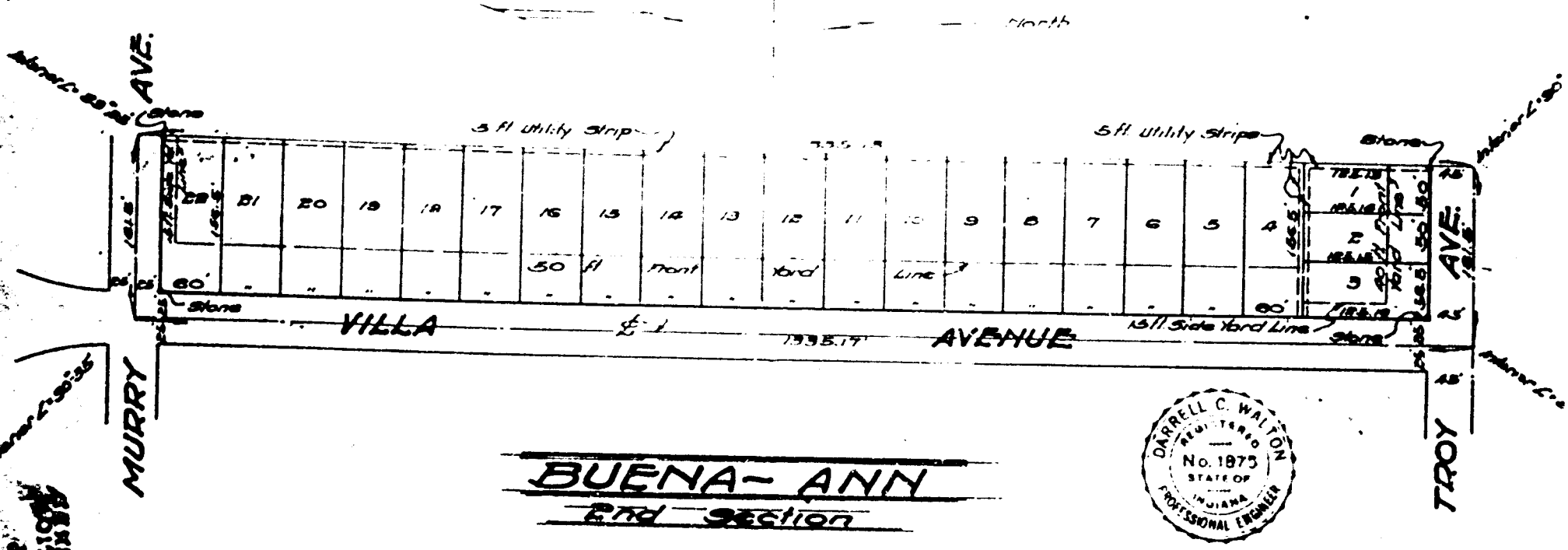


BUENA-ANN
End Section

DARRELL C. WALTON
REGISTERED
No. 1875
STATE OF INDIANA
PROFESSIONAL ENGINEER

Surveyed by- Acma Engineering & Surveying Servic
Darrell C. Walton
June 1926

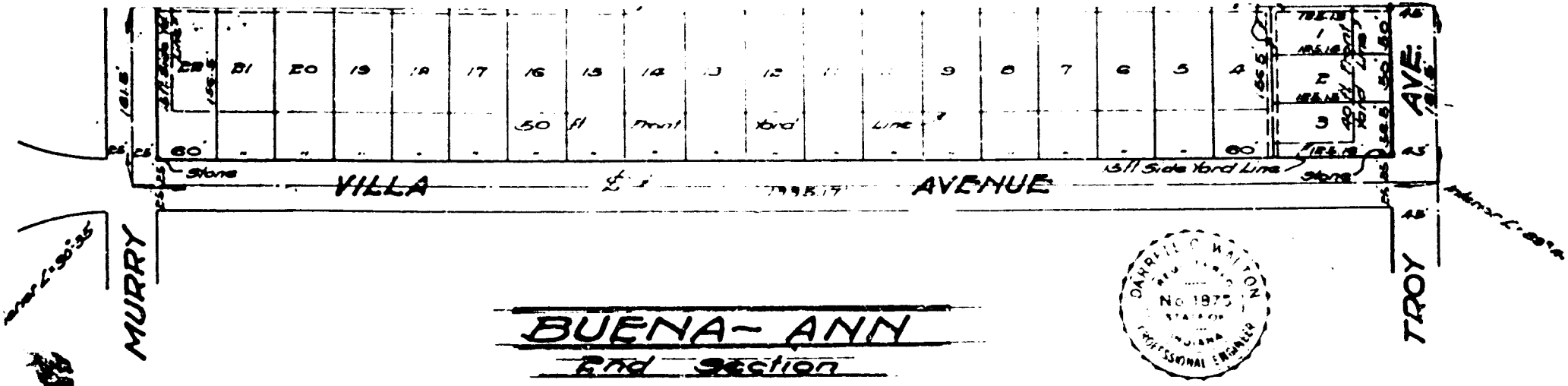
I, Darrell C Walton, principal of the Acma Engineering and Surveying Service, a registered professional Engineer in the State of Indiana, hereby certify that the within plat of Buena-Ann End Section was surveyed and staked by me and represents a subdivision into Streets and lots of part of the Northeast Quarter of Section 30, Township 15 North, Range 4 East, in Marion County, State of Indiana, described as follows to-wit:

Beginning at a point 8 rods East of the Northwest corner of the West half of the East half of the Northeast Quarter of said section, said point being in the center of Troy Avenue as now established, thence running East along and with the North line of said Half Half Quarter Section, this also being the center line of said Troy Avenue 181.5 feet to a point, said point being the intersection of Villa Avenue from the South with the center line of said Troy Avenue and being 998 feet West of, measured along the North line of said Northeast Quarter from the Northeast corner thereof, thence South along and with the center line of said Villa Avenue as now established 1335.17 feet to a point, said point being the intersection of said Villa Avenue with the center line of Murry Avenue as now established, thence West along and with the center line of said Murry Avenue 181.5 feet to a point, thence North 1335.17 feet to the place of beginning containing 5.56 Acres more or less.

The sizes of lots and width of Streets in this Addition are shown in figures, denoting feet and decimal parts thereof.

This Addition consists of 22 lots, numbered from 1 to 22 both inclusive.

There are cross cut top monuments 4 inches square and not less than 18 inches long have been placed as shown on the



BUENA-ANN
End Section

Surveyed by- Acme Engineering & Surveying Service
Darrell C. Walton
June 1945

I, Darrell C. Walton, principal of the Acme Engineering and Surveying Service, a registered professional Engineer in the State of Indiana, hereby certify that the within plat of Buena-Ann End Section was surveyed and staked by me and represents a subdivision into Streets and lots of part of the Northeast Quarter of Section 30, Township 15 North, Range 4 East, in Marion County, State of Indiana, described as follows to-wit:

Beginning at a point 8 rods East of the Northwest corner, of the West half of the East half of the Northeast Quarter of said section, said point being in the center of Troy Avenue as now established, thence running East along and with the North line of said Half Half Quarter Section, this also being the center line of said Troy Avenue 181.5 feet to a point, said point being the intersection of Villa Avenue from the South with the center line of said Troy Avenue and being 932 feet West of, measured along the North line of said Northeast Quarter from the Northeast corner thereof, thence South along and with the center line of said Villa Avenue as now established 1335.17 feet to a point, said point being the intersection of said Villa Avenue with the center line of Murry Avenue as now established, thence West along and with the center line of said Murry Avenue 181.5 feet to a point, thence North 1335.17 feet to the place of beginning containing 5.56 Acres more or less.

The size of lots and width of Streets in this Addition are shown in figures, denoting feet and decimal parts thereof.

This Addition consists of 22 lots, numbered from 1 to 22 both inclusive.

There are cross cut top monuments 4 inches square and not less than 16 inches long have been placed as shown on the within plat.

Witness the undersigned, this 11th day of June 1945.

Acme Engineering & Surveying Service
By- Darrell C. Walton
Registered Engineer
State of Indiana No. 1875

The undersigned, Kegel Development Corporation, by John F. Buenting its President and E. G. Dunn its Sec, Treas., owner of the above described Real Estate does hereby certify that it has hereby laid off, platted and subdivided and do hereby lay off plat and subdivide said Real Estate in accordance with the within plat. The within plat shall be known and designated "Buena-Ann End Section," an addition to the City of Indianapolis, Indiana.

The Streets as shown and heretofore not dedicated are hereby dedicated to the Public.

There are strips of ground 5 feet in width as shown on the within plat reserved for the use of Public Utilities, not including Street Car or Transportation Companies, for the installation construction and maintenance of poles, mains, ducts, drains, sewers, lines and wires, subject at all times to the City of Indianapolis and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips, but such owners shall take their titles subject to the rights of the Public Utilities and to the rights of the owners of other lots in this Addition to said easement herein granted for ingress and egress, in along and across and thru the strips so reserved.

All lots in this Addition except lots 1, 2 and 3 which are set aside for business usage, shall be designated as res- [illegible] Only a one single family dwelling with accessory buildings and not exceeding two stories in height, may be erected

[redacted]

No residence shall be erected or maintained in this Addition having a ground floor area of less than 576 square feet if a one-story structure or 480 square feet if a one and one half or two story structure. No residence shall be erected costing less than $2,250 dollars.

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.

Until such time as a sanitary sewer system is available for use in this addition, no sewage disposal method may be installed or maintained except a sanitary septic tank and adequate absorption bed of type and construction approved by the State Board of Health in writing, such approval to be obtained for any and all lots, either separately or collectively, and no other sanitary provision or device shall be employed or permitted to remain on any lot in this Addition except that where a proper sanitary septic tank has been installed prior to the availability of a sanitary sewer system, said septic tank may be maintained and there is no obligation to connect to said sanitary sewer system.

No noxious or other 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 person or persons of any race or mixture thereof other than the white race shall own, use or occupy any lot in this Addition, excepting, however, a domestic servant not of the white race may occupy room or rooms with a tenant or owner belonging to the white race white in the employ of said owner or tenant.

Front and side building lines established as shown on this plat between which lines and the property line of the streets no shall be erected and maintained no structure other than an open, one-story porch. No residence front shall be located nearer than 30 feet, nor farther than 60 feet from the front lot line (excepting lots 1, 2 and 3 which is shown,) nor nearer than 10 feet to the side line of any lot in this addition, (except as shown), nor shall any accessory building other than a [illegible] car garage be erected or maintained nearer than 80 feet to the front lot line on any lot in this addition.

No lot in this addition shall be resubdivided into a smaller area.

The right to enforce the foregoing provisions, restrictions and covenants by injunction, together with the right to cause the removal by process of law of any (septic tank, absorption bed, or) structure erected or maintained in violation thereof, is hereby dedicated to the public 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 1970, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the then owners of the lots it is agreed to change the said covenants in whole or in part.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. The above covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them until 1970, at which time said covenants, limitations and restrictions shall (terminate) be revised or extended by a vote of the majority of the then owners of all the lots in addition.

In witness where of this 13 day of June 1945 the Regal Development Corporation has hereunto caused its name to be subscribed and its corporate seal to be affixed and the same to be attested by the signatures of John E Buenting its President and E.O. Dunn its Secretary-Treasurer.

John E Buenting President

E. O. Dunn Sec.-Treasurer

State of Indiana } ss
County of Marion }

Before me, a Notary Public in and for said County and State, personally appeared the Regal Development Corporation John E. Buenting its President and E. O. Dunn its Secretary-Treasurer and acknowledged the execution of the foregoing instrument as its and their voluntary act and deed for the purpose therein expressed.

Witness my hand and seal this 13 day of February, 1946

My Commission Expires July 9, 1947

Notary Public