in this addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding 2-1/2 stories in height may be erected or maintained on said lots. Minimum ground floor area shall be 1200 square feet for one story and 800 square feet for two story houses exclusive of garages, open porches and breezeways.
 - C. **Building Lines:** Front and side building lines are established as shown on this plat between which line and the property lines of the streets, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevation between 2 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 rounded property corner, from the intersection of the street lines extended. The same sighting indications shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No trees shall be permitted to remain within such distances of such intersection unless 10 feet is maintained at sufficient height to prevent obstruction of sight line. No wooden or wire fence shall be permitted to extend forward of the established building lines. No residence shall be erected closer than 7 feet to any side lot line and shall have a total side yard of not less than 15 feet. No residence shall be built closer than 20 feet to the rear lot line.
 - D. **Prohibited Use:** No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition and no boat, trailer or camper of any kind (including but not in limitation thereof, house trailers, camping trailers or boat trailers) shall be kept or parked upon said lot except within a garage or other approved structure.
 - E. **Signs:** No sign of any kind shall be displayed to the public view on any dwelling lot, except one sign, not more than five square feet, advertising the property for sale or rent, or signs used to advertise a property during the construction and sale.
 - F. **Accessory Buildings and Uses:** Not more than one detached accessory building, not to exceed 30' X 30' in dimension, shall be erected on any residential lot, and such accessory building shall be situated on the rear half of the lot no closer than five feet to side or rear lot lines. The ground floor area of all buildings on each lot shall not exceed 30 per cent of the total lot area.
 - G. **Motor Vehicles:** All motor vehicles belonging to members of a household shall have permanent parking spaces in garages or carports and no disabled vehicles shall be openly stored on any residential lot. Only passenger cars and station wagons shall be regularly parked in residential areas.
 - H. **Trash and Waste:** All trash, garbage and refuse stored outside any building shall be stored in covered receptacles to the rear of principal buildings and screened from view.
 - I. **Lot Maintenance:** At no time shall any lot or parcel be stripped of its top soil, trees, or allowed to go to waste by being neglected, excavated, unweeded, or having refuse or trash thrown or dumped upon it. No lumber, brick, stone, ginger block, concrete block or other materials used for building purposes, shall be stored upon any lot more than a reasonable time for the purpose in which they are to be used to be completed.
 - J. **Swimming Pools:** Private swimming pools may be constructed on any lot, but shall be at least five feet in height, which shall be adequate to protect the pool from the public. A substantial protective barrier including gate. Further, a buffer landscape screen shall be maintained between pool and adjoining properties.
 - K. **Business:** No noxious or offensive trade shall be carried on in this addition.
 - L. **No poultry or farm animals** shall be raised or maintained on any lot in this addition.

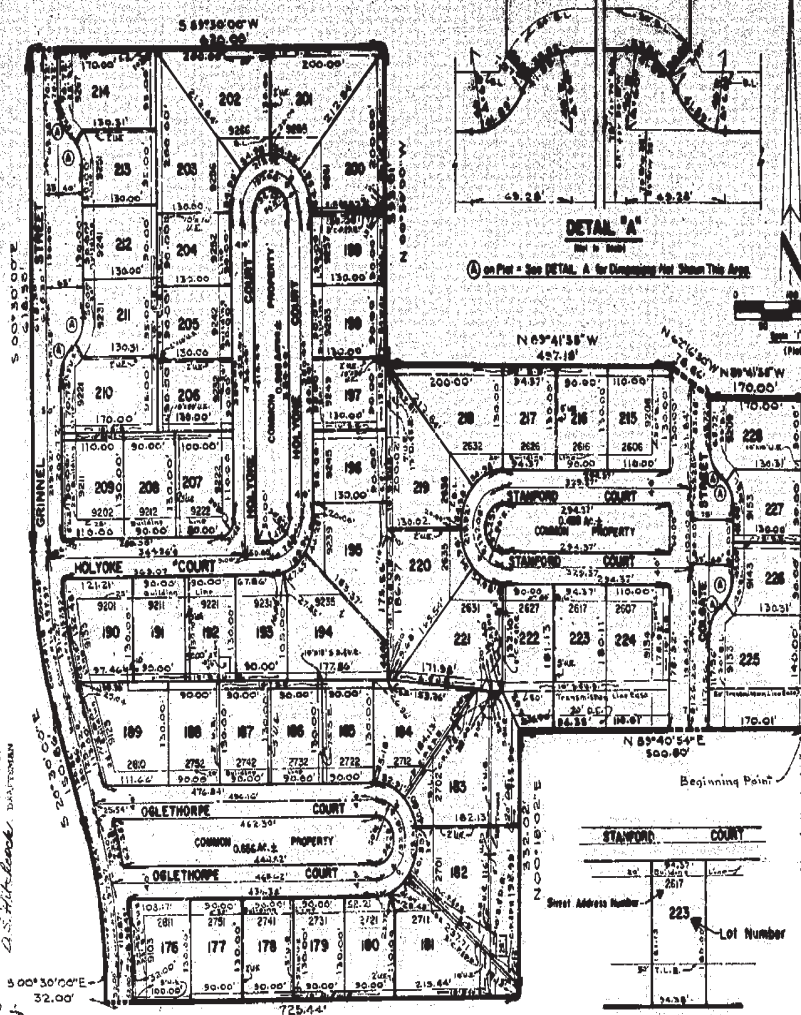
7 0 7 6 7 / 4 1

RECEIVED FOR RECORD

Nov 17 11 20 AM '74

FAYE L. HENRY
RECORDER
OF MARION CO.

CURVE DATA							
Curve	Δ	R	L	Ch.	T	D	
1-A	60°00'00"	667.13	187.97	196.96	100.00	101.0280	
1-B		542.13	109.24	188.28	95.59	103.6888	
2-A		592.13	206.69	208.64	104.41	97.6725	
2-B		Same as 1-B					
2-C		Same as 1-A					
2-D		Same as 1-B					



On Plat - See DETAIL A for Dimensions Not Shown This Area



I hereby certify that the within plat is true and correct and represents a survey of a part of the Northeast Quarter and part of the Southwest Quarter of Section 17, Township 17 North, Range 3 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the said Northeast Quarter; thence South 80 degrees 13 minutes 10 seconds east along the South line of the said Northeast Quarter 500.00 feet; thence North 00 degrees 18 minutes 02 seconds East parallel with the East line of the said Northeast Quarter 299.66 feet to the place of beginning; continuing thence North 00 degrees 18 minutes 02 seconds East parallel with the said East line 510.00 feet; thence North 80 degrees 11 minutes 03 seconds West 170.00 feet; thence North 00 degrees 16 minutes 30 seconds West 78.85 feet; thence North 80 degrees 41 minutes 58 seconds West 477.18 feet; thence North 00 degrees 30 minutes 00 seconds West 393.01 feet; thence South 80 degrees 30 minutes 00 seconds West 620.00 feet; thence South 00 degrees 30 minutes 00 seconds East 617.30 feet to a curve having a radius of 592.13 feet, the radius point of which bears North 80 degrees 30 minutes 00 seconds East; thence South along the said curve 206.64 feet to a point which bears South 80 degrees 30 minutes 00 seconds West from the radius point of the said curve; thence South 20 degrees 30 minutes 00 seconds East 150.00 feet to a curve having a radius of 510.13 feet, the radius point of which bears South 80 degrees 30 minutes 00 seconds East; thence South along the said curve 189.24 feet to a point which bears North 80 degrees 30 minutes 00 seconds East from the radius point of the said curve; thence North 80 degrees 30 minutes 00 seconds East 32.00 feet; thence North 80 degrees 30 minutes 00 seconds East 725.11 feet; thence North 80 degrees 46 minutes 02 seconds East 139.02 feet; thence North 80 degrees 46 minutes 02 seconds East 500.00 feet to the place of beginning, containing 75.112 acres, more or less.

The area labeled "Common Property" contains 1.687 acres more or less.

This subdivision consists of 53 lots numbered 176 thru 228 inclusive, the size of lots and widths of streets are shown in figures denoting feet and decimal parts thereof.

This survey was made by me during the month of December, 1968.

[Signature]
David E. Gendron
Registered Land Surveyor #1028

RECORDED
FOR MARION COUNTY
NOV 17 11 20 AM '74
FAYE L. HENRY
RECORDER

COLLEGE PARK - SECTION FIVE

The undersigned, College Park Corporation, by R. H. Wickstrand, President and H. C. Davis, Secretary using the owner of record of all of the included tract, does hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

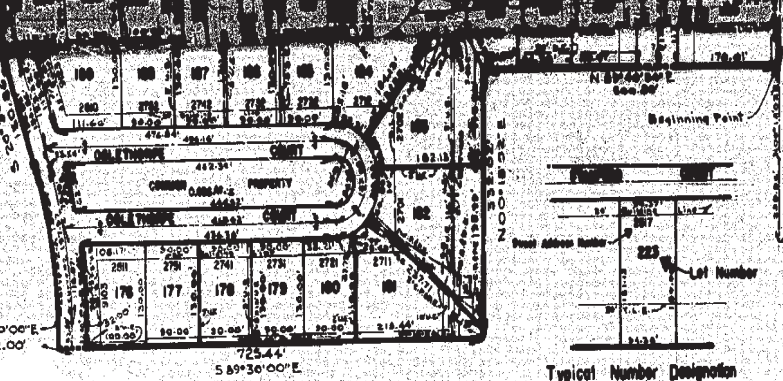
The subdivision shall be known and designated as "College Park-Section Five", an addition in Marion County, Indiana.

- General Dedication:** All streets shown and not heretofore dedicated are hereby dedicated to the public for its use.
- Use:** All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding 2-1/2 stories in height may be erected or maintained on said lots. Minimum ground floor area shall be 1200 square feet for one story and 800 square feet for two story houses exclusive of porches, open porches and breezeways.
- Building Lines:** Front and side building lines are established as shown on this plat between which lines and the property lines of the streets, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs signs shall be erected between 2 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 rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No trees shall be permitted to remain within such distances of such intersection unless foliage lines is maintained at sufficient height to prevent obstruction of sight lines. No wooden or wire fence shall be permitted to extend forward of the established building lines. No residence shall be erected closer than 7 feet to any side lot line and shall have a total yard of not less than 18 feet. No residence shall be built closer than 20 feet to the rear lot line.
- Prohibited Use:** No trailer, boat, stock, motorcar, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition and no tent, trailer or camper of any kind (including but not in limitation thereof, house trailers, camping trailers or boat trailers) shall be kept or parked upon said lot except within a garage or other approved structure.
- Signs:** No sign of any kind shall be displayed to the public view on any dwelling lot, except one sign, not more than five square feet, advertising the property for sale or rent, or signs used to advertise a property during the construction and sale.
- Accessory Buildings and Signs:** Not more than one detached accessory building, not to exceed 10' x 30' in dimension, shall be erected on any residential lot, and such accessory building shall be situated on the rear half of the lot no closer than five feet to side or rear lot lines. The ground floor area of all buildings on each lot shall not exceed 30 per cent of the total lot area.
- Motor Vehicles:** All motor vehicles belonging to members of a household shall have permanent parking spaces in garages or carports and no disabled vehicles shall be openly stored on any residential lot. Only passenger cars and station wagons shall be regularly parked in residential areas.
- Trash and Hauls:** All trash, garbage and refuse stored outside any building shall be stored in covered receptacles to the rear of principal buildings and screened from view.
- Lot Maintenance:** At no time shall any lot or parcel be stripped of its top soil, trees, or allowed to go to waste by being neglected, excavated, unworked, or having refuse or trash thrown or dumped upon it. No brick, block, stone, cinder block, concrete block or other materials used for building purposes, shall be stored upon any lot more than a reasonable time for the purposes in which they are to be used to be completed.
- Swimming Pools:** Private swimming pools may be constructed only on the rear half of any residential lot, no closer than 20 feet to any side or rear lot line, and shall be enclosed by a substantial protective barrier at least five feet in height, which shall be adequate to protect persons, children, or animals from danger or harm, and shall be equipped with a self-closing, self-latching gate. Further, a buffer landscape screen shall be maintained between pool and adjoining properties.
- Nuisance:** No noxious or offensive trade shall be carried on upon any lot in this addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- Easements:** There are strips of ground as shown on the plat reserved for the use of the public utility companies or its agents underground conduits, to serve the needs of the area being served. "Easement" (E.C.) are areas of installation and maintenance of sewers that are used for installation and maintenance of water, gas, electric, and maintenance of poles, ducts, pipes, lines, wires, or public utilities, governmental agencies, and the rights stated.
- Design Restrictions:** No residence or outbuilding may be constructed by "College Park Corporation" in compliance, successors, during said period of time, until approved therefor has been described property without such approval; provided, however, such approval shall be presumed unless notification in writing to the company has been provided by "College Park Corporation", its nominee, successors, or assigns, within fifteen (15) days following submission of any such plans.

74/29202

...er separately or in any combination of the three which...
...for acts and local story designs, either overlaid...
...it upon said easement which will obstruct flow from...
...posal system of said city and/or county for the purpose...
...cluding transportation companies, for the installation...
...addition shall have title subject to the rights of the...
...and through the strips of ground for the purposes herein...
...plan, elevation, and grade thereof have been approved...
...building after the original construction thereof, and...
...no fence or walls may be erected on the above...

RECORDED THE
 DAY OF May 19 1974
 COUNTY OF Marion, Indiana
 No. 171 05788
 COUNTY AUDITOR



The area labeled "Common Property" contains 1.687 acres more or less.
 This subdivision consists of 53 lots numbered 176 thru 228 inclusive, the size of lots and widths of streets are shown in figures denoting feet and decimal parts thereof.
 This survey was made by me during the month of December, 1968.
 Witness my signature this 1st day of May, 1974.
 James E. Danke, Registered Land Surveyor #1022

COLLEGE PARK - SECTION FIVE

The undersigned, College Park Corporation, by R. R. Wickstrand, President and R. C. Davis, Secretary, being the owner of record of all of the included tract, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The subdivision shall be known and designated as "College Park-Section Five", an addition in Marion County, Indiana.

- A. **Street Dedication:** All streets shown and not heretofore dedicated are hereby dedicated to the public for its use.
- B. **Use:** All numbered lots in this addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding 2-1/2 stories in height may be erected or maintained on said lots. Minimum ground floor area shall be 1200 square feet for one story and 1800 square feet for two story houses exclusive of garage, open porches and breezeways.
- C. **Building Lines:** Front and side building lines are established as shown on this plat between within line and the property lines of the streets, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting within setbacks shall be erected or maintained between 2 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 rounded property corner, from the intersection of the street lines extended. The same setbacks shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No trees shall be permitted to extend forward of the established building lines. No residence shall be erected closer than 7 feet to any side lot line and shall have a total side yard of not less than 15 feet. No residence shall be built closer than 20 feet to the rear lot line.
- D. **Unsuitable Use:** No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition and no boat. Declared in compliance of any kind (including but not in limitation thereof, house trailers, camping trailers or boat trailers) shall be kept or parked upon said lot except within a garage or other enclosed structure.
- E. **Signs:** No sign of any kind shall be displayed to the public view on any dwelling lot, except one sign, not more than five square feet, advertising the property for sale or rent, or signs used to advertise a property during the construction and sale.
- F. **Accessory Buildings and Uses:** Not more than one detached accessory building, not to exceed 30' x 30' in dimension, shall be erected on any residential lot, and such accessory building shall be situated on the rear half of the lot no closer than five feet to side or rear lot lines. The ground floor area of all buildings on each lot shall not exceed 30 per cent of the total lot area.
- G. **Motor Vehicles:** All motor vehicles belonging to members of a household shall have permanent parking spaces in garages or carports and no disabled vehicles shall be openly stored on any residential lot. Only passenger cars and station wagons shall be regularly parked in residential areas.
- H. **Trash and Waste:** All trash, garbage and refuse stored outside any building shall be stored in covered receptacles to the rear of principal buildings and screened from view.
- I. **Lot Maintenance:** At no time shall any lot or parcel be stripped of its top soil, trees, or allowed to go to waste by being neglected, excavated, unweeded, or having refuse or trash thrown or dumped upon it. No lumber, brick, stone, cinder block, concrete blocks or other materials used for building purposes, shall be stored upon any lot more than a reasonable time for the purpose in which they are to be completed.
- J. **Swimming Pools:** Private swimming pools may be constructed only on the rear half of any residential lot, no closer than 20 feet to any side or rear lot line, and shall be enclosed by a substantial protective barrier at least five feet in height, which shall be adequate to protect persons, children, or animals from danger or harm, and shall be equipped with a self-closing, self-latching gate. Further, a buffer landscape screen shall be maintained between pool and adjoining properties.
- K. **Nuisance:** No noxious or offensive trade shall be carried on upon any lot in this addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- L. **No Cattle or Farm Animals:** No cattle or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- M. **Easements:** There are strips of ground as shown on the within plat marked "Drainage Easements" (D.E.), "Sewer Easements" (S.E.) and "Utility Easements" (U.E.) either separately or in any combination of the three which are reserved for the use of the public utility companies and governmental agencies, as follows: "Drainage Easements" (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structure including fences, shall be built upon said easement which will obstruct flow from the area being served. "Sewer Easements" (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county for the purpose of installation and maintenance of sewers that are part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies, not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires and also, all rights and uses specified for sewer easement above designated. The owner of all lots in this addition shall take title subject to the strip of the same to utility, governmental agencies, and the rights of the other lot owner in this addition, to said easement herein granted for ingress and egress in and along and through the strips of ground for the purposes herein stated.
- N. **Major Restrictions:** No residence or outbuildings may be erected on the above described property for a period of twenty (20) years from the date hereof until the plan, elevation, and grade thereof have been approved by "College Park Corporation" its nominee, successors, or assigns, nor shall any change or alteration be made in the exterior design of any such residence or outbuilding after the original construction thereof, and during said period of time, no fences or walls be erected on the above described property without such approval; provided, however, such approval shall be presumed unless notification in writing to the contrary has been provided by "College Park Corporation", its nominee, successors, or assigns, within fifteen (15) days following submission of any such plans.
- O. **Enforcement:** The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by the process of law of structures erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs, or assigns, and the Metropolitan Plan Commission, their successors or assigns. No shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provision shall be in full force and effect until August 1st, 1980, at which time the said covenants shall be automatically extended for successive periods of ten (10) 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. Violation of any one of the covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.
- P. **Common Properties:** No areas designated "Common Properties", and/or "Common Properties - Pedestrian Easement" in this addition shall be devoted to the common use and enjoyment of the owners of lots or land in this addition. "College Park and various sections thereof" presently platted or to be platted as a later date, ownership, management and control over "Common Properties" and/or "Common Properties - Pedestrian Easements" shall be exercised by College Park Club, Inc., an Indiana Non-Profit Corporation, in accordance with the Charter, By-Laws and a certain instrument entitled "Declaration of Covenants and Restrictions", executed as instrument #68-2376, in the office of the Secretary of Marion County, Indiana, and all addenda thereto. Each owner of every lot in this addition shall as a condition precedent to conveyance consent and agree to pay monthly dues to College Park Club, Inc. in accordance with the Articles of Incorporation, By-Laws and the Declaration of Covenants and Restrictions and addenda thereto.
- Q. **Covenants and Conditions:** No foregoing covenants, limitations and restrictions are to run with the land and are binding on all parties and persons claiming under them.

Witness my hand and seal of office this 1st day of May, 1974
 College Park Corporation

R.R. Wickstrand
 R.R. Wickstrand, President

R.C. Davis
 R.C. Davis, Secretary

FINAL APPROVAL
 PLAT COMMITTEE
 METROPOLITAN PLAN COMMISSION
 100 N. W. MARKET & THIRD
 MARION COUNTY, INDIANA

May 14 1974
 PUBLIC NOTICE OF THE
 PLATTING HAS BEEN PUBLISHED
Charles J. Danke
 SECRETARY, PLAT COMMITTEE

VOID UNLESS RECORDED
 BEFORE MAY 8 1976

Personally appeared before me, the undersigned, a notary public in and for said County and State, College Park Corporation, by R.R. Wickstrand, President and R.C. Davis, Secretary, and acknowledged the execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes hereinafter expressed.

James E. Danke
 Notary Public

74-29202