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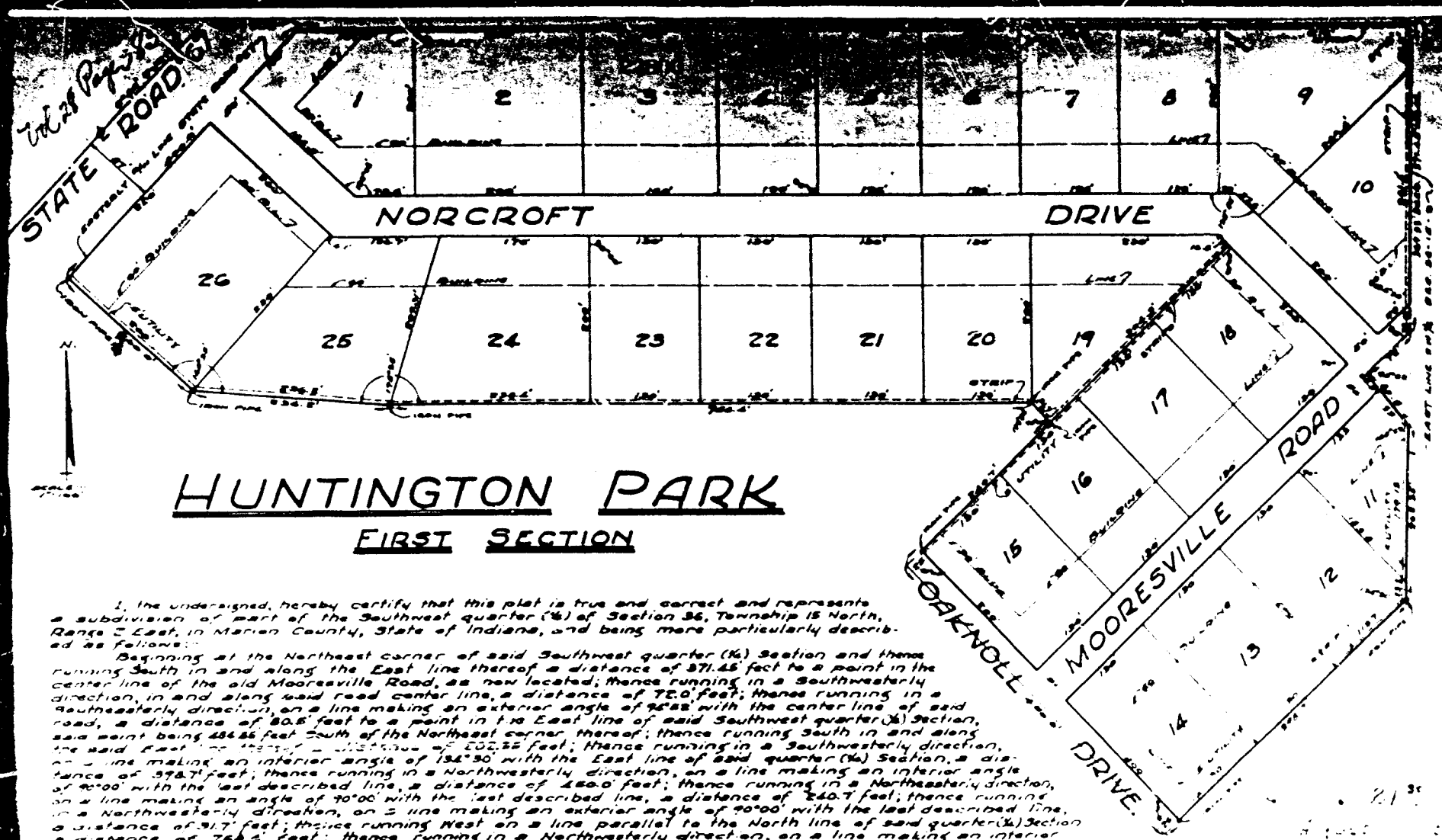

HUNTINGTON PARK

FIRST SECTION

I, the undersigned, hereby certify that this plat is true and correct and represents a subdivision of part of the Southwest quarter (¼) of Section 36, Township 15 North, Range 2 East, in Marion County, State of Indiana, and being more particularly described as follows:

Beginning at the Northeast corner of said Southwest quarter (¼) Section and thence running South in and along the East line thereof a distance of 371.45 feet to a point in the center line of the old Mooresville Road, as now located; thence running in a Southwesterly direction, in and along said road center line, a distance of 72.0 feet; thence running in a Southeasterly direction, on a line making an exterior angle of 95°22' with the center line of said road, a distance of 80.5 feet to a point in the East line of said Southwest quarter (¼) Section, said point being 484.45 feet South of the Northeast corner thereof; thence running South in and along the said East line thereof a distance of 202.22 feet; thence running in a Southwesterly direction, on a line making an interior angle of 134°30' with the East line of said quarter (¼) Section, a distance of 397.71 feet; thence running in a Northwesterly direction, on a line making an interior angle of 90°00' with the last described line, a distance of 450.0 feet; thence running in a Northeasterly direction, on a line making an angle of 90°00' with the last described line, a distance of 240.7 feet; thence running in a Northwesterly direction, on a line making an exterior angle of 90°00' with the last described line, a distance of 91.7 feet; thence running West on a line parallel to the North line of said quarter (¼) Section a distance of 768.2 feet; thence running in a Northwesterly direction, on a line making an interior angle of 174°50' with the last described line, a distance of 236.2 feet; thence running in a Northwesterly direction, on a line making an interior angle of 140°55' with the last described line, a distance of 200.0 feet to a point in the Easterly right-of-way line of State Road No. 67 as said road is now established and located; thence running in a Northeasterly direction in and along said road right-of-way line, said line being on a curve to the right having a radius of 5807.37 feet and degree of curve of 0°40', a distance of 400.0 feet to a point in the North line of said Southwest quarter (¼) Section; thence running East in and along said North line thereof a distance of 1313.5 feet to the place of beginning, containing in all 19.82 acres, more or less, subject however to all legal highways or rights-of-way.

This subdivision consists of Twenty-six (26) lots, numbered from One (1) to Twenty-six (26) both inclusive, with streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this 17th day of April 1952.

APPROVED THIS 17th
DAY OF April 1952

DRAFTSMAN

REGISTERED ENGINEER No. 1836 - INDIANA

FILED FOR RECORD
APR 18 1952

Ann Thomas

We, the undersigned, Mildred Dovex Asher and William D. Asher, her husband, Zoe Lorraine Trent and Joseph A. Trent, her husband, J. Marie Thomason and Frank Thomason, her husband, and Francis E. Thomason and Ruth H. Thomason, his wife, owners of the above described real estate, hereby certify that they do hereby lay off, plat and subdivide the same in accordance with this plat and certificate. The subdivision shall be known and designated as HUNTINGTON PARK - FIRST SECTION.

a line making an interior angle of 132°30' with the East line of said quarter (¼) section, a distance of 378.71 feet; thence running in a Northwesterly direction, on a line making an interior angle of 87°00' with the last described line, a distance of 450.0 feet; thence running in a Northeasterly direction, on a line making an angle of 90°00' with the last described line, a distance of 240.7 feet, thence running in a Northwesterly direction, on a line making an exterior angle of 90°00' with the last described line, a distance of 91.7 feet; thence running West on a line parallel to the North line of said quarter (¼) Section a distance of 754.2 feet; thence running in a Northwesterly direction, on a line making an interior angle of 132°55' with the last described line, a distance of 236.2 feet; thence running in a Northwesterly direction, on a line making an interior angle of 140°56' with the last described line, a distance of 200.0 feet to a point in the Easterly right-of-way line of State Road No 67 as said road is now established and located; thence running in a Northeasterly direction in and along said road right-of-way line, said line being on a curve to the right having a radius of 4507.37 feet and degree of curve of 0°40', a distance of 400.0 feet to a point in the North line of said Southwest quarter (¼) Section; thence running East in and along said North line thereof a distance of 1313.5 feet to the place of beginning, containing in all 19.82 acres, more or less, subject however to all legal highways or rights-of-way.

This subdivision consists of Twenty-six (26) lots, numbered from One (1) to Twenty-six (26) both inclusive, with streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this 17th day of April 1952.

APPROVED THIS 16th DAY OF April 1952

DRAFTSMAN

REGISTERED ENGINEER No 1896 - INDIANA

APR 18 1952

We, the undersigned, Mildred Dover Asher and William D Asher, her husband, Zoe Lorraine Trent and Joseph A Trent, her husband, J Marie Thomason and Frank Thomason, her husband, and Francis E Thomason and Ruth H Thomason, his wife, owners of the above described real estate, hereby certify that they do hereby lay off, plat and subdivide the same in accordance with this plat and certificate. This subdivision shall be known and designated as HUNTINGTON PARK - FIRST SECTION.

The streets, as shown on this plat, if not heretofore dedicated are hereby dedicated to public use.

There are strips of ground Five (5) feet in width, as shown on this plat, which are hereby reserved for use of Public Utilities for installation and maintenance of poles, mains, lines, wires, ducts, drains and sewers, subject at all times to the authority of the proper civil officers, and to the easements herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of the owners of other lots in this subdivision, for ingress and egress in, along, across and through the several strips so reserved.

All lots in this subdivision shall be known and designated as residential lots, excepting lots 1 and 26 which may be used for business purposes providing proper approval is given by local civil authority having jurisdiction.

No residential structure erected on any lot or lots in this subdivision, exclusive of one-story open porches and garages, shall have less than 900° square feet of floor area, in the case of a one and one half, two or two and one half story structure, provided no structure of more than one-story shall have less than an aggregate of 990° square feet of finished and liveable floor area.

No dwelling or part thereof shall be nearer to the side lot line than 15% per cent of the width of the lot at the building line or 15 feet whichever is the lesser on any residential lot herein, excepting where a structure is built upon more than one single lot this restriction shall apply to the side lot lines of the extreme boundaries of the multiple lots.

No lot or lots in this subdivision shall be resubdivided into building lots having an area of less than 18,000° square feet of lot area or a width of less than 80 feet at the building set-back line, nor shall any dwelling be erected or maintained upon a resubdivided lot or lots not in compliance with this covenant.

No hotel building, boarding house, rooming house, factory building or slaughter house shall be erected upon any residential building lot or lots in this subdivision.

No offensive practice, trade or activity shall be carried on upon any lot or lots in this subdivision, nor shall anything be done herein which is or may become an annoyance or nuisance to the neighborhood at large.

No trailers, tents, shack, basement or any other out-houses of a permanent or temporary nature or kind shall be erected or maintained on any lot or lots herein excepting that during the period of construction of a proper structure and for use by the builder for storage of his materials and tools, nor shall they be used temporarily or permanently for residential purposes.

Building lines as shown on this plat in feet back from the street property lines are hereby established, between which lines and the street property line there shall be erected or maintained no structure of any kind or part thereof excepting a one-story open porch.

Prior to the time that an adequate public service system for water supply and sewage disposal system is available to lots in this subdivision, individual water supply systems and sewage disposal systems may be located, constructed and maintained to serve buildings on any lot or lots in this subdivision, provided said systems meet with the approval of local civil officers having jurisdiction. No septic tank or absorption field shall be installed, constructed or located on any lot or lots herein without full compliance with the rules and regulations, concerning the same, as set forth by said local authorities, and no other method of sewage disposal shall be employed upon any lot or lots herein.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any other lot or lots in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant either to prevent him or them from so doing and to recover damages or other dues for such violation, and to cause the removal of any building or structure erected or anything done on the premises in violation of the said covenants, by proper procedure.

These covenants, restrictions and provisions are to run with the land and shall be binding on all parties and all persons claiming under them until May 1st 1972, at which time said covenants shall be automatically extended for successive periods of Ten (10) years each unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

Invalidation of any of the foregoing covenants, restrictions and provisions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness the signatures of J Marie Thomason, Frank Thomason, Francis E Thomason and Ruth H Thomason this 17th day of April 1952

Witness the signatures of Mildred Dover Asher, William D. Asher, Zoe Lorraine Trent and Joseph A Trent this 16th day of April 1952

J MARIE THOMASON — Francis E. Thomason FRANCIS E. THOMASON — MILDRED DOVER ASHER — ZOE LORRAINE TRENT

FRANK THOMASON — Ruth H. Thomason RUTH H. THOMASON — William D. Asher WILLIAM D. ASHER — JOSEPH A TRENT

County of Marion } ss
State of Indiana }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Marie Thomason, Frank Thomason, Francis E Thomason and Ruth H Thomason, and each separately and severally acknowledged the execution of the foregoing instrument as his and her voluntary act and deed for the use and purposes therein expressed and affixed their signatures thereto.

Witness my signature and Notarial seal this 17th day of April 1952.

NOTARY PUBLIC

My commission expires May 1, 1956

RECORDED AT 9:50 A.M. APR 20 1953

County of Maricopa } ss
State of Arizona }

[illegible] for said County and State, personally appeared Mildred Dover Asher, William D. Asher,