

The first of the Northeast Quarter of Section 27,
 Township 17 North, Range 2 East, Marion County,
 Indiana, is described as follows:

Beginning at the Southwest corner of the Northeast Quarter of the said Section 27, thence North on the West line of the said Northeast Quarter Section a distance of 533.76 feet to a point, thence East a distance of 1321.61 feet to a point, said point being 533.76 feet North of the South line of the said Northeast Quarter Section, thence South a distance of 533.76 feet to a point, said point being 1321.61 feet East of the Southwest corner of the said Northeast Quarter Section, thence West on the South line of the said Northeast Quarter Section a distance of 1321.61 feet to the point of beginning.

Containing 16.2 acres, more or less.

This Addition consists of 22 lots numbered from 1 to 22, both inclusive.

The size of lots and the width of streets are shown hereon in feet and decimal parts thereof.

WITNESS my signature this 21st day of October, 1957.

Robert F. Rooker
 Registered Engineer No. 950
 State of Indiana

The undersigned, Fred Davidson and Nellie Davidson, his wife, do hereby lay off, plat and subdivide the foregoing described real estate in accordance with the within plat.

This Addition shall be known and designated as "SPRING MEADOW 2nd SECTION".

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1921 61
 2 LINES

This Addition consists of 22 lots numbered from 1 to 22, both inclusive.

The size of lots and the width of streets are shown hereon in feet and decimal parts thereof.

WITNESS my signature this 21st day of October, 1957.

Arthur F. Rooker
Registered Engineer No. 950
State of Indiana

The undersigned, Fred Davidson and Nellie Davidson, his wife, do hereby lay off, plat and subdivide the foregoing described real estate in accordance with the within plat.

This Addition shall be known and designated as "SPRING MEADOW, 2nd SECTION".

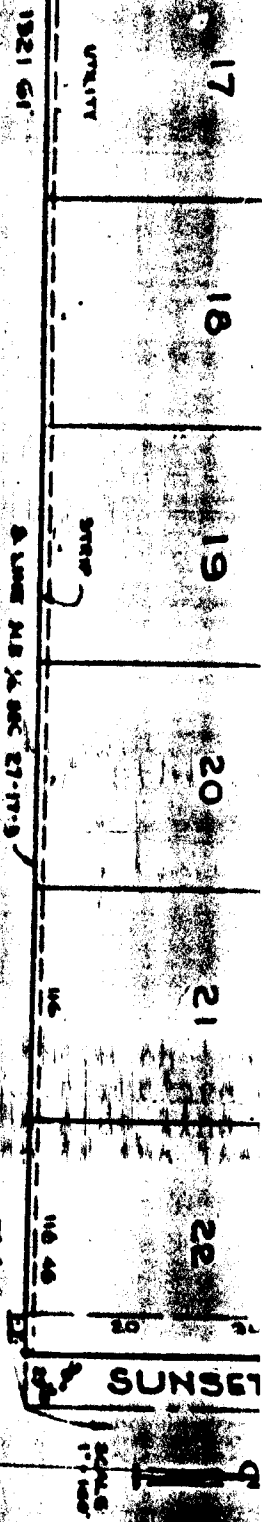
The streets shown herein and not heretofore dedicated are hereby dedicated to the public for its use.

There are strips of ground 5 feet in width, marked "Utility Strips". Such strips are hereby reserved for the installation, construction and maintenance of poles, wires, mains, ducts, drains and sewers and shall be subject at all times to the authority of the proper civil authorities and to the rights of the other owners of lots in this Addition.

All lots in this Addition shall be known as residential lots. Only one single family dwelling, garage and accessory buildings may be erected in said subdivision and each such dwelling, garage and accessory building must be erected on a tract containing not less than 20,000 square feet.

The ground floor area, exclusive of open porches and garage, shall not be less than 1200 square feet in the case of a one-story structure, nor less than 900 square feet in the case of a 1½, 2 or 2½ story structure, and not less than 35 feet in height.

Front and side building lines are established as shown on the property lines of the several streets there shall be no structure shall be erected nearer than 20 feet from the side line of the width of the lot at the set back line, whichever is the less.



streets shown herein and not heretofore dedicated are hereby dedicated to the public for its use.

There are a strip of ground 5 feet in width, marked "Utility Strips". Such strips are hereby reserved for the installation, construction and maintenance of poles, wires, mains, ducts, drains and sewers and shall be subject at all times to the authority of the proper civil authorities and to the rights of the other owners of lots in this Addition.

All lots in this Addition shall be known as residential lots. Only one single family dwelling, garage and accessory buildings may be erected in said subdivision and each such dwelling, garage and accessory building must be erected on a tract containing not less than 20,000 square feet.

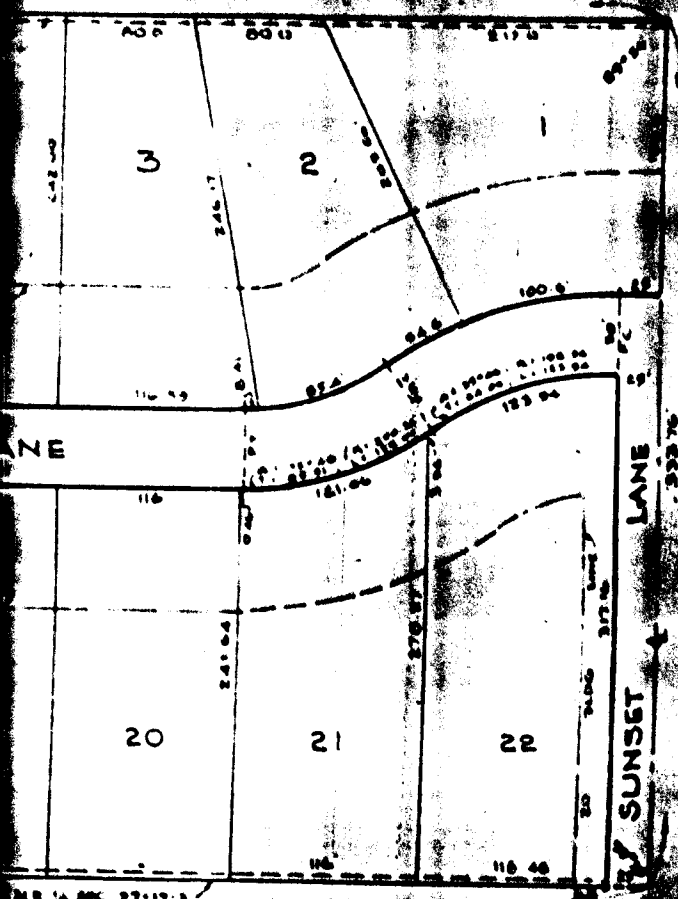
The ground floor area, exclusive of open porches and garage, shall not be less than 1200 square feet in the case of a one-story structure, nor less than 900 square feet in the case of a 1 1/2, 2 or 2 1/2 story structure, and no height to exceed 35 feet in height.

Front and side building lines are established as shown on the within plat between which lines and the property lines of the several streets there shall be no structure erected except a one-story open porch. No structure shall be erected nearer than 20 feet from the side line of any interior tract nor nearer than 15% of the width of the lot at the set back line, whichever is the lesser. Subject, however, to all zoning ordinances.

No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes upon any lot in this Addition.

Until such time as a sanitary sewer system is available, no sewage disposal method shall be employed or maintained, except a sanitary septic tank and absorption system, both of type and construction approved in writing by the health officer of the City of Los Angeles.

Plat No. 27-17-1



... presents a survey
 of Section 27,
 Marion County,
 to-wit:

... corner of the North
 on 27; running thence
 said Northeast Quarter
 set to a point; thence
 to a point, said
 of the South line of
 tion; thence South
 point, said point
 Southwest corner of
 tion; thence West on
 the East Quarter Section
 the point of beginning.

... or less.
 ... numbered from 1
 ... of streets are shown
 ... thereof.

... 21st day of October,
 ...
 ... Engineer No. 950
 ... Indiana

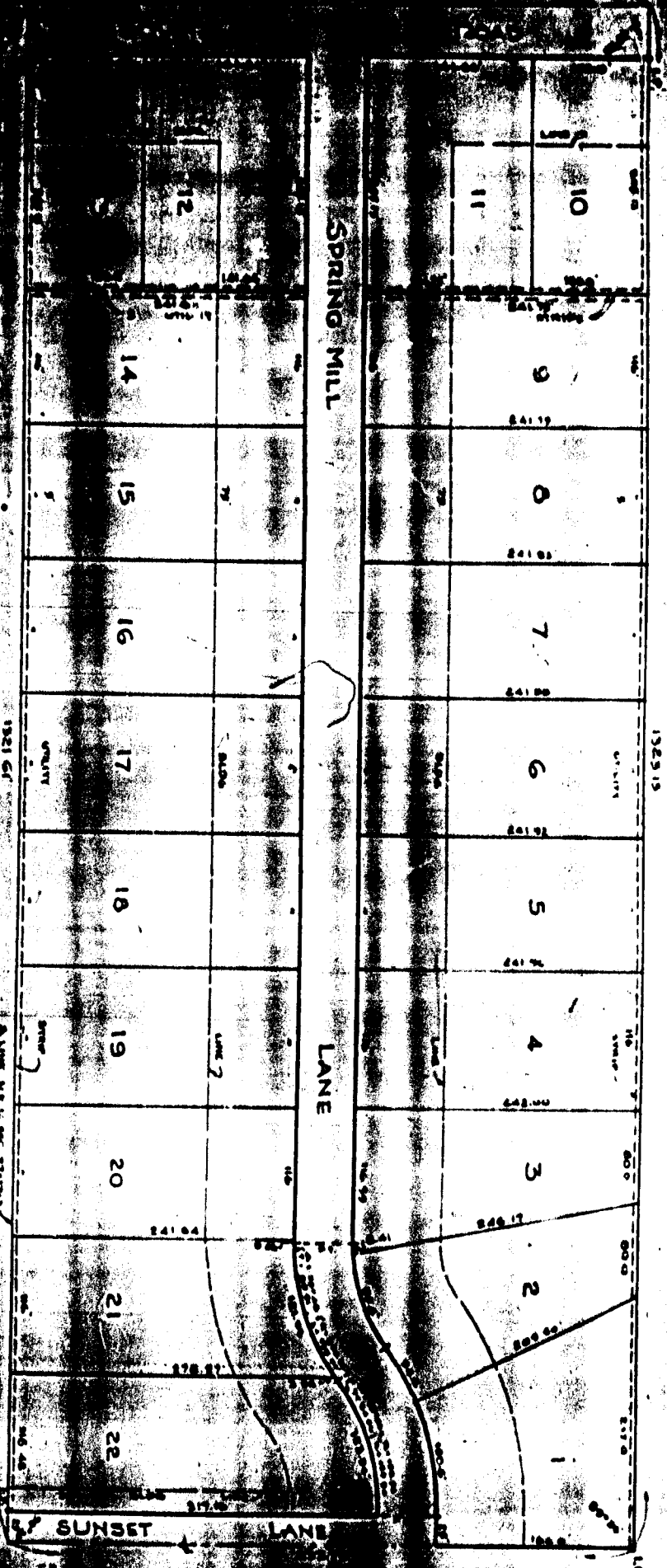
... and Nellie
 lay off, plat and
 bed real estate in

... and designated
 ... and not heretofore
 ... to the public for

... 5 feet in width,
 ... strips are hereby
 ... construction, and
 ... lines, ducts, drains
 ... at all times to the
 ... authorities and to the
 ... lots in this Addition.

... shall be known as
 ... the family dwelling,
 ... may be erected in said
 ... ing, garage and acces-
 ... sary tract containing

... inclusive of open porches
 ... than 1200 square feet
 ... ture, nor less than
 ... a 1st, 2 or 2 1/2 story
 ... feet in height.



until such time as a sanitary sewer system is available, sewage disposal method shall be employed or maintained except a sanitary septic tank, absorption bed or structure, of type and construction approved in writing by the proper civil authorities.

No noxious nor offensive trade shall be conducted on this tract nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

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No building shall be erected, placed or altered on any building plot in this Addition until the building plans, specifications and plot plans showing the location of such building have been approved in writing as to the conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevations, by a committee composed of S.J. Kagan, Irene Kagan and Arthur Baynham, or by a representative designated by a majority of the members of said Committee. In the event of death or resignation of any member of said Committee, the remaining members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said Committee or its designated representative fails to approve or disapprove such design or location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of said Committee and its designated representative shall cease on and after five (5) years from the date of the signing of this covenant. Thereafter, the approval described in this covenant shall not be required, unless prior to said date and effective thereon a written instrument shall be executed by the then recorded owners of a majority of the lots in this Addition and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said Committee.

The right to enforce the foregoing restrictions, provisions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tanks, absorption bed or structure created or maintained in violation thereof, is hereby dedicated to the public and reserved to the owners of adjoining tracts, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner by or through any such violation or attempted violation. The said provisions shall be in full force and effect until October 15, 1977, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the tracts it is agreed to change said covenants in whole or in part.

Invalidation of any one of these covenants by judgment or court order will in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS our signatures this 21st day of October, 1957.

DULY ESTABLISHED
FOR TAXATION

Fred Davidson
Fred Davidson

STATE OF INDIANA :
COUNTY OF MARION : ss:

E. Allen
Notary Public

Nellie Davidson
Nellie Davidson

Before me, a Notary Public in and for said County and State, personally appeared Fred Davidson and Nellie Davidson, his wife, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

My commission expires:
Sept 1958

E. Allen
Notary Public

PUBLIC NOTICE WAS GIVEN
26TH DAY OF NOVEMBER 1957.

11TH
DECEMBER 57

APPROVED THIS 14TH DAY OF JANUARY 1958

W. A. R. I. C. COUNTY
DRAFTSMAN

James
Notary Public