

# JUSTUS EASTGATE ADD

*Pages 8*

The undersigned George J. Becker, a registered engineer in the State of Indiana, hereby certifies that the within plat is true and correct and represents a subdivision of part of the East half of the East half of the Southeast quarter of Section 35, Township 16 North, Range 4 East, Marion County, Indiana, containing 60 acres, more or less, and also the Northeast quarter of the Southwest quarter of the Southwest quarter of Section 35, Township 16 North, Range 4 East in Marion County, Indiana, containing 10 acres, more or less.

This subdivision contains 105 lots numbered from 1 to 105, both inclusive.

The size of lots and width of streets are shown on this plat in feet and fractional parts thereof.

Witness my signature this 27th day of July, 1994.

*George J. Becker*  
Registered Engineer No. 990  
State of Indiana

The undersigned Justus Contracting Co., Inc. by Walter E. Johnston, its President, and Edwin Durivonson, its Secretary-Treasurer, do hereby certify that they have laid off, plotted and subdivided the foregoing described real estate in accordance with the within plat. The within plat shall be known and described as JUSTUS EASTGATE ADDITION, an addition to the City of Indianapolis, Indiana.

Streets shown and not dedicated are hereby dedicated to the public.

Front and side building lines are established as shown on this plat between which lines and the property lines of the streets, there shall be erected and maintained no structure other than one-story open porches.

There are strips of ground shown on the within plat marked "Utility Strips" reserved for the use of Public Utilities, not including Street Car or Transportation companies, for the installation of poles, masts, ducts, lines, wires, and cables, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips, but such owners shall take their title subject to the rights of Utility Companies and to the rights of the other owners in this Addition.

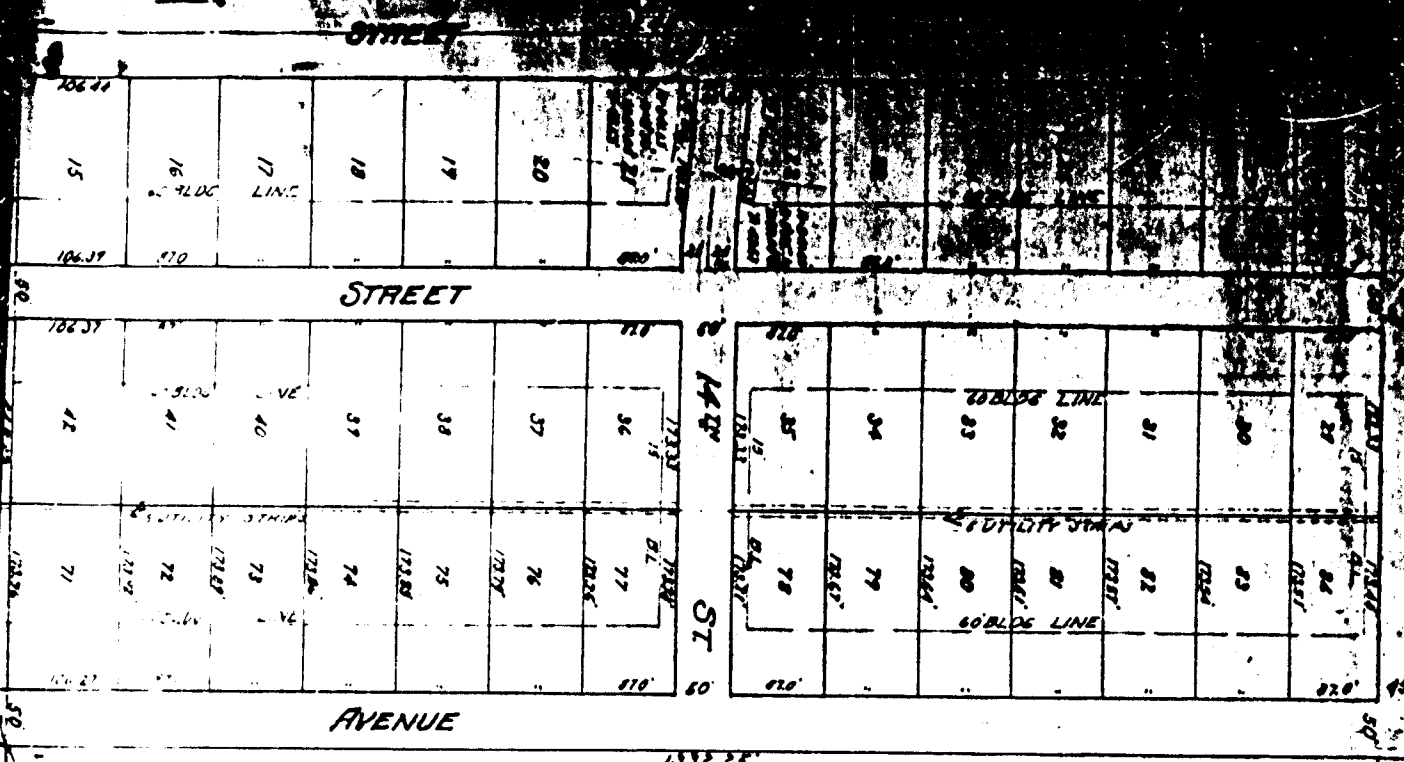
No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

The ground floor area of any dwelling, exclusive of one-story open porches and garages shall be not less than 300 square feet in the case of one-story structures, nor less than 400 square feet in the case of one and one-half, two, or two and one-half story structures.

No building shall be erected on any lot narrower than 15 feet to any side lot line, or 1/4 of the width of the lot at the front set back line.

No building, basement, porch, deck, driveway, garage or other outbuilding erected in this Addition shall be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

This plat is subject to the provisions of the City of Indianapolis Code, and all laws and ordinances in effect under Chapter 42-1-1-1 at the time this plat remains open, and is automatically extended for successive periods of 10 years, unless by a vote of



SM CON. SEC. 36-16-4

10TH 66612 ST

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| 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |    |    |    |    |    |    |    |     |
| 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

**MITCHNER**

|    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
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| 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |    |    |    |    |    |    |    |     |
| 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

**PAYTON**

|    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
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| 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |    |    |    |    |    |    |    |     |
| 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

**HUBER**

|    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
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| 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |    |    |    |    |    |    |    |     |
| 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

**ROAD**

|    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
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| 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |    |    |    |    |    |    |    |     |
| 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

APPROVED THIS 16<sup>TH</sup> DAY OF JULY 1954.

DAY OF JULY 1954.

COUNTY OF BAYLOR

COMMISSIONER

SECRETARY

STATE OF TEXAS

CITY OF WESLEY

DAY OF JULY 1954

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the said County and State, the Justice Contracting Co., Inc., by Walter E. Quastner, President, and Salem Davidson, Secretary-Treasurer, who separately and severally acknowledged the execution of the foregoing certificate as the said said Justice Contracting Co., Inc. and read for the said said Justice Contracting Co., Inc. and read for the said said Justice Contracting Co., Inc.

Walter E. Quastner, President

Salem Davidson, Secretary-Treasurer

Notary Public



or in part.

If the justice herein, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to present to 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 so doing or to recover damages or other fees for such violation.

Enrollment of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Witness our signatures this 16<sup>TH</sup> day of July, 1954.

Walter E. Quastner, President

Salem Davidson, Secretary-Treasurer