

EAST WOOD FIFTH SECTION

Page 231 of 231 Page 232 of 231

EAST 21st STREET

I hereby certify that the within plat is true and correct and represents a survey of a part of the West Half of Section 30 Township 16 North of Range 5 East and part of the East Half of Section 25, Township 16 North of Range 4 East in Marion County, Indiana, being more particularly described as follows: to-wit:

Beginning at a point on the North line of the Southwest Quarter of the said Section 25, a distance of 193.92 feet North 89 degrees 25 minutes 31 seconds West of the Northeast corner of the Southwest Quarter of the said Section 25 (the said point also being the Northeast corner of the "Eastwood-Second Section" as recorded in Plat Book 11; ...

This subdivision consists of 227 lots, numbered 282 thru 327, 311 thru 346, 312 thru 347, the area and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof. This survey was made during the month of January, 1959. witness my signature this 9th day of June, 1959.

Robert D. Park Registered Professional Engineer



The undersigned, Jesse W. Preston & Lottie D. Preston, husband and wife and DeCary Realty Co., Inc. by its duly authorized officers, Herbert A. Lewis, Vice-President, being the owners of record of all the inclosed tract do hereby lay off, plat, and subdivide into lots and streets such tract in accordance with the within plat. The following restrictions, limitations, and covenants are imposed upon and shall run with the land contained in such plat.

- A. The within plat shall be known and designated as Eastwood-Fifth Section, an Addition to Indianapolis, Marion County, Indiana.
B. Streets not heretofore dedicated are hereby dedicated to the public.
C. All numbered lots in this addition are reserved for residential uses.
D. No dwelling shall be located, erected or structurally altered which has a ground floor area, exclusive open porches and attached garages of less than 900 square feet.
E. No dwelling shall be located, erected or used for residential purposes on any lot in this addition which has a ground floor area of less than 1,000 square feet.
F. No trailer, tent, shack, shed or temporary building shall be used for temporary or permanent residence on any lot in this addition, and any garage, tool shed, or detached storage building erected or used accessory to a residence in this addition shall be of a permanent type of construction and conform to the general architectural appearance of the residence.
G. There are "building lines" shown on the within plat, and no structure shall be erected on any lot in this addition which encroaches on such building line and the property line of any street.
H. No lot in this subdivision shall be subdivided into a building.
I. There are "utility easements" (U.E.) and/or "drainage easements" (D.E.) shown on the within plat, and no structure shall be erected on any lot in this addition which encroaches on such utility strip for any use except as set forth herein and owners in this addition shall maintain, repair, and remove all sewers, water mains, gas lines, utility pipes, wires, and other structures and utilities necessary or incident to the common welfare and the use and occupancy for residential purposes of the houses to be erected on the lots in this addition.
J. The right to enforce the foregoing provisions, restrictions and covenants both to the benefit of the undersigned and to the benefit of the municipal corporation, governmental body or public utility, having any interest herein, shall be perpetual and shall not be subject to termination, expiration, or non-validation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.
K. The restrictions, limitations and covenants herein contained constitute a part of the deed, and the same shall be deemed to be a part of the deed and shall be deemed to be a part of the deed and shall be deemed to be a part of the deed.

IN WITNESS WHEREOF, Jesse W. Preston & Lottie D. Preston, husband and wife, and DeCary Realty Co., Inc., by its duly authorized officers, Herbert A. Lewis, Vice-President, have executed this instrument and caused its seal to be affixed thereto this 9th day of June, 1959.

DEPARTMENT OF REVENUE JUN 11 1959 Glenn Smith COUNTY CLERK

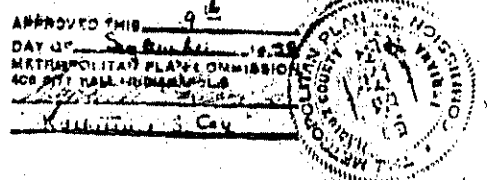
Jesse W. Preston Lottie D. Preston

DeCary Realty Inc. Herbert A. Lewis, Vice-President

STATE OF INDIANA COUNTY OF MARION

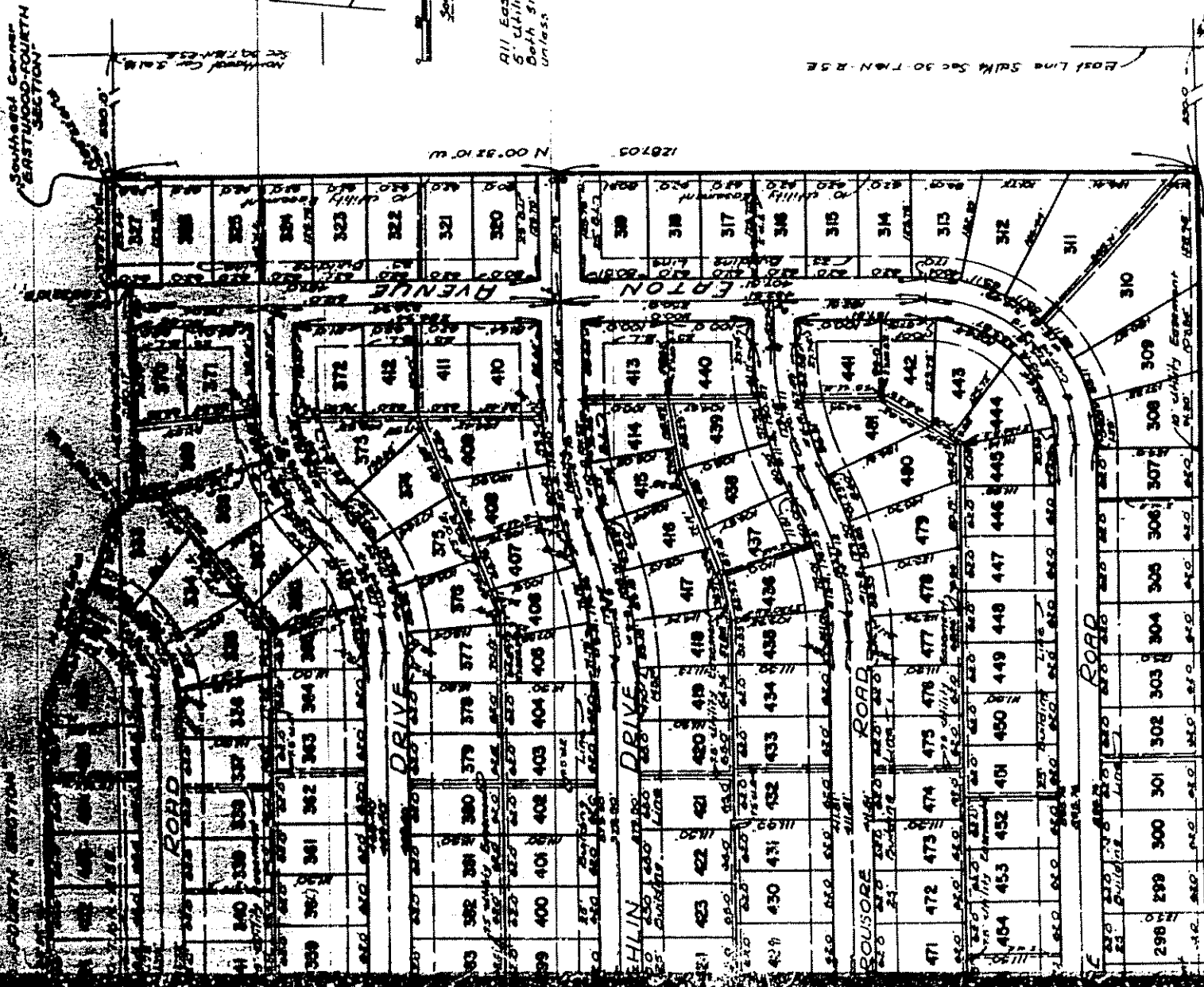
personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jesse W. Preston and Lottie D. Preston, husband and wife and DeCary Realty Co., Inc., by R.D. Park, President, and Herbert A. Lewis, Vice-President acknowledged the execution of the above and foregoing instruments as their voluntary act and deed for the purposes therein expressed this 9th day of June, 1959.

My Commission Expires... Notary Public



PUBLIC NOTICE WAS GIVEN ON THE 23rd DAY OF JUN 1959

APPROVED THIS DAY OF 1959

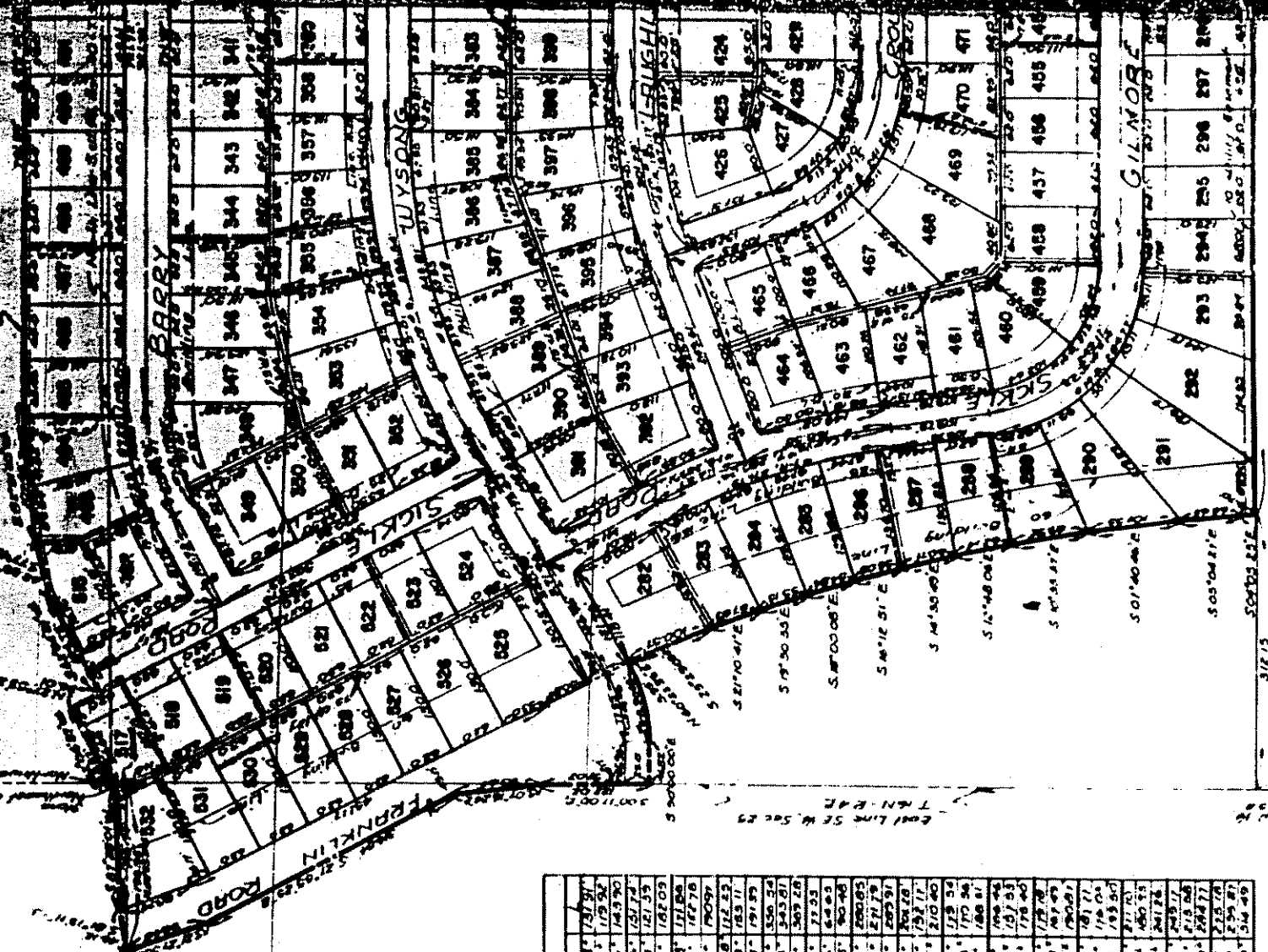


NOTE:
 All Easements are to be
 Utility Easements on
 Both sides of Lot Lines
 Unless otherwise indicated.

FIFTH SECTION

1 250
A 31

SE 4
ENSTWOOD-SECOND SEC.



LOT	ACRES	AREA	AREA
1	1.14	10,434.4	178.34
2	1.14	10,434.4	178.34
3	1.14	10,434.4	178.34
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EASTWOOD

page 231 of 31

Southwest Cor. Sec 16
T 4 N. R 3 E
S 17 1/2