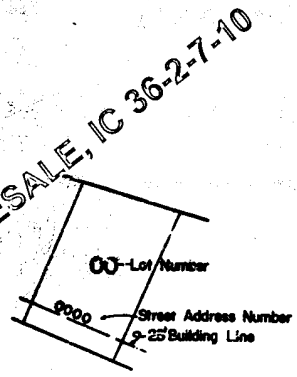
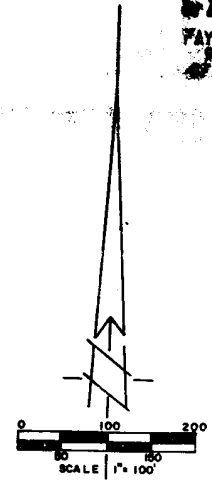


RECEIVED FOR RECORD
 MAY 3 1972
 FAYE I. MOWERY
 RECORDER
 MARION CO.



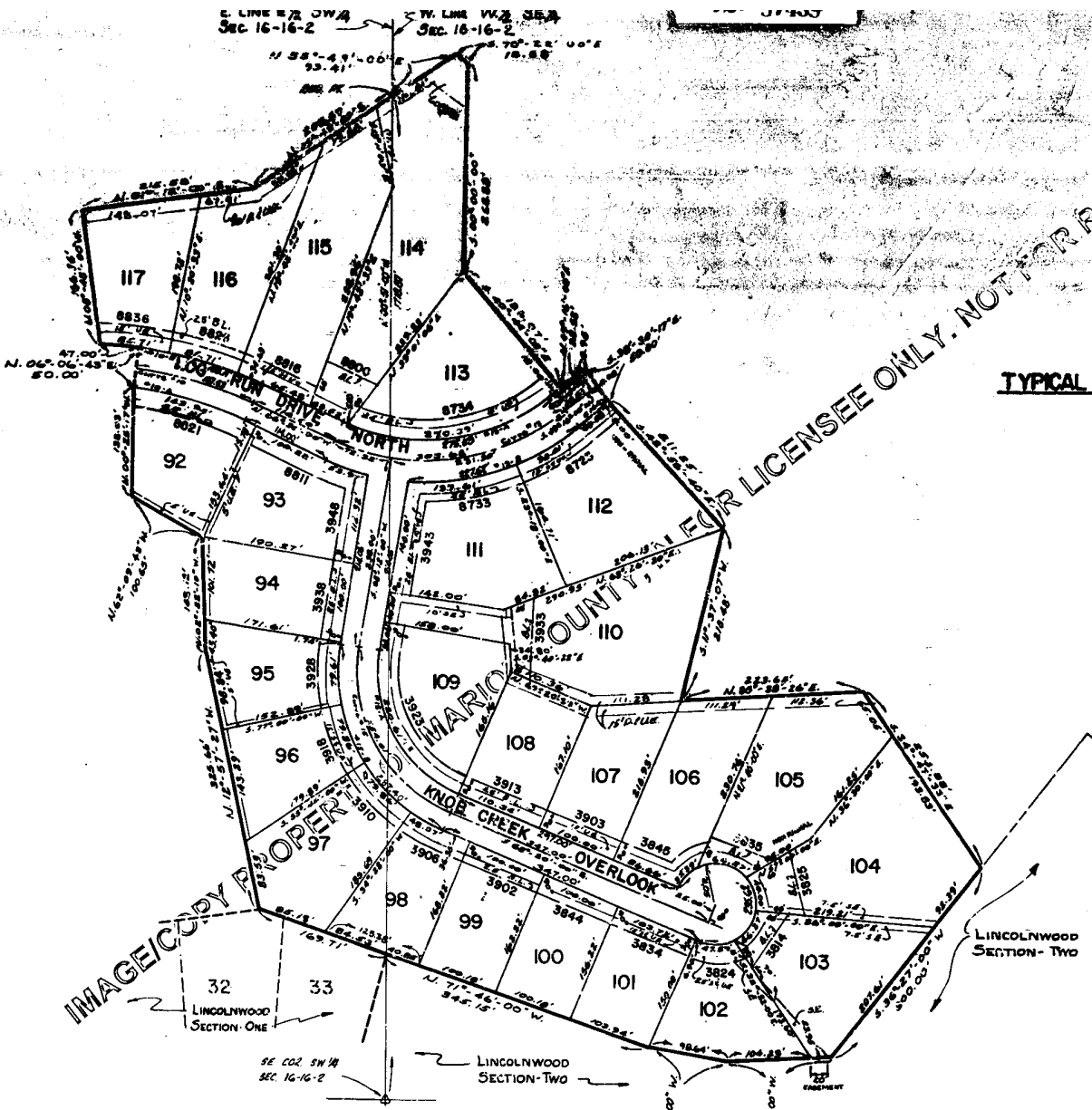
TYPICAL NUMBERING DESIGNATION



CURVE	Δ	R	L	CH.	T	D
*10-E	49°-28'-00"	499.29'	431.01'	417.80'	230.00'	11.47543°
10-A	"	474.29'	409.48'	396.88'	218.48'	12.08030°
*13-B	69°-14'-00"	270.83'	303.62'	287.97'	170.00'	21.15528°
13-A	"	245.83'	275.59'	261.39'	154.31'	23.30728°
*14-E	67°-48'-00"	230.66'	272.95'	257.30'	195.00'	24.83950°
14-A	"	205.66'	243.37'	229.42'	138.20'	27.85893°
14-B	"	255.66'	302.34'	285.19'	171.80'	22.41058°
*15-E	76°-32'-00"	190.16'	254.01'	235.54'	150.00'	30.13030°
15-A	"	165.16'	220.61'	204.58'	130.28'	34.69108°
15-B	"	215.16'	287.40'	264.51'	167.72'	26.62958°

LINCOLNWOOD

SECTION - FOUR



I hereby certify that the within plat is true and correct and represents a survey of a part of the East Half of the Southwest Quarter of Section 16-16-2, North, Range 3 East, Marion County, Oregon.

I hereby certify that the within plat is true and correct and represents a survey of a part of the East Half of the Southwest Quarter and part of the West Half of the Southeast Quarter of Section 16, Township 16 North, Range 2 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the said East Half Quarter Section; thence North 00 degrees 51 minutes 00 seconds West along the East line of the said East Half Quarter Section 1718.87 feet to the Place of Beginning; thence North 55 degrees 40 minutes 00 seconds East 93.41 feet to the South line of non-dedicated access right-of-way as described in "Complaint for Appropriation of Real Estate" filed August 7, 1959, in Superior Court #3 of Marion County, Indiana; thence South 70 degrees 22 minutes 00 seconds East along the South line of the said right-of-way 18.58 feet; thence South 00 degrees 00 minutes 00 seconds East 258.88 feet; thence South 40 degrees 44 minutes 00 seconds East 186.07 feet; thence North 49 degrees 16 minutes 00 seconds East 28.58 feet to a curve having a radius of 255.66 feet, the radius point, of which, bears South 40 degrees 44 minutes 00 seconds East; thence East along the said curve 9.95 feet to a point which bears North 38 degrees 30 minutes 17 seconds West from the said radius point; thence South 38 degrees 30 minutes 17 seconds East 50.00 feet; thence South 42 degrees 56 minutes 40 seconds East 211.25 feet; thence South 17 degrees 37 minutes 07 seconds West 218.48 feet; thence North 85 degrees 38 minutes 26 seconds East 223.45 feet; thence South 34 degrees 47 minutes 33 seconds East 258.88 feet to a point on the Northerly line of "Lincolwood - Section Two", the plat, of which, was recorded October 15, 1968, as Instrument #68-52855 in the Office of the Recorder of Marion County, Indiana, said point lies North 36 degrees 27 minutes 00 seconds East 42.06 feet from the Northeast corner of Lot #40 in the said "Lincolwood - Section Two" (the next four courses are along the Northerly line of the said "Lincolwood - Section Two"); thence South 36 degrees 27 minutes 00 seconds West 300.00 feet; thence South 85 degrees 08 minutes 12 seconds East 128.18 feet; thence North 82 degrees 14 minutes 00 seconds West 98.64 feet; thence North 71 degrees 46 minutes 00 seconds West 345.15 feet to the Northeast corner of Lot #33 in "Lincolwood - Section One", the plat, of which, was recorded October 15, 1968, as Instrument #68-52854 in the Office of the Recorder of Marion County, Indiana; thence North 71 degrees 46 minutes 00 seconds West along the Northerly line of the said "Lincolwood - Section One" 169.71 feet to a point which is North 71 degrees 46 minutes 00 seconds West 32.26 feet from the Northeast corner of Lot #32 in the said "Lincolwood - Section One"; thence North 12 degrees 57 minutes 27 seconds West 325.66 feet; thence North 02 degrees 22 minutes 10 seconds West 145.12 feet; thence North 62 degrees 09 minutes 43 seconds West 100.65 feet; thence North 00 degrees 25 minutes 17 seconds West 136.03 feet; thence North 06 degrees 06 minutes 43 seconds East 50.00 feet to a curve having a radius of 524.29 feet, the radius point, of which, bears South 06 degrees 06 minutes 43 seconds West; thence West along the said curve 47.00 feet to a point which bears North 00 degrees 58 minutes 33 seconds East from the said radius point; thence North 08 degrees 48 minutes 00 seconds West 166.36 feet; thence North 81 degrees 12 minutes 00 seconds East 215.58 feet; thence North 55 degrees 49 minutes 00 seconds East 203.59 feet to the place of beginning, containing 16.244 acres, more or less.

This subdivision contains 26 lots, numbered 92 through 117 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 JULY 28, 1972.

Witness my signature this 28th day of JULY, 1972.

James E. Dankert
Registered Land Surveyor
STATE OF INDIANA
No. 4028

We, the undersigned, being the owners of record of all of the included tract, 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 LINCOLNWOOD - SECTION FOUR, an Addition in Marion County, Indiana.

- A. All streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition are 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, or, in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No trees shall be permitted to remain within such distance of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
- D. No one-story house having a ground floor area of less than 1,200 square feet shall be erected on any lot. No house with more than one floor having a ground floor area of less than 800 square feet, exclusive of open porches, garages and basements, shall be erected on any lot.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition, and no boat, trailer or camper of any kind (including, but not in limitation thereof, house trailers, camping trailers and boat trailers) shall be kept or parked upon said lot except within a garage or other approved structure.
- F. No noxious or offensive trade shall be conducted upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- G. 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.
- H. There are strips of ground designated on the within plat as drainage easements (D.E.), sewer easements (S.E.) and utility easements (U.E.). Such strips are reserved for the use of public utility companies and governmental agencies, as follows: Drainage easements (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structure, including fences, shall be built upon said easements which will obstruct flow from the area being served. Sewer easements (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county for the purposes of installation and maintenance of sewers that are part of said system. Utility easements (U.E.) are created for the use of all public utility companies other than transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires. The owners of all lots in this Addition shall take title subject to the easements hereby created and subject to the rights of utility companies and other proper authorities to service the drainage systems, sewers, mains, ducts, poles and wires to be located in such strips of ground for the purposes herein stated.
- I. No residence or outbuilding may be erected on the above described property for a period of twenty (20) years from the date hereof until the plan, elevation, location and grade thereof have been approved in writing by an officer of The Linwood Corporation, nor shall any change or alteration be made in the exterior design of any such residence or outbuilding after the original construction thereof, and during said period of time, until written approval thereof has been given by Linwood Corporation. Further, no fence or wall may be erected on the above described property within said 20-year period without the written approval of a majority of the members of such committee. If one or more members of the committee shall die, the surviving member or members shall have authority to approve or disapprove all such plans, elevations, location, grades, changes, alterations, fences and walls. If all members of such committee shall die prior to the expiration of said 20-year period, or if there shall be no competent member of such committee alive at any time during such 20-year period, then the record owners of a majority of the lots in this Addition may designate in writing their authorized representatives, who thereafter shall have all of the powers as were previously delegated herein to the committee. Any such instrument signed by a majority of the lot owners shall be duly recorded among the land records of Marion County, Indiana. If the committee or designated representatives shall fail to approve or disapprove plans within fifteen (15) days after such plans have been submitted, no such approval shall be required.
- J. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of structures 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, and the Department of Metropolitan Development, its successors 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 provisions shall be in full force and effect until March 1, 1989, at which time said covenants shall be automatically extended for successive periods of ten (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. Invalidity 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.

IN WITNESS WHEREOF, Linwood Corporation by: Ralph B. Coble, President and Ralph W. Coble, Secretary

has executed this instrument and caused his seal to be affixed this 28th day of July, 1972.

APPROVED THIS 25th DAY OF September 1972
AUDITOR OF MARION COUNTY
Rm. [Signature]

FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DIVISION OF PLANNING & ZONING
MARION COUNTY, INDIANA
Sept 7 1972
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED
[Signature]

Ralph B. Coble, President
Ralph W. Coble, Secretary

personally appeared before me the undersigned, a Notary Public, in and for said County and State, Linwood Corporation, by Ralph B. Coble and Ralph W. Coble and acknowledge the execution of the above instrument as its and their voluntary act and deed for the purpose therein expressed.

My Commission Expires April 15, 1974
[Signature]

VOID UNLESS RECORDED BEFORE APR 5 1974

RECORDED
MARION COUNTY, INDIANA
SEP 11 1972