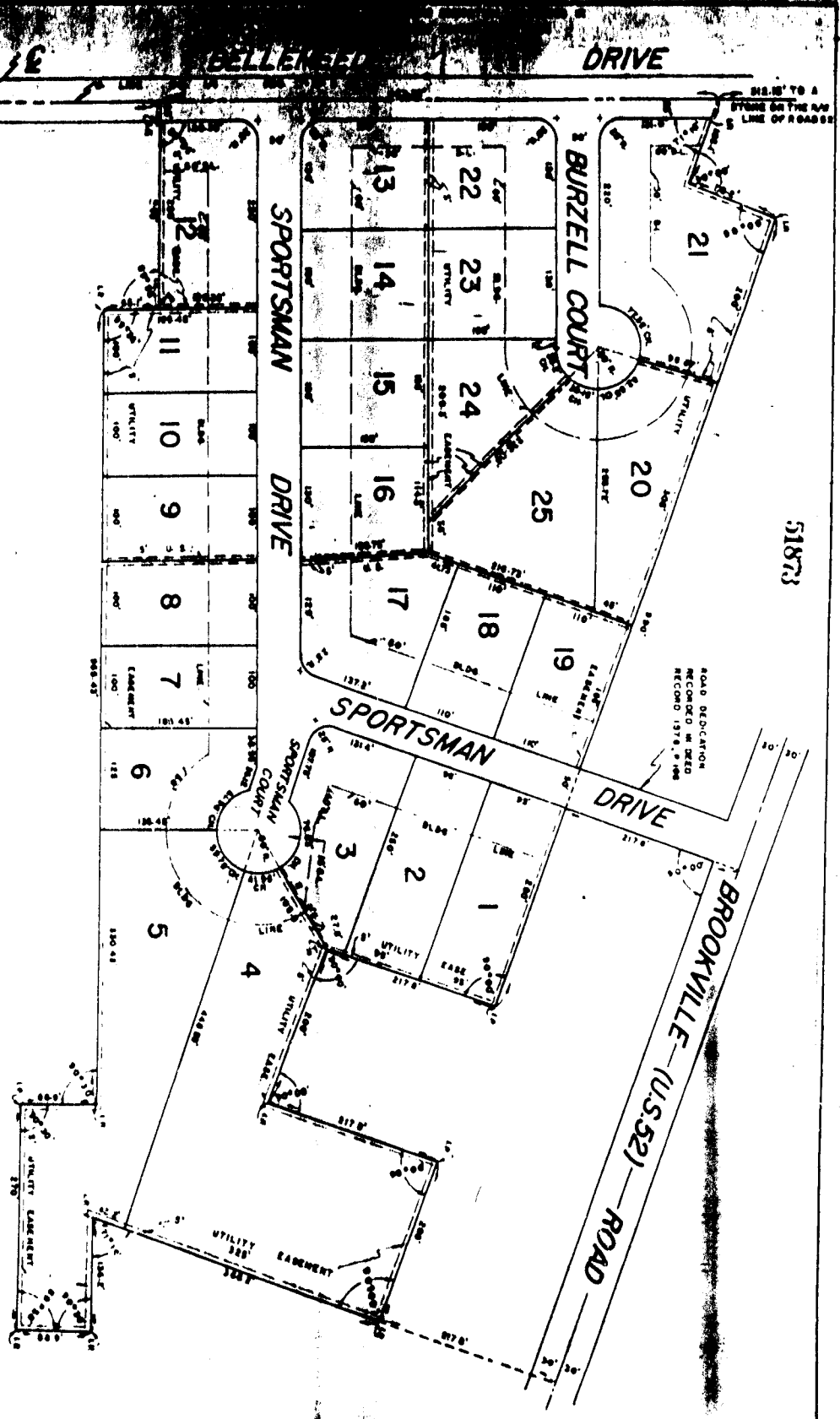


BELLE MEUDE ADDITION

RAYMOND ST



51873

ROAD RELOCATION
RECORDED UNDER
RECORD 1378, 1988

I, the undersigned, hereby certify this plat to be true and correct, representing a subdivision of part of the Southeast Quarter of Section 17, Township 15 North, Range 3 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows; to-wit:

Beginning at a point on the West line of said Southeast quarter section, 396 feet North of the Southwest corner thereof and running thence East parallel to the South line of said Southeast Quarter section, 245 feet; thence South parallel to the West line aforesaid, 45.1 feet; thence East parallel to the South line aforesaid, 955.43 feet; thence South parallel to the East line of the said Southeast Quarter section, 86.9 feet; thence East and parallel to the South line aforesaid, 270 feet; thence West and parallel to the South line aforesaid, 136.2 feet; thence deflecting 108 degrees, 46 minutes to the right in a Northeasterly direction a distance of 368.2 feet; said point being 217.8 feet measured at right angles from the center line of the Brookville Road as now located and established; thence deflecting 90 degrees to the left in a Northwesterly direction and parallel to the Brookville Road, 200 feet; thence deflecting 90 degrees to the left in a Southwesterly direction 217.8 feet to a point; thence deflecting 90 degrees to the right in a Northwesterly direction, 200 feet; thence deflecting 90 degrees to the right in a Northeasterly direction, 217.8 feet to a point; thence deflecting 90 degrees to the left in a Northeasterly direction and parallel to the centerline of Brookville Road, 990 feet; thence deflecting 90 degrees to the left in a Southwesterly direction, 110.2 feet; thence deflecting 90 degrees to the right in a Northwesterly direction, 105.1 feet to the West line of the said Southeast quarter section; thence South on and along the West line aforesaid, 660.35 feet to the point of beginning, containing in all, 19.00 acres, more or less.

This subdivision consists of 25 lots, numbered from 1 to 25, both inclusive, with streets as shown hereon. The size of the lots and widths of the streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this 29th day of June, 1955.

Robert Scherschel
Robert Scherschel
Registered Surveyor No. 3907
State of Indiana



We, the undersigned, Herschel P. Van Sickle and Paul S. Van Sickle, the owners of the above described real estate, hereby certify that we do hereby lay off, plat and subdivide the same in accordance with this plat and certificate. This subdivision shall be known and designated as BELLS NEEDS ADDITION.

The streets if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground 5 feet in width as shown on this plat which are hereby reserved for use of public utilities, for installation and maintenance of poles, wires, conduits, drains and sewers, subject at all times to the authority of the proper civil officers and to the covenants herein reserved. No permanent or other structures shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of owners of other lots in this subdivision, for ingress and egress, in, along, across, and through the several strips so reserved. Fences may be erected on said strip.

All lots in this subdivision shall be known and designated as residential lots. No structures shall be erected, altered, placed or permitted to remain on any lot herein other than one single family dwelling, not to exceed 2 1/2 stories in height, and a private garage for not more than two cars, and residential necessary buildings.

No hotel, boarding house, double house, mercantile building, factory building, or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision.

No building, structure, or appurtenance thereto, except fences shall be located within 10 feet of any side lot line, except where buildings are built upon more than one lot, but this restriction shall apply to the side lot lines of the extreme corners of the multiple lots. No residence buildings shall be erected or maintained upon more than 15 feet or 15% of the lot frontage, whichever is the lesser, to any lot or property line upon which it is situated, including attached garages.

APPROVED THIS 29th DAY OF June 1955
COUNTY PLAN COMMISSION
COUNTY OF MARION
Frank J. ...
Frank H. ...

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PLAN COMMISSION
CITY OF MARION
Secretary

No trailers, shacks, or out houses of a permanent nature shall be erected or situated on any lot except during the period of construction of a proper structure and for use by the builder for his material and tools.

Building lines as shown on this plat in feet back from the street property line are hereby established, between which line and the street property line there shall be erected or maintained no structure of any kind or part thereof other than a one story open porch.

No residence shall be erected or maintained on any lot or lots in this subdivision having a ground floor area exclusive of open porches and garages of less than 1084 square feet in the case of a one story structure, or 950 square feet in the case of a 1 1/2, 2 or 2 1/2 story structure. The exterior of all dwellings shall be of stone, brick, or new wood, or any portion and combination of such materials, and shall be in keeping with the development of the community. No pre-fabricated or ready cut houses shall be constructed on any lots herein. Garages shall be made of stone, brick, manufactured blocks or new wood or any combination of such materials. No pre-fabricated or ready cut garages shall be placed on any lot or lots herein. All dwellings must be fully completed on the outside before being occupied. Building paper or other similar materials shall not constitute in whole or in any part of the outside finish of any building. No building or structure shall be erected or maintained on any lot in this subdivision until plans have been submitted and approval given in writing by the developers of this addition, or their designated representatives.

Private water supply and/or sewage system may be located, constructed and maintained to serve any building lot in this subdivision, provided said systems are approved in writing by the proper public and/or civil authorities.

No noxious trade or activity shall be carried on upon any lot in this subdivision, nor shall anything be done herein which may become an annoyance or a nuisance to the neighborhood at large.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, restrictions, provisions or conditions herein, it shall be lawful for any person owning real estate in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and to prevent him or them from doing so, or to recover damage or other dues for such violation.

The foregoing restrictions, covenants, and provisions shall run with the land and shall remain in full force and effect until January 1st, 1960, 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 in this subdivision, it is agreed to change said covenants in whole or in part.

Invalidation of any of the foregoing covenants, provisions, restrictions or conditions by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

DULY RETURNED FOR TAXATION

JUL 15 1955

Ray T. Lamb
COUNTY CLERK

Witness our signatures this 8 day of July 1955.

Herschel P. Van Bieble
Herschel P. Van Bieble

Paul S. Van Bieble
Paul S. Van Bieble

APPROVED THIS 15th DAY OF JULY 1955
CITY OF MARION COUNCIL
Secretary

State of Indiana: S.S.
County of Marion:

Personally appeared before me, a notary public, in and for said County and State, persons of the above signatures, who separately acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purpose therein expressed, and affixed their signatures thereto.

Witness my hand and seal this 8th day of July 1955.

My commission expires November 26-1956

RECORDED AT 252
JUL 15 1955

Notary Public

