

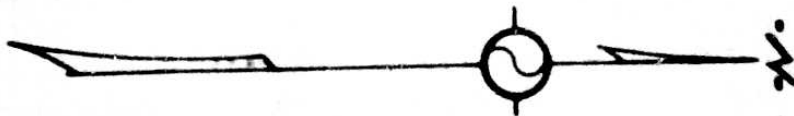
44945

Evanson BK 28 Pg 35

44945

DAWNBURY - SECTION 2 -

AN ADDITION TO THE CITY OF INDIANAPOLIS



87722
87720
Sec 2-17-4

Keystone 87725

17-31

Pg 36 Avenue

1267.50

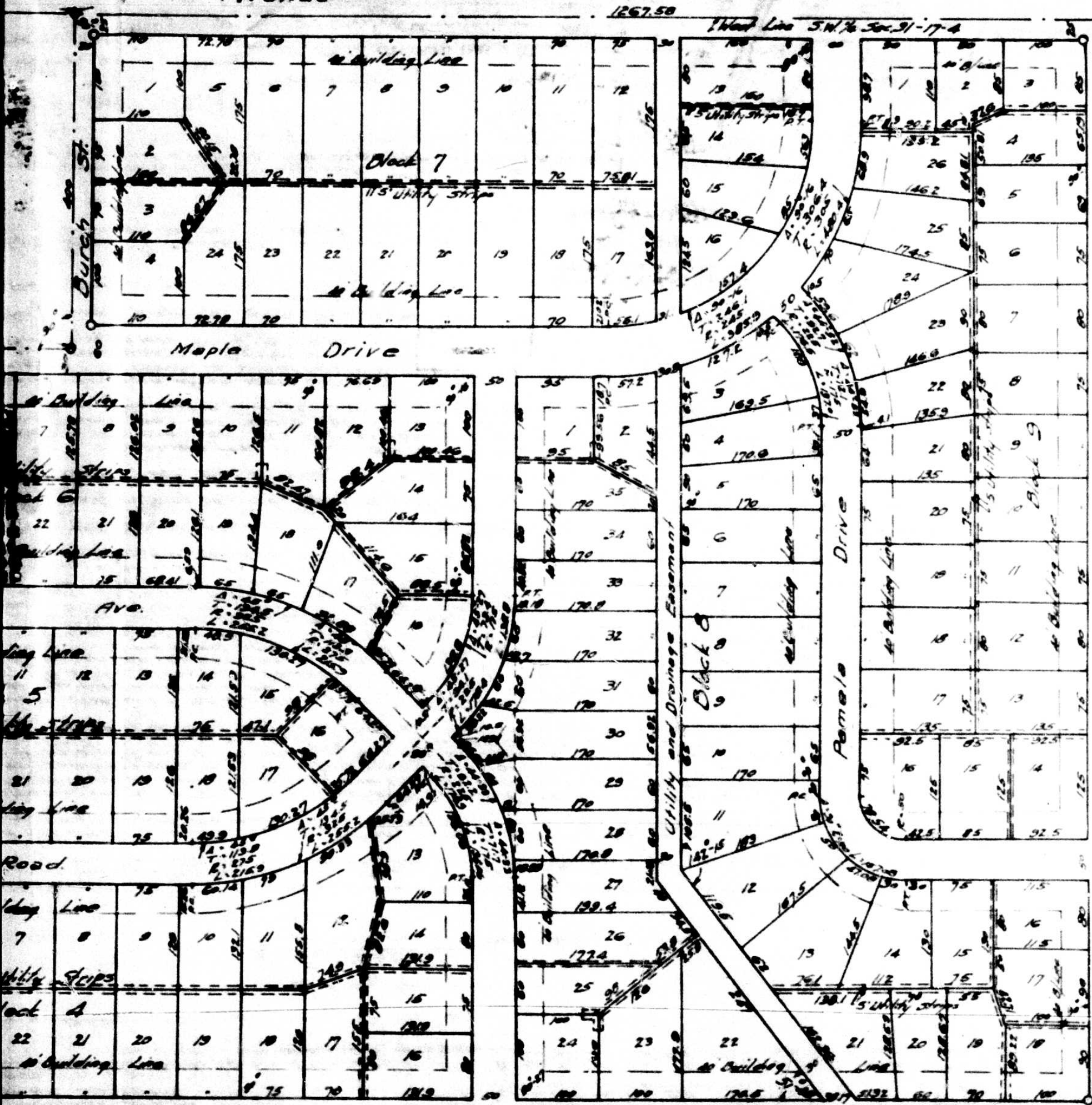
West Line 5th 1/4 Sec. 31-17-4

North Line 3rd 1/4 Sec. 31-17-4

St.

13443

E. 65 ft



1360.99

Avenue

Road Line W. 1/4 Sec. 31-17-4

1937

Subdivision into streets and lots of a part of the West 1/4 of the 30th Section in
Twp 36 N. R. 10 E. S. 30. The subdivision is as follows: - Beginning at a point on the South line of said 1/4 Sec. 30.66 feet East of the
S.E. corner of said block whose bearing is 228 feet. Hence left around said curve whose bearing is 265
feet for a distance of 265 feet. Hence deflecting right around a curve whose bearing is 265
feet for a distance of 265 feet. Hence deflecting right for a distance of 265 feet. Hence deflect
ing 800 feet North of the S.W. corner of said 1/4 Sec. Hence deflecting right 90°
and 1/2 Sec. Hence East along the North line of said 1/4 Sec. for a distance of
265 feet. Hence deflecting right 228 feet for a distance of
the Southeast corner of said 1/4 Sec. Hence West along the South line of said 1/4 Sec.

Block 1 contains 10 lots, Block 2 contains 15 lots, Block 3 contains 20 lots, Block 4 contains 27 lots.
The size of lots and width of streets are shown on the within plot in figures denoting

1943.

E. F. Apple
By E. F. Apple
Registered Eng. No. 2005 State of Indiana



Dawson Estate, Owners of the Real Estate described in the foregoing Engineer's
and lots in accordance with the within plot.
of Indianapolis, Marion County, Indiana. All Streets not heretofore Dedicated are here

All persons claiming under them until January 1, 1974, of which time said Covenants shall
a majority of the then Owners of the lots it is agreed to change said Covenants in whole or

in part to violate any of the Covenants herein it shall be lawful for any other person or persons
including at law or in equity against the person or persons violating or attempting to
violate or other dues for such violation.

So affect any of the other provisions which shall remain in full force and effect
Lots 1, 2, 3, 4, 14, 15, 16, 17 and 18 of Block 3 and Lots 1, 19, 20 and 21 of Block 2 which may be used for
residential building plot other than one detached single-family dwelling, not to exceed two

divisions until the building plans, specifications, and plot plan showing the location of such
building structures in the subdivision, and as to location of the building with respect to topog-

raphy, Joseph S. Dawson and Robert L. Dawson or by a representative designated by
either of said Committee, the remaining member or members, shall have full authority to
approve or disapprove. In the event said committee, or its designated representative, fail to approve or disapprove

within 60 days of the date of the filing of such building plans or the making of such
provision and the Covenant will be deemed to have been fully complied with. Neither
approval nor disapproval for services performed pursuant to this Covenant. The powers and duties

of the recorded owners or a majority of the lots in this subdivision and duly recorded
plans previously exercised by said committee.

and the building setback lines shown in the recorded plot. No building shall be
erected on any plot less than 8500 square feet or a width of less than the width of the

lot or shall be done thereon, which may be or become an annoyance or nuisance
to the neighborhood. No building shall at any time be used as a residence temporarily or permanently

on less than 100 square feet for one-story, 200 square feet for one and one-half, two, two and
one-half, three and three and one-half stories; for one-story, 200 square feet for one and one-half, two and

one-half, three and three and one-half stories; for one-story, 200 square feet for one and one-half, two and
one-half, three and three and one-half stories.

construction of an open ditch for drainage purposes. No structures shall be erected
over a tile drain is constructed. There are strips of ground 5 feet in width as shown
for the maintenance of poles, wires, mains, and ducts and no structure shall be erected on said strips.

Construction of a sewer, except a domestic sewer, shall be constructed with Owner or tenant thereon
at the expense of the Owner. Sewer disposal other than a sanitary septic tank shall be installed or maintained.

Charles M. Dawson
Charles M. Dawson, Trustee

JULY ENTERED
PROPERTY
AUG 1 1943
COUNTY CLERK

appeared Charles M. Dawson, Trustee for the Affairs of the Stanton G. Dawson Estate
to act and deed for the use and purpose therein expressed.

B. Jean Ludlow Notary Public

APPROVED THIS 1st
DAY OF Aug 1943
Notary Public

APPROVED THIS 21st

DAY OF JULY 1943
COUNTY PLAN COMMISSION

1943
AUG 1 1943

Harold H. Coffey
Notary Public



BY AVO
COUNTY