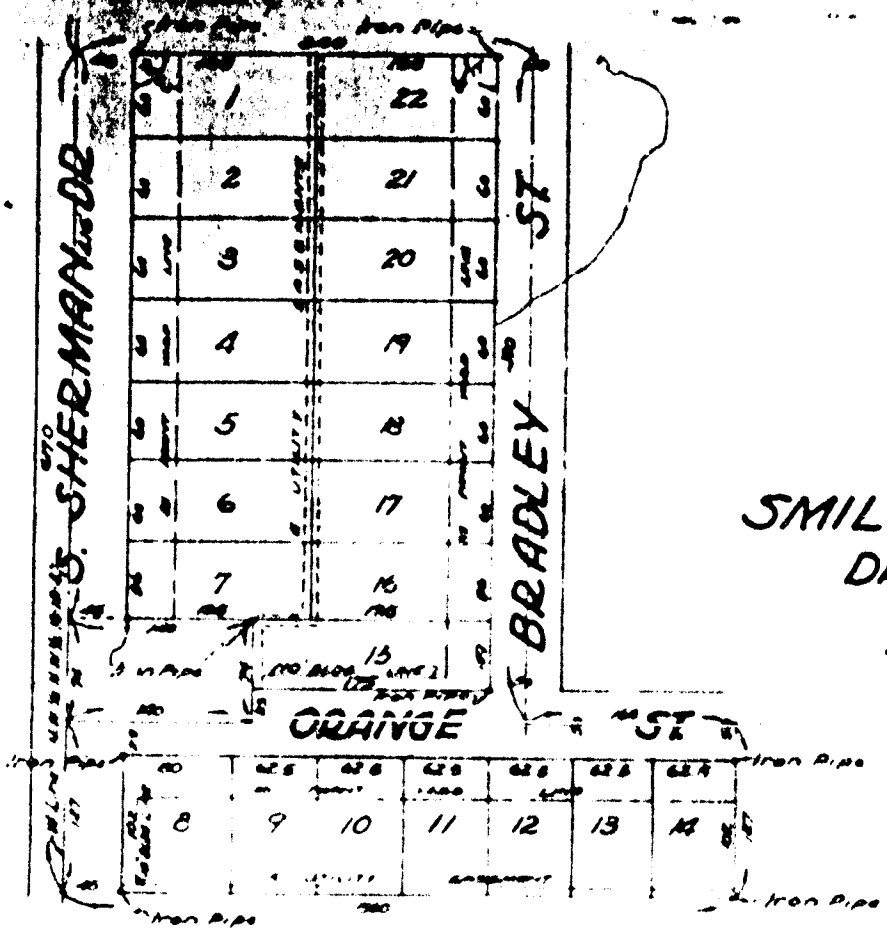


SMILEY'S SHERMAN DRIVE HOMES

thin plat of "SMILEY'S SHERMAN DRIVE HOMES" is true and correct representing a survey of the Northwest Quarter of Section 16, Township 15 North, Range 4 East, being more particul- nt in the West line of said Quarter Quarter Section: One hundred eight, eight (188) feet South parallel to the North line thereof Three hundred forty (340) feet, thence South and parallel to feet, thence East and parallel to the North line thereof One hundred sixty (160) feet, thence South twenty seven (127) feet, thence West and parallel to the North line thereof Five hundred (500) r Quarter Section said point being Six hundred seventeen (617) feet South of the Northwest West line One hundred twenty-seven (127) feet, thence East and parallel to the North line rth and parallel to the West line thereof Seventy four (74) feet, thence West and parallel to the to a point in the West line of said Quarter Quarter Section, thence North on and along said place of beginning, containing in all 5.04 Acres, more or less, subject to all legal highways ts, numbered from One (1) to Twenty-two (22) both inclusive as shown on the within plat own hereon in figures designating feet and decimal parts thereof. s as indicated on this plat.
ay 1946.

Registered Engineer No. [illegible]

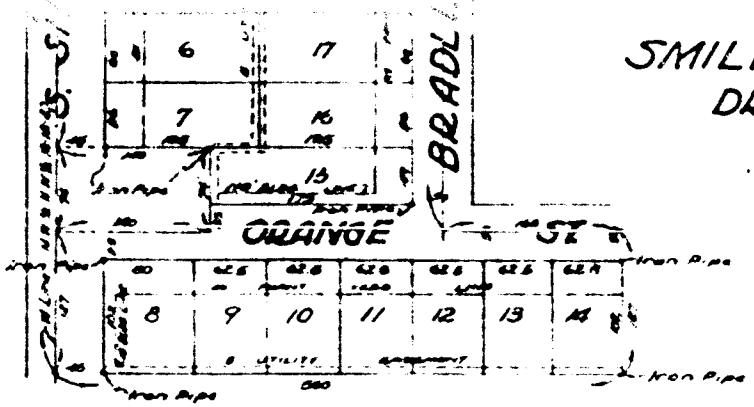
ey, husband and wife, owners of the above described real estate hereby certify that they do accordance with this plat and certificate. This Subdivision shall be known and designated dition to the City of Indianapolis, Indiana
lic use.
width as shown on this plat which are hereby reserved for use of Public Utilities for installi nes, wires, drains and sewers, subject at all times to the authority of the proper civil No permanent or other structure shall be erected or maintained on said strips, but such hts of such public utilities and to the rights of the owners of other lots in this Addition, d through the several strips so reserved.
and designated as Residential lots and not more than One (1) single or two family house with o cars shall be erected or maintained on any lot in this Addition, except one dwelling may

ack from the property lines of the streets are hereby established, between which lines and ected no structure of any kind other than open one story porches. No structure of any kind) feet of any lot line herein, except one dwelling may cover parts of two lots.
activity shall be carried on upon any lot herein nor shall anything be done herein uisance to the neighborhood at large.
her accessory building created or maintained on any lot in this Addition shall be used frame or concrete garage type dwellings shall be permitted for one year from date of purchase for residential purposes then the pure white race shall own, use, lease or occupy any lot or structure in this Addition s and provisions by injunction together with the right to cause the removal by due maintained in violation hereof, is hereby dedicated to the public and reserved to the

Paul Strauss
Sherlie Williams
Joseph B. Wade
Auditor for Elam

DULY ENTERED
FOR TAXATION
July 5 1946
Ralph J. Moore
Auditor

SMILEY'S SHERMAN DRIVE HOMES



I the undersigned hereby certify that the within plat of "SMILEY'S SHERMAN DRIVE HOMES" is true and correct representing a survey made by me of part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 15 North, Range 4 East, being more particularly described as follows:- Beginning at a point in the West line of said Quarter Quarter Section One hundred eighty eight (188') feet South of the Northwest corner thereof, thence East and parallel to the North line thereof Three hundred forty (340') feet, thence South and parallel to the West line thereof Four hundred ninety (490') feet, thence East and parallel to the North line thereof One hundred sixty (160') feet, thence South and parallel to the West line thereof One hundred twenty-seven (127') feet, thence West and parallel to the North line thereof Five hundred (500') feet to a point in the West line of said Quarter Quarter Section said point being Six hundred seventeen (617') feet South of the Northwest corner thereof, thence North in and along said West line One hundred twenty-seven (127') feet, thence East and parallel to the North line thereof One hundred forty (140') feet, thence North and parallel to the West line thereof Seventy-four (74') feet, thence West and parallel to the North line thereof One hundred forty (140') feet to a point in the West line of said Quarter Quarter Section, thence North in and along said West line Four hundred sixteen (416') feet to the place of beginning, containing in all 5.04 Acres, more or less, subject to all legal highways.

This subdivision consists of Twenty-two lots, numbered from One (1) to Twenty-two (22) both inclusive as shown on the within plat.

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

Corners have been marked with Iron Pipes as indicated on this plat.

Witness my signature this 30 day of May 1946.

Herbert Bleemke
Registered Engineer No. 4[illegible] State of Indiana

The undersigned, Roy Smiley and Alice M. Smiley, husband and wife, owners of the above described real estate hereby certify that they do hereby lay off, plat and subdivide the same in accordance with this plat and certificate. This Subdivision shall be known and designated as "SMILEY'S SHERMAN DRIVE HOMES", an addition to the City of Indianapolis, Indiana.

The roadways are hereby dedicated to public use.

There are strips of ground Five (5) feet in width as shown on this plat which are hereby reserved for use of Public Utilities for installation and maintenance of poles, mains, ducts, lines, wires, drains and sewers, subject at all times to the authority of the proper civil officers, and to the easements herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of the owners of other lots in this Addition, for ingress and egress in along, across and through the several strips so reserved.

All lots in this Addition shall be known and designated as Residential lots and not more than One (1) single family dwelling with accessory private garage for not more than two cars shall be erected or maintained on any lot in this Addition, except one dwelling may cover parts of two lots.

Building lines as shown on this plat in feet back from the property lines of the streets are hereby established, between which lines and the streets no structure of any kind other than open one story porches or structure of any kind shall be erected or maintained within Eight (8) feet of any lot line herein, except one dwelling may cover parts of two lots.

No noxious or offensive practice, trade or activity shall be carried on upon any lot herein nor shall anything be done herein which shall become an annoyance or nuisance to the neighborhood at large.

No trailer, tent, shack, garage, barn or other accessory building created or maintained on any lot in this Addition shall be used for residential purposes, except that prefabricated frame or concrete garage type dwellings shall be permitted for one year from date of purchase for residential purposes.

No person or persons of any race other than the pure white race shall own, use, lease or occupy any lot or structure in this Addition.

The right to enforce the foregoing covenants and provisions by injunction together with the right to cause the removal by due process of law of any structure erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of lots in this Addition, their heirs and assigns, who shall be entitled to such relief, with attorneys fees, 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 of any of such covenants by judgement or court order shall in no wise invalidate any other such covenants which shall remain in full force and effect. All the above restrictions and or covenants shall be considered real Covenants and shall bind each lot in whomsoever hands it may come, and shall run with the land.

The foregoing restrictions, covenants and provisions shall remain in full force and effect until May 1, 1966.

Witness our signatures this 6th day of May 1946.

Roy Smiley Alice M. Smiley

County of Marion }
State of Indiana } ss

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roy Smiley and Alice M. Smiley and each separately and severally acknowledged the execution of the foregoing instrument as his and her voluntary act and deed for the use and purposes therein expressed.

Witness my signature and Notarial Seal this 6th day of May 1946.

[illegible]
NOTARY PUBLIC

May 1, 1966