DEC 1 9 1955

ARROW HEAD ESTATES

I, the undersigned, hereby certify that the within plat to wit: [illegible] of part of the northeast quarter of Section 29, Township 17 North, Range 4 East, and a part of the northwest quarter of Section 28, Township 17 North, Range 4 East, all in Marion County, Indiana, described as follows:

Beginning at the southeast corner of the northeast quarter of the said Section 29, running thence west on the south line of the said northeast quarter section a distance of 443.76 feet to a point; thence north and parallel to the east line of the said northeast quarter section a distance of 744.16 feet to a point; thence east and parallel to the south line of said northeast quarter section a distance of 850 feet to a point; thence south and parallel to the east line of said northeast quarter section a distance of 744.16 feet to a point on the south line of the said northeast quarter section; thence west on the south line of the northeast quarter section a distance of 50 feet to the southeast corner of the east one-half of the said northeast quarter section; thence north on the west line of the east one-half of said northeast quarter section a distance of 1328.16 feet to a point; thence east a distance of 1344 feet to a point, 1968 feet north of the southeast corner of said northeast quarter section; thence continuing east a distance of 1462.8 feet to a point in the center of the Allisonville Road, said point being 761.8 feet measured northeastward along the center of the Allisonville Road from the north line of the northeast quarter of said Section 28; thence southward on the center of the Allisonville Road a distance of 1113 feet to a point; thence west a distance of 536 feet to a point; thence south a distance of 367.33 feet to a point; thence west and parallel to the south line of the said northeast quarter section a distance of 533 feet to a point on the west line of the said northeast quarter section; thence south on the west line of the said northeast quarter section a distance of 744.16 feet to the point of beginning, containing 60 acres, more or less, subject to all legal highways and rights-of-way.

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

This addition consists of 130 lots, numbered from 1 to 130, both inclusive.

Witness my signature this 15th day of August, 1955.

Registered Engineer No. [illegible]
State of Indiana

The undersigned, M. C. Hale, Inc., by its president, Maurice C. Hale, and its Secretary-Treasurer, Janet J. Hale, does hereby certify that it has laid-off, platted and subdivided into lots and streets the real estate described in the above plat and description. This subdivision shall be known and designated as ARROW HEAD ESTATES, an addition to the City of Indianapolis, Indiana.

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

Front and side building lines are hereby established as shown on the within plat. Between such lines and the street property lines, there shall be erected and maintained no structure or part thereof except open porches and except that the side yard lines under the conditions hereinafter referred to.

The strips of ground marked "Utility Strips" as shown on the above plat are hereby reserved for Public Utilities and installation thereof for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Owners of lots in this addition shall keep their title subject to the easements hereby created and subject at all times to the rights of proper authorities to service such utilities. No poles, passages or other structure or part thereof, except fences, shall be erected or maintained on said strips.

No business or offensive trade shall be carried on upon any lot in this addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

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

All buildings erected or permitted to be erected on any lot or lots in this addition shall rest on a foundation of brick, stone, concrete or tile and said foundations shall extend continuously under the outside walls of said buildings. All buildings shall be painted and entirely completed and finished on the outside thereof. No building paper or asbestos material shall not constitute the whole or any part of the outside finish of any building. In the case of a one-story structure there shall be erected and maintained no building having a ground floor area of less than 1000 square feet. In the case of a one and one-half or two-story building, or part of multi-level-master plans, they shall be in conformity to existing zoning plans of this area, except, however, lots 1 to 10, both inclusive, shall conform to R-1 district requirements.

Until a sanitary sewer system is available for use in this addition, no sewage disposal method may be installed or maintained except an approved septic tank and adequate absorption bed of type and construction approved by the authorized public authority and health approval shall be obtained on all lots, and no other sanitary provision or device shall be employed or permitted to remain on any lot in this addition. Immediately upon a proper sanitary septic tank has been installed prior to the availability of a sanitary sewer system, said septic tank may be maintained prior to connection to connect to said sanitary sewer system.

No structure shall be erected or maintained nearer than [illegible] feet to any side lot line except a detached garage or other accessory building located in the part of the rear lot line, subject to all zoning ordinances.

No real estate signs shall be placed on any lot unless it may be visible from the streets or to any other property owners in this addition.

The foregoing restrictions shall run with the land and shall be binding on all owners, their heirs and assigns, until December 1, 1[illegible], 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 lots it is agreed to change said covenants in whole or in part.

Approval

No building shall be erected, placed or altered on any of the lots in this addition until the building plan, plot plan and specifications showing the location thereof have been approved in writing by a majority of a committee composed of Maurice C. Hale, Janet J. Hale and Gregory E. [illegible] for conformity and harmony of external design with the existing structures in this area, and also as to location of building with respect to property and building set back lines. The committee must function within 15 days of receipt of said plans. In the event of the death or resignation of any member of this committee, the surviving member or members shall have the authority to approve or disapprove such design and location within 15 days after such plans have been submitted, or if no suit to enjoin the erection or prosecution of the building or the making of such alterations has been commenced prior to the completion thereof, such approval shall not be required. Said committee shall act and serve until September 1, 1965, at which time the then owners of a majority of the lots in this addition, subject to the covenants herein set forth, may designate in writing, duly recorded among the land records, their authorized representatives who thereafter shall have all the rights, subject to the above limitations as were previously delegated herein to the said committee.

The right to enforce these restrictions by injunction, together with the right to enjoin the removal to the process of law of any structure or part thereof erected or maintained in violation of these covenants is hereby dedicated to the public and reserved to the several owners.

Witness our signatures this 15th day of August, 1955.

M. C. HALE, INC.

By Maurice C. Hale, President
Maurice C. Hale

By Janet J. Hale, Secretary-Treasurer
Janet J. Hale

STATE OF INDIANA } SS:
COUNTY OF MARION }

Before me, a Notary Public in and for said County and State, personally appeared M. C. Hale, Inc., by its President, Maurice C. Hale, and its Secretary-Treasurer, Janet J. Hale, who separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and seal this 15th day August, 1955.

William R. Ribble, Notary Public

My Commission expires:
September 4, 1956.

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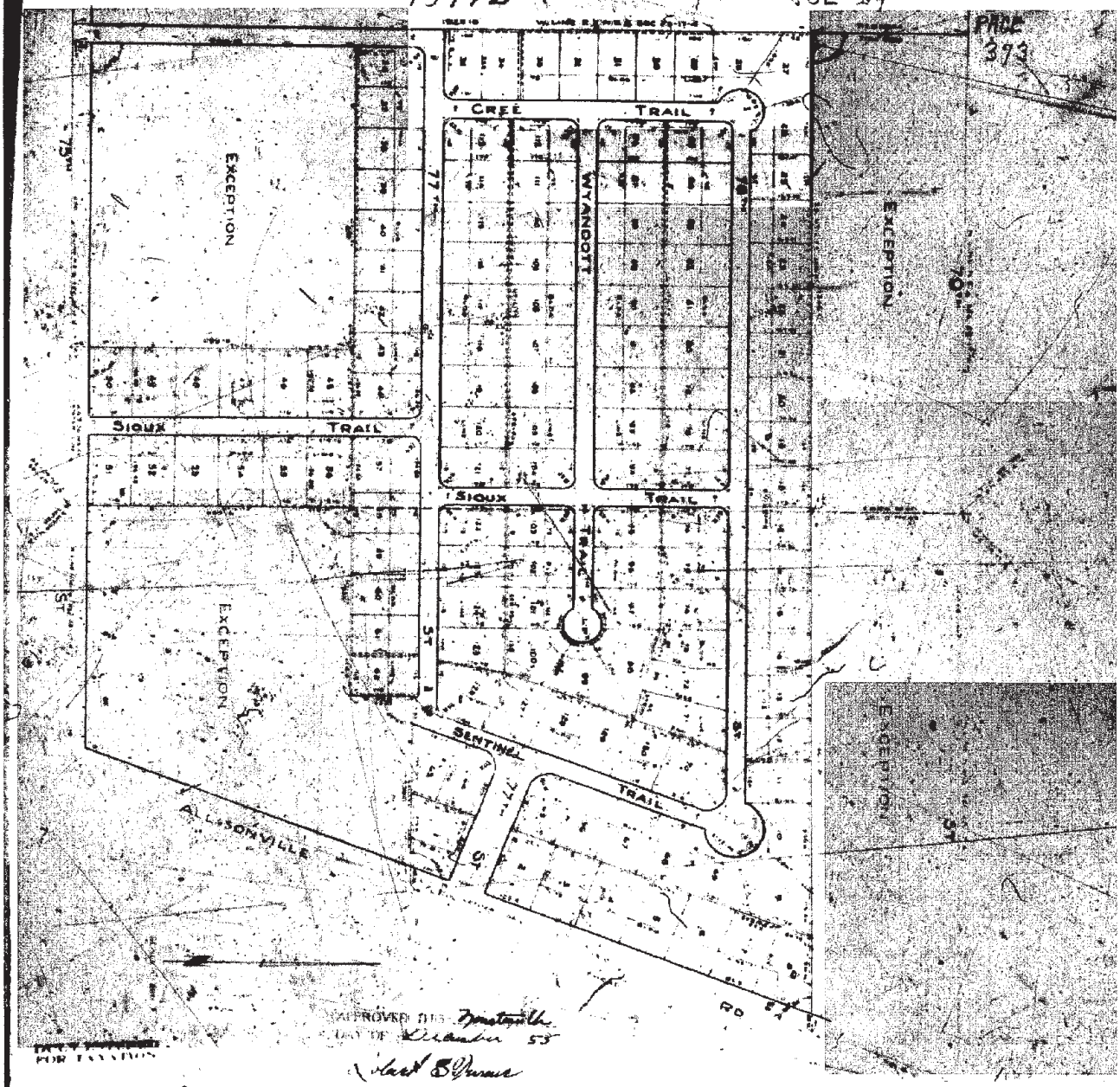

APPROVED THIS 7 DAY OF December 53

FOR TAXATION

ARROW HEAD ESTATES