

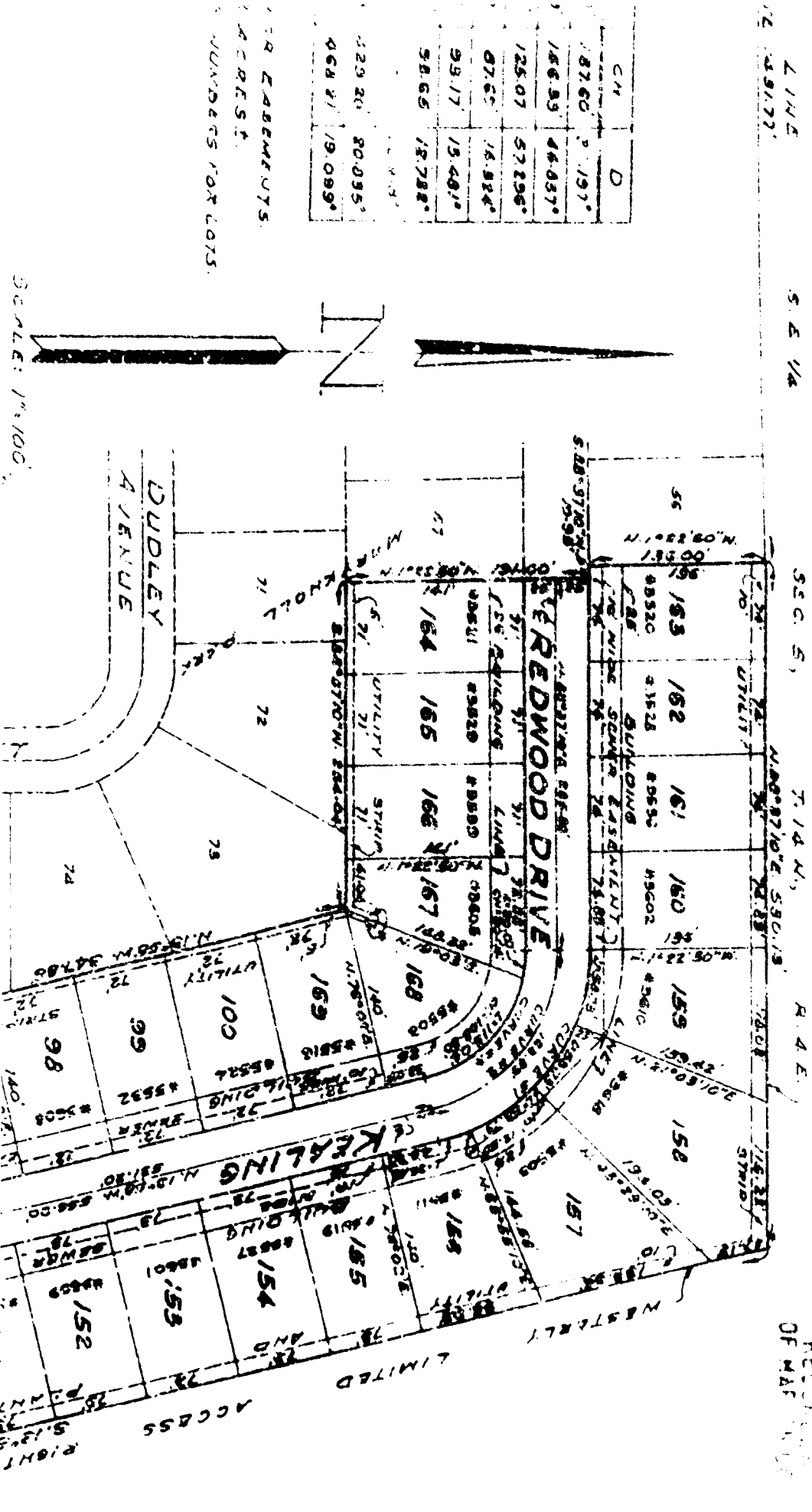
MARYKNOLL PARK

11-72400

SECTION FOUR

RECEIVED FOR FILING
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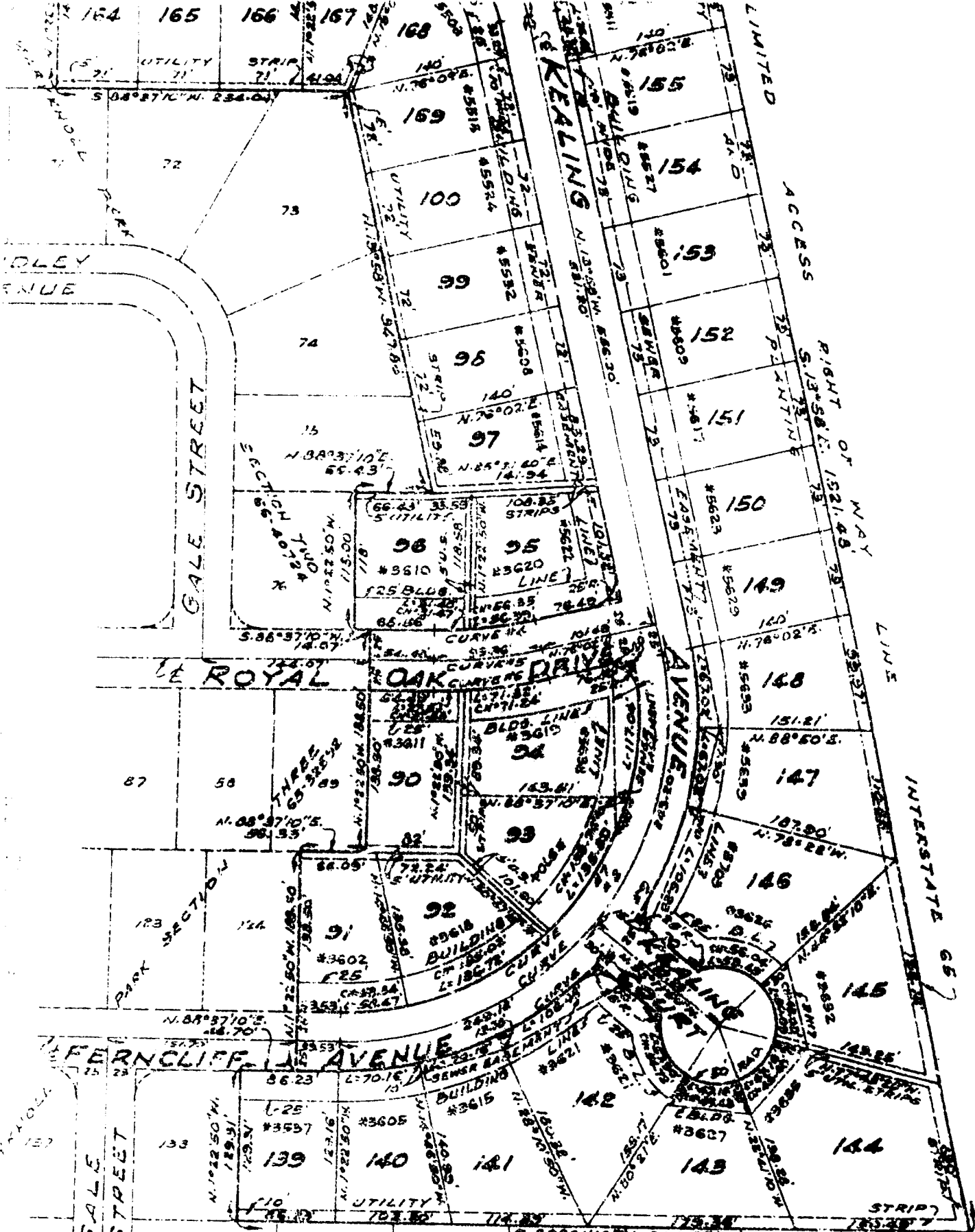
LATE...
 RECORD...
 OF MAP...



SCALE: 1"=100'

CN	D
187.60	197°
186.83	46.037°
125.07	57.296°
87.65	16.824°
93.17	15.481°
58.65	12.788°
123.20	80.035°
468.21	19.089°

FOR CABINETS
 ACCRUST
 NUMBERS FOR LOTS.



SNIDE SEC. 13	ACRES P.D. 31, P. 24 14	DRAKESHIRE 39	38	ACRES - 3RD SECTION 87	36	P.D. 31, P. 333 35	34
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SCALE 1"=100'
GRAPHIC SCALE

I, THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, DISTANT 1451.77 FEET MEASURED NORTH 88°37'10" EAST ALONG SAID NORTH LINE FROM THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE NORTHEAST CORNER OF MARYKNOLL PARK, SECTION TWO, THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, NO. 66-40724: RUNNING THENCE NORTH 88°37'10" EAST AND ALONG SAID NORTH LINE 530.15 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65: THENCE SOUTH 13°58' EAST AND ALONG SAID RIGHT-OF-WAY LINE 1321.48 FEET TO A POINT ON THE NORTH LINE OF DRAKESHIRE ACRES, SECOND SECTION, AS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, PLAT BOOK 31, PAGE 363: THENCE NORTH 88°31'10" WEST AND ALONG THE NORTH LINE OF DRAKESHIRE ACRES, SECOND SECTION AND DRAKESHIRE ACRES, FIRST SECTION, A DISTANCE OF 632.67 FEET TO THE SOUTHEAST CORNER OF MARYKNOLL PARK, SECTION THREE, AS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, NO. 65-32592: THENCE NORTH 1°22'50" WEST 129.31 FEET: THENCE NORTH 88°37'10" EAST 46.70 FEET: THENCE NORTH 1°22'50" WEST 195.50 FEET: THENCE NORTH 88°37'10" EAST 56.35 FEET: THENCE NORTH 1°22'50" WEST 186.50 FEET: THENCE SOUTH 88°37'10" WEST 14.07 FEET: THENCE NORTH 1°22'50" WEST 118 FEET: THENCE NORTH 88°37'10" EAST 66.43 FEET: THENCE NORTH 13°58' WEST 347.88 FEET: THENCE SOUTH 88°37'10" WEST 254.04 FEET: THENCE NORTH 1°22'50" WEST 181 FEET: THENCE SOUTH 88°37'10" WEST 10.95 FEET: THENCE NORTH 1°22'50" WEST 136 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 14.02 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 42 LOTS, NUMBERED FROM 90 TO 100, BOTH INCLUSIVE, AND FROM 139 TO 169, BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 8TH DAY OF MARCH, 1971

Robert Scherschel
ROBERT SCHERSCHL
REGISTERED SURVEYOR No. 3907
STATE OF INDIANA



MARYKNOLL

DRAKESHIRE
1ST. 5
13

THE UNDERSIGNED, JIM WEBB Co., INC. BY JAMES P. WEBB, PRESIDENT, AND DAVID G. WEBB, SECRETARY AND TREASURER, OWNER OF THE REAL ESTATE DESCRIBED ON THE PLAT OF MARYKNOLL PARK, SECTION FOUR, HEREBY CERTIFIES THAT IT DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AS MARYKNOLL PARK, SECTION FOUR.

RESTRICTIONS AND COVENANTS

- (1) THE STREETS THEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.
- (2) THERE ARE STRIPS OF GROUND OF SUCH WIDTHS AS ARE SHOWN ON THE PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, LINES, WIRES, DUCTS, DEVICES, AND DEVICES, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PUBLIC UTILITIES COMMISSION AND TO THE RIGHTS HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT THE OWNERS OF LANDS HEREIN SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS, IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.
- (3) ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OR LOTS OTHER THAN A SINGLE FAMILY DWELLING WITH GARAGE., EXCEPT THAT 2 WAY DOUBLES MAY BE CONSTRUCTED WHERE PERMITTED BY COUNTY ORDINANCE.
- (4) NO TRAILERS, SHACKS OR OUT-BUILDINGS OF A PERMANENT OR TEMPORARY NATURE SHALL BE USED FOR RESIDENTIAL PURPOSES ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION, AND SAID BUILDING MUST BE OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY.
- (5) NO STRUCTURE SHALL BE OCCUPIED FOR LIVING PURPOSES UNTIL THE EXTERIOR OF THE HOUSE IS VISIBLY COMPLETED.
- (6) NO FENCE SHALL BE ERRECTED BETWEEN THE FRONT PROPERTY LINE AND THE BUILDING SET-BACK LINE OTHER THAN A FENCE OF A DECORATIVE NATURE NOT EXCEEDING THREE FEET SIX INCHES (3'-6") IN HEIGHT. 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 POINT TO POINT 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 SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET WITH THE REAR EDGE OF A DRIVEWAY, PAYMENT OR ALLEY LINE. NO TREE SHALL BE PLANTED OR MAINTAINED WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
- (7) BUILDING LINES AS SHOWN ON THE PLAT IN FEET BACK FROM THE PROPERTY LINES OF THE SEVERAL STREETS ARE HEREBY ESTABLISHED BETWEEN

OLL PARK IN FOUR

(8) IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, CONDITIONS OR PROVISIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING SO OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF ALL THE FOREGOING COVENANTS.

(9) THESE FOREGOING COVENANTS, RESTRICTIONS, PROVISIONS AND CONDITIONS AGREED TO BY BOTH OWNER AND BUYER, OR BUYERS, SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1ST, 1973, 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 OWNERS OF LOTS IN THIS SUBDIVISION IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

WITNESS OUR INCORPORATED SEAL THIS 29TH DAY OF NOVEMBER 1971

JIM WEBB, CO, INC.

By J.P. Webb
JAMES P. WEBB, PRESIDENT

David G. Webb
DAVID G. WEBB, SECRETARY


STATE OF INDIANA :
 :SS
COUNTY OF MARION :

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, JIM WEBB CO., INC., BY ITS DULY AUTHORIZED OFFICERS, JAMES P. WEBB, PRESIDENT, AND DAVID G. WEBB, SECRETARY AND TREASURER, WHO ACKNOWLEDGED THE SIGNATURES OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 29TH DAY OF NOVEMBER 1971

NOTARY PUBLIC Roy G. Sutton Jr.
ROY G. SUTTON JR.
MY COMMISSION EXPIRES MARCH 30, 1972

