

# GREEN BRAES ESTATES

FIRST SECTION

1. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

-OWNER DATA-

Lot	Name	Address	City	State	Zip
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NO. 1 - OWNER'S SIGNATURE  
 NO. 2 - NAME OF DEVELOPER  
 NO. 3 - NAME OF CONTRACTOR  
 ALL OTHERS - OTHER DATA  
 \* - REMARKS - SEE PLAN SHEET FOR FULL DATA SHEET



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No private or semi-private water supply and/or sewage disposal system shall be installed on any lot or lots in this subdivision that is not in compliance with the regulations or procedure as provided by the Indiana State Board of Health, or other authority having jurisdiction. No septic tank or absorption field shall be installed or constructed except as approved by said health authority, nor shall any other method of sewage disposal be installed or used on any lot or lots herein.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of each building have been approved in writing as to the conformity and harmony of external design with existing structures in this subdivision, and as to location of the building with respect to the topography and finished ground elevation by a committee designated by Mr. Walter A. Jenkinson.

In the event of the death or resignation of any member of said committee, the remaining member shall have authority to approve or disapprove such design and location, or to designate a representative of like authority. If the committee shall fail to act upon any plans submitted to it for its approval within a period of 15 days from the submission date of the same, then the owner may proceed with the building according to the plans submitted, which plans however, shall not be contrary to any provision, covenants, conditions and restrictions named in this instrument, and the failure of such committee to act within 15 days shall be deemed an approval on the plan as submitted. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its representatives shall cease on and after January 15, 1960. Thereafter the approval described in this covenant shall not be required, unless prior to said date and effective thereon, a written instrument shall be executed by the then proper owners of a majority of the lots in this subdivision, and recorded appointed representative who shall thereafter exercise the same powers previously exercised by said committee.

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 other person 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 prevent him or them from doing so or to recover damages or other relief for such violation.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 15, 1960, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of a 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 judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS our signatures this 10th day of MARCH 1959.

Walter A. Jenkinson  
Walter A. Jenkinson

William D. Velas  
William D. Velas

Lusile J. Velas  
Lusile J. Velas

APR 10 1959

My T. Cook  
My T. Cook

County of Marion;  
State of Indiana;

Before me, the undersigned, a Notary Public in and for said County and State, appeared Walter A. Jenkinson, William D. Velas and Lusile J. Velas, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purpose therein expressed and affixed their signatures thereto.

Witness my signature and Notarial Seal this 10th day of March 1959.

My commission expires November 1960

Robert E. Hillman

APPROVED THIS Second  
DAY OF February 1959  
COUNTY PLAN COMMISSION  
COUNTY OF MARION  
Walter A. Jenkinson  
William D. Velas

CHICAGO TITLE

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11  
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to the right of the P.C. of a curve of 250 feet; thence deflecting to the left 37° 17' 10" to a distance of 200 feet to a point on the North line of said lot; thence South along said South line and deflecting to the right 90° to a distance of 143.9 feet to the P.C. of a curve to the left, said curve having a Delta of 43° 50' and a radius of 313.2 feet; thence Southeastwardly along said curve, a distance of 118.44 feet to the P.C. of a curve to the left, said curve having a Delta of 37° 50' and a radius of 290 feet; thence Southeastwardly along said curve a distance of 79 feet to the P.C. of a curve to the left, said curve having a Delta of 43° 50' and a radius of 313.2 feet; thence South along said curve, a distance of 118.44 feet to the P.C. of a curve to the left, said curve having a Delta of 37° 50' and a radius of 290 feet; thence Southeastwardly along said curve a distance of 79 feet to the P.C. of a curve to the left, said curve having a Delta of 43° 50' and a radius of 313.2 feet; thence South along said curve, a distance of 118.44 feet to the P.C. of a curve to the left, said curve having a Delta of 37° 50' and a radius of 290 feet; thence Southeastwardly along said curve a distance of 79 feet to the P.C. of a curve to the left, said curve having a Delta of 43° 50' and a radius of 313.2 feet; thence South along said curve, a distance of 118.44 feet to the point of beginning, containing in all 7.6 acres more or less, subject to all local highways and/or rights of way.

With subdivision separate of 30 lots numbered from 1 to 30, both inclusive, with streets as shown hereon. The size of the lots and widths of the streets are shown on this plat in figures showing feet and decimal parts thereof.

Witness my signature this 16 day of January, 1924.

*Robert Schuchert*  
 Registered Surveyor in the State of Indiana



Mr. Wm. Thompson, Walter A. Anderson and William E. Toles and Lucile J. Bates, owners of said lots, being the owners of the above described real estate, hereby verify that the same is my own, that said subdivision was made in accordance with this plat and certificate. The same herein shall be taken and construed as being LEGAL RIGHTS, per Section.

The subjects shown on this plat are hereby dedicated to public use.

There are strips of ground 5 feet in width on each side of this plat which are hereby reserved for the public utilities, for the installation and maintenance of poles, wires, pipes, conduits, cables and covers, and in all cases to the authority of the proper civil authority to be the occupants of said structure. No structure or other structure shall be erected or maintained on said strips, and such strips shall be subject to the use of such public utilities and to the rights of owners of adjacent lots in this subdivision for ingress and egress, and through the several strips to be reserved. Easements may be created in said strips.

All lots in this subdivision shall be taken and designated as residential lots. No structures shall be erected, altered, placed or permitted to remain on any lot herein other than one story dwelling, not to exceed 34 feet in height, having a ground floor area of not more than 1500 square feet in the case of a 1 story structure, nor less than 1000 square feet in the case of a 2 story structure, situated on open parcels, breezeway and garage in all cases. No building shall be built upon any lot or lots in this subdivision having less than a 2 1/2 acre parcel attached, and there shall be no open car ports allowed.

There shall be provided a side yard line on each side of the dwelling equal in width to 1/4 of the width of the lot measured to the setback line, or 20 feet, whichever is the lesser. No building structure or superstructure except fences shall be located within said side yard unless authorized by the civil authorities having such jurisdiction. These buildings are built on any one less one acre lot. This restriction shall apply to the side lines of the original boundaries of the multiple lots.

No shed building, boarding 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 trailers, tents or sheds of a permanent or temporary nature shall be erected or situated on any lot herein, except during the period of construction of a proper structure and for the use by the builder for his material and tools.

No private open or regulated authority construction usage shall be allowed until the building is designed with respect by Mr. Tol

In the event member shall designate any place within of the submitted, conditions not within members of approval of such on therefor to said on record and represented said board

If the party to violate be lawful to proceed or attempt to do so in

These cases persons shall be subject majority of statements.

Invalidity by judgment shall render

SUBJECTS ON

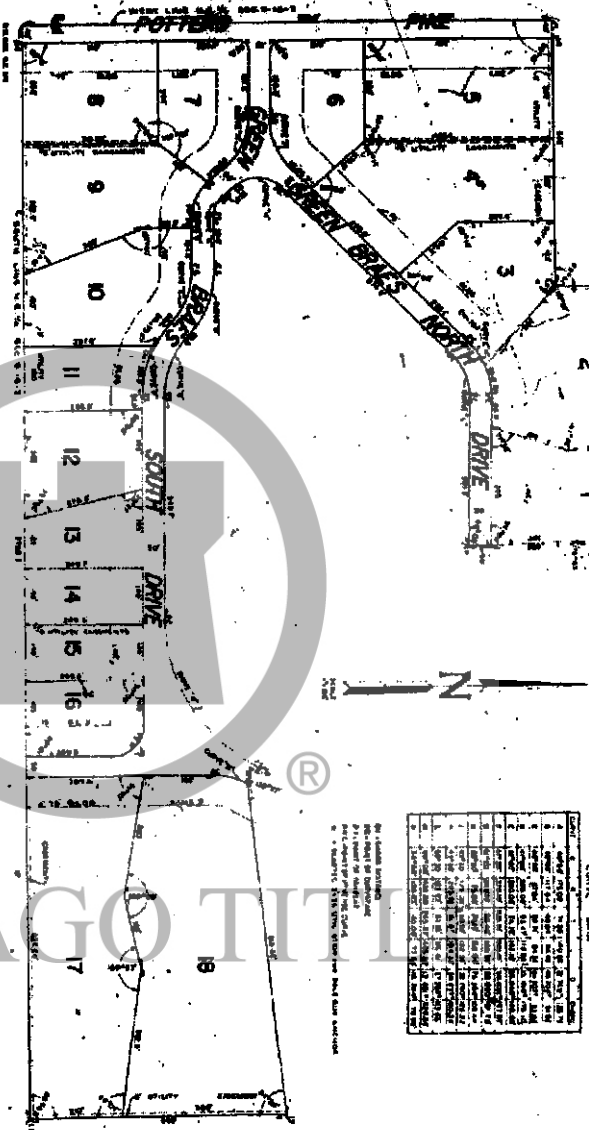
*Walter A. Anderson*

County of Madison  
 State of Indiana  
 before me, Walter A. Anderson, County Clerk, in and to the purpose of

APPROVED THIS 16th DAY OF January 1924  
 Walter A. Anderson  
 County Clerk

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**GREEN BRAES ESTATES**  
FIRST SECTION



--- DRIVE DATA ---

Lot	Area	Front	Side	Back	Width	Length	Perimeter
1	0.10	10.0	10.0	10.0	10.0	40.0	140.0
2	0.10	10.0	10.0	10.0	10.0	40.0	140.0
3	0.10	10.0	10.0	10.0	10.0	40.0	140.0
4	0.10	10.0	10.0	10.0	10.0	40.0	140.0
5	0.10	10.0	10.0	10.0	10.0	40.0	140.0
6	0.10	10.0	10.0	10.0	10.0	40.0	140.0
7	0.10	10.0	10.0	10.0	10.0	40.0	140.0
8	0.10	10.0	10.0	10.0	10.0	40.0	140.0
9	0.10	10.0	10.0	10.0	10.0	40.0	140.0
10	0.10	10.0	10.0	10.0	10.0	40.0	140.0
11	0.10	10.0	10.0	10.0	10.0	40.0	140.0
12	0.10	10.0	10.0	10.0	10.0	40.0	140.0
13	0.10	10.0	10.0	10.0	10.0	40.0	140.0
14	0.10	10.0	10.0	10.0	10.0	40.0	140.0
15	0.10	10.0	10.0	10.0	10.0	40.0	140.0
16	0.10	10.0	10.0	10.0	10.0	40.0	140.0
17	0.10	10.0	10.0	10.0	10.0	40.0	140.0
18	0.10	10.0	10.0	10.0	10.0	40.0	140.0

