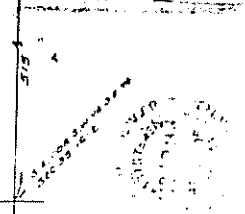


**FARLEY'S  
SPEEDWAY HOMEPLACE  
3<sup>RD</sup> SECTION**

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# FARLEYS SPEEDWAY HOMEPLACE 3<sup>RD</sup> SECTION



The undersigned, hereby certify that the within plat is true and correct and represents a subdivision of part of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 16 North, Range 2 East, in Marion County, Indiana, more particularly described as follows to wit:

Beginning at a point on the East line of the said 1/4-1/4 Section 515 ft. distant North of the Southeast corner thereof, thence West and parallel to the South line of the said 1/4-1/4 Section a distance of 717.19 ft. to a point, thence North, and at a right angle to the last described course, a distance of 37.5 ft. to a point, thence West and parallel to the South line of the said 1/4-1/4 Section a distance of 400 ft. to a point, thence South and at a right angle to the last described course a distance of 37.5 ft. to a point, thence West, and parallel to the South line of the said 1/4-1/4 Section, a distance of 295 ft. to a point, thence North, and at a right angle to the last described course, a distance of 1125 ft. to a point thence East, and parallel to the South line of the said 1/4-1/4 Section, a distance of 875 ft. to a point, thence deflecting 6° 55' to the right in a Southeasterly direction a distance of 551.20 ft. to a point on the East line of the said 1/4-1/4 Section, thence South on and along the East line of the said 1/4-1/4 Section, a distance of 1058 ft. to the point of beginning.

Containing in all 35 906 acres more or less, subject however to all legal highways and right of ways.

The subdivision consists of 97 lots numbered from 36 to 132, both inclusive.

The size of lots and the width of streets are shown herein in feet and decimal parts thereof.

Witness my hand and seal this 21<sup>st</sup> day of February 1951

*Hubert B. Bunker*  
REGISTERED ENGINEER NO. 842 STATE OF IN.

The undersigned Immanuel R. Farley and Alta Nell Farley, husband and wife, owners of the above described real estate, hereby certify that they do hereby divide and subdivide the same in accordance with the within plat.

This subdivision shall be known and designated as FARLEY'S SPEEDWAY HOMEPLACE 3<sup>RD</sup> SECTION

The lots in this subdivision shall be known and designated as residential lots.

The streets shown herein and not heretofore dedicated are hereby dedicated to the Public for its use.

There are strips of ground, marked "Utility Strips", shown herein are hereby reserved for public utilities for the installation and maintenance of pipes, wires, mains, ducts and sewers, subject at all times to the proper authority and to the easement herein reserved. No permanent or other structure shall be erected or maintained upon said strips and such owners shall take their titles subject to the rights of the utilities and to the rights of the other owners in this addition.

No residential structure shall be erected or placed on any building plot which has an area of less than 11,250 square ft. and a width of less than 70 ft. at the front building set back line.

Front and side building lines are hereby established as shown herein and between such lines and the street property lines, there shall be erected and maintained no structure other than a one-story open porch.

The ground floor area of any dwelling, exclusive of open porches and garages, shall be not less than 900 square ft. in the case of a one-story structure, nor less than 700 square ft. in the case of a one and one half, two or two and one half story structure.

No fence shall be erected or placed between the street property lines and the building set back line.

No building shall be erected or placed on any lot nearer than 10 ft. to any side lot line of interior lots. This restriction shall not apply to a garage located on the rear 1/4 of an interior lot. In the case of a structure occupying more than one lot, this restriction shall apply to the extreme side property lines of said parcel.

No tent, shack, garage, barn or other out building erected in this addition shall be at any time used as a residence temporarily or permanent, nor shall any structure of a temporary character be used as a residence.

No business or office trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood; no alcoholic beverages, malt or vinous liquor shall be made or sold on any lot in this addition.

No sign or advertisement shall be permitted on any lot or lots in this addition and no pets or domestic animals for commercial purposes shall be kept on any lot.

Violation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which are contained herein.

The parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, including a covenant which shall be hereinafter added, or any of them, in said addition to prosecute any proceeding at law or in equity against those violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until March 22, 1971 or until the said covenants shall be automatically extended for successive periods of 10 years unless by a vote of a majority of the then owners of real property in a district to change said covenants in whole or in part.

FILED ENTERED FOR TAXATION  
MAR 27 1951  
*Roy T. Louie*  
COUNTY CLERK

APPROVED THIS *Twenty-Ninth* DAY OF *June* 1951.  
*Immanuel R. Farley*  
*Alta Nell Farley*  
CRAFTSMAN

*Immanuel R. Farley*  
IMMANUEL R. FARLEY

*Alta Nell Farley*  
ALTA NELL FARLEY

APPROVED THIS 21<sup>st</sup> DAY OF JUNE 51

Notary Public for the undersigned, a Notary Public in and for said State and County personally appeared Immanuel R. Farley and Alta Nell Farley, husband and wife and acknowledged the execution of the foregoing instrument to be their voluntary act and deed for the use and purposes therein expressed and their proper signatures thereto.

Witness my hand and seal this 6<sup>th</sup> day of March 1951  
*W. R. Riddle*  
NOTARY PUBLIC

My commission expires Sept 22, 1952

*W. R. Riddle*  
W. R. RIDDLE