

WHEREAS Fletcher Trust Company as Trustee is the owner of the title to certain lots in Keystone Manor, an addition to the City of Indianapolis as shown in Plat Book 24, pages 22 to 25 inclusive, which lots are hereinafter listed by number, and

WHEREAS it is the intention of such owner to sell and dispose of said lots and desires to add certain restrictions to the restrictions set out and established in the plat of said addition above described, all for the benefit and protection of the several purchasers of said lots and also the owners of other lots in said addition; and

WHEREAS certain parties who are now the owners of other lots in said addition desire to accept said additional restrictions for the lots respectively owned by them, which persons and the lots so owned by lot numbers are hereinafter listed;

NOW WHEREFORE, the parties hereto being the owners of such lots, hereby establish the following restrictions and limitations applying to each of said lots, with certain exceptions as hereinafter provided, and such restrictions and limitations shall run with said lots, and each of them, and any and all purchasers of said lots, or any of them, at any time, by acceptance of conveyance thereof, shall covenant and agree to hold the title of said lots, and each of them, not only subject to any limitations and provisions set out in the recorded plat of said addition, but subject also to the following provisions, stipulations and restrictions as follows:

*Approved as presented 3/2/20
Ready for record [Signature]*

1. All lots in the tract shall be known and described as residential lots, except 22, 23, 24, 25 and 26. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached, single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. No building shall be erected on any lot until the design and location thereof have been approved in writing by the Fletcher Trust Company, Trustee, owner of the lots hereinafter listed or by any successor or subsequent trustee to whom said lots have been conveyed,

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who shall be deemed to be a committee for that purpose and shall have such authority so long as it shall continue to own any of the lots in said addition. At such time as said trustee shall cease to own any lots in said addition, then its power and authority herein referred to shall cease, and the majority of the owners of lots in said subdivision shall have the right to designate a new committee who shall succeed to the rights and authority of said trustee. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within thirty (30) days, then such approval will not be required, provided the design and location on the lot conform to and are in harmony with existing structures in the tract. The completion of construction or a placement of a structure for thirty (30) days shall be construed as prima-facie evidence of committee approval.

3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. No building shall be located nearer than 5 feet to any side lot line except that this side line restriction shall not apply to a detached garage or other outbuilding located 120 feet or more from the front lot line.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 13,000 square feet or a width of less than 100 feet at the front building setback line, except that a residence may be erected or placed on lots Nos. 75 to 80 inclusive, which lots have a width of 70 feet as shown on the recorded plat and also except lots 126 to 130 inclusive, which lots have a width of 87 feet as shown on the recorded plat.

5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently,

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nor shall any structure of a temporary character be used as a residence.

8. No dwelling costing less than \$3,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches, and garages shall be not less than 700 square feet in the case of a one-story structure nor less than 550 square feet in the case of a one and one-half, two, or two and one-half story structure.

9. Until such time as a sanitary sewer system shall have been constructed in the tract, a sanitary septic tank shall be installed for each dwelling erected in the tract, such septic tank shall be of type and construction and so located on the individual lot as to be approved in writing by the Indiana State Board of Health.

No other sanitary provision or device for sewage disposal shall be installed in the tract.

10. Until an approved public water supply is available in the tract, individual wells will be acceptable providing the location of same and sufficiency and purity of water supply is approved by the Indiana State Board of Health in writing.

11. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1966, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the owners of the

lots hereinafter listed it is agreed to change the said covenants in whole or in part.

12. If the parties hereto, or any of them, or the owners of said lots, or any of them, 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 real property situated in said addition or subdivision, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any of the covenants and provisions herein contained, and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

13. Invalidation of any one of these covenants or provisions by judgment or order of any court, shall in no wise affect any of the other provisions, which shall remain in full force and effect.

The Fletcher Trust Company, Trustee, executes this indenture as owner of the following lots in Keystons Manor, in addition be the City of Indianapolis, to-wit: Lots 5, 10 to 15, both inclusive, 18, 19, 20, 22, 23, 24, 27 to 32, both inclusive, 34 to 37, both inclusive, 39 to 43 both inclusive, 46 to 55, both inclusive, 58 to 62 both inclusive, 68, 71 to 82 both inclusive, 84 to 90 both inclusive, 91 to 116 both inclusive, 117, 118, 119, 121 to 125 both inclusive, 128, 129 and 130.

IN WITNESS

of their hands

ATTEST:
Chas. C. [Signature]
ASSISTANT

[Handwritten signature]
of Fletcher Trust

STATE OF INDIANA
MARION COUNTY

Before
and for said
[Signature]
of Fletcher Trust
behalf of said
of the above and
Witness
day of March, 19

My Commission
[Signature]

STATE OF INDIANA
MARION COUNTY

Before
and for said
[Signature]
and acknowledged
SING INSTRUMENT
Witness
day of March,

My Commission
[Signature]
INDIANA

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this 27th day of March, A.D. 1940.

FLETCHER TRUST COMPANY, TRUSTEE.

ATTEST:
Chas. C. Hume
Assistant Secretary

By Man I. [Signature]
As the General of Lots 1 and 2 in [unclear] [unclear]

[Signature]
[unclear] of Lot 57 in said Addition.

STATE OF INDIANA }
MARION COUNTY } ss:

Before the undersigned, a notary public in and for said county personally appeared William W. [Signature] Vice President, and Charles F. [Signature] Assistant Secretary of Fletcher Trust Company, Trustee, who for and on behalf of said corporation acknowledged the execution of the above and foregoing instrument.

Witness my hand and notarial seal this 27th day of March, 1940.

[Signature]
Notary Public

My Commission Expires
March 24, 1944

STATE OF INDIANA }
MARION COUNTY } ss:

Before the undersigned, a notary public in and for said county and state, personally appeared Victor M. [Signature] and Victoria C. [Signature] and acknowledged the execution of the above and foregoing instrument.

Witness my hand and notarial seal this 27th day of March, 1940.

[Signature]
Notary Public

My Commission Expires
March 24, 1944



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440 State of Indiana)
County of Madison)

Before me, the undersigned, a Notary Public in and for said County and State
this 27th day of March, A.D. 1944, personally appeared R. E. Suter, Secretary
of City Properties, Inc., who as such officer for and on behalf of said
corporation acknowledged the execution of the attached and foregoing instrument,
and appeared also R. E. Suter, Secretary of Builders Securities Corporation,
who as such officer for and on behalf of said corporation acknowledged the
execution of the attached and foregoing instrument.

My Notarial commission expires:
March 1944

Trick Coorndman
Notary Public.

RECORDED AT
MADISON, INDIANA
APR - 2 1940

(The Seal for Indiana Notary Public Officers
was prescribed by the Secretary of State
on 10-1-1933)

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APPROVED
AND
FILED
APR 1 1940

ARTICLES OF INCORPORATION

THE INDIANA LIBERAL CLUB, INC.

The undersigned, being three or more natural persons of lawful age, at least a majority of whom are
citizens of the United States, do hereby adopt the following Articles of Incorporation, representing before-
hand to the Secretary of State of the State of Indiana and all persons whom it may concern, that a mem-
bership list or lists of the above named corporation for which certificate of incorporation is hereby applied
for, have heretofore been opened in accordance with law and that at least three (3) persons have signed
such membership list.

Be it further remembered that the following Articles of Incorporation and all matters hereinafter
done or hereafter to be done are in accordance with "An Act concerning domestic and foreign corporations
not for profit, providing for fees, providing penalties for the violation thereof, and repealing certain laws
approved March 7, 1935, and all acts amendatory thereof and supplemental thereto."

1. The name of this corporation shall be

THE INDIANA LIBERAL CLUB, INC.

2. The purpose or purposes for which it is formed are as follows:

- I. THE IMPROVEMENT OF WORKING CONDITIONS OF THOSE ON W.P.A.
- II. TO SECURE ADEQUATE RELIEF FOR THOSE PERSONS FORCED TO TAKE TRUSTEE ASSISTANCE.
- III. TO ASSIST THE INDIVIDUAL MEMBER TO THE SECURING OF PRIVATE EMPLOYMENT.
- IV. TO BE A SOCIAL CLUB WHEREIN THOSE ON W.P.A. OR DIRECT RELIEF CAN MEET AND DISCUSS THEIR PROBLEMS.
- V. TO BE A NON-PARTISAN, NON-SECTARIAN CLUB AND NOT OPERATED FOR PROFIT.

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We the undersigned hereby certify that the within plat and certificate shown is a representation of a subdivision of part of the Northwest Quarter of Section 22, Township 36 North, Range 4 West, more particularly described as follows, to-wit:-

Beginning at the Northeast corner of the Northeast Quarter of said Section 22, an intersection of the center lines of the Rockville and High School roads as now located and running south along and with the East line of said Quarter Section 1185.85 feet to the North right of way line crosses said East line, thence West along and with the North line of the Big Four Railroad 3704.80 feet to a point where the West line of said Quarter Section Northwest corner of said Quarter Section, thence East along and with the North line of said 3704.80 feet to the place of beginning, containing 74.21 acres, more or less.

This subdivision consists of 130 lots, numbered from 1 to 130 both inclusive, and widths of streets are shown on the within plat in figures, denoting feet and decimal. Witness our signature this 10th day of February, 1927.

George G. Schmidt & Co.
Surveyors By George G. Schmidt

The undersigned, Emma F. Hahn, unmarked, hereby certifies that she has laid out, subdivided and does hereby lay off plat and subdivide into lots and streets in accordance with the within plat, (therein above certified by George G. Schmidt & Company Surveyors) of real estate as set forth in the foregoing certificate by said surveyor, said subdivision shall be known and designated as an Addition to the City of Indianapolis.

Restrictions: The undersigned owners establish front yard lines as shown on the within plat, the location of these lines on the several lots are shown in feet back from the property lines, between which line and the property lines of the streets there shall be erected buildings or structures other than open one story porches.

No truck or vegetable garden, chicken or poultry yard, dog kennels or anything else objectionable or a nuisance shall be constructed or maintained beyond the building line in any species shall be planted or grown beyond said building line.

There are stripes of ground 4 feet and 8 feet in width as shown on the within plat for the use of public utilities, (not including street car or transportation companies, telephone, telegraph, gas, sewer and electric light companies, for the installation and maintenance of poles, ducts and wires. No permanent or other structures are to be erected or maintained by the owners of such lot or lots, but such owners shall take their title subject to the right of the public utilities company and to the right of the owners of the other lots in said addition herein granted for ingress and egress in, along, across and through the several stripes described. If this addition shall be later taken into the City of Indianapolis, the conditions and restrictions herein set out shall be subject at all times to the authority of the City of Indianapolis.

The use of all of the several lots in this addition is specifically limited to residential purposes, except only lots One (1), Twenty-two (22), Twenty-three (23), Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Twenty-eight (28) which are zoned for use for business purposes.

No residence shall be erected on any interior lot closer than four (4) feet from the side lot line of any of said lots as now platted, or closer than four (4) feet from the side lot line of any lot which may be subsequently subdivided.

For a period of Fifty (50) years, no lot or part of lot in this addition shall be owned or occupied by any person or persons except those of the pure Caucasian race, domestic servants excepted.

All of the foregoing restrictions herein above set out are dedicated to the public use and the right to enforce the provisions of the above described restrictions is expressly given to the owners in this addition and their assigns by injunction or other proper process of law.

All buildings constructed on this addition other than that part which is brick, block, shall have at least two coats of paint before occupancy, no rolled roofing or rubber and gravel roofing or any other kind of roofing which comes in rolls or sheets shall be used on any of the buildings where the same is exposed to view. No garage of any description shall be constructed on any of the lots in this addition.

to certify that the within plat is true and correct and
of the following description, to-wit: That a part
of the southeast corner of the Northwest quarter of Section 36
of the Rockville and High School roads as now located and established
with the East line of said Quarter Section line, to wit to a point where the
said East line, thence West along and with the North right of way line of
to a point where the West line of said Quarter Section line, to wit to the
Section, thence East along and with the North line of said Quarter Section
line, containing 70.24 acres, more or less,
of 130-136, numbered from 1 to 130 both inclusive. The plots or lots
in the within plat in figures, denoting feet and decimal parts thereof,
of February, 1927.

George G. Schmidt & Co.
Surveyors By George G. Schmidt

Hahn, unmarried, hereby certifying that she has laid out, platted and
plat and subdivide into lots and streets in accordance with the within
George G. Schmidt & Company (Surveyors) of real estate as mentioned in the
deed, said subdivision shall be known and designated as Keystone Manor
Addition, Indianapolis.

The undersigned owners establish front yard lines as shown on the within plat
several lots are shown in feet back from the property lines of the
the property lines of the streets there shall be erected or maintained no
open one story porches.

garden, chicken or poultry yard, dog kennel or anything else which shall
all be constructed or maintained beyond the building line, and no corn or
crops shall be grown beyond said building line.

and 4 feet and 8 feet in width as shown on the within plat reserved for
including street car or transportation companies, such as water, gas,
electric light companies, for the installation and maintenance of main-
tenment or other structures are to be erected or maintained on said strips
but such owners shall take their title subject to the right of the
right of the owners of the other lots in said addition and to the esse-
ment of ingress, along, across and through the several strips of ground herein
all be later taken into the City of Indianapolis the control and use of
out shall be subject at all times to the authority of the City of

Several lots in this addition is specifically limited and restricted to
lots One (1), Twenty-two (22), Twenty-three (23), Twenty-four (24),
Twenty-seven (27) and Twenty-eight (28) which are zoned for use as

located on any interior lot closer than four (4) feet from the side lot line
closer than four (4) feet from the side lot line of any of said lots.

years, no lot or part of lot in this addition shall be used or occupied
by persons of the pure Caucasian race, domestic servants excepted.
The restrictions herein above set out are dedicated to the public, and are with
the owners of the several lots in this addition and their assigns and the
the above described restrictions is expressly given to each of the lot
designs by injunction or other proper process of law.

on this addition other than that part which is brick, stucco, stone or
of paint before occupancy, no rolled roofing or rubber roofing of any
kind or roofing which comes in rolls or sheets shall be permitted on roofs
exposed to view. No garage of any description constructed or allowed
on this addition shall be used.

No truck or vegetable garden, chicken or poultry yard, dog kennel or anything else objectionable or a nuisance shall be constructed or maintained beyond the building line. No species shall be planted or grown beyond said building line.

There are strips of ground 4 feet and 8 feet in width as shown on the within plat for the use of public utilities (not including street car or transportation companies) such as phone, telegraph, gas, sewer and electric light companies, for the installation and maintenance of poles, ducts and wires. No permanent or other structures are to be erected or maintained on any lot or lots, but such owners shall take their title subject to the right of the public utilities company and to the right of the owners of the other lots in said addition as herein granted for ingress and egress in, along, across and through the several strips described. If this addition shall be later taken into the City of Indianapolis the same shall be subject at all times to the authority of the City of Indianapolis.

The use of all of the several lots in this addition is specifically limited and restricted to residence purposes, except only Lots One (1), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Twenty-eight (28) which are zoned for use for business purposes.

No residence shall be erected on any interior lot closer than four (4) feet from the side line of said lots as now platted, or closer than four (4) feet from the side lot line of any of the same which may be subsequently subdivided.

For a period of fifty (50) years, no lot or part of lot in this addition shall be sold or conveyed by any person or persons except those of the pure Caucasian race, domestic servants excepted.

All of the foregoing restrictions herein above set out are dedicated to the public and are specifically reserved to the several owners of the several lots in this addition and their assigns. The right to enforce the provisions of the above described restrictions is expressly given to the owners in this addition and their assigns by injunction or other proper process of law.

All buildings constructed on this addition other than that part which is brick, tile or block, shall have at least two coats of paint before occupancy, no rolled roofing or rubber and gravel roofing or any other kind of roofing which comes in rolls or sheets shall be permitted on any of the lots in this subdivision shall be used as a residence at any time.

The above restriction is dedicated to the public and is also specifically reserved to the owners of the several lots in this addition and their assigns for a period of ten (10) years, enforced by injunction or other proper process of law.

Not more than one residence building may be constructed, placed or altered upon any lot on either the Rockville or High School Roads, but the same may be a two (2) family residence, corner lot, as a double house or a duplex, which must consist of at least four (4) rooms to a family, including bath room and breakfast room, or a single residence consisting of at least five (5) rooms including bath room and breakfast room, on any lot facing Walton or Barnett Streets, a single or double house may be constructed for each fifty (50) feet of street frontage, but no residence shall be constructed facing Baumann, Plainview, and Mission Streets in said addition, and on however, that it is a corner lot facing Walton or Barnett Streets or Rockville Road or High School Road, one entrance to the street shall be required. Each residence constructed on lots facing Walton or Barnett Streets shall consist of at least four (4) rooms, irrespective of whether an entrance is required for each family.

Each lot shall be made direct to sewer, and shall have a sewer pipe or other means of carrying off the sewage, and shall be provided with a water pipe or other means of carrying water to the building. Each lot shall be provided with a water pipe or other means of carrying water to the building. Each lot shall be provided with a water pipe or other means of carrying water to the building. Each lot shall be provided with a water pipe or other means of carrying water to the building.

One side of each lot shall be made direct to sewer. The above rule shall be operative as long as the present public sewer system is used on said addition. The owners, subdividers or grantors of this addition reserve the right to enter upon any lot placed in this addition at any time for the purpose of cutting roads or trails, or for the purpose of planting or trees or for the purpose of doing any other thing which may be necessary for the benefit of the addition.

This addition is dedicated to the City of Indianapolis, and the same shall be subject to the authority of the City of Indianapolis at all times. The City of Indianapolis shall have the right to enter upon any lot placed in this addition at any time for the purpose of cutting roads or trails, or for the purpose of planting or trees or for the purpose of doing any other thing which may be necessary for the benefit of the addition.

garden, garden or poultry yard, dog kennel or anything else which shall
hall be constructed or maintained beyond the building line and no corn or
grown beyond said building line.
four (4) feet and eight (8) feet in width as shown on the within plat reserved for
of including street car or transportation companies, such as water, gas,
electric light companies, for the installation and maintenance of main
manhole or other structures are to be erected or maintained on said strips
but such owners shall take their title subject to the right of the
the right of the owners of the other lots in said addition and to the use
and egress in, along, across and through the several strips of ground herein
shall be later taken into the City of Indianapolis the control and use of
set out shall be subject at all times to the authority of the City of

several lots in this addition is specifically limited and restricted to
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erected on any interior lot closer than four (4) feet from the side lot line
closer than four (4) feet from the side lot line of any of said lots
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(50) years, no lot or part of lot in this addition shall be used or occupied
those of the pure Caucasian race, domestic servants excepted.
restrictions herein above set out are dedicated to the public, and all the
real owners of the several lots in this addition and their assigns and heirs
of the above described restrictions is expressly given to each of the lot
assigns by injunction or other proper process of law.

ed on this addition other than that part which is brick, sandstone or
ats of paint before occupancy, no rolled roofing or rubber roofing or any
kind of roofing which comes in rolls or sheets shall be permitted on roof
exposed to view. No garage of any description constructed or allowed
division shall be used as a residence at any time.

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e addition and their assigns for a period of Ten (10) years, and may be
proper process of law.

ence building may be constructed, placed or altered upon any lot facing
of Roads, but the same may be a Two (2) family residence commonly known
which must consist of at least four (4) rooms to a family, irrespective of
a single residence consisting of at least five (5) rooms irrespective of
any lot facing Walton or Warrick Streets, a single or double residence
(50) feet of street frontage, but no residences shall be constructed
ision Streets in said addition, except however, that if a double house is
Streets or Rockville Road or Highschool Road, one entrance may face any
each residence constructed on lots facing Walton or Warrick Streets, shall
irrespective of bathroom and breakfast room for each family.

side direct to sewer except by down spouts on outside of buildings which
basement floor drains into, except nothing but water runs or foreign sub-
or connections from private septic tank or leach. All septic

of standard make and at all times to be properly cleaned by owner of said
shall not be directly connected to sewer. The above restrictions
present septic sewerage system is used on said addition.
or grantors of this addition reserve the right to enter upon either or any
on at any time within the period of five years from the first day of May,
ods or grass. The planting of shrubbery or trees or for the performance
fit of said addition.

and that if the City of Indianapolis, the City of Indianapolis,
the above restrictions shall be assumed and modified so as
over order of the City of Indianapolis.

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Page 2
Mar 7 1927 (1927)
State of Indiana
County of Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County of Wayne, Indiana, and acknowledged the execution of the foregoing certificate, as an act and deed for the uses and purposes therein expressed.
Witnessing hand and official seal this 6th day of March 1927.

John C. Dodson (SE)
Notary Public

My commission expires July 31st 1928.

Approved, this 30 day of Mar., 1927.

Subject to no changes or alterations, and on condition that the plat will be recorded in the office of the Recorder of Marion County, State of Indiana, within 10 days from the date of this approval, if not so recorded within said 10 day period, this approval becomes null and void and of no effect.

City Plan Commission
G. H. Schmidt
President

J. Ray McLaughan
Engineer

Approved, this 30th day of March, 1927.

City Civil Engineer
Charles C. Overfield

Approved, this 30 day of Mar., 1927.

Board of Public Works
R. O. Chamberger
President

L. E. Trotter

D. Y. B
P. H. T

Recorded Apr. 29, 1927 at 11:00 o'clock A. M.

Edna V. Hahn (Seal)

fore me, the undersigned, a Notary Public in and for said County and State, acknowledged the execution of the foregoing certificate, as her voluntary proposed therein expressed. Witness my hand and official seal this 5th day of March 1927.

John C. Dodson (IS)
Notary Public

1927.
of Mar., 1927.
es or alterations and on condition that the plat will be recorded in the County, State of Indiana, within 10 days from the date of this approval. If not so recorded within the 10 day period, this approval becomes null and void and of no effect.

City Plan Commission
C. F. Schmidt,
President.

J. Ray McLaughan,
Engineer.

ay of March, 1927.
City Civil Engineer
Charles C. Oberleas

of Mar., 1927.
Board of Public Works
R. C. Shanberger,
President.

L. F. Trotter

D. Y. B.
P. M. T.

lock A. M.

As the undersigned have verified and the witness are true and correct and
represent a subdivision of part of the following described land, to-wit: Block 111, Lot 1, Block 111, City of Indianapolis, Indiana
more particularly described as follows: Block 111, Lot 1, Block 111, City of Indianapolis, Indiana

Beginning at the Northwest corner of the southeast quarter of said section, said point being the
intersection of the center line of the highway with the center line of the street and established
thence running south along and with the center line of said quarter 666.66 feet to a point where the
center line of said line crosses said quarter line, thence east along and with the north right of way line of
the Big Bone Railroad 2702.60 feet to a point where the West line of said quarter section 1198.7 feet to the
northwest corner of said quarter section, thence East along and with the North line of said quarter section
2702.60 feet to the place of beginning, containing 74.32 acres, more or less.

This subdivision consists of 180 lots numbered from 1 to 180 both inclusive. The size of lots
and widths of streets are shown on the within plat in figures denoting feet and decimal parts thereof.
Witness my signature this 10th day of February, 1927.

George G. Schmidt & Co.
Surveyors by George G. Schmidt

The undersigned, Emma F. Bahr, unmarried, hereby certifies that she has laid out, plotted and
subdivided and does hereby lay out and subdivide into lots and streets in accordance with the within
plat, (herein above certified by George G. Schmidt & Company Surveyors) of real estate as mentioned in the
concluding paragraph of said surveyor's subdivision plat, be known and designated as Key Stone Manor.

In addition to the City of Indianapolis.
The undersigned owner of within front yard lines as shown on the within plat
the location of these lines on the several lots are shown in feet back from the property line of the
streets, between sidewalk and the property lines of the lots there shall be erected or maintained in
building or structure other than open sky strip porch.

No truck or vegetable garden, chicken or poultry yard, dog kennel or anything else of the kind
be objectionable or nuisance shall be constructed or maintained beyond the building line, and no corner
cut species shall be planted or grown beyond said building line.

There are restrictions of ground 4 feet and 8 feet in width as shown on the within plat reserved for
the use of public utilities (not including street and transportation companies) such as water, gas, electric
power, telegraph, gas, sewer and electric light companies, for the installation and maintenance of water,
power, ducts and pipes. No permanent or other structures are to be erected or maintained on said strips
by the owners of such lots or lots, but such owners shall take their title subject to the right of the
public utilities company and to the right of the owners of the other lots in said addition and to the ease
and herein granted for ingress and egress in along, across and through the several strips of ground hereinafter

of said lots as not protected, or since that four (4) feet from the side lot line or any of said lots, same may be subsequently subdivided.

For a period of five (5) years, no lot or part of lot in this addition shall be used or dedicated by any person or persons except those of the pure residential type, domestic services excepted.

All of the foregoing restrictions herein above set out are dedicated to the public use and benefit and shall be enforceable in the several owners of the several lots in this addition and their assigns, and the right to enforce the provisions of the above described restrictions is expressly given to each of the lot owners in this addition and their assigns by injunction or other proper process of law.

All buildings constructed on this addition other than that part which is brick, masonry or block, shall have at least two coats of paint before occupancy, no rolled roofing or rubber roofing or fence and gravel roofing or any other kind of roofing which comes in rolls or sheets shall be permitted on residence buildings where the same is exposed to view.

No garage of any description constructed on this addition shall be permitted on residential lots in this subdivision unless it be used as a residence at any time.

The above restriction is dedicated to the public and is also specifically reserved to the benefit of the several lots in this addition and their assigns for a period of ten (10) years, and may be enforced by injunction or other proper process of law.

Not more than one residence building may be constructed, placed or altered upon any lot facing either the Rockville or High School Roads, but the same may be a two (2) family residence commonly known as a double house or a duplex, which shall consist of at least four (4) rooms to a family irrespective of bath room and breakfast room, or a single residence consisting of at least five (5) rooms (respective of bath room and breakfast room) on any lot facing Melton or Harwits Streets, a single or double residence may be constructed for each plot (50) feet of street frontage, but no residence shall be constructed facing Baumann, Plimpton and Alphonson Streets in said addition, except however, that if a double house is erected facing Melton or Harwits Streets or Rockville Road or High School Road, one entrance may face any of the streets above named.

Each residence constructed on lots facing Melton or Harwits Streets shall consist of at least four (4) rooms (respective of bathroom and breakfast room for each family).

Each connection shall be made direct to sewer except by down spouts on outside of buildings which carry washing but not water.

Basement floor drains into water holding but not sewer or foreign substance shall be permitted to pass or connections from private septic tank or tanks.

All septic tanks used in this addition shall be of standard make and at all times to be properly cleaned by owner of said lot or lots.

Out side toilets shall not be directly connected to sewer. The above restrictions shall be effective as long as the present public sewerage system is used on said addition.

The owners, subdivider or grantors of this addition reserve the right to enter upon either or any lot of the lots platted in this addition at any time within the period of five years from the first day of May next for the purpose of carrying out or grant the widening of thoroughfare or trees or for the performance of any work necessary for the benefit of said addition.

It is specifically provided that if this addition shall be annexed to the City of Indianapolis, the laws, ordinances and regulations of the City of Indianapolis shall be deemed to be amended and modified so as to conform with the ordinance or proper order of any part of said municipality.

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We the undersigned hereby certify that the within and foregoing map is true and correct and represents a subdivision of part of the Government owned and controlled lands of the State of North Dakota particularly described as follows: ...

Beginning at the northern corner of the section ...

... and thence ...

... and thence ...

... and thence ...

George G. Bonfield & Co. Surveyors by George G. Bonfield

The undersigned, Emma F. Hamr, unmarried, hereby certifies that she has laid off, platted and subdivided and does hereby lay off and subdivide the lots and streets in accordance with the within plat, (herein above certified by George G. Bonfield & Company Surveyors) of real estate as mentioned in the foregoing certificate by said surveyor. said subdivision shall be known and designated as Keystone Manor.

In addition to the city of Dickinson, North Dakota, the undersigned owner establish center yard lines as shown on the within plat. Restrictions: The undersigned owner establish center yard lines as shown on the within plat. The location of these lines on the several lots are shown in feet back from the property line of the streets between each line and the property lines of the streets where they shall be erected or maintained in building of structures other than open or sky porches.

No fence or hedgeable garden, chicken or poultry yard dog kennel or anything else which shall be objectionable to the public shall be constructed or maintained beyond the building line, and no corner or any species shall be planted or grown beyond said building line.

The use of public utility lines (not including electric lines or transportation companies) such as water, telephone, telegraph, gas, sewer and electric light companies, for the installation and maintenance of wires, poles, ducts and pipes, no permanent or other structures are to be erected or maintained on said lots by the owners of such lots or on them, but such owners shall take care to install and maintain the same in a public utility company and to the right of the owners of the other lots in said addition and to the best advantage of the public and to the best interest of the city of Dickinson, North Dakota, across and through the several lots of ground herein.