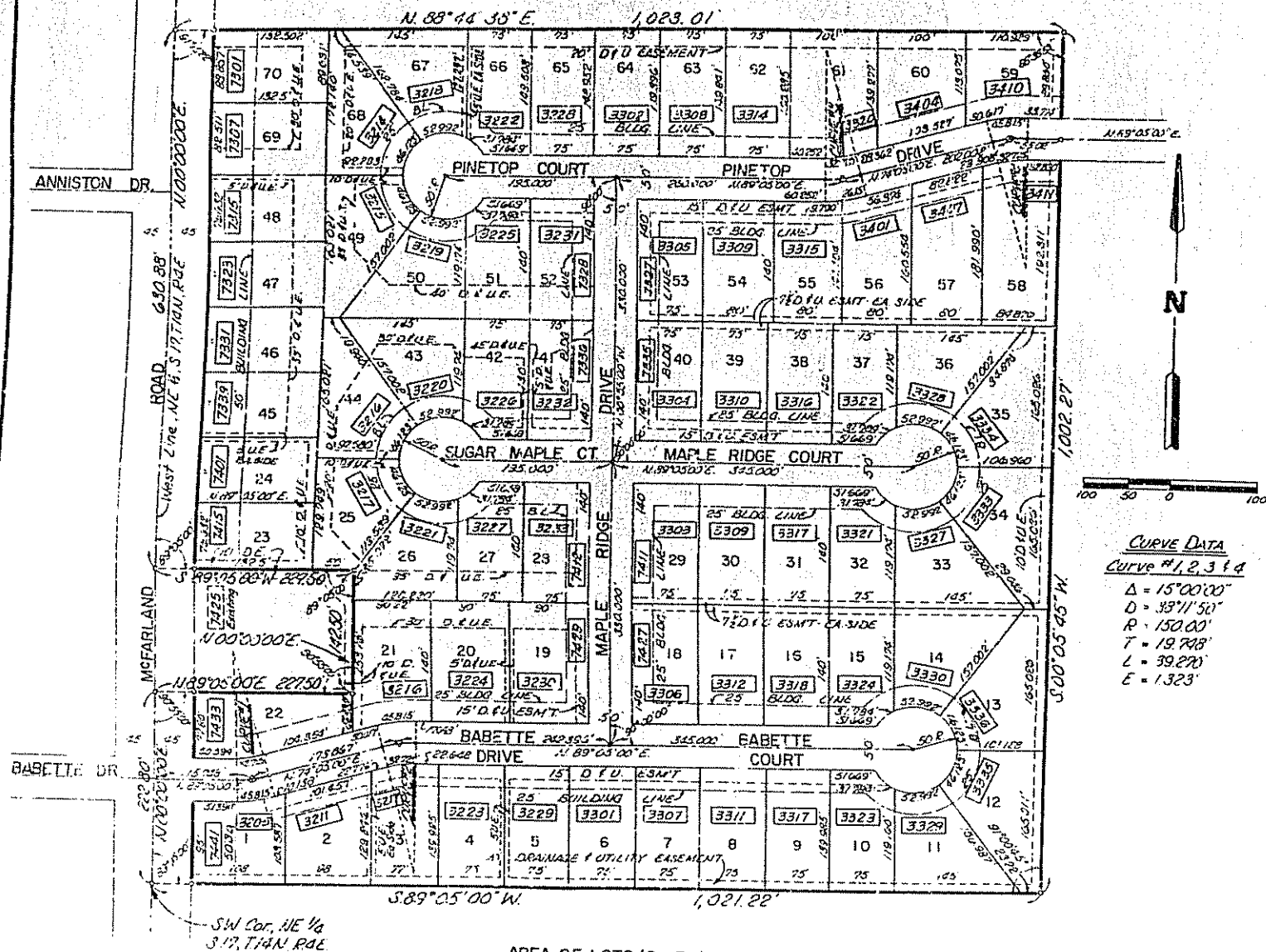


770053678

# MAPLE RIDGE

77 53676



**CURVE DATA**  
 Curve #1, 2, 3, 4  
 $\Delta = 15^{\circ}00'00''$   
 $D = 3971.50'$   
 $R = 150.00'$   
 $T = 19.788'$   
 $L = 39.270'$   
 $E = 1.323'$

MAPLE RIDGE  
 LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP FOURTEEN NORTH (14N) RANGE FOUR EAST (R4E) IN MARTIN COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) A DISTANCE OF TWO HUNDRED TWENTY-NINE DEGREES FIVE MINUTES FIFTY SECONDS EAST (N229°05'50"E) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDRETHS FEET (227.50') TO A POINT; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) ON AND ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE HUNDRED FORTY-TWO AND FIFTY HUNDRETHS FEET (142.50') TO A POINT; THENCE SOUTH FORTY-TWO DEGREES FIVE MINUTES ZERO SECONDS WEST (S42°05'00"W) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDRETHS FEET (227.50') TO A POINT; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) ON AND ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF SIX HUNDRED THIRTY AND EIGHTY-EIGHT HUNDRETHS FEET (630.88') TO A POINT ONE AND SEVENTY-ONE HUNDRETHS FEET (1.71') SOUTH OF THE SOUTHWEST CORNER OF LUBLIANNIA ADDITION; THENCE NORTH EIGHTY-EIGHT DEGREES FORTY-FOUR MINUTES THIRTY-EIGHT SECONDS EAST (N88°48'38"E) A DISTANCE OF ONE THOUSAND THREE HUNDREDS FEET (1,330') SOUTH OF THE SOUTHWEST CORNER OF LUBLIANNIA ADDITION AND TWO AND SEVENTY-ONE HUNDRETHS FEET (2.71') WEST OF THE WEST LINE OF HOLLY HILLS ADDITION; THENCE SOUTH ZERO DEGREES FIVE MINUTES SEVEN HUNDRETHS FEET (S00°05'07"E) A DISTANCE OF ONE THOUSAND TWO AND TWENTY-EAST QUARTER OF SAID SECTION 17; ONE AND FIFTY-TWO HUNDRETHS FEET (1.52') WEST OF THE WEST LINE OF HOLLY HILLS ADDITION; THENCE SOUTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S89°05'00"W) ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE THOUSAND TWENTY-ONE AND TWENTY-TWO HUNDRETHS FEET (1021.22') TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID CORNER BEING THE POINT OF BEGINNING.

CONTAINING 72.70 ACRES, MORE OR LESS, SUBJECT TO PUBLIC RIGHTS-IF ANY.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.

CERTIFIED THIS 12th DAY OF January, 1977

*Richard B. Metzger*  
 RICHARD B. METZGER  
 INDIANA LAND SURVEYOR No. 10568

AREA OF LOTS (Sq. Ft.)

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	12,204	9	10,500	17	10,500	25	11,822	33	11,829	41	10,500	49	12,250	57	13,702
2	11,412	10	12,203	18	10,500	26	11,392	34	14,192	42	10,207	50	14,929	58	16,138
3	10,586	11	11,829	19	12,600	27	12,203	35	14,673	43	14,929	51	12,203	59	11,435
4	10,500	12	13,230	20	10,500	28	10,500	36	11,829	44	12,567	52	10,500	60	12,617
5	10,500	13	13,711	21	12,971	29	10,500	37	10,203	45	10,500	53	10,500	61	14,792
6	10,500	14	12,203	22	12,337	30	10,500	38	10,500	46	10,500	54	10,500	62	12,553
7	10,500	15	10,203	23	10,500	31	10,500	39	10,500	47	10,500	55	11,200	63	11,254
8	10,500	16	10,500	24	12,183	32	10,203	40	10,500	48	11,967	56	11,829	64	11,829

Maple Ridge Is Comprised Of Seventy (70) Lots Numbered 1 Through 70 Inclusive As Shown.

8 / 9 8 9 / 11

Map 10 2 15 11 11

**COVENANTS AND RESTRICTIONS**

THERE ARE STRIPS OF GROUND MARKED UTILITY STRIPS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT SEWERS, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID UTILITY STRIPS.

THE LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

**RESTRICTIONS**

1. FRONT BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE FOREGOING PLAN, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE NEAREST STREET SHALL BE ERECTED AND MAINTAINED NO PERMANENT OR OTHER STRUCTURES OR PARTS THEREOF, EXCEPT SEWERS. THE BUILDING LINE SET BACK FOR ALL LOTS FRONTING ON MC FARLAND ROAD SHALL BE FIFTY-FIVE (55') AND FOR ALL OTHER LOTS IN THE DEVELOPMENT TWENTY-FIVE FEET (25').
2. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS SINGLE-FAMILY RESIDENTIAL LOTS, AND NO RESIDENCES SHALL BE PERMITTED. NO FAMILY DWELLING SHALL EXCEED TWO AND ONE-HALF (2½) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS.
3. NO RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION HAVING A GROUND FLOOR AREA OF LESS THAN 1,100 SQUARE FEET, IF A ONE STORY STRUCTURE, OR 700 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.
4. ALL RESIDENCES CONSTRUCTED WITHIN THE DEVELOPMENT SHALL HAVE ATTACHED TWO-CAR GARAGES. ALL DRIVEWAYS SHALL BE HARD SURFACED WITH EITHER CONCRETE OR ASPHALT.
5. EVERY BUILDING OR PART THEREOF SHALL BE SO LOCATED AS TO PROVIDE A SIDE YARD ON EACH SIDE OF SAID BUILDING IN ACCORDANCE WITH MARION COUNTY ZONING ORDINANCE OF 1956, IN D-3 CLASSIFICATION, EXCEPT THAT IN THE CASE WHERE THE SAME PERSON OR PERSON OWN TWO ADJOINING LOTS NOT SEPARATED BY A UTILITY STRIP AS SHOWN ON THE PLAT, THEN THIS RESTRICTION SHALL APPLY TO THE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.
6. RESIDENCES CONSTRUCTED ON THE TEN (10) LOTS FRONTING ON MC FARLAND ROAD SHALL BE CONSTRUCTED WITH EITHER PORCHES OR PATIOS. NO SOLID CONCRETE PATIOS SHALL BE PERMITTED AT GRADE LEVEL IN THE LIVING SPACE OF ANY OF THOSE SAID RESIDENCES.
7. NO PORCHES, TENT SHACKS, BATHS, GARAGES OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR PRIMARY OR PERMANENT RESIDENTIAL PURPOSES. NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE OR OUT BUILDING OF ANY KIND NOT CONNECTED TO THE MAIN RESIDENCE, INCLUDING BUT NOT NECESSARILY LIMITED TO ANY TRAILER, BE PERMITTED ON ANY LOT. NO GARAGE, BATH OR PORCH OR OUT BUILDING, BY CONSTRUCTION OR MOVING ONTO OR CHANGED ON ANY LOT WITHIN A GARAGE OR OTHER AREA. NO TRAILER OR GARAGE OR OUT BUILDING SHALL BE SET ON PARKED UPON SAID LOT EXCEPT FOR THE PURPOSES OF THIS ADDITION, AND SHALL REMAIN ON THE LOT UNTIL THE LOT IS REDEVELOPED OR RECONSTRUCTED.

8. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ANY POINT 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 ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OR SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES. NO FENCES SHALL BE PERMITTED TO BE CONSTRUCTED BETWEEN THE FRONT SET BACK LINE AND THE STREET CURB.

NO HOUSE FOOTING DRAIN, OR ROOF WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY SEWERS.

9. THE EXTERIOR WALLS OF ANY RESIDENCE CONSTRUCTED IN THE DEVELOPMENT CONTAINING LESS THAN 1,200 SQUARE FEET SHALL BE OF BRICK OR STONE TO THE EXTENT OF AT LEAST NINETY PERCENT (90%) OF THE SOLID WALL AREA, ALL OTHER RESIDENCES CONSTRUCTED IN THE DEVELOPMENT SHALL HAVE EXTERIOR WALLS OF BRICK OR STONE TO THE EXTENT OF SIXTY PERCENT (60%) OF THE SOLID WALL AREA IN THE CASE OF A ONE-STORY STRUCTURE; AND IN THE CASE OF A TWO-STORY STRUCTURE, ONE HUNDRED PERCENT (100%) OF THE GROUND FLOOR EXTERIOR WALLS SHALL BE OF BRICK OR STONE.

10. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT J. COOK AND ROBERT J. WILSON OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY PROCEED WITH THE BUILDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS. WHATEVER THE MEMBERS OF SUCH COMMITTEE FOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

11. ALL AREAS ENCLOSED WITHIN DRAINAGE EASEMENTS ON THE PLAT ARE HEREBY DESIGNATED AS STORMWATER MOVEMENT/RETENTION OR RETENTION AREAS, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THOSE AREAS TO MAINTAIN SUCH AREAS IN SUCH CONDITION THAT THE FLOW OF STORM DRAINAGE WATERS ON, ACROSS, AND FROM SUCH AREAS SHALL NOT BE IMPAIRED, DIVERTED OR ACCELERATED. SUCH USE FOR STORM WATER MOVEMENT OR RETENTION IS HEREBY DECLARED TO BE AN EASEMENT AND SERVITUDE UPON SUCH LAND FOR THE BENEFIT OF THE OWNERS OF OTHER LAND INCLUDED WITH THE PLAT, UPSTREAM OR DOWNSTREAM, AFFECTED BY SUCH USE, AND FOR ANY PROPER AGENCY OR DEPARTMENT OF THE CITY OF INDIANAPOLIS. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO SUCH AREAS TO PERFORM MAINTENANCE, AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SUCH EASEMENT AND SERVITUDE RIGHTS.

12. THE RIGHT TO ENFORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY ANY PERSON, SHALL BE RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS DEVELOPMENT. THIS RIGHT SHALL BE RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS DEVELOPMENT AND SHALL BE RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS DEVELOPMENT. NO PERSON SHALL BE ENTITLED TO SPECIFIC PERFORMANCE OF ANY OF THE COVENANTS, CONDITIONS OR RESTRICTIONS SET FORTH HEREIN. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO SUCH AREAS TO PERFORM MAINTENANCE, AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SUCH EASEMENT AND SERVITUDE RIGHTS.

13. THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS FROM DATE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED THEREAFTER FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 25 YEAR PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL RECORD IN LAND RECORDS OF MARION COUNTY, INDIANA, A DECLARATION IN WRITING WAIVING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE FOR RENEWALS SHALL BE NULL AND VOID.

14. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

R.J. REALTY, INC.

*Robert J. Cook*  
ROBERT J. COOK

COUNTY OF MARION, INDIANA  
STATE OF INDIANA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED AND AFFIRMED THEIR SIGNATURES THEREON.

WITNESS MY SIGNATURE AND SEAL THIS 5 DAY OF January 1977  
MY COMMISSION EXPIRES 5-21-79

*Janet Ann Curry*  
NOTARY PUBLIC

RECORDED  
20500

RECORDED THIS 18 DAY OF August 1977  
BY Richard B. Wetzel  
NOTARY PUBLIC

THIS PLAT PREPARED BY  
Richard B. Wetzel  
WETZEL ENGINEERS  
222 N. NEW JERSEY ST  
INDIANAPOLIS, INDIANA 46204

770053678

FINAL APPROVAL  
AT INDIANAPOLIS, INDIANA  
August 15, 1977  
*David R. Johnson*  
COMMISSIONER

VOID UNLESS RECORDED  
BEFORE 10-13-78

77 53678

78-069320

WAIVER OF COVENANTS

CROSS REFERENCE

THIS INDENTURE WITNESSETH, That whereas the various people whose signatures are shown on the following pages to this instrument are the owners of lots located within Maple Ridge, a residential subdivision, located in Marion County, a Plat of which was recorded on August 18, 1977 in the Office of the Marion County Recorder as Instrument Number 77-53678, and

WHEREAS, said Plat contains certain restrictive covenants relating to construction of homes in front of building lines as shown on the Plat, and

WHEREAS, the owner of Lot 18 has constructed a home which encroaches upon the building line as shown on the Plat by approximately 8-inches,

NOW, THEREFORE, in consideration of the premises, the undersigned, being the owners of lots in Maple Ridge, as set forth opposite their respective names below, pursuant to the provisions of the covenants as recorded on the original Plat as noted herein above, for themselves, their heirs, executors, administrators and assigns, hereby release and waive application of any and all rights to enforce the covenant pertaining to construction of homes on or in front of the building line as shown on the Plat, in regard to said Lot 18.

All other restrictive covenants, which are not in violation of the United States Constitution and the laws of the several states, as set forth therein, are hereby ratified and shall remain in effect for the time set forth in said Plat.

IN WITNESS WHEREOF, the undersigned have executed this Waiver of Covenants this 29<sup>th</sup> day of September, 1978.

RECEIVED FOR RECORD  
PRECIOUS BYRD  
RECORDER-MARION CO  
OCT 4 9 21 AM '78

78-069320

STATE OF INDIANA )  
COUNTY OF MARION ) SS:

AFFIDAVIT

ROBERT H. COOK, being first duly sworn, states under oath that he is an adult resident of Marion County of the State of Indiana, with address at 3217 Westminster Dr. in said county and state, and that he personally witnessed and was present when each of the foregoing Lot Owners signed the aforesaid Waiver of Covenants, and this affiant swears that each signature thereon was in the handwriting of said respective Lot Owner.

Witness my hand and seal this 29 day of September, 1978.

R.H. Cook  
By Robert H. Cook, Affiant

Subscribed and sworn to before me, a Notary Public in and for said county and state, this 29<sup>th</sup> day of Sept, 1978.

James C. Cook  
Notary Public  
Residing in Marion County,  
Indiana

My commission expires:

5-21-79

The above Affidavit and foregoing Waiver of Covenants was prepared by Charles J. Simpson, Attorney.

780068320



MAPLE RIDGE

*Robert J. Cook*

ROBERT J. COOK

(Printed)

R. J. REALTY CO.

\_\_\_\_\_  
(Printed)

Lot #29 1/2

Deception

Lot Number

*Jim Weiss*

JIM WEISS CO. INC.

(Printed)

\_\_\_\_\_  
(Printed)

30

Lot Number

*Julia A. Flower*

JULIA A. FLOWER

(Printed)

\_\_\_\_\_  
(Printed)

29

Lot Number

\_\_\_\_\_  
(Printed)

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(Printed)

Lot Number

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(Printed)

Lot Number

MAPLE RIDGE  
LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP FOURTEEN NORTH (T14N) RANGE FOUR EAST (R4E) IN MARION COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) A DISTANCE OF TWO HUNDRED TWENTY-TWO AND EIGHTY HUNDREDTHS FEET (222.80') TO A POINT; THENCE NORTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS EAST (N89°05'00"E) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO A POINT; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) ON AND ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE HUNDRED FORTY-TWO AND FIFTY HUNDREDTHS FEET (142.50') TO A POINT; THENCE SOUTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S89°05'00"W) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF SIX HUNDRED THIRTY AND EIGHTY-EIGHT HUNDREDTHS FEET (630.88') TO A POINT ONE AND SEVENTY-ONE HUNDREDTHS FEET (1.71') SOUTH OF THE SOUTHWEST CORNER OF LUBLIANNA ADDITION; THENCE NORTH EIGHTY-EIGHT DEGREES FORTY-FOUR MINUTES THIRTY-EIGHT SECONDS EAST (N88°44'38"E) A DISTANCE OF ONE THOUSAND TWENTY-THREE HUNDREDTHS FEET (1.33') SOUTH OF THE SOUTHWEST CORNER OF LUBLIANNA ADDITION AND TWO AND SEVENTY-FOUR HUNDREDTHS FEET (2.74') WEST OF THE WEST LINE OF HOLLY HILLS ADDITION; THENCE SOUTH ZERO DEGREES FIVE MINUTES FORTY-FIVE SECONDS WEST (S00°05'45"W) A DISTANCE OF ONE THOUSAND TWO AND TWENTY-SEVEN HUNDREDTHS FEET (1002.27') TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 ONE AND FIFTY-TWO HUNDREDTHS FEET (1.52') WEST OF THE WEST LINE OF HOLLY HILLS ADDITION; THENCE SOUTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S89°05'00"W) ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE THOUSAND TWENTY-ONE AND TWENTY-TWO HUNDREDTHS FEET (1021.22') TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID CORNER BEING THE POINT OF BEGINNING.

CONTAINING 22.70 ACRES, MORE OR LESS, SUBJECT TO PUBLIC RIGHTS-OF-WAY

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.

CERTIFIED THIS 12<sup>th</sup> DAY OF January, 1977.

*Richard B. Weitzel*  
RICHARD B. WEITZEL  
INDIANA LAND SURVEYOR NO. 10568



*Maple Ridge Is Comprised Of Seventy (70) Lots. Numbered 1 Through 70 Inclusive, As Shown.*

TA  
3 & 4  
00"  
50"  
7'  
9'

RECEIVED FOR RECORD  
PREVIOUS BY  
H. DONALD HARRIS  
AUG 10 2 49 PM '77

MAPLE RIDGE  
LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP FOURTEEN NORTH (T14N) RANGE FOUR EAST (R4E) IN MARION COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) A DISTANCE OF TWO HUNDRED TWENTY-TWO AND EIGHTY HUNDREDTHS FEET (222.80') TO A POINT; THENCE NORTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS EAST (N89°05'00"E) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO A POINT; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) ON AND ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE HUNDRED FORTY-TWO AND FIFTY HUNDREDTHS FEET (142.50') TO A POINT; THENCE SOUTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S89°05'00"W) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF SIX HUNDRED THIRTY AND EIGHTY-EIGHT HUNDREDTHS FEET (630.88') TO A POINT ONE AND SEVENTY-ONE HUNDREDTHS FEET (1.71') SOUTH OF THE SOUTHWEST CORNER OF LUBLIANNA ADDITION; THENCE NORTH EIGHTY-EIGHT DEGREES FORTY-FOUR MINUTES THIRTY-EIGHT SECONDS EAST (N88°44'38"E) A DISTANCE OF ONE THOUSAND TWENTY-THREE AND ONE HUNDREDTHS FEET (1023.01') TO A POINT ONE AND THIRTY-THREE HUNDREDTHS FEET (1.33') SOUTH OF THE SOUTHWEST CORNER OF LUBLIANNA ADDITION AND TWO AND SEVENTY-FOUR HUNDREDTHS FEET (2.74') WEST OF THE WEST LINE OF HOLLY HILLS ADDITION; THENCE SOUTH ZERO DEGREES FIVE MINUTES FORTY-FIVE SECONDS WEST (S00°05'45"W) A DISTANCE OF ONE THOUSAND TWO AND TWENTY-SEVEN HUNDREDTHS FEET (1002.27') TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 ONE AND FIFTY-TWO HUNDREDTHS FEET (1.52') WEST OF THE WEST LINE OF HOLLY HILLS ADDITION; THENCE SOUTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S89°05'00"W) ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE THOUSAND TWENTY-ONE AND TWENTY-TWO HUNDREDTHS FEET (1021.22') TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID CORNER BEING THE POINT OF BEGINNING.

CONTAINING 22.70 ACRES, MORE OR LESS, SUBJECT TO PUBLIC RIGHTS-OF-WAY

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.

CERTIFIED THIS 12<sup>th</sup> DAY OF January, 1977.

*Richard B. Wetzell*  
RICHARD B. WETZEL  
INDIANA LAND SURVEYOR NO. 10568

*Maple Ridge Is Comprised Of Seventy (70) Lots Numbered 1 Through 70 Inclusive As Shown.*

TA  
3 & 4  
00"  
50"  
7"  
9"

RECORDED IN THE  
OFFICE OF THE  
CLERK OF THE  
COURT  
MARION COUNTY, INDIANA  
JAN 13 1977  
BOOK 10 2 109 TR 5

MAPLE RIDGE  
LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP FOURTEEN NORTH (14N) RANGE FOUR EAST (R04E) IN MARION COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) A DISTANCE OF TWO HUNDRED TWENTY-TWO AND EIGHTY HUNDREDTHS FEET (222.80') TO A POINT; THENCE NORTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS EAST (N89°5'00"E) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO A POINT; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) ON AND ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE HUNDRED FORTY-TWO AND FIFTY HUNDREDTHS FEET (142.50') TO A POINT; THENCE SOUTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S89°5'00"W) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00"E) ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF SIX HUNDRED THIRTY AND EIGHTY-EIGHT HUNDREDTHS FEET (630.88') TO A POINT ONE AND SEVENTY-ONE HUNDREDTHS FEET (1.71') SOUTH OF THE SOUTHWEST CORNER OF LEBLANCA ADDITION; THENCE NORTH EIGHTY-ETHREE DEGREES FORTY-FOUR MINUTES THIRTY-EIGHT SECONDS EAST (N88°04'38"E) A DISTANCE OF ONE THOUSAND TWENTY-THREE AND ONE HUNDREDTHS FEET (1023.01') TO A POINT ONE AND THIRTY-FIVE HUNDREDTHS FEET (1.35') SOUTH OF THE SOUTHWEST CORNER OF LEBLANCA ADDITION AND TWO AND SEVENTY-FOUR HUNDREDTHS FEET (2.74') WEST OF THE WEST LINE OF HOLY HILLS ADDITION; THENCE SOUTH ZERO DEGREES FIVE MINUTES FORTY-FIVE SECONDS WEST (S00°05'45"W) A DISTANCE OF ONE THOUSAND TWO AND TWENTY-SEVEN HUNDREDTHS FEET (1002.27') TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 ONE AND FIFTY-TWO HUNDREDTHS FEET (1.52') WEST OF THE WEST LINE OF HOLY HILLS ADDITION; THENCE SOUTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S89°05'00"W) ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE THOUSAND TWENTY-ONE AND TWENTY-TWO HUNDREDTHS FEET (1021.22') TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID CORNER BEING THE POINT OF BEGINNING.

CONTAINING 22.70 ACRES, MORE OR LESS, SUBJECT TO EJECTA RIGHTS-IF ANY

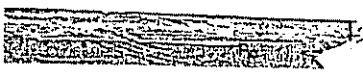
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.

CERTIFIED THIS 19th DAY OF January 1977.

*Richard B. Giffel*  
RICHARD B. GIFFEL  
INDIANA LAND SURVEYOR NO. 11508

*Maple Ridge Is Comprised Of Seventy (70) Lots Numbered Through 70 Inclusive As Shown.*

TA  
3 & 4  
00"  
0"  
7"  
1"



*Richard B. Giffel*  
INDIANA LAND SURVEYOR NO. 11508



LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP FOURTEEN NORTH (149N) RANGE FOUR EAST (80E) IN MARTIN COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00" E) A DISTANCE OF TWO HUNDRED TWENTY-TWO AND EIGHTY HUNDREDTHS FEET (222.80') TO A POINT; THENCE NORTH EIGHTY-NINE DEGREES FIVE MINUTES ZERO SECONDS EAST (N89°57'00" E) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO A POINT; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00" E) ON AND ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF ONE HUNDRED FORTY-NINE AND FIFTY HUNDREDTHS FEET (149.50') TO A POINT; THENCE SOUTH FORTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S49°57'00" W) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00" E) ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF SIX HUNDRED THIRTY AND EIGHTY-EIGHT HUNDREDTHS FEET (630.88') TO A POINT ONE AND SEVENTY-ONE HUNDREDTHS FEET (1.71') SOUTH OF THE SOUTHWEST CORNER OF SAID QUARTER; THENCE NORTH EIGHTY-FOUR DEGREES FORTY-FOUR MINUTES THIRTY-EIGHT SECONDS EAST (N84°44'38" E) A DISTANCE OF ONE THOUSAND TWENTY-THREE AND ONE HUNDREDTHS FEET (1023.01') TO A POINT ONE AND SEVEN HUNDREDTHS FEET (1.35') SOUTH OF THE SOUTHWEST CORNER OF SAID QUARTER; THENCE NORTH ZERO DEGREES ZERO MINUTES ZERO SECONDS EAST (N00°00'00" E) ON AND ALONG THE WEST LINE OF SAID SECTION 17 ONE AND FIFTY-FOUR HUNDREDTHS FEET (1.54') WEST OF THE WEST LINE OF SAID QUARTER; THENCE SOUTH FORTY-NINE DEGREES FIVE MINUTES ZERO SECONDS WEST (S49°57'00" W) ON AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND FIFTY HUNDREDTHS FEET (227.50') TO THE WEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17.

100  
72  
384  
20

Done & signed in presence of me  
Notary Public  
for State of Indiana

RESTRICTIONS CONTAINED HEREIN SHALL BE IN EFFECT FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE ISSUANCE OF SUCH RESTRICTIONS SHALL BE AUTOMATICALLY TERMINATED FOR A PERIOD OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRY OF SUCH PERIOD, THE OWNER OR OWNER'S A MAJORITY OF THE LOTS IN THIS ADDITION SHALL EXECUTE A DECLARATION IN WRITING SIGNED BY SAID WRITERS DECLARATION SHALL BE FILED IN THE PUBLIC RECORDS OF MARION COUNTY, INDIANA, IN WITNESS WHEREOF THE PROVISIONS ABOVE SET FORTH SHALL BE NULL AND VOID.

None of the provisions of this agreement or instrument or either shall in no wise affect any of the provisions which shall remain in full force and effect.

FINAL APPROVAL  
PLAT COMMITTEE  
METROPOLITAN DEVELOPMENT COMMISSION  
DIVISION OF PLANNING & ZONING  
MARION COUNTY, INDIANA

*August 13 1977*

PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED.

*Daig H. Helman*  
SECRETARY, PLAT COMMITTEE

VOID UNLESS RECORDED  
BEFORE 10-13-78

77 52678

25 FEET FROM THE INTERSECTION OF SAID  
THE INTERSECTION OF THE STREET LINES  
IS WITHIN 10 FEET FROM THE INTERSECTION  
LINE. NO TREE SHALL BE PERMITTED TO REMAIN  
IF IT IS MAINTAINED AT SUFFICIENT HEIGHT  
PERMITTED TO BE CONSTRUCTED BETWEEN THE

**INTO THE ARBITRARY SYSTEM.**

SPURTS CONTAINING LESS THAN 1,000 SQUARE  
PERCENT (SQR) OF THE SOLID SALES AREA, OR  
OR WALLS OF BRICK OR STONE TO THE EXTENT  
RE-STORY STRUCTURE AND IN THE CASE OF A  
FOR EXTERIOR WALLS SHALL BE OF BRICK OR

ING PLOT IN THIS SUBDIVISION UNTIL THE  
N OF SUCH BUILDING HAVE BEEN APPROVED IN  
EXISTING STRUCTURES IN THIS SUBDIVISION,  
K AND FINISHED GROUND ELEVATION BY ROBERT  
ATIVES DESIGNATED BY THEM. IF SAID  
NOVAL WITHIN 30 DAYS, THEN THE OWNER MAY  
BE NOT CONTRARY TO THESE COVENANTS.  
STATIVES SHALL BE ENTITLED TO ANY COMPEN-

HEREBY DESIGNATED AS STORMWATER MOVEMENT/  
OF THE OWNER OF THOSE AREAS TO MAINTAIN  
ERS ON, ACROSS, AND FROM SUCH AREAS SHALL  
ER MOVEMENT OR RETENTION OR DETENTION IS  
OR THE BENEFIT OF THE OWNERS OF OTHER LAND  
USE, AND FOR ANY PROPER AGENCY OR DEPART-  
REBY GIVEN THE RIGHT TO OBTAIN ACCESS TO  
RE AS MAY BE NECESSARY TO PROTECT SUCH

IONS AND RESTRICTIONS SET FORTH HEREIN,  
CTED OR ALTERED IN VIOLATION THEREOF BY  
D EVERY OWNER OF THE SEVERAL LOTS IN THIS  
O SUCH INJUNCTIVE RELIEF WITHOUT BEING  
L FEEL THE METROPOLITAN PLAN COMMISSION  
BEST OF THE FOREGOING COVENANTS.

ND AND SHALL BE IN EFFECT FOR A PERIOD  
TERM THESE RESTRICTIONS SHALL BE AUTO-  
SS AT LEAST ONE YEAR PRIOR TO THE EX-  
ITY OF THE LOTS IN THIS ADDITION SHALL  
S AND SAID WRITTEN DECLARATION SHALL BE  
ENT THE PROVISIONS ABOVE SET FORTH

COURT ORDER SHALL IN NO WISE AFFECT ANY OF  
F.

FINAL APPROVAL  
PLAT COMMITTEE  
METROPOLITAN DEVELOPMENT COMMISSION  
DIVISION OF PLANNING & ZONING  
MARION COUNTY, INDIANA  
*August 18 1977*  
PROPER PUBLIC NOTICE OF THE  
HEARING HAS BEEN PUBLISHED  
*Dwight R. Blum*  
SECRETARY, PLAT COMMITTEE

VOID UNLESS RECORDED  
BEFORE 10-13-78

53678



RECORDED  
FOR TAXATION

... PROPERTIES TO REMAIN ON ANY CORNER LOT...  
PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID  
THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES  
SIGHT LINE LIMITATIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION  
H THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN  
OR SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT  
OK OF SUCH SIGHT LINES. NO FENCES SHALL BE PERMITTED TO BE CONSTRUCTED BETWEEN THE  
AND THE STREET CURB.

IN, OR ROOF WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY SEWERS.

LS OF ANY RESIDENCE CONSTRUCTED IN THE DEVELOPMENT CONTAINING LESS THAN 1,200 SQUARE  
CK OR STONE TO THE EXTENT OF AT LEAST NINETY PERCENT (90%) OF THE SOLID WALL AREA, ALL  
STRUCTURED IN THE DEVELOPMENT SHALL HAVE EXTERIOR WALLS OF BRICK OR STONE TO THE EXTENT  
(%) OF THE SOLID WALL AREA IN THE CASE OF A ONE-STORY STRUCTURE; AND IN THE CASE OF A  
ONE HUNDRED PERCENT (100%) OF THE GROUND FLOOR EXTERIOR WALLS SHALL BE OF BRICK OR

L BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE  
IFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN  
IFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION,  
F THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT  
F. WILSON OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID  
TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY  
IDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS.  
OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPEN-  
PERFORMED PURSUANT TO THIS COVENANT.

ED WITHIN DRAINAGE EASEMENTS ON THE PLAT ARE HEREBY DESIGNATED AS STORMWATER MOVEMENT/  
ON AREAS, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THOSE AREAS TO MAINTAIN  
CONDITION THAT THE FLOW OF STORM DRAINAGE WATERS ON, ACROSS, AND FROM SUCH AREAS SHALL  
RTED OR ACCELERATED. SUCH USE FOR STORM WATER MOVEMENT OR RETENTION OR DETENTION IS  
E AN EASEMENT AND SERVITUDE UPON SUCH LAND FOR THE BENEFIT OF THE OWNERS OF OTHER LAND  
AT, UPSTREAM OR DOWNSTREAM, AFFECTED BY SUCH USE, AND FOR ANY PROPER AGENCY OR DEPART-  
INDIANAPOLIS. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO  
M MAINTENANCE, AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SUCH  
DE RIGHTS.

ORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN,  
IGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY  
LEGAL PROCESS, IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS  
EASMENTS AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING  
D DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN PLAN COMMISSION  
NDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

ONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD  
TE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTO-  
HEREAFTER FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EX-  
5 YEAR PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL  
EDGE A DECLARATION IN WRITING WAIVING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE  
ORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH  
BE NULL AND VOID.

ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF  
S WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

FINAL APPROVAL  
PLAT COMMITTEE  
METROPOLITAN DEVELOPMENT COMMISSION  
DIVISION OF PLANNING & ZONING  
MARCH 10, 1977

August 18, 1977

PROPER PUBLIC NOTICE OF THE  
HEARING HAS BEEN PUBLISHED

Dwight R. Hansen  
SECRETARY, PLAT COMMITTEE

VOID UNLESS RECORDED  
BEFORE 10-13-78

77 53678

PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES SIGHT LINE LIMITATIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN OR SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT ON OF SUCH SIGHT LINES. NO FENCES SHALL BE PERMITTED TO BE CONSTRUCTED BETWEEN THE AND THE STREET CURB.

IN, OR ROOF WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY SEWERS.

LS OF ANY RESIDENCE CONSTRUCTED IN THE DEVELOPMENT CONTAINING LESS THAN 1,200 SQUARE CK OR STONE TO THE EXTENT OF AT LEAST NINETY PERCENT (90%) OF THE SOLID WALL AREA, ALL STRUCTURED IN THE DEVELOPMENT SHALL HAVE EXTERIOR WALLS OF BRICK OR STONE TO THE EXTENT %) OF THE SOLID WALL AREA IN THE CASE OF A ONE-STORY STRUCTURE: AND IN THE CASE OF A ONE HUNDRED PERCENT (100%) OF THE GROUND FLOOR EXTERIOR WALLS SHALL BE OF BRICK OR

L BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE IIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN NFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION. IF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT WILSON OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY LDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS. OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPEN- PERFORMED PURSUANT TO THIS CONVENANT.

ED WITHIN DRAINAGE EASEMENTS ON THE PLAT ARE HEREBY DESIGNATED AS STORMWATER MOVEMENT/ ON AREAS, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THOSE AREAS TO MAINTAIN ONDITION THAT THE FLOW OF STORM DRAINAGE WATERS ON, ACROSS, AND FROM SUCH AREAS SHALL RTED OR ACCELERATED. SUCH USE FOR STORM WATER MOVEMENT OR RETENTION OR DETENTION IS E AN EASEMENT AND SERVITUDE UPON SUCH LAND FOR THE BENEFIT OF THE OWNERS OF OTHER LAND AT, UPSTREAM OR DOWNSTREAM, AFFECTED BY SUCH USE, AND FOR ANY PROPER AGENCY OR DEPART- INDIANAPOLIS. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO M MAINTENANCE, AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SUCH DE RIGHTS.

ORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, IGH T TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY LEGAL PROCESS, IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS RANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN PLAN COMMISSION DIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

ONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD E, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTO- HEREAFTER FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EX- 5 YEAR PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL EDGE A DECLARATION IN WRITING WAIVING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE RDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH BE NULL AND VOID.

ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF S WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

FINAL APPROVAL  
PLAT COMMITTEE  
METROPOLITAN DEVELOPMENT COMMISSION  
DIVISION OF PLANNING AND ZONING  
MAY 17, 1977

August 18 1977  
FILED PLAT IN OFFICE OF THE  
RECORDER HAS BEEN RETURNED  
Dwight R. Linder  
SECRETARY, PLAT COMMITTEE

VOID UNLESS RECORDED  
BEFORE 10-13-78

77 53678

SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA

... SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY LOT...  
PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID  
THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES  
SIGHT LINE LIMITATIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION  
THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN  
OR SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT  
ON OF SUCH SIGHT LINES. NO FENCES SHALL BE PERMITTED TO BE CONSTRUCTED BETWEEN THE  
AND THE STREET CURB.

IN, OR ROOF WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY SEWERS.

LS OF ANY RESIDENCE CONSTRUCTED IN THE DEVELOPMENT CONTAINING LESS THAN 1,200 SQUARE  
CK OR STONE TO THE EXTENT OF AT LEAST NINETY PERCENT (90%) OF THE SOLID WALL AREA, ALL  
STRUCTURED IN THE DEVELOPMENT SHALL HAVE EXTERIOR WALLS OF BRICK OR STONE TO THE EXTENT  
%) OF THE SOLID WALL AREA IN THE CASE OF A ONE-STORY STRUCTURE; AND IN THE CASE OF A  
ONE HUNDRED PERCENT (100%) OF THE GROUND FLOOR EXTERIOR WALLS SHALL BE OF BRICK OR

... SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE  
IFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN  
IFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION,  
OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT  
WILSON OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID  
TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY  
LDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS.  
OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPEN-  
PERFORMED PURSUANT TO THIS COVENANT.

... ED WITHIN DRAINAGE EASEMENTS ON THE PLAT ARE HEREBY DESIGNATED AS STORMWATER MOVEMENT/  
ON AREAS, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THOSE AREAS TO MAINTAIN  
CONDITION THAT THE FLOW OF STORM DRAINAGE WATERS ON, ACROSS, AND FROM SUCH AREAS SHALL  
NOT BE INTERRUPTED OR ACCELERATED. SUCH USE FOR STORM WATER MOVEMENT OR RETENTION OR DETENTION IS  
TO BE AN EASEMENT AND SERVITUDE UPON SUCH LAND FOR THE BENEFIT OF THE OWNERS OF OTHER LAND  
ADJACENT, UPSTREAM OR DOWNSTREAM, AFFECTED BY SUCH USE, AND FOR ANY PROPER AGENCY OR DEPART-  
MENT OF THE CITY OF INDIANAPOLIS. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO  
SUCH AREAS FOR MAINTENANCE, AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SUCH  
ADJACENT RIGHTS.

... FORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN,  
RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY  
LEGAL PROCESS, IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS  
DEVELOPMENT AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING  
RESPONSIBLE FOR DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN PLAN COMMISSION  
OF INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

... COVENANTS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD  
OF FIFTY (50) YEARS, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTO-  
MATICALLY EXTENDED FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EX-  
PIRATION OF SUCH PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL  
EXECUTE A DECLARATION IN WRITING WAIVING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE  
RECORDED IN THE RECORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH  
SHALL BE NULL AND VOID.

... ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF  
THE OTHERS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

FINAL APPROVAL  
METROPOLITAN PLAN COMMISSION  
August 18, 77  
Dwight R. Allen  
SECRETARY

VOID UNLESS RECORDED  
BEFORE 10-13-78

77 53678



PROPERTY LINES AND A LINE CONNECTING POINTS OF FEET FROM THE INTERSECTION OF SAID  
THE CASE OF A RIGHT-ANGLE PROPERTY CORNER FROM THE INTERSECTION OF THE STREET LINES  
SIGHT LINE LIMITATIONS SHALL APPLY TO ALL LOTS WITHIN 20 FEET FROM THE INTERSECTION  
THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN  
OR SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT  
ON OF SUCH SIGHT LINES. NO FENCES SHALL BE PERMITTED TO BE CONSTRUCTED BETWEEN THE  
AND THE STREET CURB.

IN, OR ROOF WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY SEWERS.

LS OF ANY RESIDENCE CONSTRUCTED IN THE DEVELOPMENT CONTAINING LESS THAN 1,200 SQUARE  
OR STONE TO THE EXTENT OF AT LEAST NINETY PERCENT (90%) OF THE SOLID WALL AREA. ALL  
STRUCTURED IN THE DEVELOPMENT SHALL HAVE EXTERIOR WALLS OF BRICK OR STONE TO THE EXTENT  
%) OF THE SOLID WALL AREA IN THE CASE OF A ONE-STORY STRUCTURE; AND IN THE CASE OF A  
ONE HUNDRED PERCENT (100%) OF THE GROUND FLOOR EXTERIOR WALLS SHALL BE OF BRICK OR

L BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE  
IFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN  
NIFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION.  
F THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT  
WILSON OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID  
TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY  
LDING PLANS SUBMITTED. PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS.  
OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPEN-  
PERFORMED PURSUANT TO THIS COVENANT.

ED WITHIN DRAINAGE EASEMENTS ON THE PLAT ARE HEREBY DESIGNATED AS STORMWATER MOVEMENT  
ON AREAS, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THOSE AREAS TO MAINTAIN  
ONDITION THAT THE FLOW OF STORM DRAINAGE WATERS ON, ACROSS, AND FROM SUCH AREAS SHALL  
RTED OR ACCELERATED. SUCH USE FOR STORM WATER MOVEMENT OR RETENTION OR DETENTION IS  
E AN EASEMENT AND SERVITUDE UPON SUCH LAND FOR THE BENEFIT OF THE OWNERS OF OTHER LAND  
AT, UPSTREAM OR DOWNSTREAM, AFFECTED BY SUCH USE, AND FOR ANY PROPER AGENCY OR DEPART-  
INDIANAPOLIS. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO  
M MAINTENANCE, AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SUCH  
DE RIGHTS.

ORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN,  
GHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY  
LEGAL PROCESS, IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS  
RANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING  
DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN PLAN COMMISSION  
DIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

ONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD  
E, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTO-  
HEREAFTER FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EX-  
5 YEAR PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL  
DGE A DECLARATION IN WRITING MAKING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE  
ORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH  
BE NULL AND VOID.

ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF  
WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

August 5 1977  
Dwight B. [Signature]

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... THE CASE OF ... INTERSECTION OF THE ...  
... THE LINE ...  
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... THE CASE OF ... INTERSECTION OF THE ...  
... THE LINE ...

III. OR ROOF WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY STWERS.

IS OF ANY RESIDENCE CONSTRUCTED IN THE DEVELOPMENT CONTAINING LESS THAN 1,200 SQUARE  
OR STONE TO THE EXTENT OF AT LEAST NINETY PERCENT (90%) OF THE SOLID WALL AREA, ALL  
STRUCTURED IN THE DEVELOPMENT SHALL HAVE EXTERIOR WALLS OF BRICK OR STONE TO THE EXTENT  
OF THE SOLID WALL AREA IN THE CASE OF A ONE-STORY STRUCTURE; AND IN THE CASE OF A  
ONE HUNDRED PERCENT (100%) OF THE GROUND FLOOR EXTERIOR WALLS SHALL BE OF BRICK OR

BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE  
IFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDINGS HAVE BEEN APPROVED BY  
NEORITV AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION  
THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT  
WILSON OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM IN WRITING  
TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS. THEN THE OWNER MAY  
LONG PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS.  
OF SUCH COMMITTEE FOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY CORRECTIVE  
PERFORMED PURSUANT TO THIS COVENANT.

ED WITHIN DRAINAGE EASEMENTS ON THE PLAT ARE HEREBY DESIGNATED AS STORMWATER MOVEMENT  
ON AREAS, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THOSE AREAS TO MAINTAIN  
CONDITION THAT THE FLOW OF STORM DRAINAGE TAKES ON, ACROSS, AND FROM SUCH AREAS SHALL  
RIED OR ACCELERATED. SUCH USE FOR STORM WATER MOVEMENT OR RETENTION OR DETENTION IS  
E AN EASEMENT AND SERVITUDE UPON SUCH LAND FOR THE BENEFIT OF THE OWNERS OF OTHER LAND  
AT, UPSTREAM OR DOWNSTREAM AFFECTED BY SUCH USE, AND FOR ANY PROPER AGENCY OR DEPART-  
INDIANAPOLIS. THE CITY OF INDIANAPOLIS IS HEREBY GIVEN THE RIGHT TO OBTAIN ACCESS TO  
I MAINTENANCE AND TO PERFORM SUCH MAINTENANCE AS MAY BE NECESSARY TO PROTECT SUCH  
DE RIGHTS.

ORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN  
GHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY  
LEGAL PROCESS, IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS  
RANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING  
DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN PLAN COMMISSION  
DIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

NSR CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN FULL FORCE AND EFFECT  
E, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE COVENANTS SHALL BE AUTO-  
HEREAFTER FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR BEFORE THE EXPI-  
-YEAR PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS SUBDIVISION  
DGE A DECLARATION IN WRITING TO THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY  
RDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE COVENANTS SHALL BE DEEMED TO  
BE NULL AND VOID.

ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL BE TO THE EXTENT ANY OF  
WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

*Robert Wilson*  
*John H. Miller*

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