

# MERIDIAN WOODS

## THIRD SECTION

THE UNDERSIGNED, R. J. REALTY, INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT J. COOK, PRESIDENT, AND ROBERT J. WILSON, SECRETARY-TREASURER, HEREBY MAY OFF, PLAT AND SUBDIVIDE THE REAL ESTATE DESCRIBED ON THE PLAT OF MERIDIAN WOODS PARK, THIRD SECTION, IN ACCORDANCE WITH SAID PLAT AND CERTIFICATE.

SAID SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MERIDIAN WOODS PARK, THIRD SECTION.

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

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, LINES, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY RESERVED 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 FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID UTILITY STRIPS.

THERE ARE ADDITIONAL STRIPS OF WAY ALONG THE PRESENT RIGHT-OF-WAY OF SOUTHPORT ROAD ON THIS PLAT FOR FUTURE RIGHT-OF-WAY IMPROVEMENT, BY THE PUBLIC AUTHORITY AS A PRIMARY THROUGHFARE. AT SUCH TIME AS SUCH IMPROVEMENT OCCURS, ACCESS MAY BE AFFORDED TO LOTS 139 THROUGH 140, INCLUDING A MARGINAL ACCESS ROAD CONSTRUCTED IN CONNECTION WITH THE PRIMARY THROUGHFARE OR BY DIRECT ACCESS TO SOUTHPORT ROAD, WHICH EVEN THE PUBLIC AUTHORITIES MAY BE THE MOST FEASIBLE.

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

### RESTRICTIONS AND COVENANTS

1. FRONT BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE FOREGOING PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE SEVERAL STREETS SHALL BE ERECTED AND MAINTAINED NO PERMANENT OR OTHER STRUCTURES, OR PART THEREOF, EXCEPT FENCES.
2. LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL. NO FAMILY DWELLING SHALL EXCEED TWO AND ONE-HALF (2 1/2) STORIES OR FIFTY-FIVE (55) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS.
3. RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA OF LESS THAN 1200 SQUARE FEET OR A ONE STORY STRUCTURE OF 600 SQUARE FEET IN THE CASE OF A TWO STORY STRUCTURE.
4. GARAGE BUILDING OR PART THEREOF SHALL BE SO LOCATED AS TO PROTECT SIDE YARD ON EACH SIDE OF SAID BUILDING IN ACCORDANCE WITH HARRIS COUNTY ZONING ORDINANCE OF 1966, 19-D-3 CLASSIFICATION, EXCEPT THAT IN THE CASE WHERE THE SAID PERSON OR PERSONS OWN TWO ADJACENT LOTS NOT SEPARATED BY A UTILITY STRIP AS SHOWN ON THE PLAT, THEN THIS RESTRICTION SHALL APPLY TO THE LOTS LINES OF THE EXTREME ADJACENT LOTS.
5. NO STALLS, FEED, STACK, BARN, GARAGE OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES ON ANY OF THESE LOTS, AND NO BOAT, TRAILER, OR CARPENTER OF ANY KIND SHALL BE PERMITTED PARKED UPON SAID LOT EXCEPT WITHIN GARAGE OR OTHER APPROVED STRUCTURE. NO OBNOXIOUS OR OFFENSIVE TRADES SHALL BE CARRIED ON ANY LOT. IN THIS ADDITION, NO HEALTHY PLANTS OR BUSHES SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.
6. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES BY ELEVATIONS BETWEEN 2 FEET 6 INCHES 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 20 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 SIGNLINE 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 DISTANCES OR SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

6-A NO HOUSE FOOTING, DRAIN OR ROOF WATER DRAIN SHALL BE DISCHARGED TO THE SANITARY SEWER.

7. NO BUILDING SHALL BE ERECTED OR PLACED ON ANY PLOT IN THIS SUBDIVISION AND NO PLAT SHOWING IN WRITING AS TO THE EXISTING STRUCTURES IN BUILDING WITH RESPECT TO ROBERT J. COOK AND REPRESENTATIVES DESIGN ACT UPON ANY PLANS SUB OWNER MAY PROCEED WITH PLANS ARE NOT CONTRARY SUCH COMMITTEE NOR ITS TO ANY COMPENSATION TO

6. COMMON PROPERTY AND/OR "GREEN BELT ARE COMMON USE AND ENJOYMENT AND OTHER ADDITIONS OF PRESENTLY PLATTED OR T MANAGEMENT AND CONTROL SHALL BE EXCLUSIVELY E AN INDIANA NON-PROFIT AND A CERTAIN INSTTUTE "RESTRICTIONS" RECORDED RECORDER OF HARRIS COV ADDITION SHALL, AS A C AGREE TO PAY MONTHLY C. IN ACCORDANCE WITH THE DECLARATION OF COVENAN THAT ALSO BE USED FOR P

9. THE RIGHT TO EN AND RESTRICTIONS SET F THE REMOVAL OF ANY BUI BY INJUNCTION OR OTHER EVERY OWNER OF THE SEV AND ASSIGNS, WHO SHALL BEING REQUIRED TO SHOW FEES. (THE METROPOLIT ALSO HAVE THE

10. THESE RESTRICTIO AND SHALL BE IN EFFECT THAT AT THE EXPIRATION RATICALLY RENEWED THERE AT LEAST ONE YEAR PRIOR THE OWNER OR OWNERS OF EXECUTE AND ACKNOWLEDG SAID WRITTEN DECLARATIO COUNTY, INDIANA, IN WHI RENEWALS SHALL BE NULL

11. INVALIDATION OF COURT ORDER SHALL IN NO SHALL REMAIN IN FULL FO

WITNESS OUR SIGNATURES

R. J. REALTY, INC.

By: *Robert J. Cook*  
ROBERT J. COOK  
PRESIDENT

STATE OF INDIANA: :SS  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGN AND STATE, APPEARED R. J. ROBERT J. COOK, PRESIDENT WHO ACKNOWLEDGED THE EXE VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGHT

WITNESS MY HAND AND SEA

# HIN WOODS PARK

## THIRD SECTION

RECEIVED FOR RECORD  
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MARCIA M. HARRISON  
RECORDER OF MARION COUNTY

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7. 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. NEITHER THE MEMBERS OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

8. COMMON PROPERTIES: THE AREA DESIGNATED "COMMON PROPERTIES" AND/OR "GREEN BELT AREAS" IN THIS ADDITION SHALL BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS OF LAND IN THIS ADDITION AND OTHER ADDITIONS OF MERIDIAN WOODS PARK AND VARIOUS SECTIONS THEREOF, PRESENTLY PLATTED OR TO BE PLATTED AT A LATER DATE. OWNERSHIP, MANAGEMENT AND CONTROL OF "COMMON PROPERTIES" AND/OR "GREEN BELT AREAS" SHALL BE EXCLUSIVELY EXERCISED BY MERIDIAN WOODS PARK ASSOCIATION, INC., AN INDIANA NON-PROFIT CORPORATION, IN ACCORDANCE WITH ITS CHARTER, BY-LAWS AND A CERTAIN INSTRUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED AS INSTRUMENT # 68-82894, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. EACH OWNER OF EVERY LOT IN THIS ADDITION SHALL, AS A CONDITION PRECEDENT TO OWNERSHIP, COVENANT AND AGREE TO PAY MONTHLY CHARGES TO MERIDIAN WOODS PARK ASSOCIATION, INC. IN ACCORDANCE WITH THE ARTICLES OF INCORPORATION, BY-LAWS AND THE DECLARATION OF COVENANTS AND RESTRICTIONS. SAID COMMON PROPERTIES MAY ALSO BE USED FOR PUBLIC UTILITIES.

9. 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 INJUNCTION OR OTHER LEGAL PROCESS, IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. (THE METROPOLITAN PLAN COMMISSION OF MARION COUNTY, INDIANA, ALSO HAS THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.)

10. 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 EXECUTE AND ACKNOWLEDGE A DECLARATION IN WRITING WAITING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN LAND RECORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH FOR RENEWALS SHALL BE NULL AND VOID.

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

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 22<sup>ND</sup> DAY OF OCTOBER 1969

R. J. REALTY, INC.

By: Robert J. Cook  
ROBERT J. COOK  
PRESIDENT

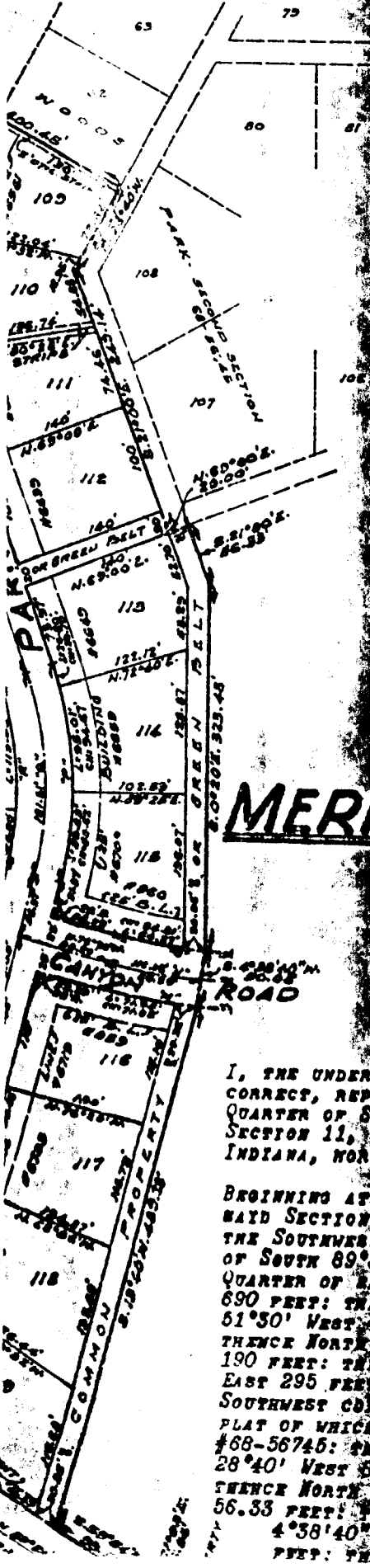
Robert J. Wilson  
ROBERT J. WILSON  
SECRETARY-TREASURER

STATE OF INDIANA :SS  
COUNTY OF MARION

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, APPEARED R. J. REALTY, INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT J. COOK, PRESIDENT, AND ROBERT J. WILSON, SECRETARY-TREASURER, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

WITNESSE BY HAND AND SEAL THIS 22<sup>ND</sup> DAY OF OCTOBER 1969

RECEIVED  
69 NOV 12 10 11 25  
MARCIA M. MARTINEZ  
TOWNSHIP 14 NORTH, RANGE 5 EAST, HARRISON COUNTY, INDIANA



**CURVE DATA**

CURVE	A	R	ΔT	L	CHORD	Q
1A	38°29'50"	350.00	123.91	236.19	236.62	16.376°
1B	38°29'50"	328.00	115.06	221.77	216.99	17.658°
1C	38°29'50"	290.00	102.67	197.88	199.07	19.767°
1D	26°30'30"	150.00	55.55	95.40	96.78	38.187°
1E	26°30'30"	125.00	45.44	77.83	77.32	45.624°
1F	18°35'00"	100.00	35.55	64.27	62.88	57.296°
1G	18°35'00"	80.00	27.83	53.55	52.30	75.728°
1H	18°35'00"	60.00	20.88	44.61	44.21	95.681°
1I	18°35'00"	40.00	14.82	36.45	36.38	114.324°
1J	24°50'00"	400.00	120.07	378.04	378.22	12.728°
1K	24°50'00"	375.00	112.67	354.55	352.77	13.421°
1L	24°50'00"	350.00	105.27	331.06	327.02	14.114°
1M	14°00'00"	475.00	80.55	422.77	421.87	11.658°
1N	14°00'00"	450.00	73.15	401.06	400.16	12.351°
1O	14°00'00"	425.00	65.75	379.35	378.45	13.044°
1P	34°00'00"	325.00	101.43	256.64	256.60	17.628°
1Q	34°00'00"	300.00	94.03	235.11	235.07	18.321°
1R	34°00'00"	275.00	86.63	213.58	213.54	19.014°
1S	49°40'00"	250.00	161.07	108.44	108.29	31.876°
1T	49°40'00"	225.00	153.67	128.78	128.59	32.769°
1U	49°40'00"	200.00	146.27	149.12	148.89	33.662°

NOTE:  
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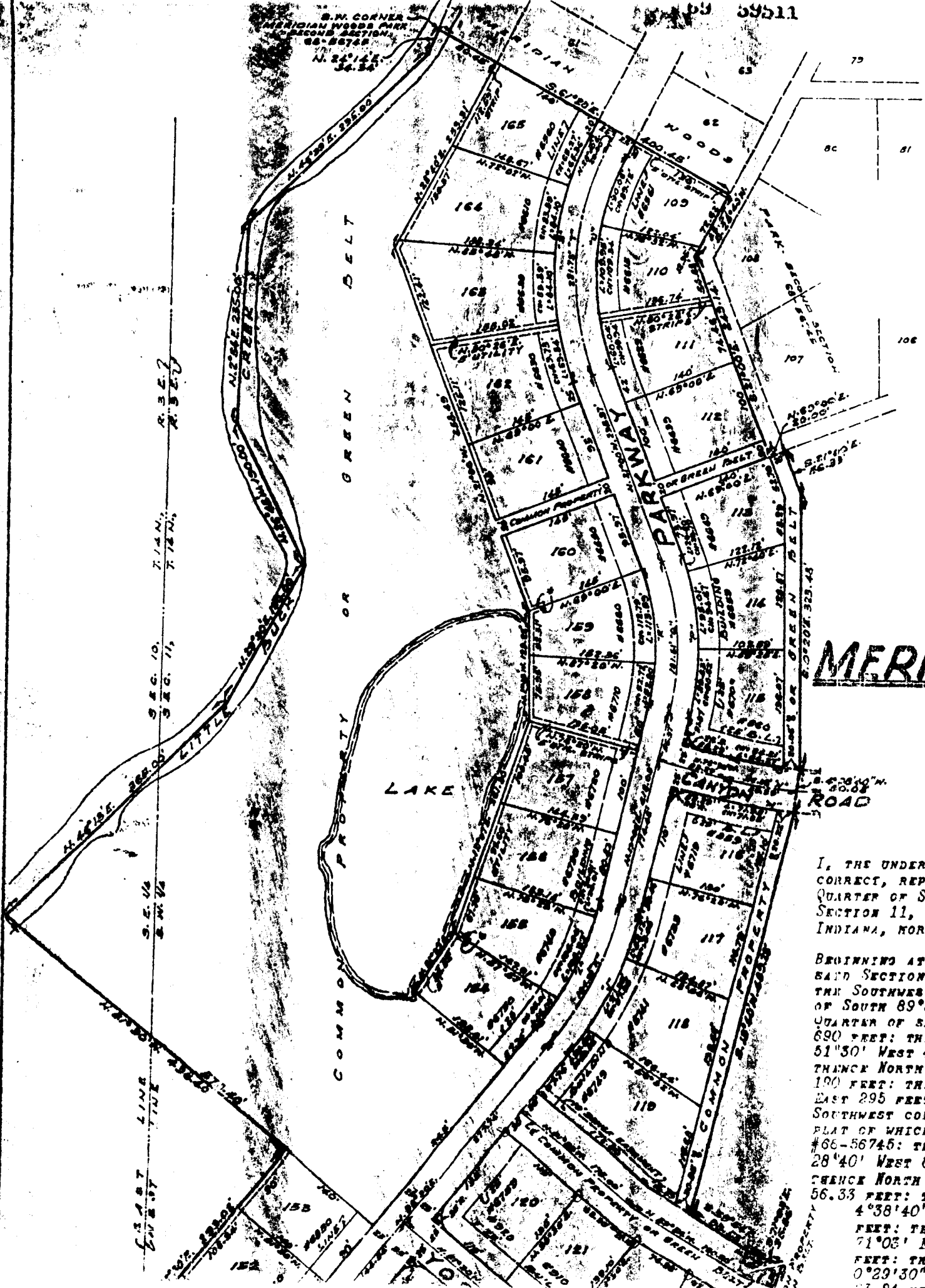
# MERIDIAN WOODS PARK

## THIRD SECTION

I, THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 5 EAST, HARRISON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; BASED UPON A BEARING OF SOUTH 89°30'50" WEST ALONG THE BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; RUNNING THENCE NORTH 20°29'50" WEST 690 FEET; THENCE NORTH 38°30' EAST 295.08 FEET; THENCE NORTH 51°50' WEST 458.40 FEET; THENCE NORTH 10°15' EAST 366 FEET; THENCE NORTH 29°50' EAST 190 FEET; THENCE NORTH 26°45' WEST 190 FEET; THENCE NORTH 2°54' EAST 35 FEET; THENCE NORTH 46°53' EAST 295 FEET; THENCE NORTH 24°14' EAST 31.34 FEET TO THE SOUTHWEST CORNER OF MERIDIAN WOODS PARK, SECOND SECTION, THE PLAT OF WHICH IS RECORDED IN THE HARRISON COUNTY RECORDER'S OFFICE #68-56745; THENCE SOUTH 61°20' EAST 100.46 FEET; THENCE SOUTH 28°40' WEST 86.57 FEET; THENCE SOUTH 21°00' EAST 81.71 FEET; THENCE NORTH 63°00' EAST 20 FEET; THENCE SOUTH 21°00' EAST 56.33 FEET; THENCE SOUTH 0°20' EAST 583.48 FEET; THENCE SOUTH 4°38'40" WEST 50.08 FEET; THENCE SOUTH 13°40' WEST 488.26 FEET; THENCE SOUTH 59°54' EAST 95.35 FEET; THENCE SOUTH

S.W. CORNER  
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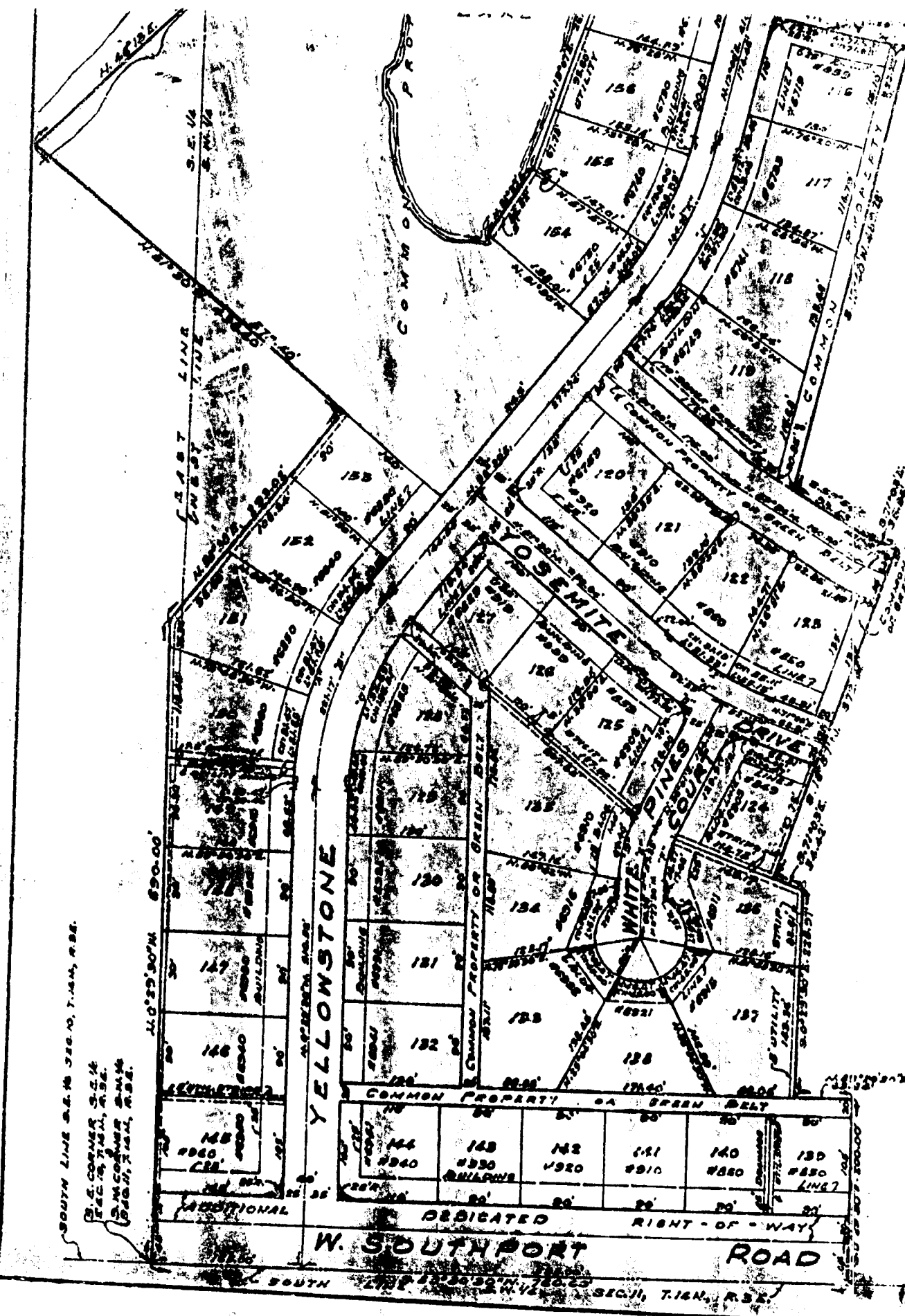
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DEDICATED RIGHT-OF-WAY  
W. SOUTHPORT ROAD

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