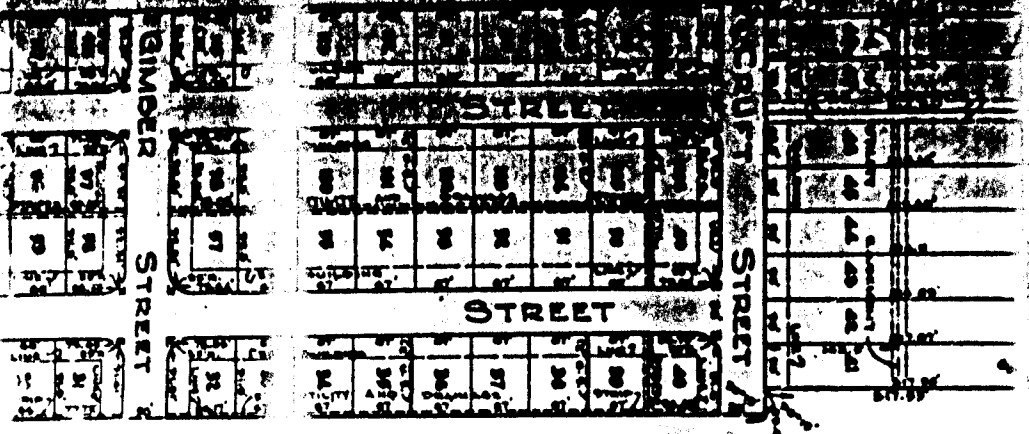


NORTH'S TROY AVENUE HEIGHTS

SECTION - 'A'



TO THE UNDERSIGNED, MASTER SURVEYOR THE UPWARD PART TO BE TROY AND CONTACT, BEING
 SECTION A SUBSECTION OF PART OF THE NORTH'S TROY AVENUE HEIGHTS, TOWNSHIP 14
 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY SPECIFIED AS FOLLOWS:

SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, BEING PART OF THE NORTH'S TROY AVENUE HEIGHTS, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY SPECIFIED AS FOLLOWS:

SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, BEING PART OF THE NORTH'S TROY AVENUE HEIGHTS, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY SPECIFIED AS FOLLOWS:

SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, BEING PART OF THE NORTH'S TROY AVENUE HEIGHTS, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY SPECIFIED AS FOLLOWS:

Ed F. [Signature]
 MASTER SURVEYOR



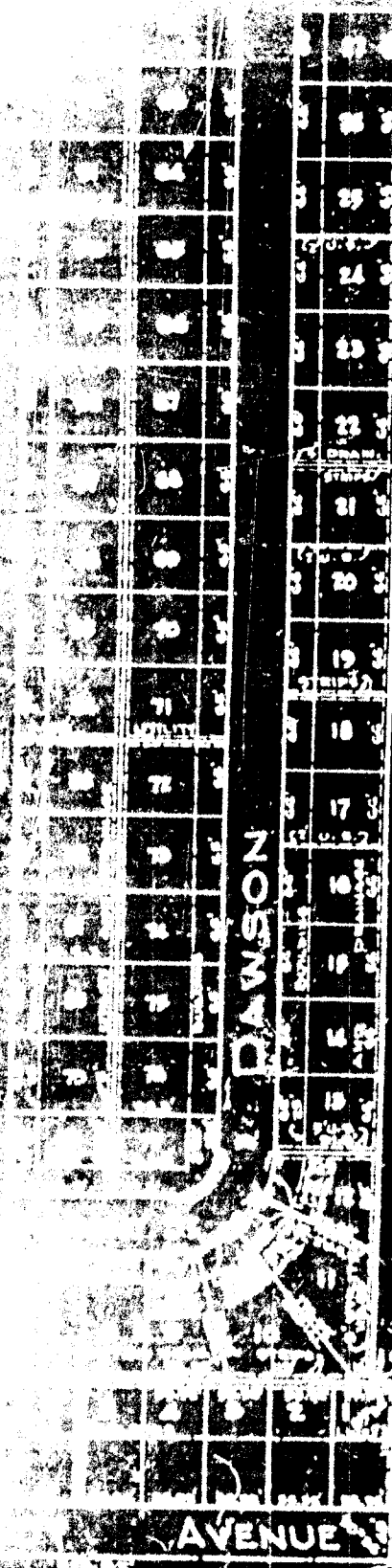
SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, BEING PART OF THE NORTH'S TROY AVENUE HEIGHTS, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY SPECIFIED AS FOLLOWS:

SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, BEING PART OF THE NORTH'S TROY AVENUE HEIGHTS, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY SPECIFIED AS FOLLOWS:

SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, BEING PART OF THE NORTH'S TROY AVENUE HEIGHTS, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY SPECIFIED AS FOLLOWS:

SCALE 1"=100'

GRAPHIC SCALE



RAWSON

CURVE DATA

CURVE 'A'
 Δ 89°34'
 R 125.00'
 L 125.00'
 M 125.00'

CURVE 'B'
 Δ 89°34'
 R 125.00'
 L 125.00'
 M 125.00'

AVENUE

KEYSTONE AVENUE

SEE CORNER

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Y AVENUE HEIGHTS

SECTION 'A'

I, THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, AND SHOWING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP NORTH, RANGE 6 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 4 SECTION, DISTANT 1013.2 FEET WEST OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE EAST ALONG SAID SOUTH LINE 618.62 FEET; THENCE NORTH ON A FORWARD DEFLECTION ANGLE TO THE RIGHT OF 90°-27' A DISTANCE OF 175 FEET; THENCE EAST DEFLECTING TO THE RIGHT 89°-34' A DISTANCE OF 87.70 FEET; THENCE NORTH DEFLECTING TO THE LEFT 89°-34' A DISTANCE OF 2179 FEET; THENCE EAST DEFLECTING TO THE RIGHT 90°-15' A DISTANCE OF 12.90 FEET; THENCE NORTH DEFLECTING TO THE LEFT 90°-15' A DISTANCE OF 315.45 FEET TO THE LINE OF SAID 4 SECTION; THENCE EAST DEFLECTING TO THE RIGHT 89°-45' AND ALONG SAID NORTH LINE 425 FEET; THENCE SOUTH DEFLECTING TO THE RIGHT 90°-16' A DISTANCE OF 317.85 FEET; THENCE EAST DEFLECTING TO THE LEFT 89°-45' A DISTANCE OF 29 FEET; THENCE SOUTH DEFLECTING TO THE RIGHT 89°-45' A DISTANCE OF 2195.93 FEET; THENCE EAST DEFLECTING TO THE LEFT 90°-26' A DISTANCE OF 21 FEET; THENCE SOUTH DEFLECTING TO THE RIGHT 90°-26' A DISTANCE OF 155 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 28.47 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 139 LOTS, NUMBERED FROM 1 TO 139, BOTH INCLUSIVE, WITH STREETS AS SHOWN ON THIS PLAT. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN ON THIS PLAT IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 18TH DAY OF MARCH, 1907.

Robert Scherschel
ROBERT SCHERSCHL
REGISTERED SURVEYOR No. 3907
STATE OF INDIANA



THE UNDERSIGNED, HORTH DEVELOPMENT CO., INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT J. HORTH, PRESIDENT AND WALLACE SPARRE, SECRETARY AND TREASURER, OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT THEY DO HEREBY LAY OFF, AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE.

1. THIS SUBDIVISION SHALL BE KNOWN AS HORTH'S TROY AVENUE HEIGHTS, SECTION 'A'.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR REAR OR SIDE STREET LINE THAN THE BUILDING SET BACK LINES SHOWN IN THE RECORDED PLAT, AND NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 FEET TO THE FRONT LOT LINE, OR NEARER THAN 25 FEET TO THE REAR LOT LINE.
3. NO NOISY OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE HEREON WHICH MAY BE OR BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.
4. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BARN, SHACK, TENT, OR GARDEN OR OTHER OUT BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, TEMPORARY OR PERMANENTLY, AND NO LOT SHALL BE USED FOR OTHER THAN RESIDENTIAL PURPOSES, EXCEPT LOTS 1 THRU 12, BOTH INCLUSIVE, AND LOTS 135 THRU 139, BOTH INCLUSIVE, ALL LOTS SUBJECT, HOWEVER, TO THE MARION COUNTY ZONING.
5. THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THE WITHIN PLAT AND DEED AS "UTILITY STRIPS" RESERVED FOR USE OF PUBLIC UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, WIRES, DUCTS AND MAINS.
6. THE GROUND FLOOR AREA OF ANY RESIDENCE ERECTED IN THIS SUBDIVISION, INCLUDING OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 900 SQUARE FEET. NO BUILDING SHALL EXCEED 2 1/2 STOREYS IN HEIGHT, NOR HAVE PRIVATE GARAGES FOR MORE THAN 2 CARS.
7. NO FENCE, WALL, HEDGE OR SHRUB PLANTING SHALL BE PERMITTED TO OBSTRUCT LIGHT AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE ROADWAYS ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA BOUNDED BY STREET FRONT SET BACK LINES AND CURBS CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES.

POINTS 20 FEET FROM THE INTERSECTION OF THE STREET LINES.

8. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL CLAIMING UNDER THEM UNTIL JUNE 1, 1962, AT WHICH TIME SUCH COVENANTS SHALL ENDED AUTOMATICALLY FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS AN IN DEED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, RELINQUISHING TO SAID COVENANTS IN WHOLE OR IN PART.

9. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL ESTATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH COVENANT, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER OR OTHER DUES FOR SUCH VIOLATION.

10. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 26th DAY OF June 1959

NORTH DEVELOPMENT CO., INC.

By: *Robert J. Smith*
ROBERT J. SMITH, PRESIDENT

Attest: *Willard Sparks*
WILLARD SPARKS, SECRETARY

STATE OF INDIANA
COUNTY OF MARION:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND NORTH DEVELOPMENT COMPANY, INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT J. SMITH, PRESIDENT, AND WALLACE SPARKS, SECRETARY AND TREASURER, WHO SEPARATELY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN STATED AND AFFIXED THEIR SIGNATURES THERETO.

ATTEST MY HAND AND SEAL THIS 26th DAY OF June 1959

Ruth Titus
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-15-60

APPROVED THIS 8th DAY OF April 1959
MITHRAN...
Willard Sparks

FILED FOR TAXATION

PUBLIC... WAS GIVEN
June 27 1959

RECEIVED FOR RECORD

JUN 29 1959
and received...
Record...
Recorder...

APPROVED THIS 29th DAY OF June 1959
Auditor of Marion County
George H. Kelley

RECORDED