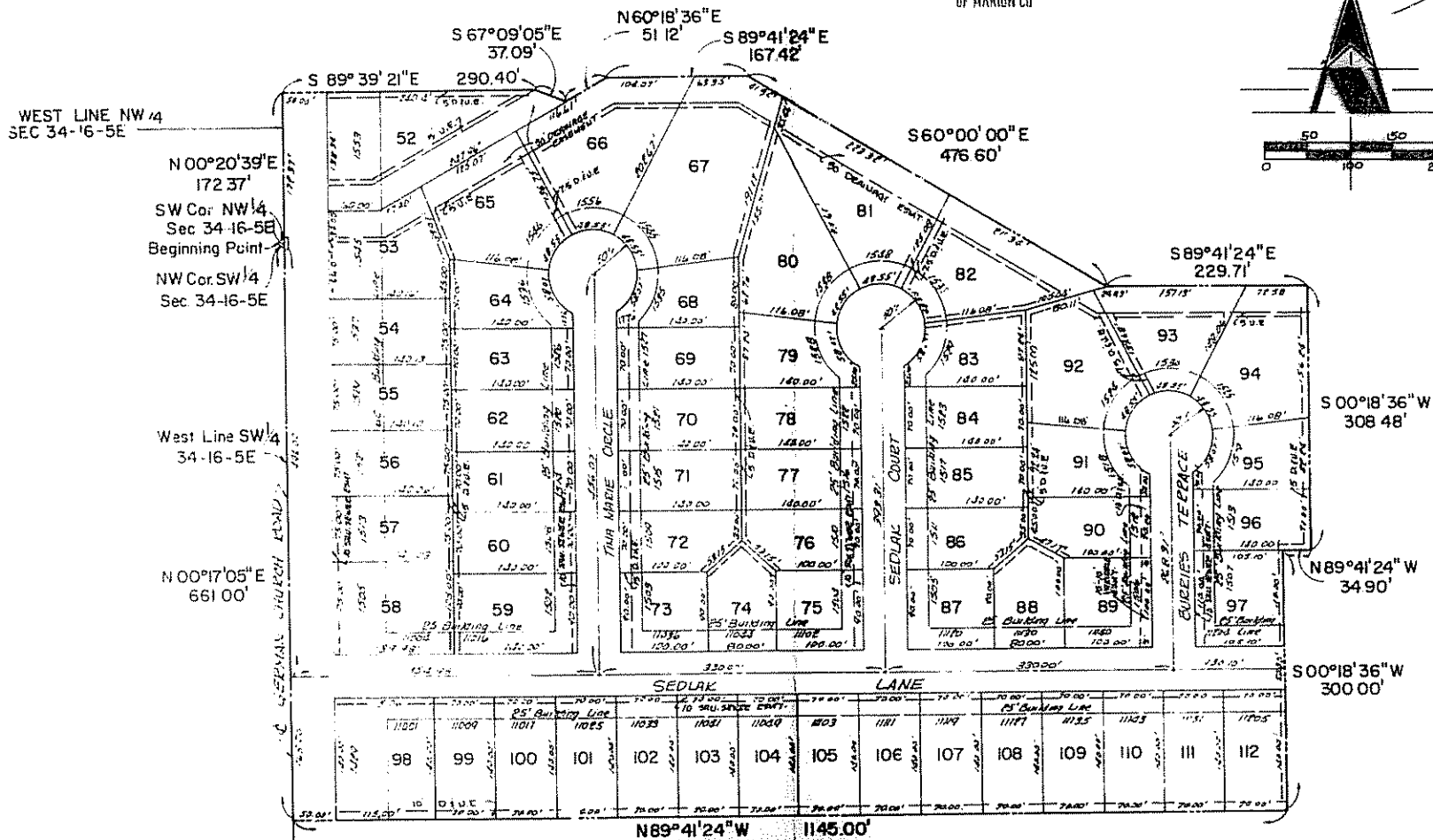
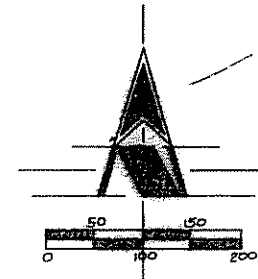


2899-1

RECEIVED FOR RECORD

'71 JUL 17 4:11:39

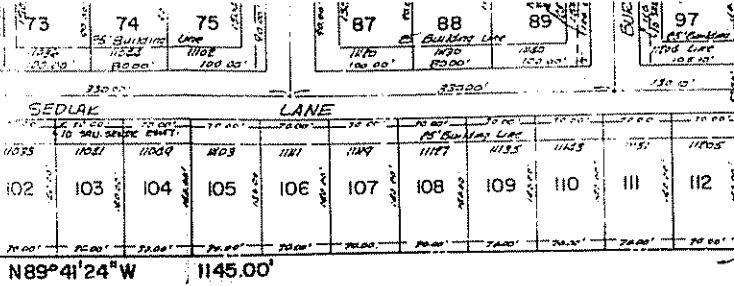
FAYE I. HIGHERY  
RECORDER  
OF MARION CO



# CHURCH WOODS SECTION II

## CERTIFICATE OF SURVEY

I, the undersigned, hereby certify that the within plat is true and correct and represents a part of the Northwest Quarter and a part of the Southwest Quarter of Section 34 Township 16 North of Range 5 East in Marion County, Indiana, being more particularly described as follows, to-wit:



500°18'36\"/>

# CHURCH WOODS SECTION II

## CERTIFICATE OF SURVEY

I, the undersigned, hereby certify that the within plat is true and correct and represents a part of the Northwest Quarter and a part of the Southwest Quarter of Section 34 Township 16 North of Range 5 East in Marion County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Northwest Quarter Section (said point also being the Northwest corner of said Southwest Quarter) thence North 00 degrees 20 minutes 39 seconds East upon and along the West line of said Northwest Quarter Section 172.37 feet; thence South 88 degrees 39 minutes 21 seconds East 290.80 feet to a point; thence South 67 degrees 09 minutes 05 seconds East 37.09 feet to a point; thence North 60 degrees 18 minutes 35 seconds East 51.12 feet to a point; thence South 80 degrees 41 minutes 24 seconds East 167.42 feet to a point; thence South 60 degrees 00 minutes 00 seconds East 476.60 feet to a point; thence North 89 degrees 41 minutes 24 seconds West 34.90 feet to a point; thence South 89 degrees 41 minutes 24 seconds East 226.71 feet to a point; thence South 00 degrees 18 minutes 36 seconds West 308.48 feet to a point; thence North 89 degrees 41 minutes 24 seconds West 1145.00 feet to the West line of the Southwest Quarter Section; thence North 00 degrees 17 minutes 05 seconds East upon and along said West line 661.00 feet to the POINT OF BEGINNING, containing 20.170 acres, more or less.

This subdivision consists of 61 lots numbered from 52 through 112, both inclusive, together with streets, easements and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 4th day of May, 1971.

*Robert J. Schneider*  
 ROBERT J. SCHNEIDER  
 STATE OF INDIANA  
 LAND SURVEYOR  
 No. 10286  
 Robert J. Schneider Reg. Land Surveyor - Indiana #10286

The undersigned, The Top Construction Corp., by John Schemmeyer, President, being the owner of the above described real estate, do here 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 **CHURCH WOODS - SECTION TWO**, An Addition in Marion County, Indiana.

- The streets shown are and hereafter dedicated are hereby dedicated to the public.
- All numbered lots in this Addition shall be designated as residential lots. Only one single family with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- 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 intersections between 2 and 3 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 20 feet from the intersection of said street lines, or in the case of a road property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 20 feet from the intersection of a street line with the edge of a driveway, easement, or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained or cultivation is required to prevent obstruction of the sight line.
- No one story house shall be erected on any lot less than 30 feet in width and 30 feet in depth, exclusive of open porches, terraces, or steps.
- No trailer, tent, shack, basement, garage, boat, or other structure shall be erected on any lot less than 30 feet in width and 30 feet in depth.
- No noxious or offensive trade shall be carried on any lot in this Addition.
- No poultry or farm animals shall be raised on any lot in this Addition.
- There are strips of ground on which the utility companies for the installation and maintenance of electric, gas, water, sewer, or other lines shall be erected or maintained in any lot in this Addition.
- The right to easements for public utility companies, not including transportation utility companies, and to the Easements herein reserved, shall be subject to the rights of the public utilities and to the Metropolitan Development Commission, their successors or assigns who shall be entitled to such easements in full force and effect until June 1, 1991.
- The within plat shall be in full force and effect until June 1, 1991.

7 6 6 8 2 1 7



WITNESS MY SIGNATURE THIS 4th day of May 1971



VINCENT J. SCHNEIDER, P.E., Land Surveyor, Indiana #10285

The undersigned The Top Construction Corp., by John Copenhaver, President, being the owner of the above described real estate, do here 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 NORTH GERHAN CHURCH WOODS - SECTION FIVE, an Addition in Marion County, Indiana

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. All numbered lots in this Addition shall be designated as residential lots. Only one single family with necessary building and not exceeding two stories in height may be erected or maintained on said lots.
3. 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 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 sightline 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 way line. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of the sight line.
4. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one-half story house having a ground floor area of less than 600 square feet exclusive of open porches, garages, or basements.
5. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used or temporary or permanent residential purposes in any lot in this Addition thereon which shall be or become a nuisance to the neighborhood.
6. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done or resident from keeping a usual pet animal or bird.
7. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit as which are hereby reserved for the use of public utility companies, not including transportation companies.
8. There are strips of ground as shown on the within plat marked "Drainage Easements" and/or "Utility Easements" all times to the authority of Marion County, Indiana, and to the easements herein reserved. No permanent structure shall be erected or maintained on said strips. The owners of such lots in this Addition on, however shall take their title subject to the rights of the public utilities and to those of the owners of said lots in this Addition to said Easement herein granted for ingress and egress in, along and through the strips so reserved.
9. 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 any septic tank, absorption bed or structure permitted or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns. The Metropolitan Development Commission, their successors or assigns or owners by or through any such violation or attempted violation. Such provisions shall be in full force and effect until June 1, 1994, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the majority of the then owners of the lots it is agreed to change shall in no wise affect any of the other provisions which shall remain in full force and effect.
10. The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF The Top Construction Corp., by John Copenhaver, President, have hereon caused its and their names to be subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 1971

STATE OF INDIANA) SS  
COUNTY OF MARION)

Before me, a Notary Public in and said County and State personally appeared The Top Construction Corp., by John Copenhaver, its President, and acknowledge the execution of the above foregoing instrument as its voluntary act and deed

Witness my signature this 4th day of May 1971

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

THE TOP CONSTRUCTION CORP

BY: JOHN COPENHAYER  
President

This instrument prepared by Schneider Engineering Corp., Vincent J. Schneider, President

*Handwritten notes:*  
1971  
Subscribed  
K. J. [unclear]  
[unclear]

*Handwritten notes:*  
MAY 11 1971  
DEL. 3-3-73