

WITNESSETH THAT THE SAID DEED WAS SIGNED BY THE SAID PARTIES ON THE 21st DAY OF JULY, 1907.

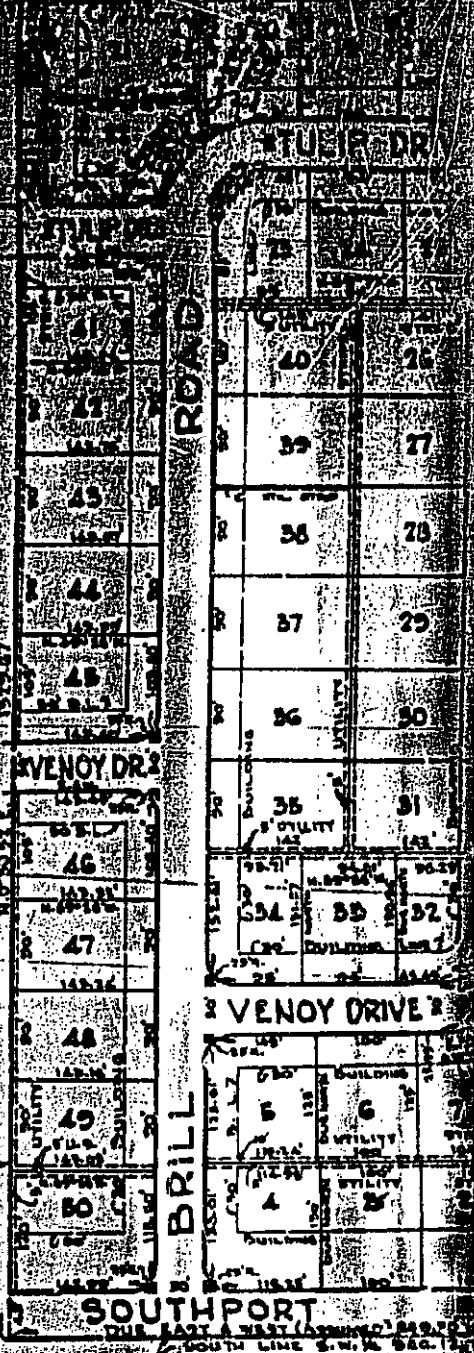
*Robert J. Wilson*  
ROBERT J. WILSON  
REGISTERED SURVEYOR No. 2907  
STATE OF ILLINOIS



THE UNDERSIGNED, CATALINA ESTATES, INC., BY ROBERT J. WILSON, PRESIDENT AND GENERAL MANAGER, SECRETARY AND TREASURER, AND BY AUTHORIZED OFFICERS AND OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT THEY HAVE REVIEWED THE SAID PLAN AND SUBDIVISION AND HAVE IN ACCORDANCE WITH SAID PLAN AND SAID CERTIFICATE, THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CATALINA ESTATES.

**RESTRICTIONS**

1. THE STREETS HEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.
2. THERE ARE STRIPS OF GROUND OF SUCH WIDTHS AS ARE SHOWN ON THIS PLAN, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, LINES, WIRES, DUCTS, DRAINS, AND CONDUITS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT OWNERS OF LOTS HEREIN SHALL TAKE THEIR UTILITY SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS, TRAFFIC, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.
3. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OR LOTS OTHER THAN A SINGLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF (2 1/2) STORIES IN HEIGHT, ACCESSORY BUILDINGS, PORCHES AND ATTACHED GARAGE FOR NOT MORE THAN TWO (2) CLASH. TWO (2) LOT HOUSES SHALL BE PERMITTED ON CORNER LOTS IF APPROVED BY THE GOVERNING BUILDING ORDINANCE.
4. NO HOTEL, BOARDING HOUSE, ROOMING HOUSE, MERCANTILE BUILDING, FACTORY BUILDING OR BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.
5. NO BUILDING, STRUCTURE OR APPURTENANCE HERETO, EXCEPT FENCE, SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET OR 15% OF THE LOT WIDTH MEASURED AT THE REARLINE SET BACK LINE, WHICHEVER IS THE LESSER, TO ANY REAR LOT LINE, UNLESS A STRUCTURE IS BUILT UPON MORE THAN ONE SINGLE LOT, THIS RESTRICTION SHALL APPLY TO THE TIER LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS OR PORTIONS THEREOF.
6. NO TRAILERS, SHEDS OR OUT-BUILDINGS OF A PERMANENT OR TEMPORARY NATURE OR KIND SHALL BE ERRECTED OR SITUATED ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION, AND SAID BUILDINGS MUST BE OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY.
7. NO STRUCTURE SHALL BE OCCUPIED FOR LIVING PURPOSES UNTIL THE EXTERIOR OF THE HOUSE IS FULLY COMPLETED. IMMEDIATELY UPON PURCHASE OF A LOT, OR LOTS, THE BUYER SHALL ASSUME FULL RESPONSIBILITY FOR KEEPING WEEDS DOWN ON SAID LOT, OR LOTS, AT ALL TIMES.
8. BUILDING LINES AS SHOWN ON THIS PLAN IN FEET BACK FROM THE PROPERTY LINES OF THE SEVERAL PLATS ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND SAID STREET PROPERTY LINES THEREAFTER SHALL BE ERRECTED OR MAINTAINED NO STRUCTURE OR PART THEREOF.
9. IF FENCE, WALL, HEDGE OR BRUSH PLANTING WHICH OBSTRUCTS RIGHT LINE OF ELEVATIONS BETWEEN 3 AND 6 FEET ABOVE THE STREET, SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE SAID PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES REVERSED. THE SAME RIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE CORNER OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTION UNLESS THE YOUNG LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH RIGHT LINES.
10. THE FRONT YARD AREA OF THE SAID STRUCTURE, EXCLUSIVE OF OPEN PORCHES



**CATALINA**

IN WITNESS WHEREOF, CATALINA ESTATES, INC., ROBERT J. WILSON, PRESIDENT, AND GENERAL MANAGER, THE OWNER OF THE HEREIN DESCRIBED REAL ESTATE, HAVE HEREUNTO SET THEIR HANDS AND SIGNS THIS 21st DAY OF JULY, 1907.

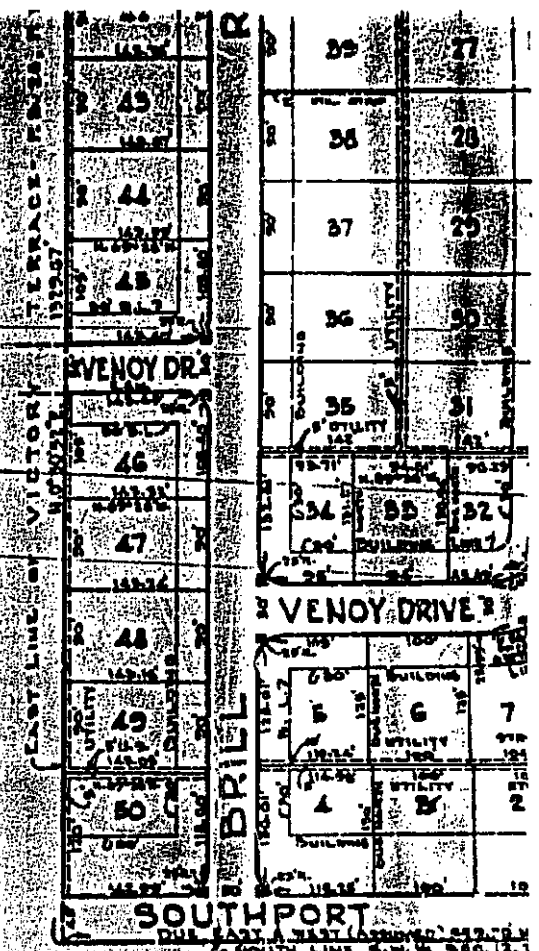
CATALINA ESTATES, INC.

THESE PLATS AND SUBDIVISIONS ARE MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF INDIANA, AND ARE HEREBY DESIGNATED AS "CATALINA ESTATES".

**RESTRICTIONS**

1. THE STRAITS HEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.
2. THERE ARE STRIPS OF BROADWAY OF SUCH WIDTHS AS ARE SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE BY PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, RAISED, LINES, WIRES, DUCTS, DRAINS, AND CONDUITS, SUBJECT TO THE AUTHORITY OF THE PROPER CITY OFFICERS AND TO THE NECESSITIES HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT OWNERS OF LANDS HEREIN SHALL TAKE THEIR TITLES SUBJECT TO THE WIDTHS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR ENGINEER, IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.
3. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "RESIDENTIAL LOTS". NO STRUCTURES SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OR LOTS OTHER THAN A SINGLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF (2 1/2) STORIES IN HEIGHT, ACCESSORY BUILDINGS, THERETO AND ATTACHED GARAGE FOR NOT MORE THAN TWO (2) CARS. THE SAID DWELLING SHALL BE PERMITTED ON CORNER LOTS IF APPROVED BY THE GOVERNING BUILDING ORDINANCE.
4. NO HOTEL, BOARDING HOUSE, ROOMING HOUSE, MERCANTILE BUILDING, FACTORY, MILLING OR BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.
5. NO BUILDING, STRUCTURE OR APPURTENANCE THERETO, EXCEPT FENCE, SHALL BE LOCATED NEARER THAN FIFTY (50) FEET OR 35% OF THE LOT WIDTH NEAREST TO THE BUILDING SET BACK LINE, WHICHEVER IS THE LESSER, TO ANY SIDE LOT LINE. WHERE A STRUCTURE IS BUILT UPON MORE THAN ONE SINGLE LOT, THIS RESTRICTION SHALL APPLY TO THE WIDE LOT LINE OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS OR PORTIONS THEREOF.
6. NO TRAILERS, SHEDS OR OUT-BUILDINGS OF A PERMANENT OR TEMPORARY NATURE OF KIND SHALL BE ERRECTED OR SITUATED ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION, AND SAID BUILDINGS MUST BE OF A PROPER STRUCTURE AND FOR USE BY THE OWNER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY.
7. NO STRUCTURE SHALL BE OCCUPIED FOR LIVING PURPOSES UNTIL THE EXTERIOR OF THE HOUSE IS COMPLETELY COMPLETED. IMMEDIATELY UPON PURCHASE OF A LOT, OR LOTS, THE BUYER SHALL ASSUME FULL RESPONSIBILITY FOR KEEPING WEEDS GROWN ON THIS LOT, OR LOTS, AT ALL TIMES.
8. BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE PROPERTY LINE OF THE RESIDENTIAL STRAITS ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE STRAITS PROPERTY LINES THERE SHALL BE ERRECTED OR MAINTAINED NO STRUCTURE IN ANY MANNER.
9. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES OR SEPARATIONS BETWEEN A AND B FEET ABOVE THE STREET, SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE SAID PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A 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 FOOT OF A DRIVEWAY OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH RESTRICTIONS UNLESS THE VOLTAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
10. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN ONE THOUSAND (1000) SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOR LESS THAN SIX HUNDRED AND SEVENTY (670) SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.
11. ALL ONE STORY STRUCTURES SHALL BE RESTRICTED TO AN EXTERIOR COVERING OF BRICK OR STONE PATTERN TO THE SQUARE, (SQUARE OF BRICK). ALL STRUCTURES EXCEEDING ONE STORY SHALL BE RESTRICTED TO AN EXTERIOR COVERING OF BRICK OR STONE PATTERN TO A MINIMUM AREA OF EIGHT HUNDRED (800) SQUARE FEET. NO PRE-FABRICATED HOUSE SHALL BE PERMITTED ON ANY LOT HEREIN.
12. IF THIS COVENANT HEREIN, OR ANY OF THEM, OR THESE TERMS OR AGREEMENTS, SHALL VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, CONDITIONS OR PROVISIONS HEREIN, IT SHALL BE WAIVED FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED 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 EITHER TO PAY THEM HIM OR THEM FROM DOING SO OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
13. THESE COVENANTS, RESTRICTIONS, PROVISIONS AND CONDITIONS, AGREED TO BY BOTH OWNER AND BUYER, OR BUYERS, SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1ST, 1960, AT WHICH DATE SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A VOTE OF A MAJORITY OF THE OWNERS OF SAID LOTS HEREIN SHALL BE AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

THIS INSTRUMENT PREPARED BY ROBERT SCHERSONSKY



**CATALINA**

IN WITNESS WHEREOF, CATALINA ESTATES, INC. ROBERT J. WILSON, PRESIDENT, AND GERALD HOLLEY, THE OWNER OF THE HEREIN DESCRIBED REAL ESTATE, HAVE HEREUNTO SET THEIR SIGNATURES AND SEAL THIS 21 DAY OF

CATALINA ESTATES, INC.  
 Robert J. Wilson, President  
 Gerald Holley, Owner

STATE OF INDIANA: 155  
 COUNTY OF MARION:  
 PERSONALLY APPEARED BEFORE ME, A NOTARY STATE, CATALINA ESTATES, INC., BY ITS ROBERT J. WILSON, PRESIDENT, AND GERALD HOLLEY, ACKNOWLEDGED THE EXECUTION OF THE FOREGOING ACT AND DEED FOR THE USE AND PURPOSES OF THEIR RESPECTIVE TRUSTS.

WITNESS MY HAND AND SEAL THIS 21 DAY OF August 1959  
 NOTARY PUBLIC  
 APPROVED THIS 24th DAY OF August 1959  
 My Comm. Expires 1960



1901.  
 ROBERT J. WILSON,  
 BY ITS DULY AUTHORIZED OFFICERS,  
 CERTIFY THAT THEY ARE  
 WITH THIS DEED AND CERTIFICATE  
 AS AN CATALINA ESTATES

ATED, ONE HIGHWAY DESIGNATED  
 V ARE SHOWN ON THIS PLAN,  
 FOR THE INSTALLATION  
 OF DRAINAGE, AND SEWER,  
 CIVIL OFFICERS AND TO THE  
 STRUCTURE SHALL BE ERRECTED ON  
 IN SHALL TAKE THEIR TITLES  
 TO THE RIGHTS OF THE OWNER  
 ALONG, ACROSS AND THROUGH

AND UNDEVELOPED AN REAR-  
 ED, PLACED OR PROHIBITED TO  
 THAN A SINGLE FAMILY  
 IN IN REAR, ACCESSORY  
 THAN TWO (2) CORN. TWO  
 PROVED BY THE GOVERNING

CARTAGE BUILDING, FACTORY  
 SHALL, BE ERRECTED OR MAIN-

TO, EXCEPT FENCES, SHALL  
 BE LOT WIDTH MEASURED AT  
 TO ANY "EAR LOT LINE".  
 LOT, THIS RESTRICTION  
 NUMBER OF THE WHOLE

ARRANT TO VENDOR  
 OF 50 FT. EXCEPT DURING  
 OF A OTHER STRUCTURE  
 AND AN OTHER DEED.

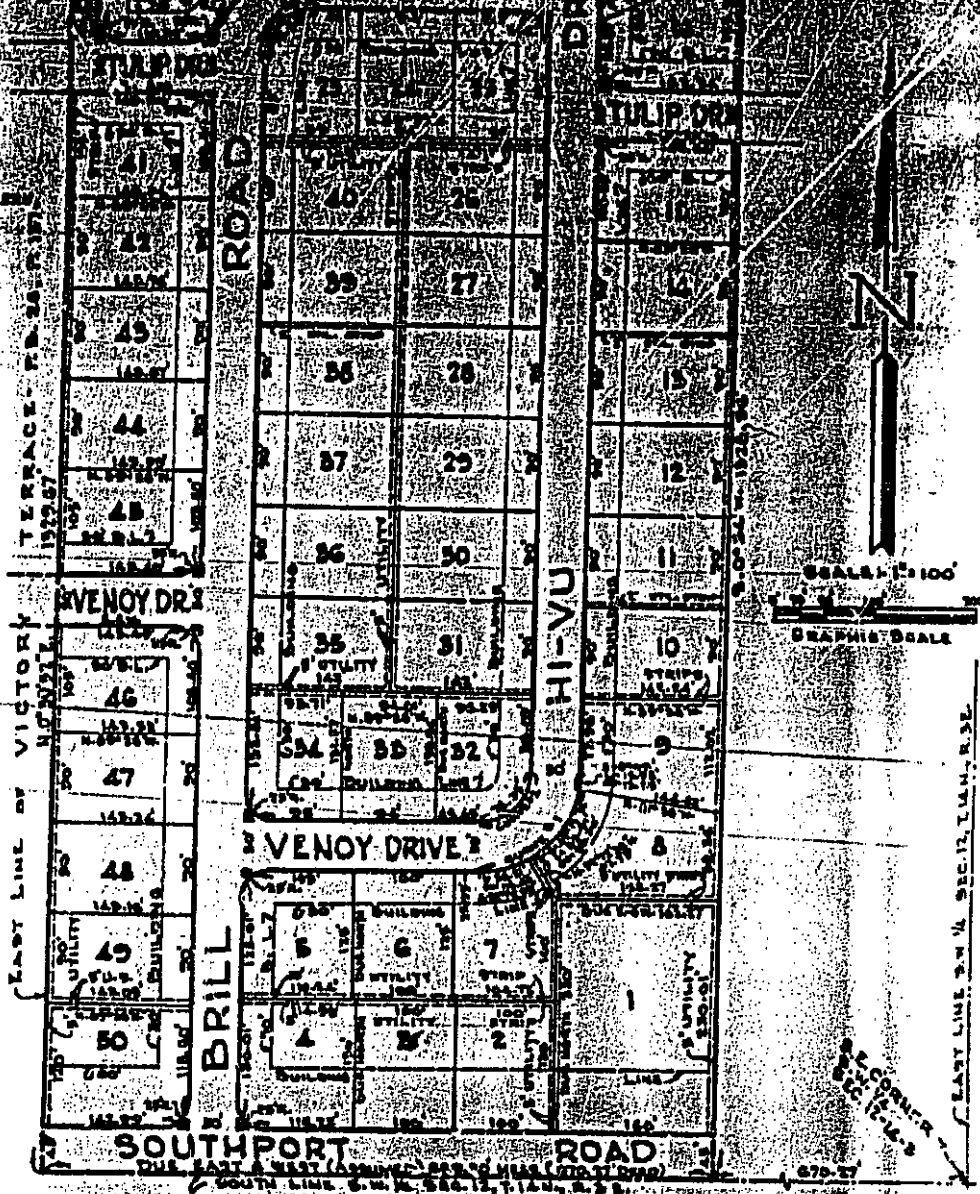
PROCES SHALL THE EXTERIOR  
 PURCHASE OF A LOT, BE  
 KEPTED LEVEL TOWARD ON

BACK FROM THE PROPERTY  
 BETWEEN WHICH LINES AND  
 MAINTAINING NO RESTRUCTURE

CONSTRUCT RIGHT LINES  
 SHALL BE PLACED ON PEN-  
 CLAR BARS FORMED BY THE  
 FEET FROM THE INTERSECTION  
 POINT CORNER, FROM THE  
 RIGHT LINE LINES. OTHER  
 REVISION TO A RIGHT LINE  
 NO THEY SHALL BE PERMITTED  
 UNLESS THE "EFFECT LINE  
 SHOWS" WHICH "EFFECT" LINES.

EXCEPT OF OPEN PORCHES  
 (2) SQUARE FEET IN THE  
 RED AND WHITE (1901)

SO AN EXTERIOR COVERING  
 (SEE) AND RESTRUCTURE



# CATALINA ESTATES

IN WITNESS WHEREOF, CATALINA ESTATES, INC., BY ITS DULY AUTHORIZED OFFICERS,  
 ROBERT J. WILSON, PRESIDENT, AND GERALD ROBBEY, SECRETARY AND TREASURER,  
 THE OWNER OF THE HEREIN DESCRIBED REAL ESTATE, HAVE HERETO AFFIXED  
 THEIR SIGNATURES AND SEAL THIS 21 DAY OF JULY 1901.

CATALINA ESTATES, INC.

By Robert J. Wilson, President and Gerald Robbey, Secretary and Treasurer



1964 WITH THIS PLAN AND SPECIFICATIONS AS CATALINA ESTATES.

DEDICATED, ARE HEREBY DEDICATED

IN AS ARE SHOWN ON THIS PLAN, UTILITIES, DRAINAGE, AND SEWERAGE, UNDER CIVIL OFFICERS AND TO THE STRUCTURES SHALL BE ERRECTED ON THESE SHALL TAKE THEIR TITLE TO THE RIGHTS OF THE OWNERS IN, ALONG, ACROSS AND THROUGH

OWN AND DESIGNATED AS "RESERVED", PLACED OR PERMITTED TO THEM THAT A SINGLE FAMILY ORIGIN IS HEIGHT, ACCESSORY MORE THAN TWO (2) CARS, AND APPROVED BY THE GOVERNMENT

MERCANTILE BUILDING, FACTORY USE SHALL BE ERRECTED OR MAIN-

HEREIN, EXCEPT FRUITS, SHALL OF THE LOT WIDTH TEASURED AT PER, TO ANY SIDE LOT LINE. WHILE LOT, THIS RESTRICTION BOUNDARIES OF THE MULTIPLE

A PERMANENT OR TEMPORARY BY LOT OR LOTS EXCEPT DURING USE OF A PROPER STRUCTURE TERRACE AND FLOOR ONLY.

THE RIGHTS UNTIL THE EXISTING WITH PURCHASE OF A LOT, OR FOR SERVICE NEEDS MOVED ON

FEET BACK FROM THE PROPERTY MET, AND PER WHICH LINE AND 2.00 MAINTAINED NO STRUCTURE

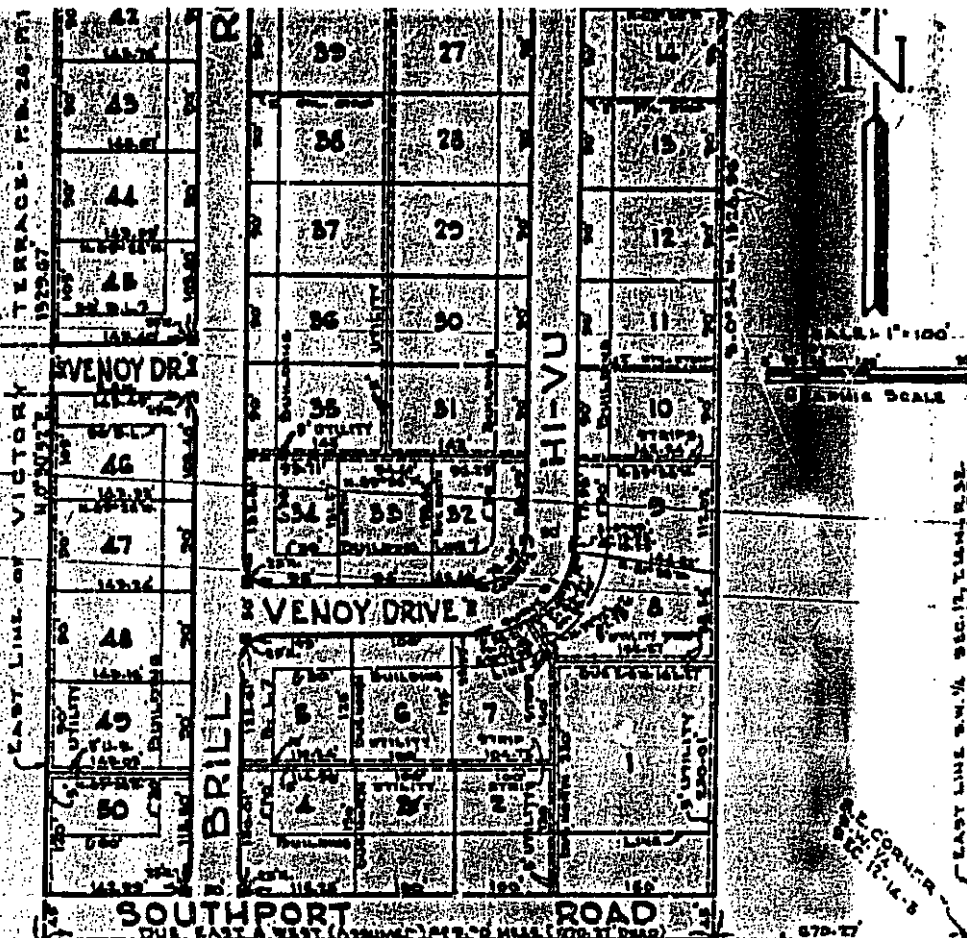
WHICH STRUCTURE RIGHT LINE MET, SHALL BE PLACED ON PER-ANGULAR AREA FORMED BY THE IS 25 FEET FROM THE INTERSECTION PROPERTY CORNER, FROM THE SAME RIGHT LINE LIMITATION STRUCTURES OF A STREET LINE IS, NO OTHER SHALL BE PERMITTED LONGER THAN THE "LARGE LINE" STRUCTURE OF SUCH RIGHT LINE.

ANY, EXCEPT OF OPEN PORCHES (3000) SQUARE FEET IN THE HUNDRED AND FIFTY (5000)

THE 20 IN REVISION COVERING VISIBLE. ALL STRUCTURES WHICH COVERING OF AREA OF 100) SQUARE FEET. NO PER-REIN.

THESE TERMS OR AGREEMENT, CONTAINED OR CONTAINING A COPIES OF THIS PLAN AND ANY OTHER DOCUMENTS AT LAW OR ANY OTHER TO VIOLATE ANY LAW OR TO BE OR TO

AND COVENANTS, AGREED TO IN THE PLAN AND SHALL BE UNDER TAKEN UNTIL JANUARY 1964, SPECIALLY ERRECTED FOR PROPERTY RIGHTS OF THE BUYERS AND COVENANTS IN WRITING OF 24



# CATALINA ESTATES

IN WITNESS WHEREOF, CATALINA ESTATES, INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT J. WILSON, PRESIDENT, AND GERALD ROBERT, SECRETARY AND TREASURER, THE OWNER OF THE HEREIN DESCRIBED REAL ESTATE, HAVE HEREBY AFFIXED THEIR SIGNATURES AND SEAL THIS 21 DAY OF JULY, 1964.

CATALINA ESTATES, INC.

By *Robert J. Wilson* Robert J. Wilson, President      By *Gerald Robert* Gerald Robert, Secretary and Treasurer

STATE OF INDIANA: 155  
COUNTY OF MARION

PERSONALLY APPEARED BEFORE ME, A Notary Public, in and for said County and State, CATALINA ESTATES, INC., by its duly authorized officers, ROBERT J. WILSON, PRESIDENT, and GERALD ROBERT, SECRETARY AND TREASURER, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purposes therein expressed, and affixed their signatures thereto.

WITNESS MY HAND AND SEAL THIS 21 DAY OF July

NOTARY PUBLIC *David W. Fisher*

BY COMMISSION EXPIRES August 12, 1964

APPROVED THIS 26th DAY OF July

*David W. Fisher*  
Notary Public  
July 28, 1964

**FINAL APPROVAL**

RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, INDIANA, ON JULY 26, 1964.

*David W. Fisher*  
Notary Public