

100°01'28"W
1340.78'

WEST LINE E 1/2 SW 1/4
SEC. 21-16-5E

S 89°31'45"W - 1340.82'
W 1/4 SEC. 21-16-5E

SE COR SW 1/4
SEC. 21-16-5E



WITNESS MY SIGNATURE THIS

The size of lots and width
denoting feet and decimals
shown on the within plat

and along the said West
00 seconds East 290.00
thence North 00 degrees
30 degrees 00 minutes 0
minutes 20 seconds East
seconds East 100.00 feet
30.06 feet; thence North
thence South 23 degrees
18 degrees 00 minutes
minutes 00 seconds West
seconds West 42.43 feet
257.60 feet; thence North
the POINT OF BEGINNING.

EASTBROOKE MEADOWS - SECTION 2B

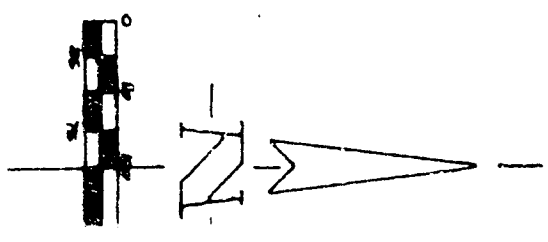
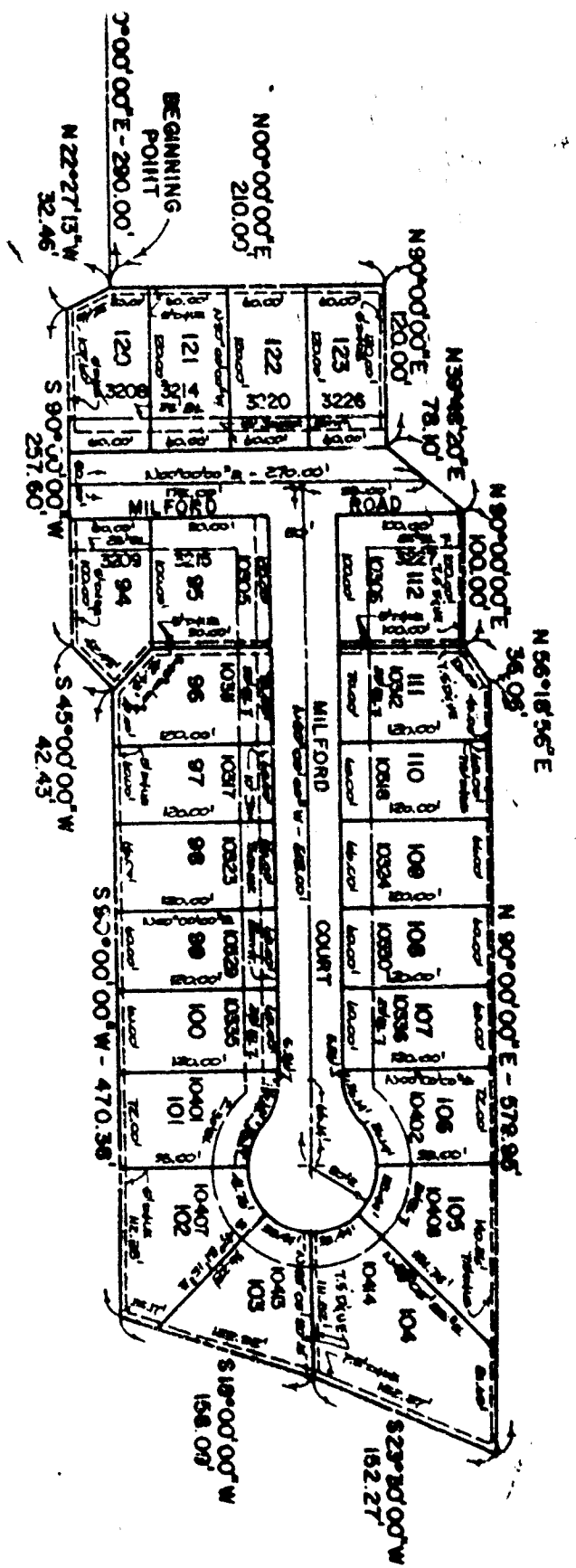
undersigned Edward Rose of Indiana a Limited Partnership by Sheldon Rose General Partner being the owners of the above described real estate into lots and streets in accordance with the within plat. The within plat shall be known and designated as Eastbrooke-Meadows--2B an Addition in A

The streets shown and not heretofore dedicated are hereby dedicated to the public. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling accessory building and not exceeding two on said lots.

Front and side building lines are established as shown on this plat between which line and the property lines of the street, no structure shall be 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 lot 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 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 permitted to remain within such distance of such intersection unless the foliage line is maintained at such distance to prevent obstruction of a one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one-half story 660 square feet exclusive of open porches, garages or basements.

No trailer, tent, stack, basement, garage, barn or other outbuilding or temporary structure shall be used for commercial or industrial purposes in any lot in this Addition nor shall any lot in this Addition be used for commercial or industrial purposes. No structure shall be erected hereon which shall be or used for the keeping of animals or poultry or farm animals shall be raised or maintained on any lot in this Addition. This restriction shall not prohibit a resident from keeping on or around a house there are strips of ground as shown on the within plat carried over easements, drainage easements and other easements, but of are hereby not including transportation or companies for the installation and maintenance of rain water collection systems and drains at all times to the easements here reserved. No permanent or other structures shall be erected or maintained on any lot in this Addition which are hereby reserved to the rights of the public utilities and to those of the owners of said lots in this Addition or to said utilities. No easement shall be granted for ingress and egress to the right to enforce the within provisions, restrictions and easements by or on behalf of the owners of the lots in this Addition. No structure erected or maintained in violation of the within provisions shall be deemed a violation of the provisions of the Commission, their successors or assigns who shall be held liable for the same. No structure erected or maintained in violation of the within provisions shall be deemed a violation of the provisions of the Commission, their successors or assigns who shall be held liable for the same. No structure erected or maintained in violation of the within provisions shall be deemed a violation of the provisions of the Commission, their successors or assigns who shall be held liable for the same. No structure erected or maintained in violation of the within provisions shall be deemed a violation of the provisions of the Commission, their successors or assigns who shall be held liable for the same.

Line Out-Dr - See Haverdon Court.



1. the undersigned, and represents a part North, Range 5 East described as follows:

Commencing at the So 88 degrees 31 minute said Quarter Section and along the said W 00 seconds East 290.00 thence North 00 degree 90 degrees 00 minute; 20 seconds East; 30.06 feet; thence North 23 degree 18 minutes 00 minute; 00 seconds West 257.60 feet; thence the POINT OF BEGINNING

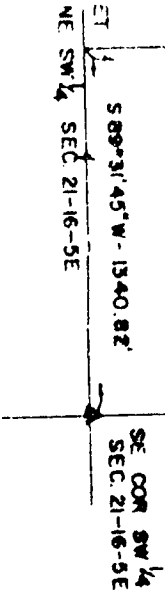
LINE E 1/2 SW 1/4
21-16-5E

287W

This subdivision consists of 28 lots numbered 94 through 122 inclusive and 120 through 123 both inclusive together with streets, easements and public ways as shown on the within plat.

The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 5th day of November 1975.



John V. Schneider
 JOHN V. SCHNEIDER
 Esq. Land Surveyor - Indiana #280115

EASTBROOKE MEADOWS - SECTION 2B

The undersigned Edward Rose of Indiana a Limited Partnership by Sheldon Rose, General Partner, being the owners of the above described real estate, do here lay off, plat and subdivide the same into lots and streets in accordance with the within plat. The within plat shall be known and designated as Eastbrooke-Meadows--2B, an Addition in Marion County, Indiana.

1. The streets shown are not heretofore dedicated are hereby dedicated to the public.
2. All numbered lots in this Addition shall be designated as residential lots. Only one single family with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
3. Front and side building lines are established as shown on this plat between which line 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 with 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, payment or line. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of the sight line.
4. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one-half story house having a ground floor area of less than 600 square feet exclusive of open porches, garages or basements.
5. No trailer, tent, stack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary residential purposes in any lot in this Addition.
6. No noxious or offensive trade shall be carried on upon any lot. This restriction shall not prohibit a resident from keeping an usual animal or bird.
7. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual animal or bird.
8. There are strips of ground as shown on the within plat marked "Sewer Easements", "Drainage Easements" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains at all times to the authority of Marion County, Indiana, and to the easements herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in the Addition, however, shall take their title subject to the rights of the public utilities and to those of the owners of said lots in this Addition to said Easement herein granted for ingress and egress in, along and through the strips so reserved.
9. 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 septic tank, absorption bed or structure erected or maintained in violation thereof is hereby adjudicated and reserved to the owners of the several lots in this subdivision their heirs and assigns. The Metropolitan Development Commission, their successors 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. Such provisions shall be in full force and effect until September 1, 1998 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. Invalidity of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
10. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties claiming under them.

IN WITNESS WHEREOF, Edward Rose of Indiana a Limited Partnership, by Sheldon Rose, General Partner have hereunto caused its and their names to be subscribed this 19th day of November 1975.

STATE OF INDIANA)
 COUNTY OF MARION)
 Before me, a Notary Public in and said County and State personally appeared Edward Rose of Indiana, a Limited Partnership, by Sheldon Rose, General Partner and acknowledged the execution of the above foregoing instrument as its voluntary act and deed.

EDWARD ROSE OF INDIANA
Sheldon Rose
 SHELDON ROSE
 General Partner

FINAL APPROVAL
 PLAT COMMITTEE
 METROPOLITAN DEVELOPMENT COMMISSION