



Chicago Title Insurance Company
Indianapolis Metro Offices
Telephone (317) 684-3800



COVENANTS AND RESTRICTIONS

SUNCREST ADDITION

(Marion County, IN)

The materials made available here are for general information only and should NOT be relied upon for making any major or final decisions with respect to any of the properties referenced.

The most current and up-to-date copies of Covenants, Restrictions or other Data relative to any property should be obtained from the current governing body of the Subdivision (generally the Home Owner's Association) if applicable. Chicago Title makes NO representations or warranties with respect to any of the materials contained herein.

DOS=7-16-09

"SINCEREST ADDITION"

1. THE UNDESIGNED, HEREBY CERTIFY THAT THE WITHIN
PART OF "SINCEREST" AN ADDITION TO THE CITY OF
INDIANAPOLIS, IS TRUD AND CORRECT AND RESSENTS
A SUBDIVISION OF THIS FOLLOWING DESCRIBED TRACT OF
LAND IN MERION COUNTY, STATE OF INDIANA BEING PARTS
OF NORTHWEST AND NORTHWEST QUARTERS ESPECIALLY
OF SECTION 25 TOWNSHIP 15. NORTH, RANGE 4 EAST BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION
TWO HUNDRED AND NINETY THREE FEET AND SEVEN TENTHS
(293.7') EAST OF THE NORTHWEST CORNER OF SAID SECTION;
THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER
SECTION TWENTY-FOUR HUNDRED TWO FEET AND SIX TENTHS
(2402.6') TO THE NORTHWEST CORNER NORTHWEST QUARTER
SECTION; THENCE CONTINUING EAST ALONG THE NORTH LINE OF
SAID SECTION FOUR HUNDRED SEVENTY NINE FEET AND SEVEN
TENTHS (479.7') THENCE SOUTH ALONG THE LINE PARALLEL
TO THE EAST LINE OF THE NORTH WEST QUARTER TWELVE
HUNDRED AND TEN FEET (1200') THENCE WEST AND PARALLEL
TO THE NORTH LINE NORTHWEST QUARTER ONE HUNDRED EIGHTY
FEET (180') THENCE SOUTH AND PARALLEL TO THE EAST LINE,
NORTHWEST QUARTER ELEVEN HUNDRED FORTY SIX FEET
AND ONE TENTH (1196.1') TO A POINT ON THE CENTER LINE OF
MICHIGAN ROAD; THENCE NORTHWEST ALONG THE CENTER
LINE OF MICHIGAN ROAD THREE HUNDRED SEVENTY SEVEN

OF NORTHWEST AND NORTH EAST QUARTERS EACH SECTION OF SECTION 25 TOWNSHIP 15 NORTH, RANGE 4 EAST BEING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION TWO HUNDRED AND NINETY THREE FEET AND SEVEN TENTHS (293.7') EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION TWENTY-FOUR HUNDRED TWO FEET AND SIX TENTHS (2402.6') TO THE NORTH EAST CORNER NORTHWEST QUARTER SECTION; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID SECTION FIVE HUNDRED SEVENTY NINE FEET AND SEVENTENTHS (479.7') THENCE SOUTH ALONG THE LINE PARALLEL TO THE EAST LINE OF THE NORTH WEST QUARTER THIRTY-ONE HUNDRED AND TEN FEET (-210') THENCE WEST AND PARALLEL TO THE NORTH LINE NORTH EAST QUARTER ONE HUNDRED EIGHT FEET (180') THENCE SOUTH AND PARALLEL TO THE EAST LINE NORTHWEST QUARTER ELEVEN HUNDRED FORTY SIX FEET AND ONE TENTH (1196.1') TO A POINT ON THE CENTER LINE OF MICHIGAN ROAD; THENCE NORTHWEST ALONG THE CENTER LINE OF MICHIGAN ROAD THREE HUNDRED SEVENTEEN FEET AND SEVEN TENTHS (370.7') TO A POINT BEING THE INTERSECTION OF THE EAST LINE NORTHWEST QUARTER SECTION WITH THE CENTER LINE OF THE MICHIGAN ROAD; THENCE CONTINUING NORTHWEST ALONG THE CENTER LINE OF THE MICHIGAN ROAD TWENTY-NINE HUNDRED NINETY FIRST AND FIVE TENTHS (2991.5') TO A POINT; THENCE NORTH TWO HUNDRED EIGHTY-NINE FEET AND SIX TENTHS (289.6') TO A POINT THE PLACE OF BEGINNING; CONTAINING 06.92 ACRES MORE OR LESS.

100-100-100

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BOOK 24 PAGE 95

U.T.C.
130522

"SUNCREST ADDITION"

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE WITHIN PLAT OF "SUNCREST" AN ADDITION TO THE CITY OF INDIANAPOLIS, IS TRUE AND CORRECT AND REPRESENTS A SUBDIVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND IN MARION COUNTY, STATE OF INDIANA BEING PARTS OF NORTHWEST AND NORTHEAST QUARTERS RESPECTIVELY OF SECTION 25 TOWNSHIP 15 NORTH, RANGE 4 EAST BEING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION TWO HUNDRED AND NINETY THREE FEET AND SEVEN TENTHS (293.7') EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION TWENTY FOUR HUNDRED TWO FEET AND SIX TENTHS (2402.6') TO THE NORTH EAST CORNER NORTHWEST QUARTER SECTION, THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID SECTION FOUR HUNDRED SEVENTY NINE FEET AND SEVEN TENTHS (479.7') THENCE SOUTH ALONG THE LINE PARALLEL TO THE EAST LINE OF THE NORTH WEST QUARTER TWELVE HUNDRED AND TEN FEET (1200') THENCE WEST AND PARALLEL TO THE NORTH LINE NORTH EAST QUARTER ONE HUNDRED EIGHTY FEET (180') THENCE SOUTH AND PARALLEL TO THE EAST LINE NORTHWEST QUARTER ELEVEN HUNDRED FORTY SIX FEET AND ONE TENTH (1146.1') TO A POINT ON THE CENTER LINE OF MICHIGAN ROAD; THENCE NORTHWEST ALONG THE CENTER LINE OF MICHIGAN ROAD THREE HUNDRED SEVENTY THREE FEET AND SEVEN TENTHS (373.7') TO A POINT BEING THE INTERSECTION OF THE EAST LINE NORTHWEST QUARTER SECTION WITH THE CENTER LINE OF THE MICHIGAN ROAD; THENCE CONTINUING NORTHWEST ALONG THE CENTER LINE OF THE MICHIGAN ROAD TWENTY NINE HUNDRED NINETY FEET AND FIVE TENTHS (2990.5') TO A POINT; THENCE NORTH TWO HUNDRED EIGHTY NINE FEET AND SIX TENTHS (289.6') TO A POINT THE PLACE OF BEGINNING; CONTAINING 26.92 ACRES MORE OR LESS.

STATE OF INDIANA }
COUNTY OF MARION }

85: 65628

1587 PAGE 37

COVENANT

William F. Thomas and Lurrie L. Thomas, husband and wife,
each being sworn upon oath, depose and say:

That they are the owners of the following described real
estate in Marion County, Indiana, to-wit:

lots 1 to 9 inclusive and 16 to 24 inclusive in Block 4;
Lots 1 to 13 inclusive and 16 to 24 inclusive in Block 5;
Lots 1 to 3 inclusive and 6 to 9 inclusive and 14 and
15 in Block 6; Lots 1 to 12 inclusive in Block 11;
Lots 1 to 24 inclusive in Block 12; Lots 2 to 25 inclu-
sive in Block 13; Lots 1 to 8 inclusive in Block 15;
Lots 2 to 8 inclusive in Block 16; all in Suncrest
Addition, an Addition to the City of Indianapolis,
as per plat thereof, recorded in Plat Book 24, pages 91
to 95 inclusive in the office of the Recorder of
Marion County, Indiana.

That for and in consideration of the benefits received and
to be received by them and by their grantees, assigns and/or successors
in interest, they do hereby agree and covenant that not less than
two (2) adjoining lots of said above described lots shall be sold
or conveyed to any person or persons with more than one (1) dwelling
house thereon, and, if unimproved, not more than one (1) dwelling
house shall be erected thereon. It is the intention of this cove-
nant that no dwelling house shall be constructed on any of the above
described lots unless at least two of said adjacent lots shall be
provided for same.

It is further agreed that this covenant shall be binding upon
the undersigned, their grantees, assigns and/or successors in interest,
and further shall be construed as a real covenant running with each
and all of the above described lots.

Dated this 22 day of July, 1956.

William F. Thomas
William F. Thomas

Lurrie L. Thomas
Lurrie L. Thomas

Also appeared before me, the undersigned, a Notary Public in and
for the County and State of Indiana, William F. Thomas and Lurrie L. Thomas, hus-
band and wife, and acknowledged the execution of the foregoing covenant
to be their free act, and dated this 22 day of July, 1956.

My Comm. Expires
MARCH 3, 1958

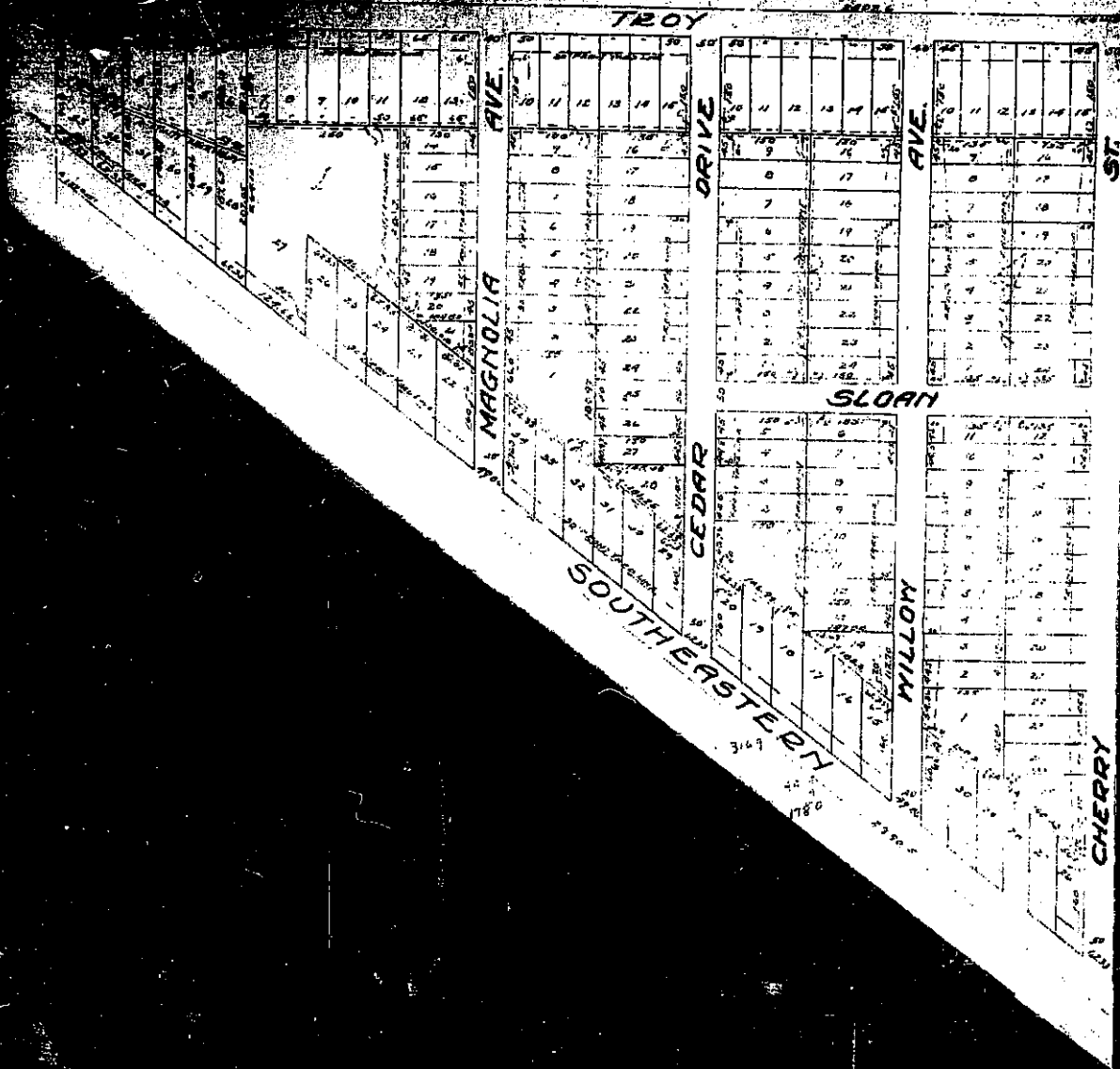
Raymond J. ... Notary
Public

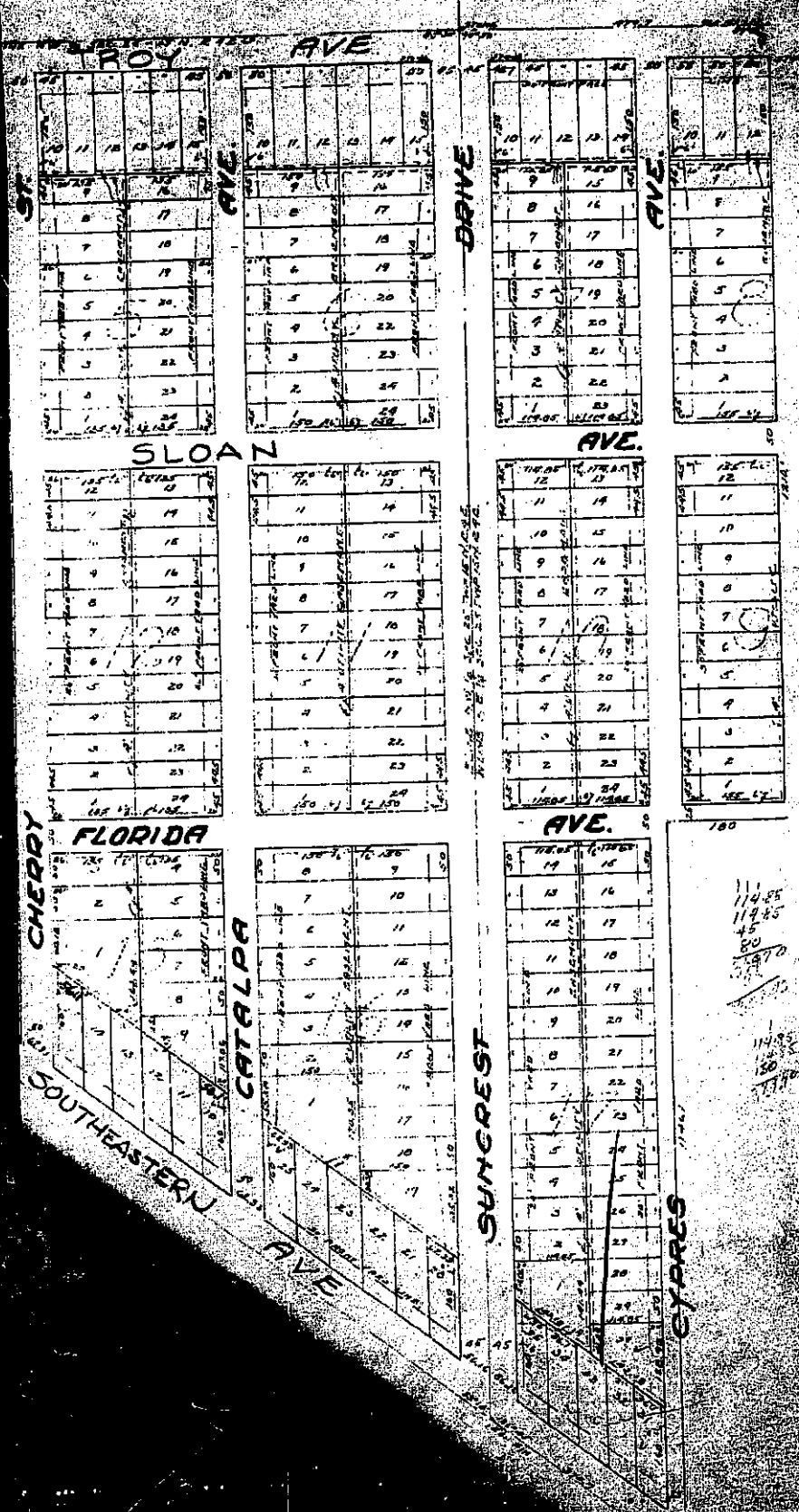
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SUNCREST Addition

BOOK 24 PAGE





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114.85
119.85
45
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1970

114.95
119.85
120
1190

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