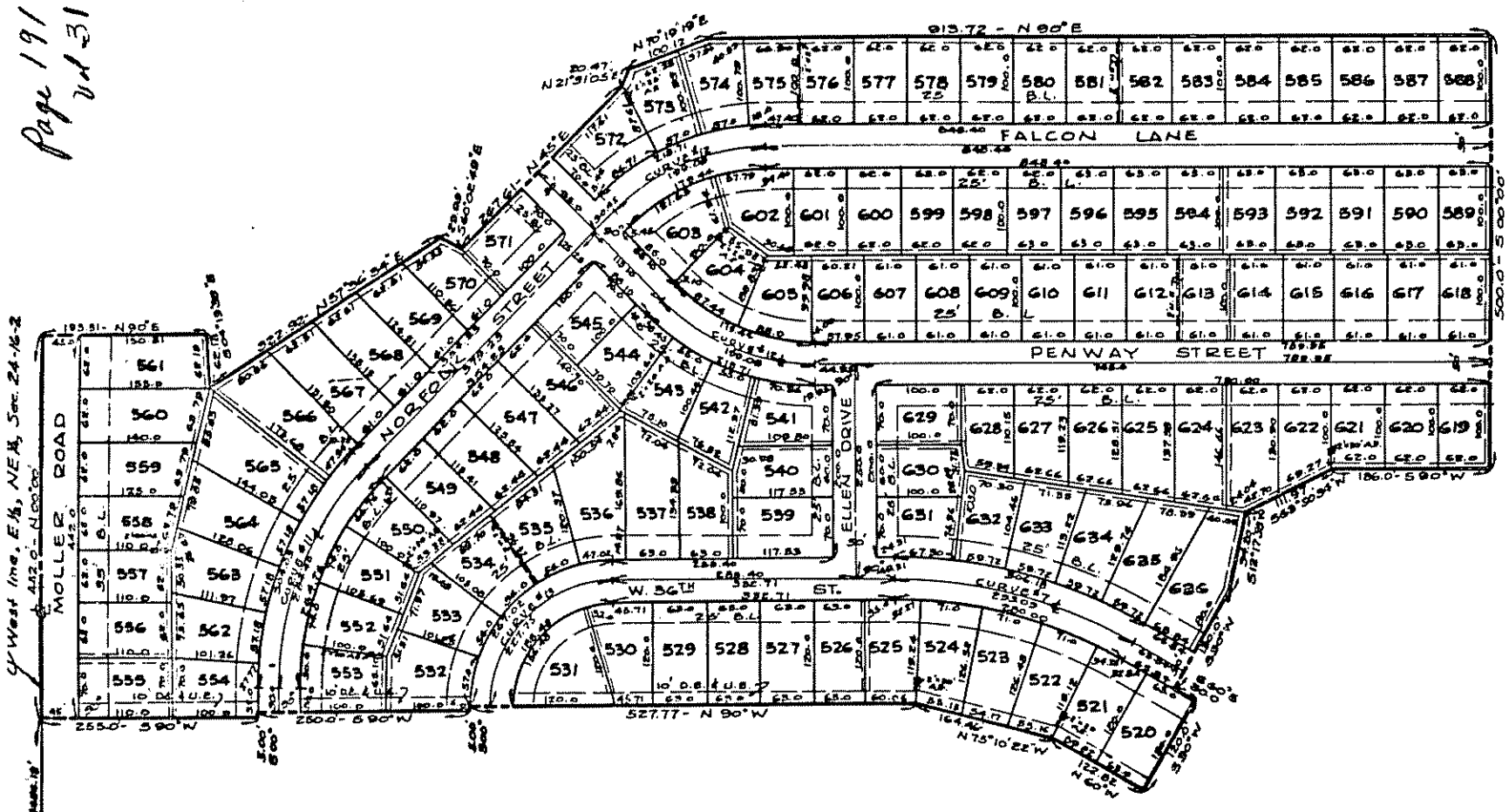


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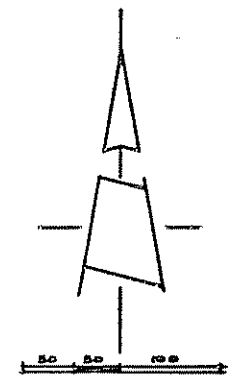


EAGLEDALE - TENTH SECTION - PART FOUR

SW Corner, E 1/4,
 NE 1/4, Sec 24-16-2

CURVE DATA

	A	T	R	D	L
7 1/2	30°00'00"	150.00	559.81	10.23566	283.08
A	"	143.80	534.81	10.71413	280.00
B	"	136.70	584.81	9.79609	306.18
11 1/2	45°00'00"	150.00	362.13	18.82296	284.40
A	"	135.65	337.13	16.99631	264.76
B	"	160.36	387.13	14.80118	304.08
12 1/2	45°00'00"	108.00	253.49	22.60423	199.08
A	"	94.63	228.49	25.07742	178.44
B	"	118.36	278.49	20.87507	218.71
13 1/2	90°00'00"	145.00	145.00	39.81724	227.75
A	"	120.00	120.00	47.75000	188.48
B	"	170.00	170.00	33.70588	267.02



SCALE - 1"=100'
 NOTES: All utility easements are 6.0' wide
 each side except as noted.
 All lot lines from curves are radial.

1. Herein is represented a correct and complete survey of a part of the West Half of the Northwest Quarter of Section 18, Township 18 North of Range 3 East and part of the East Half of the Northwest Quarter of Section 19, Township 18 North of Range 3 East in Marion County, Indiana, being more particularly described as follows, to-wit: Beginning at the Northwest corner of the East Half of the Northwest Quarter of the said Section 18 and the center line of Moller Road a distance of 1200.00 feet North of the Southwest corner of the East Half of the Northwest Quarter of the said Section 18 and the Southwest corner of the said Section 19; running thence North 89 degrees 50 minutes 00 seconds East a distance of 111.11 feet; thence South 89 degrees 57 minutes 25 seconds West of the Southwest corner of the East Half of the Northwest Quarter of the said Section 24 and the center line of Moller Road a distance of 1200.00 feet North of the Southwest corner of the East Half of the Northwest Quarter of the said Section 24; running thence South 89 degrees 57 minutes 25 seconds East a distance of 20.47 feet to a point; running thence South 04 degrees 19 minutes 32 seconds East a distance of 62.18 feet to a point; running thence North 45 degrees 10 minutes 00 seconds East a distance of 115.92 feet to a point; running thence South 60 degrees 02 minutes 49 seconds East a distance of 20.00 feet to a point; running thence North 45 degrees 10 minutes 00 seconds East a distance of 20.47 feet to a point; running thence North 70 degrees 19 minutes 19 seconds West a distance of 500.00 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 156.80 feet to a point; running thence South 00 degrees 00 minutes 00 seconds West a distance of 500.00 feet to a point; running thence South 03 degrees 30 minutes 38 seconds West a distance of 111.07 feet to a point; running thence South 60 degrees 00 minutes 00 seconds West a distance of 122.82 feet to a point; running thence North 75 degrees 10 minutes 22 seconds West a distance of 164.46 feet to a point; running thence North 90 degrees 00 minutes 00 seconds West a distance of 527.77 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 5.00 feet to a point; running thence South 90 degrees 00 minutes 00 seconds West a distance of 250.00 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 5.00 feet to a point; running thence South 90 degrees 00 minutes 00 seconds West a distance of 255.00 feet to the place of beginning, containing 24.28 Acres more or less.

This Subdivision consists of 117 lots, numbered 520 thru 636, inclusive. The size of the lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during the month of April, 1958.

Witness my signature this 17th day of November, 1958.

James E. Shankart
 James E. Shankart
 Registered Professional Engineer #6701

The undersigned, Fidelity Bank and Trust Company, Trustee under a certain indenture of Trust dated hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat. of Marion County, in the State of Indiana, being the owner of the above described real estate. The within plat shall be known and designated as "Lagledale Tenth Section, Part Four", an Addition to the City of Indianapolis, Indiana.

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street shall be erected and maintained no structure or part other than an open one story porch. No fence shall be erected closer to the property line of an abutting street than such building lines.
- D. No one story house shall be erected on any lot in this addition having a ground floor area of less than 900 square feet and no one and one-half or two story house having a ground floor area of less than 900 square feet exclusive of open porches, garages, basements or utility rooms.
- E. No dwelling shall be built on any lot which shall be of the cost of less than \$6,000.00.
- F. No trailer, tent, shack, basement, garage, barn or other out-building or temporary structure shall be used for temporary or permanent purposes on any lot in this addition.
- G. 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.
- H. No building shall be erected nearer than 25 feet to the front lot line, nor nearer than 5 feet to any side lot line, nor nearer than 5 feet to a rear lot line, and no dwelling house front shall be further than 60 feet from the front lot line; provided however, that a detached one or two car garage located more than 65 feet from the front lot line shall be erected no closer than 2 feet to the side or 5 feet from the rear lot line; and provided further that where the same person or persons owns two adjoining lots, such owner may build a residence or dwelling house or appurtenant garage across the dividing line or to coincide therewith, provided that in no case shall any residence be erected nearer to any other residence than 10 feet.
- I. No lot in this subdivision shall be subdivided into a building lot having an area of less than 4800 square feet.
- J. 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.
- K. No lots shall be sold and no structure shall be erected in this addition until the street on which the lot fronts has been improved in accordance with the drainage, grade and cross section plans have been approved by the local authority having jurisdiction.
- L. There are strips of ground as shown on the within plat marked "Drainage and/or Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of the City of Indianapolis, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this addition however, shall take their title subject to the rights of the public utilities and to those of the other owners of lots in this addition to said easement herein granted for ingress and egress in, along, across and thru the strips of ground so reserved.
- M. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure 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, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners or thru any such violation or attempted violation said provisions shall be in full force and effect until July 1, 1963, at which time said covenants shall be automatically extended for successive periods of 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. Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- N. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

In witness whereof, Fidelity Bank and Trust Company, Trustee under a certain indenture of Trust dated and caused its seal to be affixed thereto this

by J. Albert Smith, Vice-Pres. and James W. Shirley Ass't. Secy has executed this instrument

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STATE OF INDIANA
 COUNTY OF MARION) ss

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Fidelity Bank and Trust Company, Trustee under a certain indenture of Trust dated _____ by J. Albert Smith, Vice-Pres. and James W. Shirley, Ass't Secy, and acknowledged the execution of the above and foregoing instrument as its voluntary act and deed for the purposes therein expressed.

Notary Public

My Commission Expires: 1-1-1960

RECEIVED FOR RECORD

NOV 23 1958

FIDELITY BANK AND TRUST COMPANY, TRUSTEE
 Under Indenture of Trust dated _____
 By: J. Albert Smith
 J. Albert Smith, Vice-Pres.

By: James W. Shirley
 James W. Shirley, Ass't Secy

APPROVED THIS 23rd DAY OF JULY 1958
James W. Shirley
 Auditor of Marion County

APR 23 1958



DEPT. OF RECORDS
 JUL 22 1958

PUBLIC NOTICE WA GIVES
 ON THE 23rd DAY OF NOV 1958

Oliver Smith
 County Auditor

2145
 NOV 23 1958