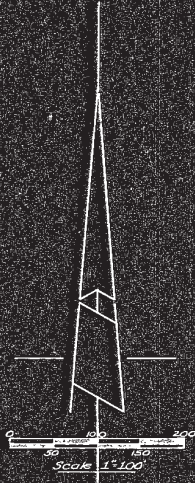
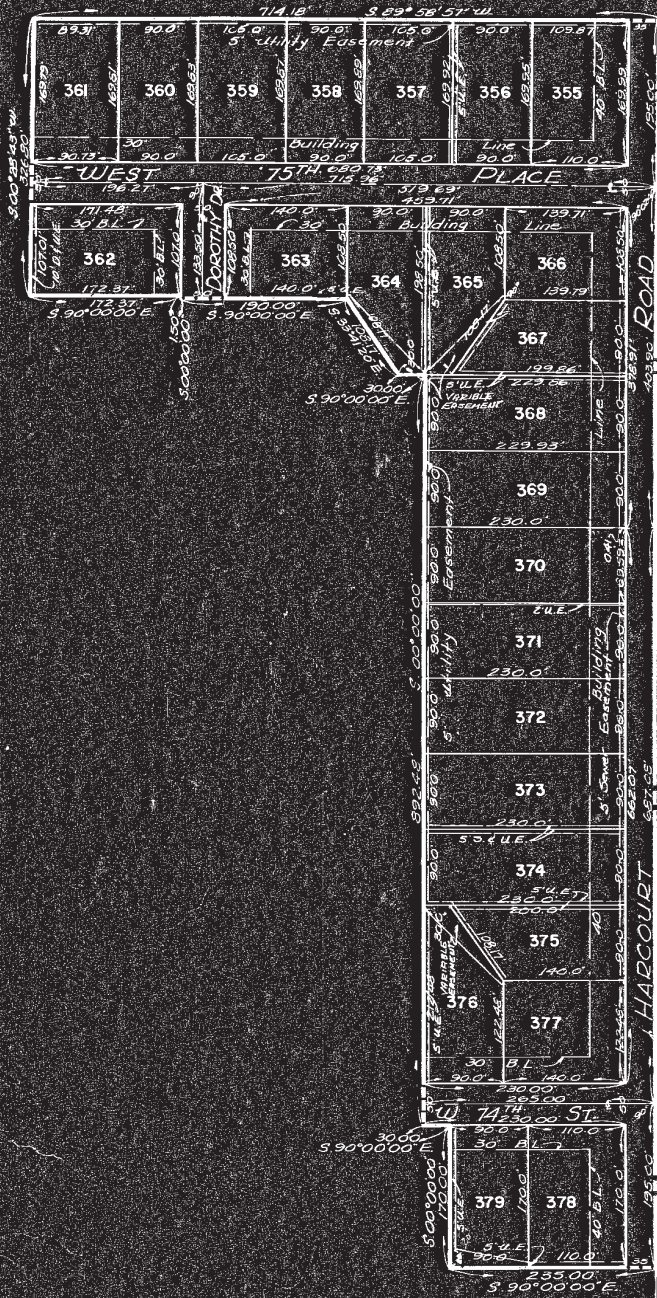


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# HOLIDAY ADDITION - TENTH SECTION



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I hereby certify that the within plat is true and correct and represents a survey of a part of the West Half of Section 28, Township 17 North of Range 3 East in Marion County, Indiana, being more particularly described as follows, to-wit:

Beginning at a point on the East line of the West Half of said Section 28, 824.25 feet North 00 degrees 00 minutes 00 seconds of the center line of State Road #434 (said point being on the center line of Harcourt Road); running thence North 00 degrees 00 minutes 00 seconds of the center line of Harcourt Road and the East line of the West Half of the said Section 28 a distance of 598.00 feet to a point; running thence South 89 degrees 59 minutes 57 seconds West a distance of 714.18 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 172.37 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 1.50 feet to a point; running thence South 90 degrees 00 minutes 00 seconds East a distance of 108.17 feet to a point; running thence South 90 degrees 00 minutes 00 seconds East a distance of 30.00 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 892.18 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 30.00 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 170.00 feet to a point; running thence South 00 degrees 00 minutes 00 seconds East a distance of 235.00 feet to the point or place of beginning, containing 12.407 Acres more or less.

This subdivision consists of 25 lots numbered 355 through 379, inclusive. The size of 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 November, 1959.

Witness my signature this 11th day of December, 1959.

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

The undersigned, Perine Development Corp., by Thomas A. Perine, President, and John M. Mutz, Secretary, being the owner of the above described real estate, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Holiday Addition - Tenth Section" an Addition in Marion County, Indiana.

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public, excepting there is reserved to Perine Development Corp., its successors and assigns, in each of said streets, a permanent easement for installation, maintenance and repair of private sanitary sewer lines as long as the lots in this Addition are serviced by a private sanitary utility.
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, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations 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. The same sightline limitations shall apply to any lot within 10 feet from the intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.
D. No one story house shall be erected on any lot in this addition having a ground floor area of less than 1200 square feet and no one and one half or two story house having a ground floor area of less than 800 square feet exclusive of open porches, garages or basements.
E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in this addition.
F. 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.
G. No building shall be erected nearer to the front lot line than the building line as shown on the above plat, provided 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 building line or to coincide therewith.
H. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 15,000 square feet.
I. 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.
J. There are strips of ground as shown on the within plat marked "Drainage Easement" 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 Marion County, Indiana, 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 and through the strips of ground so reserved.
K. The right to enforce the within provisions, restrictions, and covenants by injunction, together with the rights 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 by or through any such violation or attempted violation, said provision shall be in full force and effect until January 1, 1985, 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 judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
L. 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, Perine Development Corp., by Thomas A. Perine, President, and John M. Mutz, Secretary, have hereunto caused its and their names to be subscribed this 15th day of December, 1959.

RECEIVED FOR RECORD

MAY 4 - 1961

and recorded in... Record 37 Page... Records March 6, 1961

FINAL APPROVAL... PLAT COMMITTEE OF METROPOLITAN PLAN COMMISSION MARION COUNTY, INDIANA... MAY 3, 1961... PROPER PUBLICATION OF THE HEARING HAS BEEN PUBLISHED... James R. Young, Stephen W. Chace

PERINE DEVELOPMENT CORP.

Thomas A. Perine, President

John M. Mutz, Secretary

STATE OF INDIANA) COUNTY OF MARION) SS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, this 12th day of May, 1961, Perine Development Corp., by Thomas A. Perine, President, and John M. Mutz, Secretary, and acknowledged the execution of the above and foregoing certificate as its and their voluntary act and deed for the use and purposes herein expressed.

Notary Public... My Commission Expires: December 28, 1964

APPROVED THIS 4th DAY OF May 1961 Auditor of Marion County

This instrument was prepared by James E. Dankert this 15th day of December, 1959.