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CLERK OF SUPERIOR COURT
MARION COUNTY

COLONY WOODS SECTION ONE

The undersigned Fredrick Felender, and the Indiana National Bank of Indianapolis Trustee, LeVerna J. Bowden, Vice-President and Trust Officer and James F. Matthews, Assistant Cashier, being the owners of the above described real estate do hereby lay out, plat and subdivide the same into lots and streets in accordance with the above plat. The within plat shall be known as "Colony Woods-Section One", an Addition in Marion County.

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. On lots numbered 1, 9, 10, 11, and 13 in this addition, no one story dwelling shall be erected having a ground floor area of less than 1800 square feet and no dwelling having more than one story in height shall be erected having a total floor area of less than 2400 square feet. On lots numbered 2, 3, 4, 5, 6, 7, 8, and 12 in this addition no one story dwelling shall be erected having a ground floor area of less than 1200 square feet and no dwelling having more than one story in height shall be erected having a ground floor area of less than 800 square feet. All of the above minimum floor area requirements shall be exclusive of garages, carports and open porches.
- D. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street 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 sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of the sight line.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in this addition.
- F. No noxious 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.
- G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 15,000 square feet.
- H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- I. There are stripes of ground as shown on the within plat marked "Drainage Basements" (D.E.), "Sewer

- D. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street 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 sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of the sight line.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in the addition.
- F. No noxious 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.
- G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 15,000 square feet.
- H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- I. There are strips of ground as shown on the within plat marked "Drainage Easements" (D.E.), "Sewer Easements" (S.E.) and "Utility Easements" (U.E.), either separately or in any combination of the three which are reserved for the use of public utility companies and governmental agencies, as follows:
 - "Drainage Easements" (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structure, including fences, shall be built upon said easements which will obstruct flow from the area being served. "Sewer Easements" (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county for the purposes of installation, and maintenance of sewers that are part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires and also all rights and uses specified for sewer easements above designated. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies, and the rights of the other lot owners in this addition, to said easement herein granted for ingress and egress in, along and through the strips of ground for the purposes herein stated.
 - The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and The Metropolitan Plan Commissioner, their successor 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 through any such violation or attempted violation. Said provisions shall be in full force and effect until June 1, 1992, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidity of any one of the covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
 - K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, Frederick J. Falender, and The Indiana National Bank of Indianapolis Trustee, by its agent J.

...the public drainage system. No structure, including fences, shall be built upon said easements which will obstruct flow from the area being served. "Sewer Easements" (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county for the purposes of installation, and maintenance of sewers that are part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires and also all rights and uses specified for sewer easements above designated. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies, and the rights of the other lot owners in this addition, to said easement herein granted for ingress and egress in, along and through the strips of ground for the purposes herein stated. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and The Metropolitan Plan Commission, their successor 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 through any such violation or attempted violation. Said provisions shall be in full force and effect until June 1, 1992, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a 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 the covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, Frederick J. Falender, and The Indiana National Bank of Indianapolis Trustee, by Leverne J. Howden, Vice-President, and Trust Officer and James F. Matthews, Assistant Cashier, have hereunto caused their names to be subscribed this _____ day of _____, 1967.

THE INDIANA NATIONAL BANK OF INDIANAPOLIS TRUSTEE

Leverne J. Howden
 Leverne J. Howden, Vice-President and Trust Officer
James F. Matthews
 James F. Matthews, Assistant Cashier

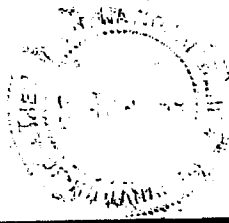
DATE OF INDIANA)
 COUNTY OF MARION) SS
 APPROVED THIS 9TH
 DAY OF June 1967

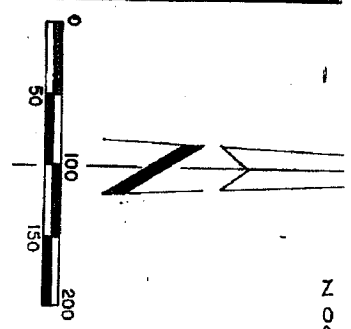
ADDITION OF MARION COUNTY

Frederick J. Falender
 Fred J. Falender

Personally appeared before me the undersigned, a Notary Public in and for said County and State this _____ day of _____, 1967, Frederick J. Falender, and The Indiana National Bank of Indianapolis Trustee, by Leverne J. Howden, Vice-President and Trust Officer and James F. Matthews, Assistant Cashier, 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.

Hazel Rebu
 Hazel Rebu Notary Public
 My commission expires Sept. 3, 1977





N 00°39'00" E
75.00'

CURVE DATA		SECTION	
CURVE	DATA	SECTION	SECTION
1-E	37°42'15"	48.00'	199.16'
1-A	"	59.46'	174.16'
1-B	"	76.54'	224.16'

I hereby certify that the within plat is true and correct and represents a survey of a part of the Southwest quarter of Section 27, Township 17 North, Range 3 East in Marion County, Indiana, more particularly described as follows:

Quarter Section which bears North 39 degrees 32 minutes 15 seconds East a distance of 826.18 feet from the Northwest Corner of the said Quarter Section; thence North 09 degrees 05 minutes 15 seconds East along the 3rd North line a distance of 756.75 feet to the Northwest Corner of Lot #39 in "Hoover Crest-Second Section" as recorded in Plat Book 31, page 207, in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds parallel with the East line of the said Quarter Section and along the West line of the said "Hoover Crest" a distance of 756.75 feet to the Northeast Corner of Lot #46 in the said "Hoover Crest"; thence South 09 degrees 31 minutes 00 seconds West along the North line of Lot #46 through #51 in the said "Hoover Crest" a distance of 654.22 feet to the Northwest Corner of said Lot #51; thence North 00 degrees 39 minutes 00 seconds East a distance of 75.00 feet; thence North 65 degrees 47 minutes 42 seconds West a distance of 174.50 feet; thence North 09 degrees 08 minutes 15 seconds East a distance of 170.90 feet; thence North 13 degrees 05 minutes 15 seconds East a distance of 193.30 feet; thence North 04 degrees 39 minutes 45 seconds West a distance of 263.23 feet to the place of beginning, containing 13.114 acres, more or less.

This subdivision consists of 13 lots, numbered 1 through 13 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 the month of February, 1967.

Witness my signature this 17 day of FEB., 1967.

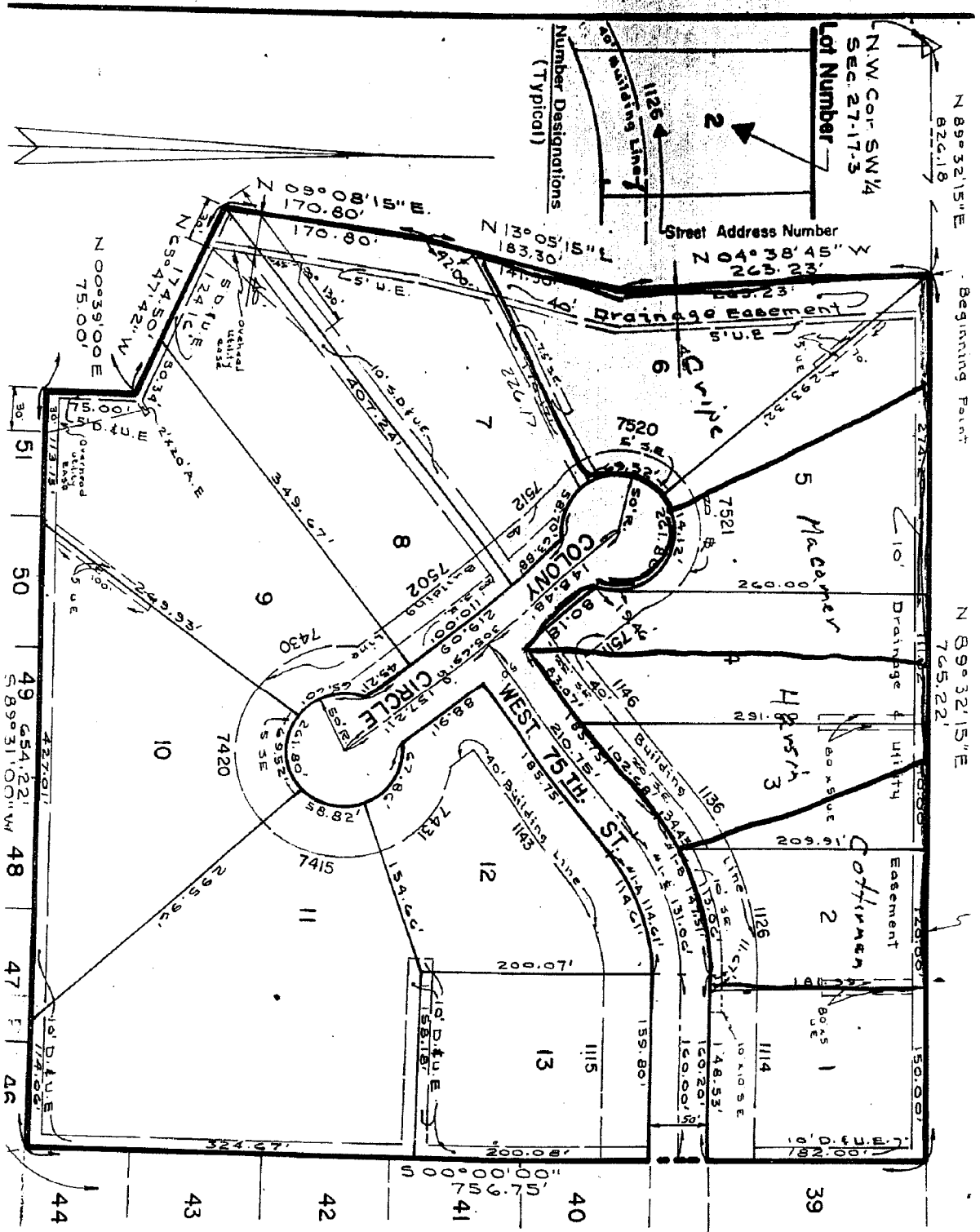
NOT RECORDED

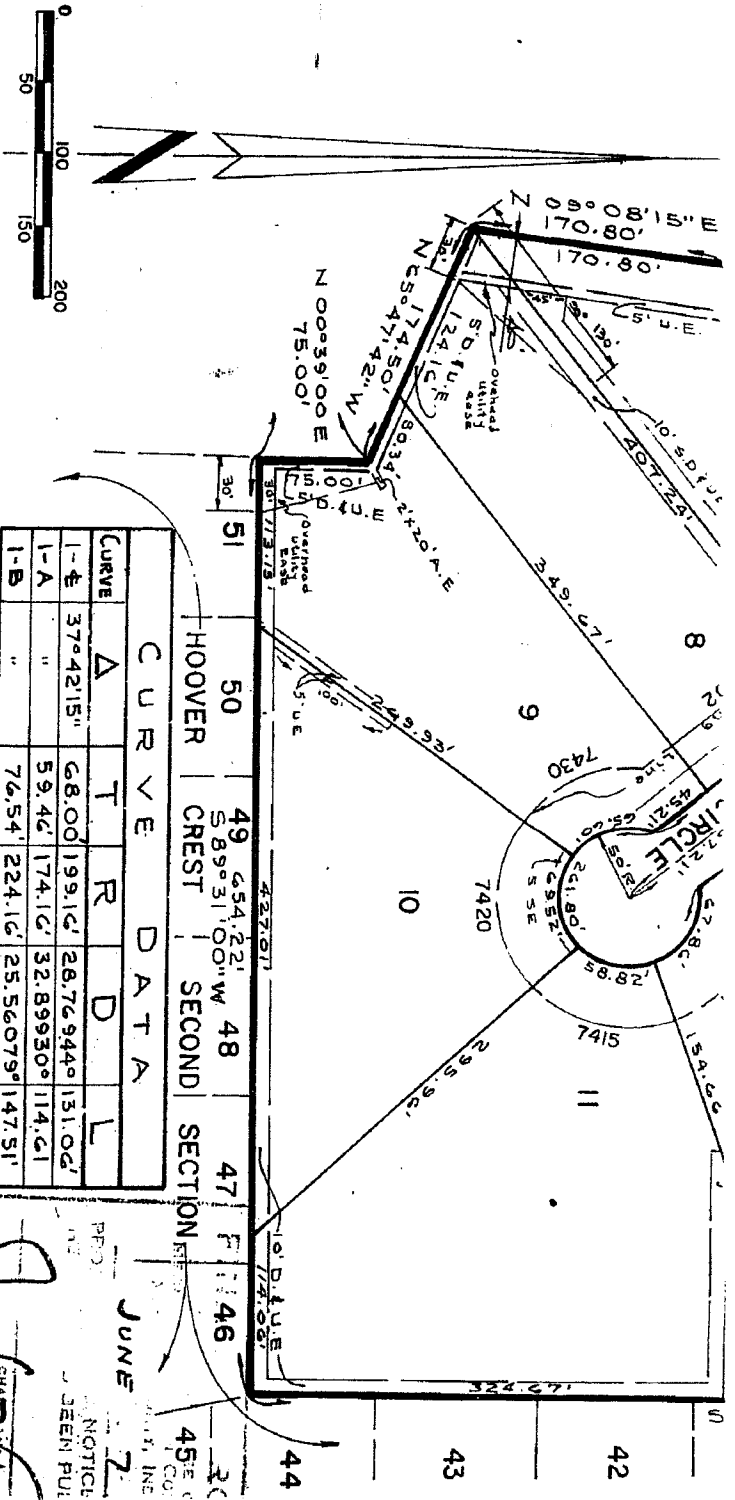
RECORDED
No. 1028
STATE OF INDIANA

Jack T. [Signature]
Recorder

JUNE 2, 1967
OFFICE OF THE RECORDER OF DEEDS
MARION COUNTY, INDIANA

45 OF 45





CURVE DATA				
CURVE	Δ	T	R	D
1-E	37° 42' 15"	68.00'	199.16'	26.769440°
1-A	"	59.46'	174.16'	32.899300°
1-B	"	76.54'	224.16'	25.560790°

I hereby certify that the within plat is true and correct and represents a survey of a part of the Southwest Quarter of Section 27, Township 17 North, Range 3 East in Marion County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the said Quarter Section which bears North 39 degrees 32 minutes 17 seconds East a distance of 226.17 feet from the Northwest Corner of the said Quarter Section; thence North 10 degrees 15 minutes 15 seconds East along the East line a distance of 45.22 feet to the Northwest Corner of Lot #39 in "Hoover Crest-Second Section" as recorded in Plat Book 31, page 207, in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds parallel with the East line of the said Quarter Section and along the west line of the said "Hoover Crest" a distance of 75.75 feet to the Northeast Corner of Lot #46 in the said "Hoover Crest"; thence South 09 degrees 31 minutes 00 seconds West along the North line of Lots #46 through #51 in the said "Hoover Crest" a distance of 651.22 feet to the Northwest Corner of said Lot #51; thence North 00 degrees 39 minutes 00 seconds East a distance of 75.00 feet to the Northwest Corner of said Lot #51;

CHARTERED SURVEYOR
 JUNE 7, 1946
 JACK M. COOPER
 MEMBER

