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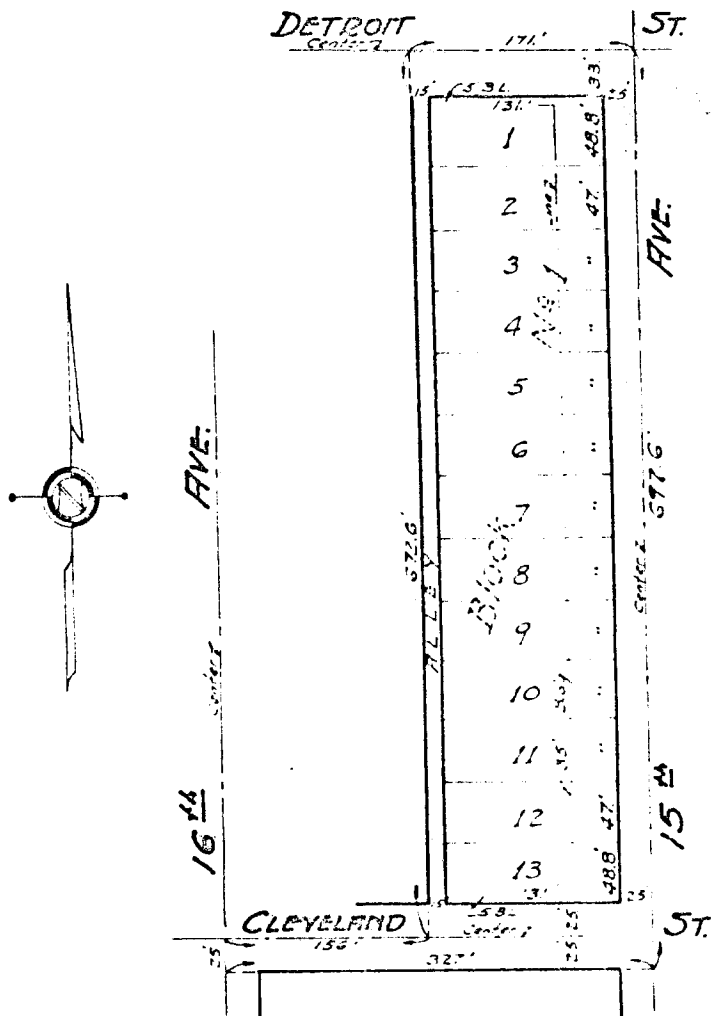
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RECORDED FOR RECORD

JUN 19 1948

Marion County, Indiana
Recorder's Office
Beech Grove, Indiana

KATHERINE PLACE - BLOCK #1
BEACH GROVE, INDIANA.



I, the undersigned, hereby certify that the within plat is true and correct and represents a survey made by me of the following described real estate:

Part of the North half of the Southwest Quarter, Section 21, Township 15 North, Range 4 East, Marion County, Indiana, described as follows, to-wit:

Beginning at an intersection of the center of 16th Avenue and Cleveland Street in the City of Beach Grove, Indiana, said point being 335.98 feet East of the West line of the said Section 21; running thence South on the center line of 16th Avenue a distance of 25 feet to a point on the South property line of Cleveland Street; thence East on the production Eastward of the South property line of Cleveland Street a distance of 327 feet to a point; thence North and parallel to the West property line of 15th Avenue a distance of 697.6 feet to a point on the North line of Detroit Street; thence South on the North line of Detroit Street 171 feet to a point; thence South on the West line of the first alley East of 16th Avenue a distance of 672.6 feet to a point; thence West 156 feet to the point of beginning.

The above described real estate includes lot 231 to 245, both inclusive, in St. Francis Park as recorded in Plat Book 17, Page 73, in the Office of the Recorder of Marion County, Indiana, and a 15 foot vacated alley West of and adjoining said lots.

This subdivision contains 13 lots in Block 1, lots numbered from 1 to 13, both inclusive.

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

Witness my signature this 12th day of June, 1948.

George F. Rohrer
George F. Rohrer
Registered Engineer No. 950
State of Indiana.

and Wilfred F. Seyfried, Secretary

The undersigned owners, Bischoff Brothers, Inc. by Edward C. Wakelan, President, hereby certify that they have laid off, platted and subdivided the above described real estate in accordance with the within plat, herein above certified.

This subdivision shall be known as Katherine Place, Block #1, an Addition to the City of Beech Grove, Indiana;

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~~There are strips of ground shown on the within plat, marked "Utility Strips" which is hereby reserved for the use of Public Utility Companies, not including Street Car or Transportation companies, for the installation and maintenance of poles, mains, ducts, lines, sewers, drains and wires subject at all times to the authority of the City of Beech Grove and to the easement herein reserved. No permanent or other structure shall be erected or maintained on said strips, but the owners of such lots in this addition shall take their title subject to the rights of the Public Utilities and to those of other owners of lots in this addition, to said easement herein granted for ingress and egress, in, along, across and through the several strips of ground so reserved.~~

All lots in this addition shall be known and designated as residential lots. Only one single detached family dwelling with accessory buildings and not exceeding two and one-half stories in height may be erected or maintained on any platted lot therein, except the corner lots of the platted area which may be used for one or two family dwellings. Front and side building lines are established as shown on this plat, between which lines and the street property lines, there shall be erected and maintained no buildings or structures other than one-story open porches. No dwelling shall be erected and maintained nearer than 5 feet to any interior lot line.

No residential structure shall be erected in this addition having a ground floor area of less than 600 square feet in the case of a one story structure and not less than 550 square feet in the case of a one and one-half or two story structure.

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

No trailer, basement, tent, shack, garage, barn or other out building erected on any lot, shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted in this addition.

The occupancy of lots in this addition shall be restricted to members of the White Race except that the White tenants of any lot or lots and residence building may permit his or her domestic servants, not of the White Race, to occupy room or rooms in his or her residence building during the time of such domestic service.

The right to enforce the foregoing restrictions, by injunction together with the right to cause the removal by process of Law or any structure erected or maintained in violation thereof is hereby dedicated to the public and reserved to the several owners of the several lots in this addition, their heirs and 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 1st, 1968, at which time said covenants and restrictions shall be automatically extended for successive periods of 10 years, unless by a majority of the owners of the lots, it is agreed to change the said covenants or restrictions in whole or in part. Invalidation of any one of these covenants or restrictions 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 30th day of June, 1948.

BISCHOFF BROTHERS, INC.

Edward C. Wakelan
Edward C. Wakelan, President

Wilfred F. Seyfried
Wilfred F. Seyfried, Secretary

RECORDED
& TAXATION
JUN 15 1948
Ralph Brown

State of Indiana)
County of Marion) SS.

Personally appeared before me a Notary Public, in and for said County and State, Bischoff Brothers, Inc. by Edward C. Wakelan, President and Wilfred F. Seyfried, Secretary, separately and severally acknowledged the execution of the above foregoing certificate as its and their voluntary act and deed for the uses and purposes therein described.

Witness my signature this 30th day of June, 1948.

My Commission expires Dec 5 1951

Hallie Pierson
Notary Public
Hallie Pierson

APPROVED THIS _____
DAY OF 15th 1948.
Robert S. Purser
Marion County DRAFTSMAN

Approved by the common Council of the City of Beech Grove, Indiana, this 14 day of July, 1948.

Approved by the Board of Public Works and Safety of the City of Beech Grove, Indiana, this 14 day of July, 1948.

Edgar V. Munn
John F. C. Powell
Michael P. Schaefer
Wm. M. Campbell
Wm. H. Schaefer
Alice L. Stratton
Clerk Treasurer
Alice L. Stratton

Michael P. Schaefer
Michael P. Schaefer
Attest: *Alice L. Stratton*
Clerk Treasurer
Alice L. Stratton

APPROVED FOR THE CITY OF BEECH GROVE, INDIANA
Alice L. Stratton
Clerk Treasurer

12 1948

NOTARY PUBLIC
HALLIE PIERSON

NOTARY PUBLIC
HALLIE PIERSON

NOTARY PUBLIC
HALLIE PIERSON