

AUMAN'S ADDITION

Dated May 13, 1953

Recorded June 1, 1953

Deed Record 138 Pages 273-275

Entry No.

Page No.

I hereby certify that the within plat is true and correct and representings a survey of the West Half of the East Half of the North-West One Quarter of Section 31, Township 18 North, Range 4 East in Hamilton County, Indiana. Containing in all 40.0 acres more or less.

This subdivision consists of 90 lots, numbered 1 thru 90 inclusive. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during April, 1953.
Witness my signature this 13th day of May, 1953.

Paul I. Cripe
Registered Profession
Engineer #2900
(Seal Attached)

The undersigned Allene Auman and Marion J. Auman d/b/a Auman & Company hereby lay off, plat, and subdivide into lots and streets in accordance with the within plat. The within plat shall be known and designated as "Auman's Addition", an addition to Hamilton County, Indiana.

A. The streets shown and not heretofore dedicated are hereby dedicated to the public.

B. All lots in this addition shall be designated as residential lots. Only one single family dwelling with accessory building, and not exceeding two stores in height, may be erected or maintained on said lots.

C. Front and side building lines are established as shown on this plat between which lines and the property lines of the streets there shall be erected and maintained no structure or part other than an open one story porch.

D. No 1 or 1 1/2 or 2 story house shall be erected on any residential lot in this addition having a ground floor area of less than 900 square feet for one single family dwelling exclusive of open porches and attached garages. No two family dwelling may be erected in this addition.

E. All sanitary and toilet facilities for this addition shall meet the requirement of the Indiana State Board of Health. Specifically, no outside toilets shall be permitted on any lot in this addition.

F. No trailer, tent, shack, basement, garage, barn or other out-building or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition.

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

H. No residence front shall be erected nearer than 50 feet to the front lot line, nor nearer than 10 feet to the side lot line in this plat, nor any accessory building other than a one or two car garage be erected or maintained nearer than 50 feet to the front lot line of any lot in this plat. Except that in any case where the same person or persons owns two adjoining lots, such owner may build a residence or dwelling house or appurtenant garage across the dividing line or to coincide therewith; provided that in no case shall any residence be erected nearer to any other residence than 20 feet.

I. No residential lot in this subdivision shall be resubdivided into a building lot having an area of less than 11,000 square feet.

J. There are strips of ground 7.5 feet in width as shown on the within plat marked "Utility Strips" which are hereby reserved for the use of the public utility companies, not including street car or transportation companies, for the installation and maintainance of mains, ducts, poles, lines, sewers, drains, and wires, subject at all times to the authority of the county of Hamilton, 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 owners of lots in this addition, to said easement herein granted for ingress and egress in, along, across and through the strips of ground so reserved. The streets as shown on the within plat shall be improved with a roadway to meet the specifications and cross section as shown below.

K. The right to enforce the foregoing provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed, or structure, erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this addition, 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 or owners by or thru any such violation or attempted violation, said provisions shall be in full force and effect until May 1, 1858 at which time said covenants shall be automatically extended for successive periods of 10 years, unless by vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

L. The above covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

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Page No. 3

IN WITNESS WHEREOF Allene Auman and Marion J. Auman d/b/a Auman & Company have hereunto cause their names to be subscribed this 13th day of May, 1953.

By: Allen Auman Allene Auman
By: Marion J. Auman Marion Auman

Approved by the Hamilton County
Plannint Commission

R. D. Horney, Chairman
May 25, 1953.

STATE OF INDIANA)
COUNTY OF MARION) SS.

Personally appeared before me the undersigned a Notary Public in and for said county and state, Allene Auman and Marion Auman d/b/a Auman & Company and acknowledged the execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expressed.

Ruth Evelyn Andres (seal)
Notary Public

My Commission expires September 15, 1954.

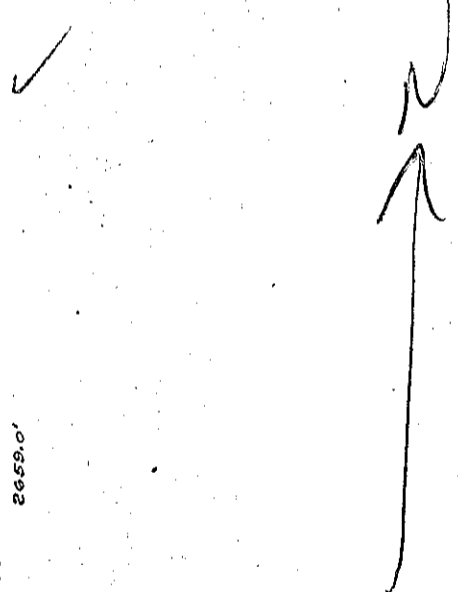
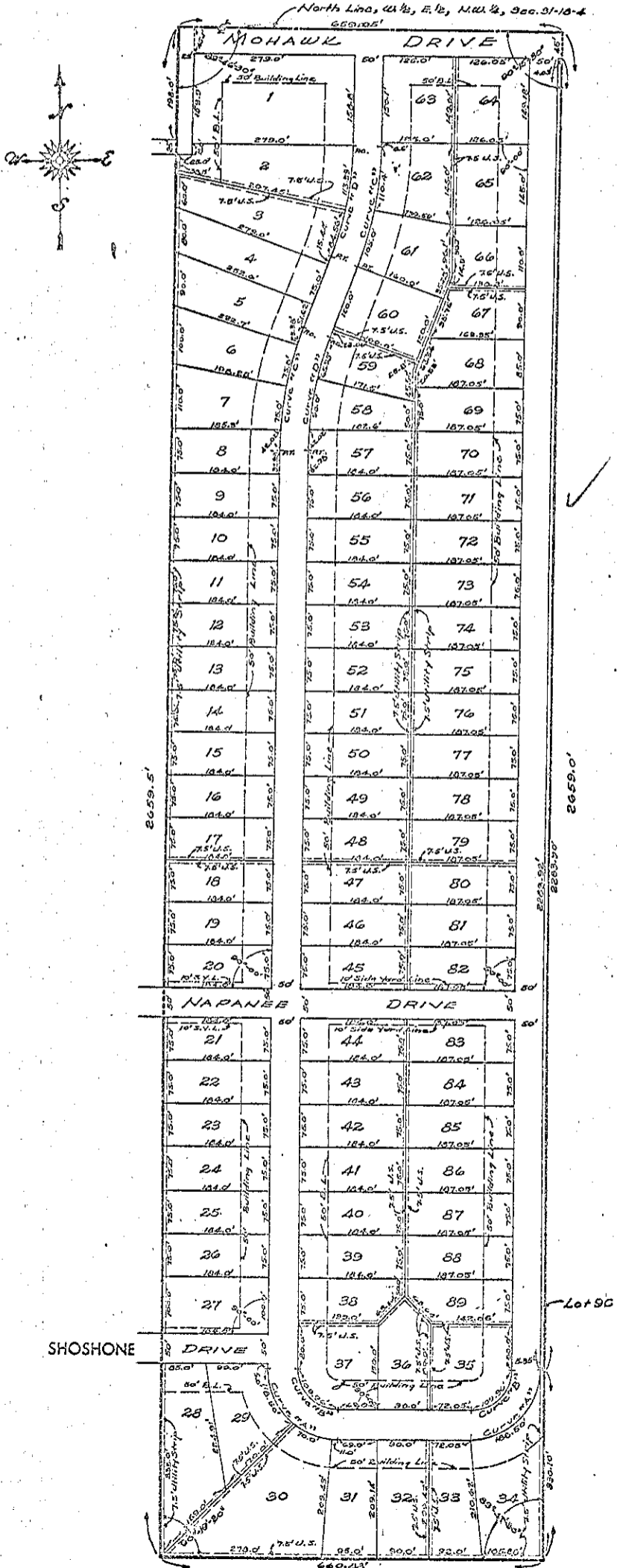
Accepted and Approved this 1st day of June, 1953, with the exception of the roadways, which will be accepted by the Board when they are made to conform with the Specifications for County Highways of Hamilton County, Indiana, which were adopted November 5th, 1951.

Attest: Harry C. Griffin
Auditor of Hamilton
County, Indiana.

Board of Hamilton County
Commissioners
Dale Hanshaw P. H. McClintock
Wesley M. Williamson

AUMAN'S ADDITION

Dated 5-13-53
 Recorded 6-1-53
 Deed Rec 138 P.273-275

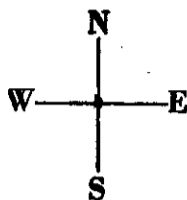


2659.0'

2659.0'

Lot 90

PLAT OF AUMAN'S ADDITION CONTINUED



AUMAN'S ADDITION

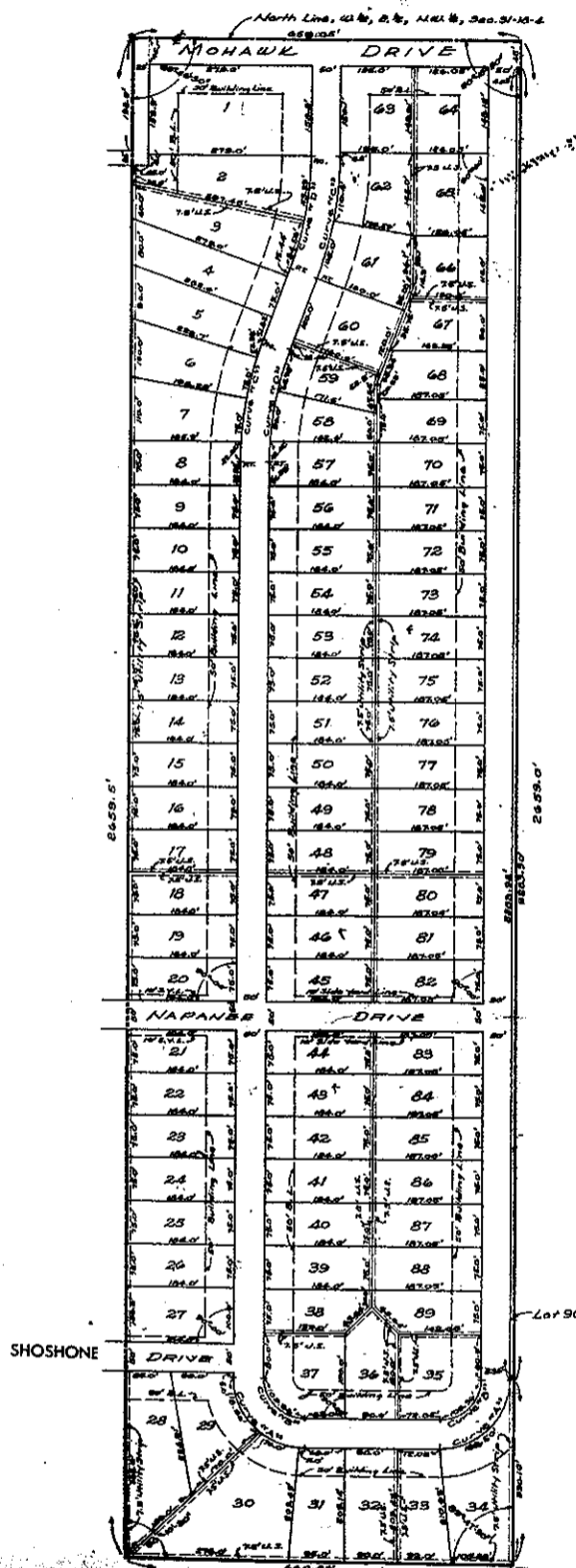


LOCATED One mile South of Carmel
and just East of Newark Village

KENZIE REALTY CO.

113 East 63rd Street Br 2643

Carmel Office in Rolling Acres
Carmel R55-31



Recorded June 1, 1933. Carrie E. Roberts, R. H. C.

PLAT-OF-RESUBDIVISION OF AUMAN'S ADDITION
RE-SUBDIVISION OF LOTS #58 THRU #69 INCLUSIVE
DEED RECORD 140, PAGE 147
RECORDED December 9, 1954.

Entry No.

Page No.

I, the undersigned, hereby certify that the within plat is true and correct and represents a re-subdivision of 12 lots in a subdivision known as Auman's Addition, in the West half of the East Half of the Northwest Quarter of Section 31, Township 18 North, Range 4 East, in Hamilton County, Indiana, said lots being numbered 58 thru 69, both inclusive.

This resubdivision consists of 12 lots numbered 58 thru 69, both inclusive, the size of the lots and width of the streets are shown on the within plat in figures denoting feet and decimal parts thereof.

This survey was made by me during the month of November, 1954.
Witness my signature this 9th day of November, 1954.

Elvan F. Scotten,
Elvan F. Scotten
Registered Professional
Engineer #6435. (SEAL)

In witness whereof Auman & Company, Inc., an Indiana Corporation, by Marion J. Auman, its President, attested by Allene Auman, its Secretary has hereunto set its hand and corporate seal this 9th day of November, 1954, they having been heretofore authorized to do so.

Auman & Company, Inc.
BY: Allene Auman, Secy-Treas.
BY: Marion J. Auman, Pres.

State of Indiana)
County of Marion) SS:

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Allene Auman, President & Marion J. Auman, Secretary, of Auman & Co., Inc., an Indiana corporation, who, for, and on behalf of said corporation, acknowledged the execution of the foregoing certificate as its and their voluntary act and deed.

My Commission Expires Oct. 23, 1957.

---Nov. 9, 1954
Monteen Bugher
Notary Public

Board of Hamilton County Plan
Commission, Approved Nov. 9, 1954

O. V. Winks

Board of Hamilton County Commissioners

Dale Hanshew

Wesley M. Williamson

A. W. Reynolds

C. R. Gilkey

R. H. Roettger

P. H. McClintock

Roy D. Horney

Forest M. Stoops

The above is a true copy recorded December 9, 1954.
Carrie H. Roberts, R. H. C.

PLAT -of- RESUBDIVISION OF AUMAN'S Addition 7)

2782

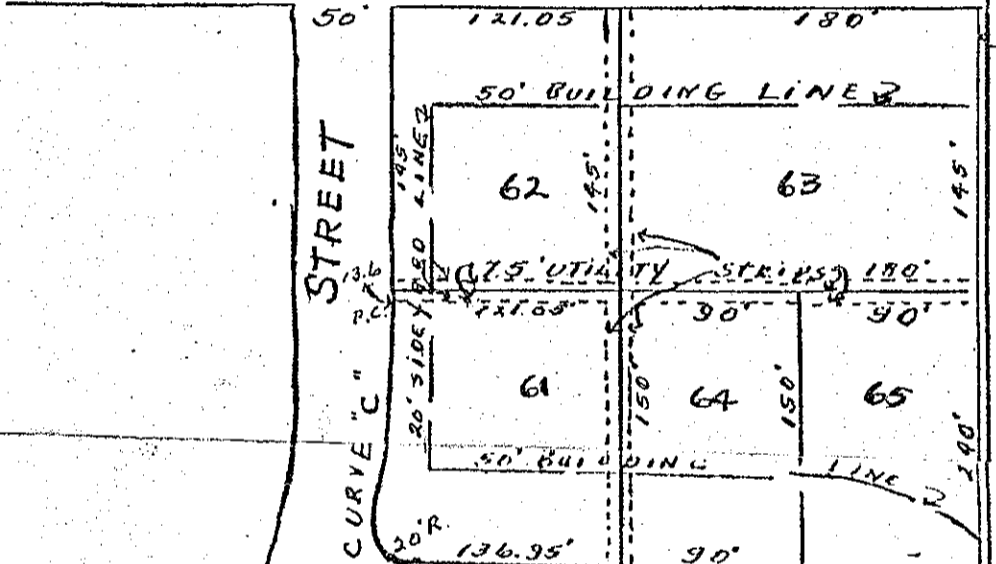
RE-SUBDIVISION OF LOTS //58 THRU //69 INCLUSIVE ,

IN

AUMAN'S ADDITION

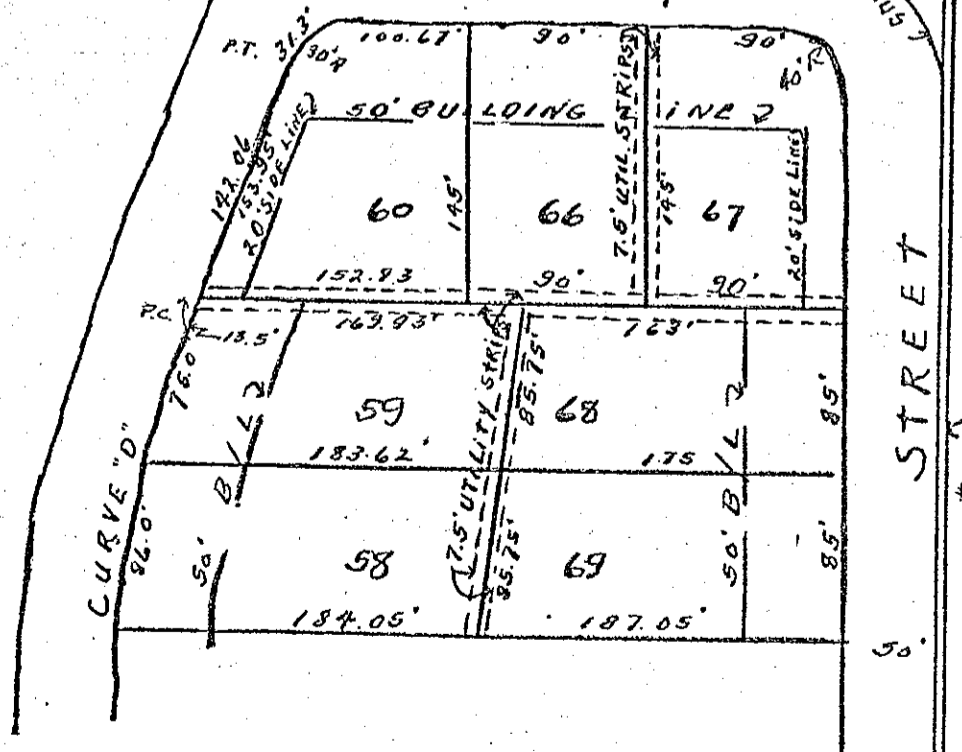
HAMILTON COUNTY, IND.

45' MOHAWK DRIVE 45'



CURVE DATA

CURVE "C"	CURVE "D"
A= 20° 00'	A= 20° 00'
D= 9.2851°	D= 10.10872°
R= 617.12'	R= 562.12'
L= 24540'	L= 1980'
T= 10882'	T= 100.0'



Lot #90

AUMAN'S ADDITION
CORRECTED RE-SUBDIVISION
RECORDED July 7, 1955
PLAT BOOK 2, Pages 15, 16, 17 & 18

Entry No.

Page No. 1

CORRECTED RE-SUBDIVISION
OF
LOTS #58 THROUGH #69- BOTH INCLUSIVE IN
AUMAN'S ADDITION
HAMILTON COUNTY, IND.

I, the undersigned, A Registered Professional Engineer of the State of Indiana, hereby certify that the within plat was surveyed and staked by me, and is true and correct, and represents a Corrected Re-Subdivision of Lots 58 through 69, both inclusive, in a Subdivision known as "Auman's Addition", as shown by the plat thereof recorded in Deed Record 138, pages 273-5 in the Recorder's Office of Hamilton County, Indiana, located in the West half of the East half of the Northwest Quarter of Section 31, Township North, Range 4 East, in Hamilton County.

This Corrected Re-Subdivision consists of twelve lots numbered 58 through 69, both inclusive. The size of lots and width of streets are shown on the within plat, denoting feet and decimal parts thereof. This survey was made by me during the month of June, 1955.

WITNESS my signature, this 12th day of June, 1955.

ELVAN F. SCOTTEN, Registered Professional
Engineer - Indiana #6435 SEAL

The undersigned, being the owners of lots 58 through 69, both inclusive, in a Subdivision known as "Auman's Addition" the plat of which is recorded in Deed Record 138, page 273-5 of the records in the Recorder's Office of Hamilton County, Indiana being located in the West half of the East half of the Northwest quarter of Section 31, Township 18 North, Range 4 East, in Hamilton County, Indiana, hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate hereinbefore described, in accordance with the within plat, to-wit:

The within plat shall be known as "Corrected Re-Subdivision of Lots 58 through 69, both inclusive, of Auman's Addition in Hamilton County, Indiana".

The Strips of ground marked "Released Utility Strips", "No. 1" and "No. 2", reserved for the use of public utilities, not including, however, transportation companies, which were dedicated and reserved at the time of the platting of Auman's Addition, as shown in Deed Record 138, pages 273-5 in the Recorder's Office of Hamilton County, Indiana, together with the strips of ground marked "Released Utility Strips No. 3 and No. 4, which strips were reserved for the use of public utilities in the Re-Subdivision of Lots 58 through 69, both inclusive, in Auman's Addition, and Recorded in Deed Record 140, Page 147 in the records of the Recorder's Office of Hamilton County, Indiana, are hereby released from such restriction, vacated, and are no longer subject to the uses therein defined.

(CONTINUED)

CONTINUED

The Public Service Company of Indiana Inc., and the Union Telephone Company, utilities rendering service in such locality, hereby consent in writing upon this plat, to the release of their right of use of said released utility strips.

A strip of ground described as follows, to-wit:

Beginning at the Northeast corner of Lot #64 in Auman's Addition, shown in Deed Record #138, Pages #273-#275 in the Recorder's Office, Hamilton County, Indiana, and running thence South upon and along the East Lines of Lots #64, #65, and #66, a distance of 303.49 feet to a point; thence running southerly and easterly upon and along a curve having a radius of 90 feet and an intersection angle of 90 degrees, a distance of 103.73 feet to a point in the West line of Lot #90 in said Addition; thence running North upon and along said West line of said Lot #90, a distance of 385 feet to the Northwest corner of said Lot #90; thence running West on a forward deflection angle of 90 degrees to the left, a distance of 50 feet to the point or place of beginning".

being part of a road located within Auman's Addition, and heretofore dedicated to the public, was, by proper proceedings before the Board of County Commissioners of Hamilton County, Indiana, vacated, and comprises part of Lots 64 and 65 in this "Corrected Re-Subdivision".

Building set-back lines and side yard lines are hereby established as shown on this plat, between which lines and the property lines of the streets, no building or structure shall be erected, except open, unenclosed, one story porches.

In addition to the Utility Strips reserved in the platting of Auman's Addition, as shown in Deed Record 138, pages 273-5 of the records of the Recorder of Hamilton County, Indiana, there are strips of ground (7.5 feet in width), as shown on this plat and marked "Utility Strips", reserved for the use of public utilities, not including transportation companies, for the installation of poles, mains, ducts, lines, and wires, subject at all times to the proper authorities and to the easement herein granted and reserved. No permanent or other structures are to be erected or maintained upon said strips of land but owners of lots in the Corrected Re-Subdivision shall take their title subject to the rights of the public utilities.

All streets and highways shown upon the annexed plat, and not heretofore dedicated, are hereby dedicated to the public.

INWITNESS WHEREOF, Sherman D. Wilson and Hilda R. Wilson, husband and wife, and Auman & Company, Inc., an Indiana corporation by Marion J. Auman, its President, attested by Allene Auman, its Secretary, with the corporate seal attached hereto, being the owners of all of the real estate described in this plat, have on

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this, the --- day of July 1955, executed the same, said officers having been duly authorized so to do for and on behalf of said corporation.

Attest:

Allene Auman, Secretary

(CORPORATE SEAL)

Sherman D. Wilson
Hilda R. WilsonAUMAN & COMPANY, INC.
By Marion J. Auman,
President

STATE OF INDIANA, COUNTY OF MARION, SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Sherman D. Wilson and Hilda R. Wilson, husband and wife, Marion J. Auman and Allene Auman, President and Secretary respectively of Auman & Company, Inc., an Indiana corporation, and acknowledged the execution of the foregoing certificate as the voluntary act and deed of such parties and said corporation. WITNESS my hand and Notary Seal, this 5th day of July 1955.

My commission expires
Sept. 1, 1957Chas. D. Babcock
Notary Public

The Public Service Company of Indiana Inc., and the Union Telephone Company, by and through their proper officers, and being duly authorized so to do, hereby relinquish and rights they have to the use of certain Utility Strips reserved in the platting of Auman's Addition and the Re-Subdivision of Lots 58 through 60, both inclusive, thereof, shown on this plat as "Released Utility Strips 1, 2, 3, and 4".

Attest:

Edwin G. Aabye
(CORPORATE SEAL)PUBLIC SERVICE COMPANY OF
INDIANA, INC.
BY Edmond W. Hebel

Attest:

C. A. Wallace
(CORPORATE SEAL)UNION TELEPHONE COMPANY
BY C. R. Barkman

State of Indiana, County of Marion, SS:

Personally appeared before me, a Notary Public in and for Marion County, Indiana Edmond W. Hebel and Edwin G. Aabye, Executive Vice President and Secretary respectively of the Public Service Company of Indiana, Inc, and C. R. Barkman and C. A. Wallace, General Manager and Supervisor respectively of the Union Telephone Company, and acknowledged the execution for an on behalf

(CONTINUED)

Entry No.

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CONTINUED

of the said corporations of the waiver and release herein, as the voluntary acts and deeds of said corporations, they having been duly authorized so to do.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 5th day of July, 1955.

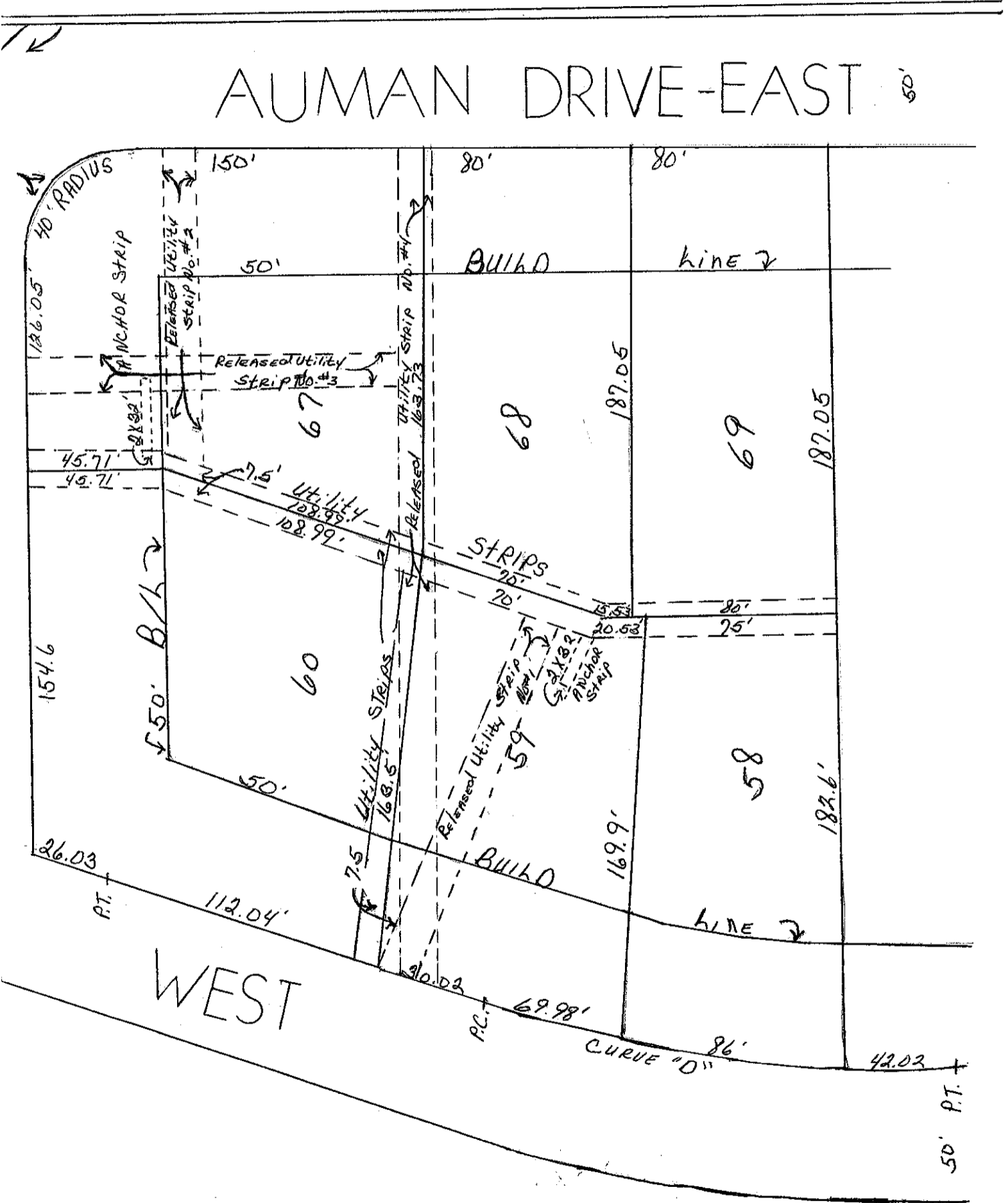
My commission expires
Sept. 1, 1957

Chas. D. Babcock
Notary Public

July 5, 1955
Approved by the Hamilton
County Plan Commission

Roy D. Horney, P 7-6-55
O. V. Winks, Sec. 7-6-55

AUMAN DRIVE-EAST 50'



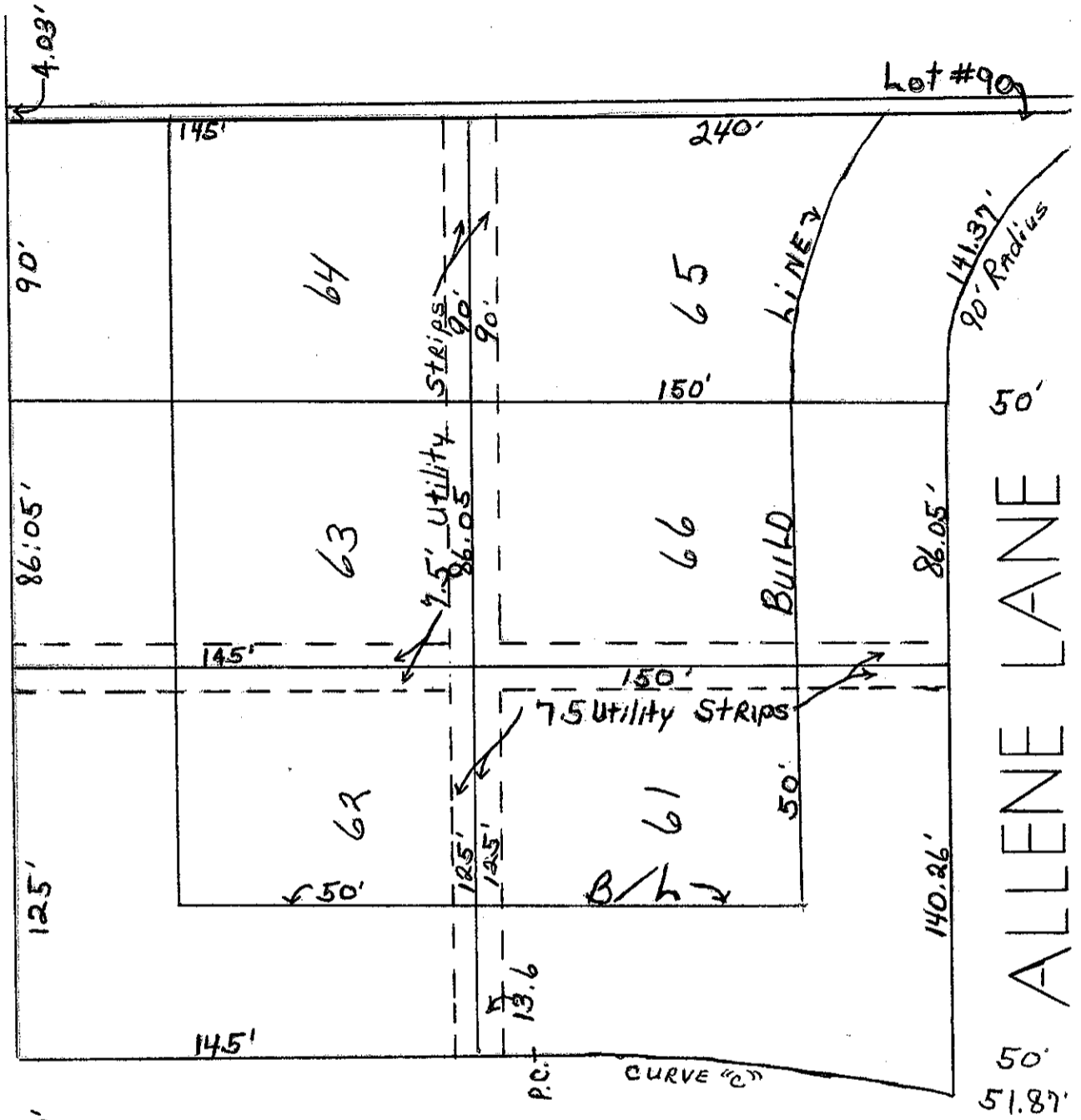
WEST

CURVE "D" 86'

50' PT.

MOHAWK DRIVE

45'



AUMAN DRIVE

45'

CURVE DATA

<u>CURVE "C"</u>	<u>CURVE "D"</u>
A = 20.00	A = 20.00
D = 9.28512	D = 10.103722
R = 617.12'	R = 567.12'
L = 215.40'	L = 198.0'
T = 108.82'	T = 100.0'

1"=50'