

TRADERS POINT NORTH

75 68837
12-8-75

RESTRICTIONS AND COVENANTS

The undersigned, Royal Development Corporation, owner of the above described real estate and acting within its authority, does hereby layoff, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Traders Point North-Section Five", an addition in Marion County, Indiana.

- A. All streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. No structure shall be erected, altered, placed or permitted to remain on said real estate other than one single family dwelling, a private garage, and such other outbuildings as are usual and incidental to the use of said real estate as a residential lot. No residence or dwelling shall be constructed on said real estate unless such residence, exclusive of open porches and attached garages, shall have a ground floor area of at least 2,500 square feet, if it is a one-story structure, or 1,500 square feet if it is a higher structure, and in case of a building higher than one story, there shall be at least 900 square feet in addition to the ground floor area.
- C. 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 elevation between 2 and 6 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 25 feet from the intersection of said street lines, or in the case of rounded property corner, from the intersection of the street lines extended. The same sight line 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 line. No tree shall be permitted to remain within such distances of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
- D. No Trailers, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition.
- E. No structure of any kind on said real estate shall be used for the purpose of carrying on a business, trade or profession.
- F. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 24,000 square feet.
- G. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- H. There are strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of public utility companies, not including transportation companies for the installation and maintenance of poles, lines, wires, sidewalks, sewers and drains subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this addition, however, shall take their title subject to the rights of the public utilities and to those of the other owners of lots in this addition to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.

No residence, garage, servant's quarters or other structure of any kind shall be constructed on said real estate until the building plans, including plot plans, specifications, plans for landscaping, and any other data of information which may be requested, shall be submitted to the building committee, hereinafter designated, for its approval. Said building committee shall consist of three members, who shall be John Kleinops, Irene Kleinops & Robert K. Kleinops. The majority of said members shall constitute a quorum for approval or disapproval of any plans submitted, and the decision of the majority shall be final. The committee shall determine whether the proposed plans are suitable from the standpoint of conformity and harmony of external design with any existing structures in the area or otherwise, and whether the building and property setback lines are proper. The committee shall indicate its written approval or disapproval of plans submitted within 15 days after submission and if the committee fails to do so, it shall be deemed to approve such plans. No charge shall be made to any purchaser of any real estate in the area for examination of and action upon the plans. In the event of the death, disability or resignation of any of said members, the remaining member or members shall select the successor or successors to fill the vacancy or vacancies.

- J. 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 structures erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation of attempted violation. Said provisions shall be in full force and effect until March 1, 1989, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part. Invalidity of any one of the covenants by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.
- K. The maximum finished floor elevations of structures on these lots shall be 818.00 feet above sea level as established by the United States Coastal & Geodetic Survey in 1927 North American Datum.

shall be final. The committee shall determine whether the proposed otherwise, and whether the building and property setback lines are p: the committee fails to do so, it shall be deemed to approve such plan: event of the death, disability or resignation of any of said members.

J. The right to enforce the within provisions, restrictions and covenan thereof, is hereby dedicated and reserved to the owners of the sever to such relief without being required to show any damage of any effect until March 1, 1989, at which time said covenants shall be au to change the covenants in whole or in part. Invalidation of any one

K. The maximum finished floor elevations of structures on these lots sh IN WITNESS WHEREOF, Royal Development Corporation by John Kleinops affixed this 25 day of November, 1975.

STATE OF INDIANA)
)SS
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public, in State, Royal Development Corporation, by John Kleinops and acknowledged the executio foregoing instrument as its and their voluntary act and deed for the purp this 25th day of November, 1975.

My Commission Expires November 5, 1977

Donald L. Du



This instru

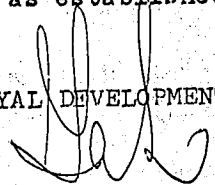
NOTARY PUBLIC
NOV 18 1975

committee shall determine whether the proposed plans are suitable from the standpoint of conformity and the building and property setback lines are proper. The committee shall indicate its written approval to do so, it shall be deemed to approve such plans. No charge shall be made to any purchaser of any real estate if, by reason of the death, disability or resignation of any of said members, the remaining member or members shall select the successor.

the within provisions, restrictions and covenants by injunction, together with the right to cause the re-dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and without being required to show any damage of any kind to any such owner or owners by or through any such person, on or after January 1, 1989, at which time said covenants shall be automatically extended for successive periods of ten years, until the expiration of the term in whole or in part. Invalidation of any one of the covenants by judgement or court order shall in no way affect the validity of the other covenants. The floor elevations of structures on these lots shall be 818.00 feet above mean sea level as established by the Royal Development Corporation by John Kleinops

November, 1975.

ROYAL DEVELOPMENT CO



John Kleinops

before me, the undersigned, a Notary Public, in and for said County and Corporation, by John Kleinops

and acknowledged the execution of the above and their voluntary act and deed for the purposes therein expressed

November, 1975.

November 5, 1977

Donald L. Dunk

APPROVED THIS 8
DAY OF Dec 1975
AUDITOR OF MARION COUNTY
Roy Baker DRAFTSMAN

75-68837

This instrument prepared by Paul I. Gripe, Inc., this 18 day of Nov

...siting committee shall consist of three members,
for approval or disapproval of any plans submitted, and the decision of the majority
y and harmony of external design with any existing structures in the area, or
approval or disapproval of plans submitted within 15 days after submission, and if
y real estate in the area for examination of and action upon the plans. In the
successor or successors to fill the vacancy or vacancies.

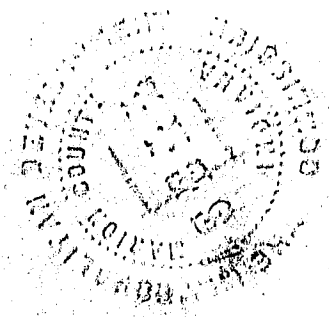
the removal by due process of law of structures erected or maintained in violation
1, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled
such violation or attempted violation. Said provisions shall be in full force and
years, unless by a vote of the majority of the then owners of the lots, it is agreed
l in no wise affect any other provisions which shall remain in full force and effect.
shed by the United States Coastal & Geodetic Survey in 1927 North American Datum.
have executed this instrument and caused their seals to be

MENT CORPORATION

J. W. [Signature]

FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN PLAN COMMISSION
DIVISION OF LANDS & PLANNING
MARION COUNTY, INDIANA

Dec 5 1976
PROPER PUBLIC NOTICE OF THE
HEARING HAS BEEN PUBLISHED
Earl S. Franke
SECRETARY, PLAT COMMITTEE



VOID UNLESS RECORDED
12-6-76

05 November, 1976.

3-07068

thence south by distance 40 minutes 54 seconds

This subdivision consists of eight lots

This survey made by me during MARCH, 1975

The undersigned, Royal Development Corporation with the within plat.

The within plat shall be known and design

- A. All streets shown and not heretofore dedi
- B. No structure shall be erected, altered, p to the use of said real estate as a resid ground floor area of at least 2,500 squar 900 square feet in addition to the ground
- C. Front and side building lines are establis planting which obstructs sight lines at e lines and a line connecting points 25 fee line limitations shall apply to any lot w distances of such intersection unless foll
- D. No trailer, tent, shack, basement, garage
- E. No structure of any kind on said real est
- F. No lot in this subdivision shall be resub
- G. No poultry or farm animals shall be raise
- H. There are strips of ground as shown on th for the installation and maintenance of p or other structures shall be erected or n the other owners of lots in this addition
- I. No residence, garage, servant's quarters and any other data of information which n who shall be John Kleinops, Irene Kleinop shall be final. The committee shall dete otherwise, and whether the building and i the committee fails to do so, it shall be event of the death, disability or resigne
- J. The right to enforce the within provisor thereof, is hereby dedicated and reserved to such relief without being required effect until March 1, 1989, at which time to change the covenants in whole or in par
- K. The maximum finished floor elevations of

IN WITNESS WHEREOF, Royal Development Corporat affixed this 25 day of November, 1975.

STATE OF INDIANA))
)SS
COUNTY OF HAMILTON)

Personally appeared before me, the under State, Royal Development Corporation, by JOHN at foregoing instrument as its and their volunta this 25th day of November, 1975.

My Commission Expires November 5, 1977

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, and
agreed
effect.
um.
to be



3-07068

... 24 seconds East along the said north line 187.39 feet to the Place of Beginning, containing 9.131 acre
eight lots numbered 53 through 60, inclusive. The size of the lots and widths of the streets are shown

3 March 1975

JAMES E. DANKERT
REGISTERED
Notary Public
STATE OF
INDIANA
LAW SU...
Witness my signature this
James E. Dankert

...ment Corporation, owner of the above described real estate and acting within its authority, does hereby
own and designated as "Traders Point North - Section Five", an addition in Marion County, Indiana.
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elevations of structures on these lots shall be 818.00 feet above mean sea level as established by the U
ment Corporation by John Kleinops
... 1975.

ROYAL DEVELOPMENT CORPORATION
[Signature]
John Kleinops

...e, the undersigned, a Notary Public, in and for said County and
ion, by John Kleinops
and acknowledged the execution of the above and
their voluntary act and deed for the purposes therein expressed
1975.

5, 1977
Donald L. Dunk

...feet to the north line of the said Southeast Quarter Section;
1 acres, more or less.

shown on this plat in figures denoting feet and decimal parts thereof.

this 11th day of November 1975

W. J. Kert

W. J. Kert, Registered Land Surveyor #4028

hereby layoff, plat and subdivide the same into lots and streets in accordance

... a private garage, and such other outbuildings as are usual and incidental
such residence, exclusive of open porches and attached garages, shall have a
... and in case of a building higher than one story, there shall be at least

... structure shall be erected or maintained. No fence, wall, hedge or shrub
... on any corner lot within the triangular area formed by the street property
... corner, from the intersection of the street lines extended. The same sight
... or alley line. No tree shall be permitted to remain within such

... permanent residential purposes on any lot in this addition.

... ing a usual pet animal or bird.

... the use of public utility companies, not including transportation companies
... y of Marion County, Indiana, and to the easement herein reserved. No permanent
... take their title subject to the rights of the public utilities and to those of
... rips of ground so reserved.

... ilding plans, including plot plans, specifications, plans for landscaping.
... l, for its approval. Said building committee shall consist of three members,
... roval or disapproval of any plans submitted, and the decision of the majority
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... or successors to fill the vacancy or vacancies.

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... the Metropolitan Plan Commission, their successors or assigns, who shall be entitled
... olation or attempted violation. Said provisions shall be in full force and
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... wise affect any other provisions which shall remain in full force and effect.
... the United States Coastal & Geodetic Survey in 1927 North American Datum.
... have executed this instrument and caused their seals to be

REPORATION

W. J. Kert

FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN PLANNING COMMISSION
DIVISION OF PLANNING & ZONING
MARION COUNTY, INDIANA
Dec 5 1975
PROPER PUBLIC NOTICE OF THE



50 150
SCALE 1" = 100'

11 35 36

I hereby certify that the within plat is true and correct as shown on the attached map, and is located in Marion County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the said land, thence South 24 degrees 30 minutes 00 seconds East 148.21 feet; thence South 50 minutes 58 seconds West 52.62 feet; thence North 35 seconds West 198.58 feet; thence North 05 degrees 35 minutes 00 seconds East 198.58 feet (the said land is owned by the Royal Development Corporation by deed recorded December 9, 1974, as in and to the said land); thence North 85 degrees 00 minutes 00 seconds East 50.00 feet, the radius point of which bears 35 seconds East from the said radius point, which point bears 35 seconds East along the said curve 35.06 feet to a point which bears 36 minutes 26 seconds East 52.00 feet to a curve having a radius of 50.00 feet; thence North 33 degrees 00 minutes 00 seconds East 52.00 feet to a point which bears North 33 degrees 00 minutes 00 seconds East 52.00 feet to a curve having a radius of 50.00 feet; thence South 89 degrees 46 minutes 54 seconds East a distance of 50.00 feet to the Northeast corner of the said land.

This subdivision consists of eight lots numbered 1 through 8.

This survey made by me during March, 1975.

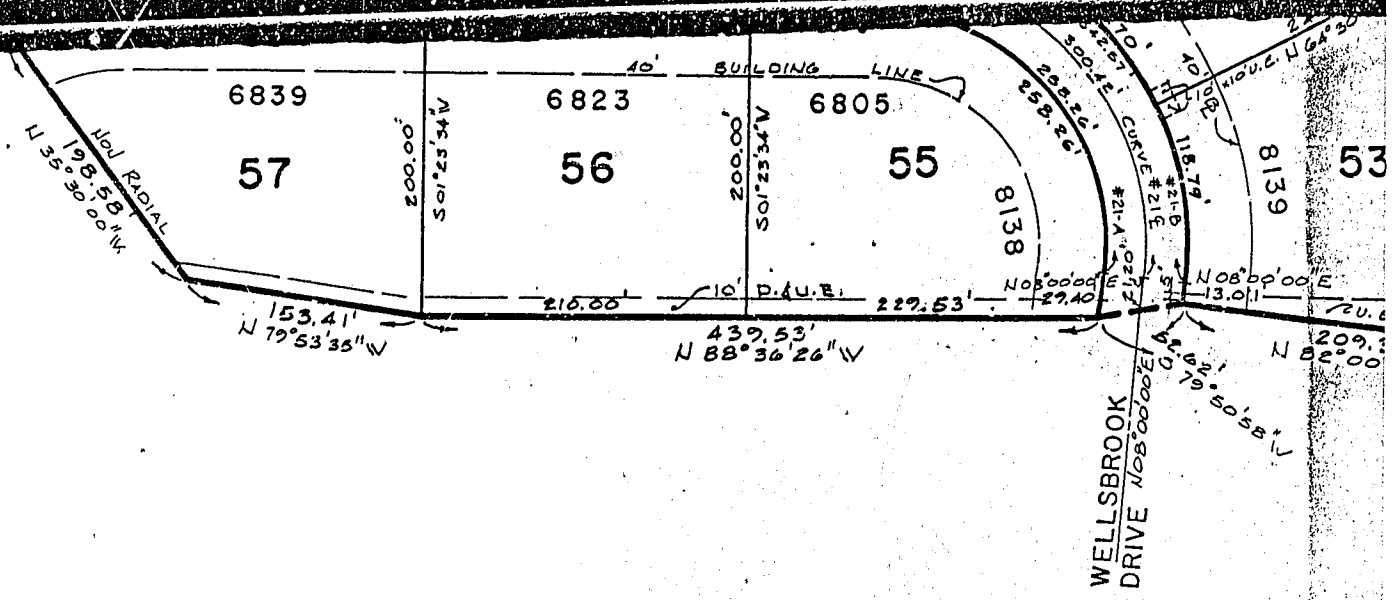
The undersigned, Royal Development Corporation, hereby certifies that the within plat is true and correct as shown on the attached map, with the within plat.

The within plat shall be known and designated as follows:

- A. All streets shown and not heretofore dedicated.
- B. No structure shall be erected, altered, placed or maintained on the ground floor area of at least 2,500 square feet ground floor area of at least 2,500 square feet in addition to the ground floor area of at least 2,500 square feet.
- C. Front and side building lines are established as shown on the attached map, and planting which obstructs sight lines at elevations of 10 feet above the ground level and a line connecting points 25 feet from the front and side building lines shall apply to any lot within the plat. Distances of such intersection unless foliage is maintained.
- D. No trailer, tent, shack, basement, garage, barn or other structure shall be erected, placed or maintained on the ground floor area of at least 2,500 square feet ground floor area of at least 2,500 square feet.

tled

RECORDED
MAR 10 1975



This plat is true and correct and represents a survey of a part of the Southeast Quarter and part of the section 5, as more particularly described as follows:

beginning at the corner of the said Southeast Quarter Section; thence North 89 degrees 46 minutes 54 seconds West along the line of said section 148.21 feet; thence South 04 degrees 00 minutes 00 seconds West 234.37 feet; thence North 82 degrees 00 minutes 00 seconds East 148.21 feet; thence South 04 degrees 00 minutes 00 seconds West 439.53 feet; thence North 79 degrees 53 minutes 35 seconds West 52.50 feet; thence North 21 degrees 00 minutes 00 seconds West 209.94 feet; thence North 30 degrees 00 minutes 00 seconds East 128.03 feet to a point of which bears South 53 degrees 00 minutes 00 seconds East; thence Southeasterly along the said line to a point which bears North 88 degrees 36 minutes 26 seconds West from the said radius point; thence South 01 degree 23 minutes 00 seconds East from the said radius point; thence North 33 degrees 00 minutes 00 seconds East from the said radius point; thence North 33 degrees 00 minutes 00 seconds East along the said North line 167.39 feet to the Place of Beginning, containing 9.131 acres, more or less.

The size of the lots and widths of the streets are shown on this plat.

18 MARCH, 1975

JAMES E. DANKERT
 REGISTERED
 LAND SURVEYOR
 STATE OF INDIANA
 My signature this
 James E. Dankert

Development Corporation, owner of the above described real estate and acting within its authority, does hereby

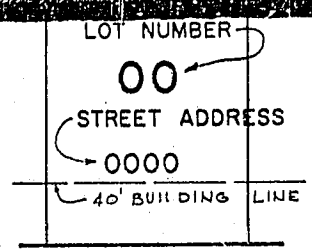
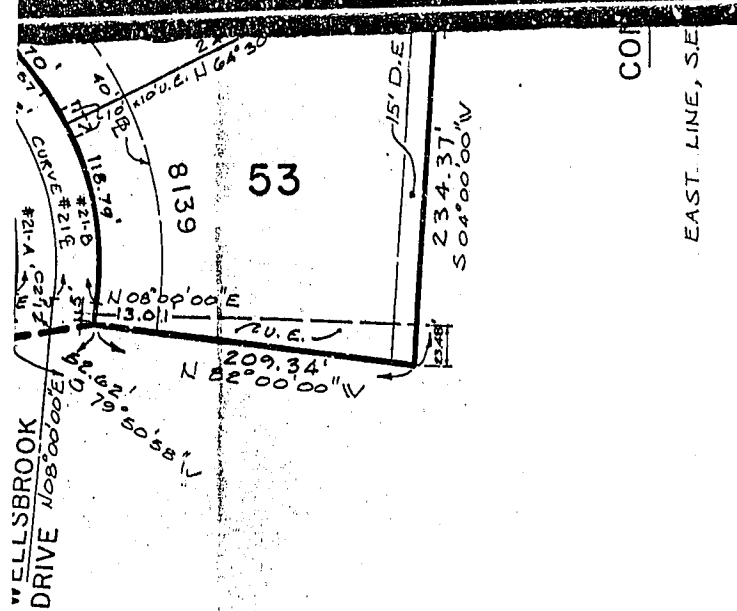
own and designated as "Traders Point North - Section Five", an addition in Marion County, Indiana.

Therefore dedicated are hereby dedicated to the public.

and, altered, placed or permitted to remain on said real estate other than one single family dwelling, a site as a residential lot. No residence or dwelling shall be constructed on said real estate unless such lot is at least 2,500 square feet, if it is a one-story structure, or 1,500 square feet if it is a higher structure, or 1,000 square feet to the ground floor area.

streets are established as shown on this plat between which lines and the property lines of the street, no structures shall be placed or permitted to remain on the street or on the points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, on any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement, or on any lot unless foliage line is maintained at sufficient height to prevent obstruction of sight line.

no structure, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent



TYPICAL NUMBER DESIGNATION

er and part of the Northeast Quarter of Section 22, Township 17 North, Range 2 East in

seconds West along the North line thereof 305.79 feet to the Place of Beginning; thence
 t; thence North 82 degrees 00 minutes 00 seconds West 209.34 feet; thence South 79 degrees
) degrees 53 minutes 35 seconds West 153.41 feet; thence North 35 degrees 30 minutes 00
 nutes 00 seconds West 265.98 feet to the Northerly line of land conveyed to Royal Development
 ls Indiana, (the next four courses are along the Northerly and Easterly boundaries of the
 ls East 128.03 feet; thence South 53 degrees 00 minutes 00 East 346.53 feet to a curve having
 ly along the said curve 162.53 feet to a point which bears South 46 degrees 45 minutes 27
 lvs point of which bears South 46 degrees 45 minutes 27 seconds East; thence Southwesterly
 point; thence South 01 degree 23 minutes 34 seconds West 69.62 feet; thence South 88 degrees
 01 degree 23 minutes 34 seconds West; thence Southeasterly along the said curve 112.08 feet
 00 minutes 00 seconds East 153.36 feet to the North line of the said Southeast Quarter Section;
 containing 9.131 acres, more or less.

streets are shown on this plat in figures denoting feet and decimal parts thereof.

Signature this 11th day of November 75.

James E. Dankert
 James E. Dankert, Registered Land Surveyor #4028

Authority, does hereby layoff, plat and subdivide the same into lots and streets in accordance

ty, Indiana.

family dwelling, a private garage, and such other outbuildings as are usual and incidental
 estate unless such residence, exclusive of open porches and attached garages, shall have a
 higher structure, and in case of a building higher than one story, there shall be at least

the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub
 ted to remain on any corner lot within the triangular area formed by the street property
 property corner, from the intersection of the street lines extended. The same sight
 driveway pavement or alley line. No tree shall be permitted to remain within such
 ght line.

sonary or permanent residential purposes on any lot in this addition.

LOT NUMBER
 00
 STREET ADDRESS
 0000
 BUILDING LINE

AL NUMBER
IGNATION

North, Range 2 East in

of Beginning; thence
 ; thence South 79 degrees
 ; degrees 30 minutes 00
 conveyed to Royal Development
 westerly boundaries of the
 146.53 feet to a curve having
 46 degrees 45 minutes 27
 east; thence Southwesterly
 feet; thence South 88 degrees
 ; the said curve 112.08 feet
 said Southeast Quarter Section;

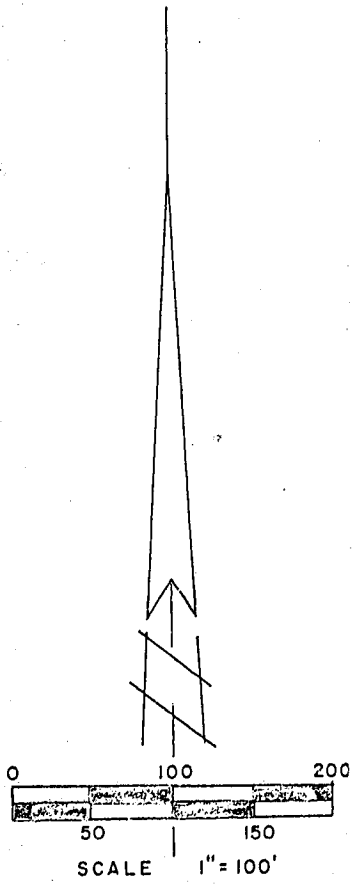
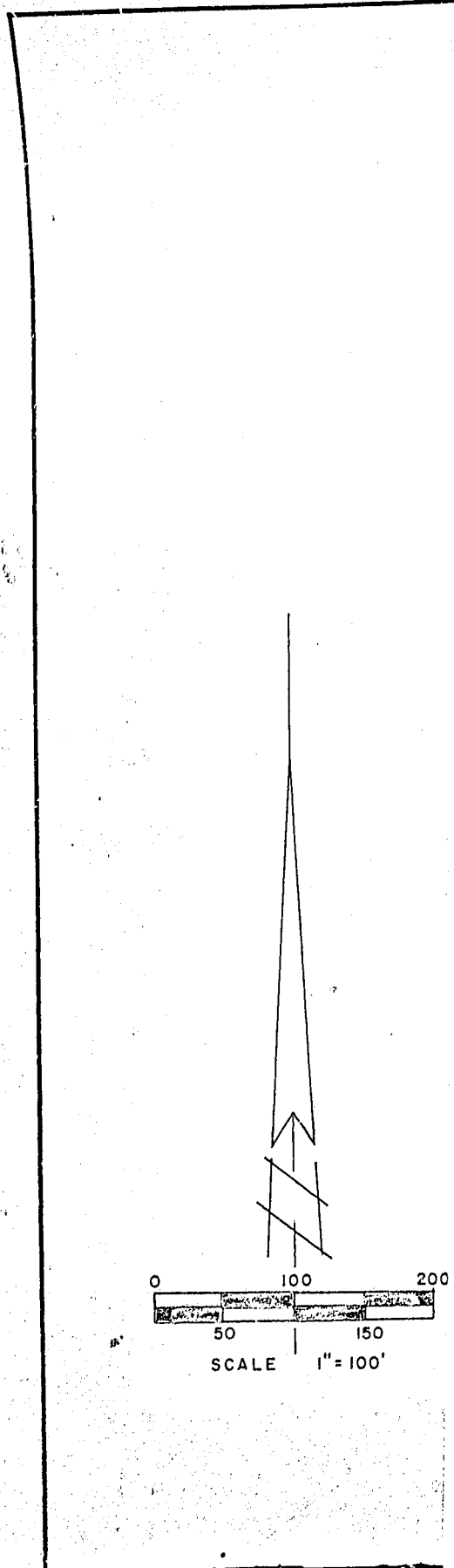
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se, wall, hedge or shrub
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 remain within such

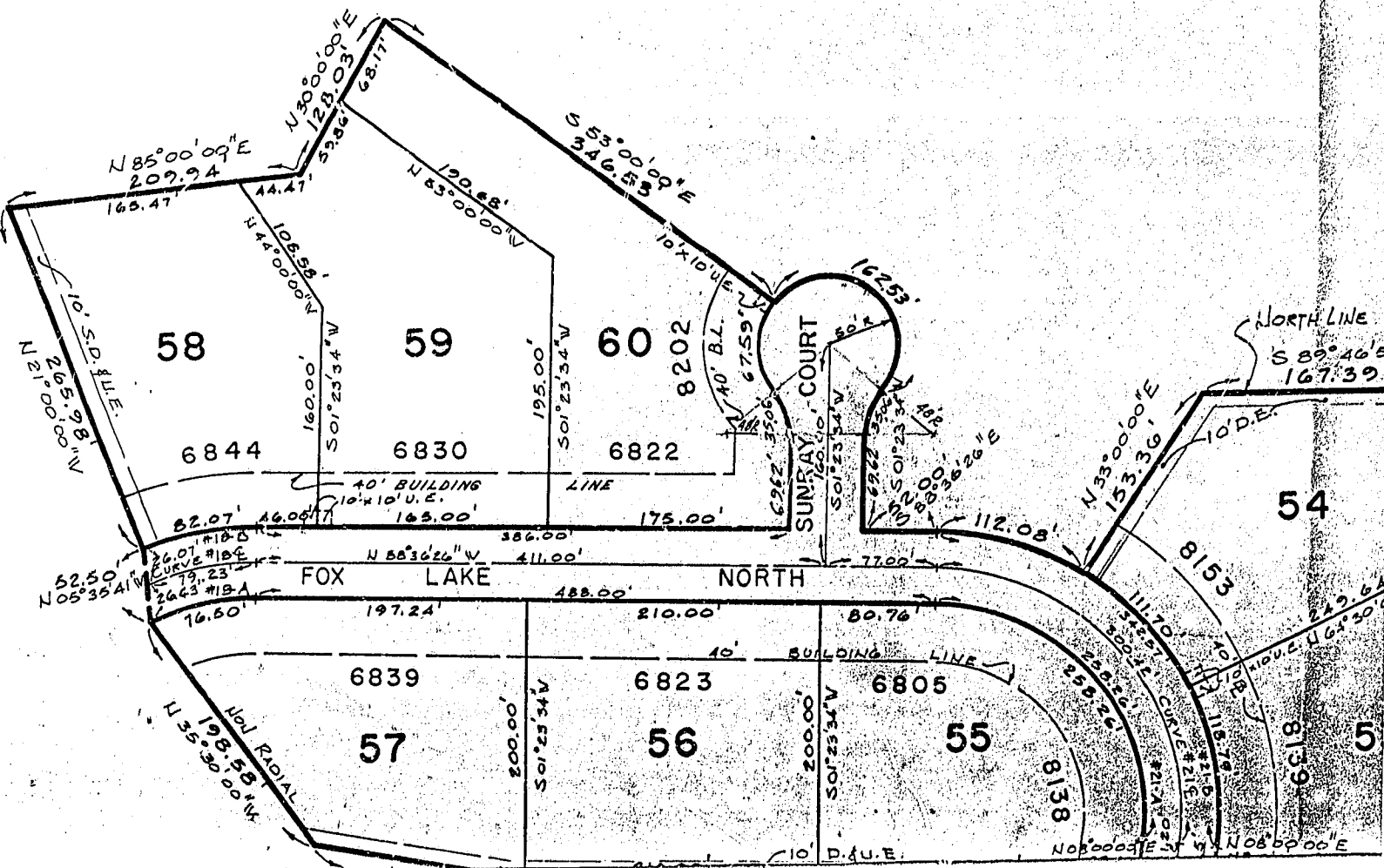
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75. 68837

TRADERS POINT NOR

SECTION FIVE

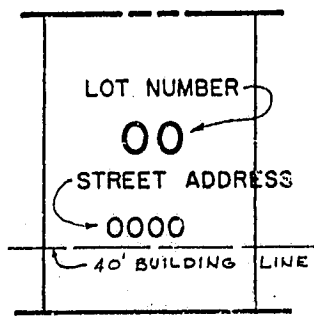
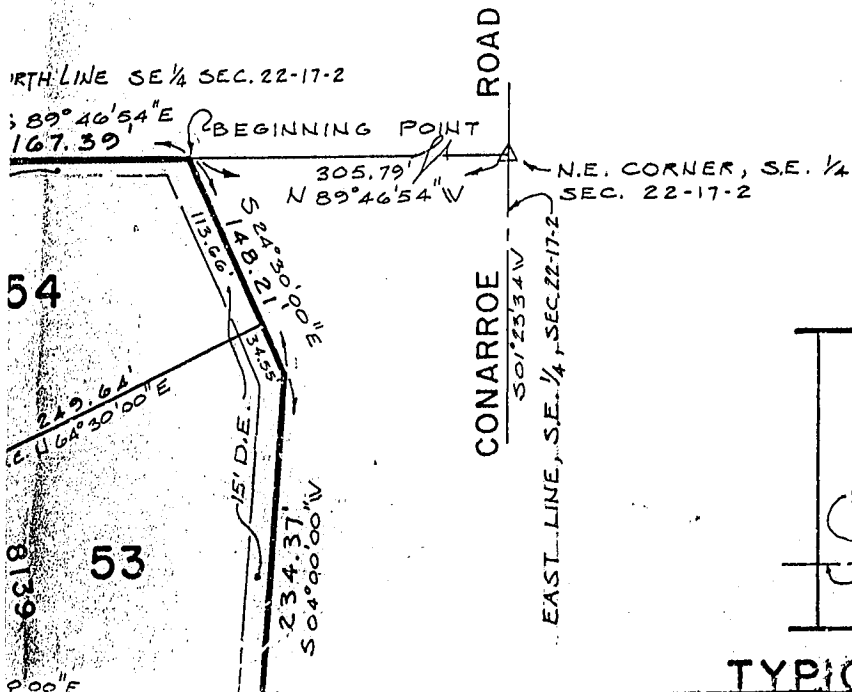


RECEIVED FOR RECORD
 PRECIOUS BYRD
 REGORDER-MANION CO.

DEC 8 3 26 PM '75

ORTH

C U R V E D A T A						
CURVE	Δ	R	L	CHORD	T	D
# 18 - C	24° 32' 16"	185.00'	79.23'	78.65'	40.23'	30.97069°
18 - A	27° 23' 34"	160.00'	76.50'	75.77'	38.99'	35.50986°
18 - B	22° 23' 24"	210.00'	82.07'	81.55'	41.57'	27.28370°
# 21 - C	96° 36' 26"	178.17'	300.42'	266.07'	200.00'	32.15777°
21 - A	"	153.17'	258.26'	228.74'	171.94'	37.40644°
21 - B	"	203.17'	342.57'	303.41'	228.06'	28.20078°



TYPICAL NUMBER