

# RECORD PLAN MARYKNOLL PARK SECTION ONE

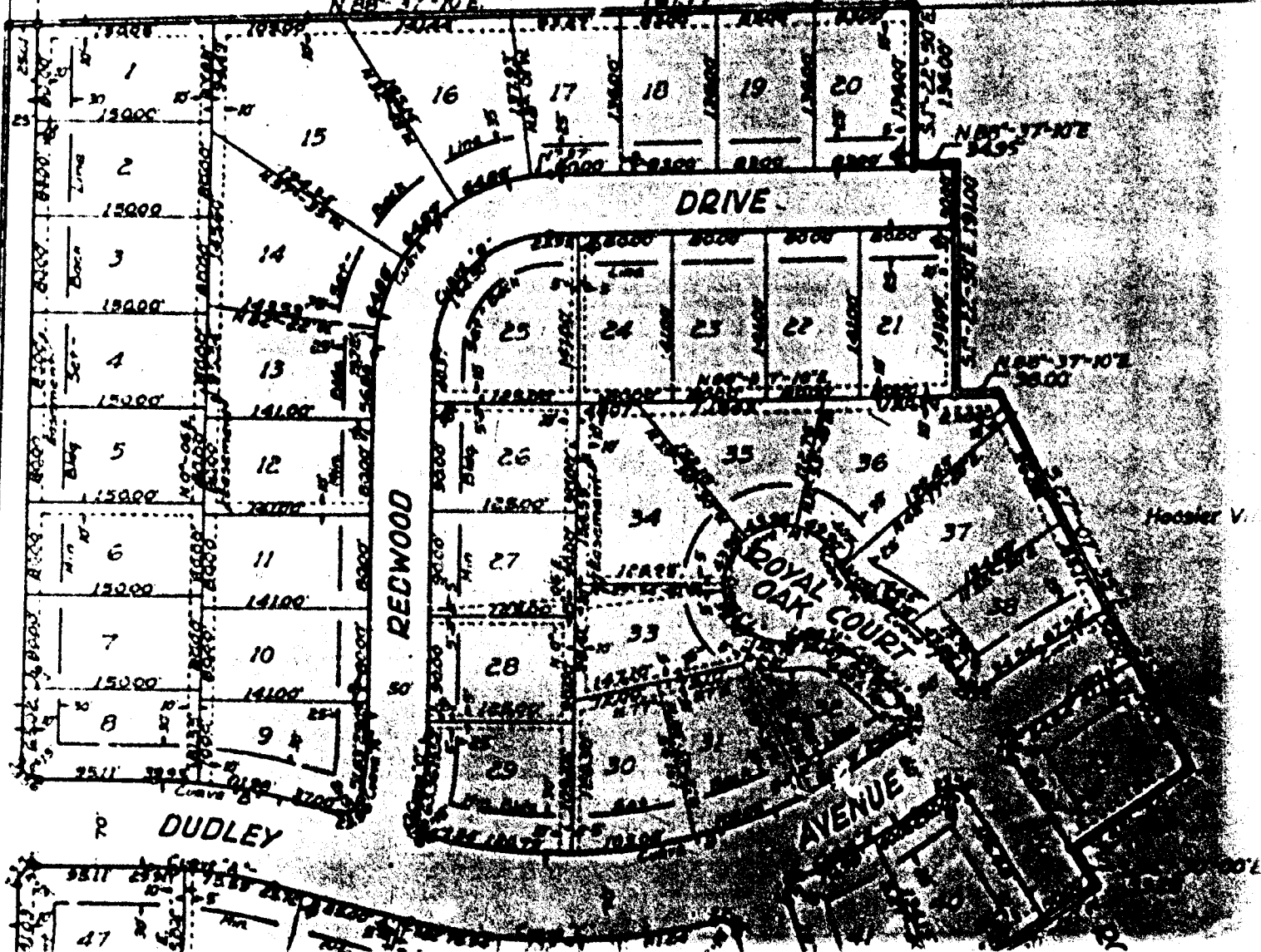
LOCATED IN  
SECTION 5, T.14N, R.4E, PERRY TOWNSHIP  
MARION COUNTY, INDIANA  
CONTAINING 17.546 ACRES

SCALE: 1"=100'

Prepared By  
**RALPH L. WOOLPERT CO.**  
CONSULTING-ENGINEERS  
Dayton, Ohio - March, 1960

S. W. Tilson, Etal

North line of the Southeast Quarter of Sec 57  
N 89° 37' 10" E 767.77'



Edgewood Acres

AVE

AVE

McFARLAND

West line of the Southeast Quarter of Sec 57 ROAD  
N 0°-06'-00"E 89142'

DUDLEY

REDWOOD

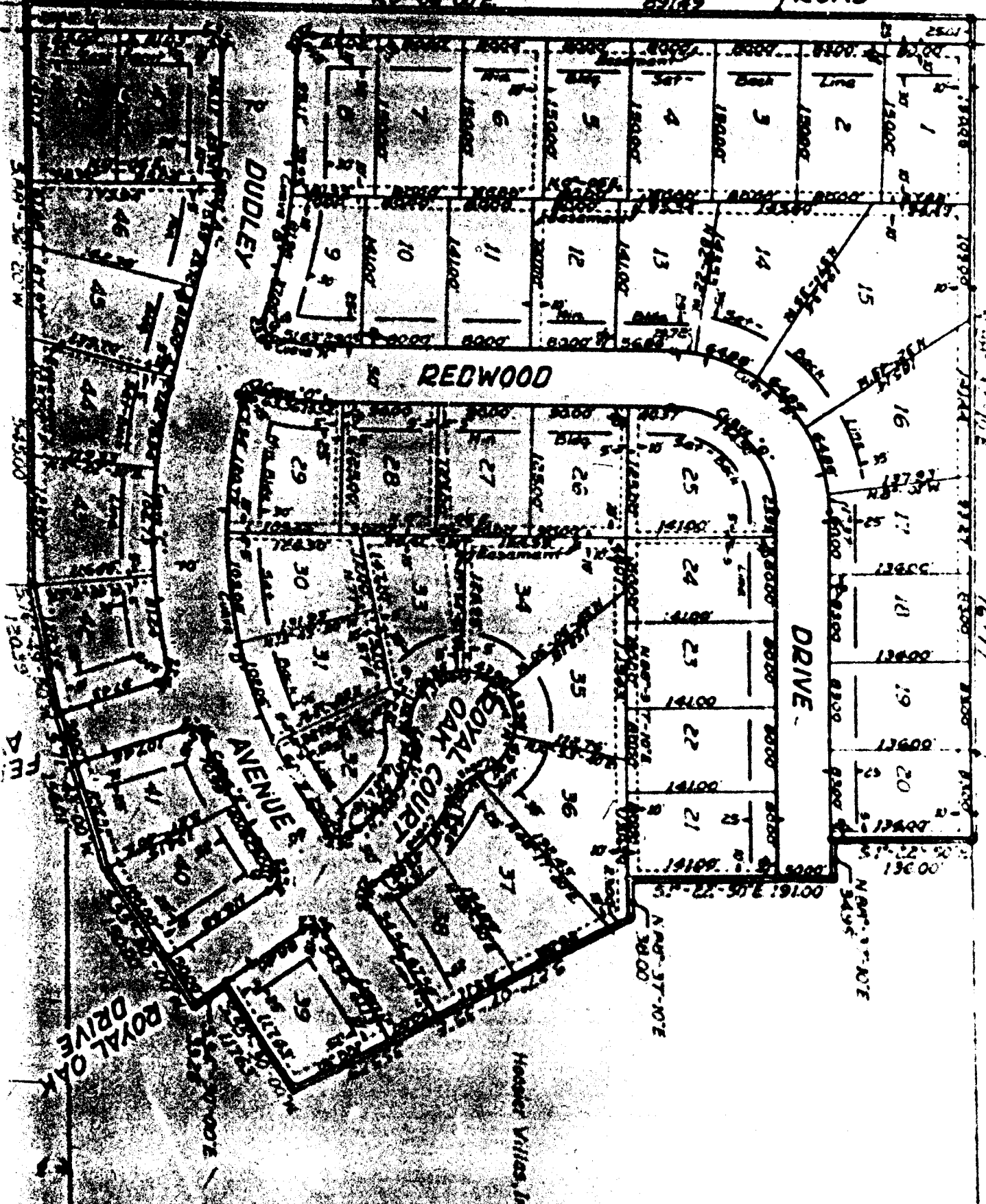
DRIVE

AVENUE

ROYAL OAK COURT

ROYAL OAK DRIVE

Hooper Villas, Inc



West line of the Southeast Quarter of Sec 57 ROAD  
N 0°-06'-00"E 89142'

S. A. 507, 1917

1000

*Carter C. Willacy*  
Carter C. Willacy

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

*Notary Public*  
Notary Public

My Commission Expires *11/1/54*

I, Myron W. Tatlock, a registered Professional Engineer in the State of Indiana, No. 2095, do hereby certify the within plot to be true and correct, representing a subdivision of a part of the Southeast Quarter of Section 5, Township 14 North, Range 4 East, Marion County, Indiana, more particularly described as follows:

Beginning at a point on the centerline of McFarland Road, said point being the Northwest corner of the Southeast Quarter of said Section 5 and the Southwest corner of land conveyed to S. H. Tilson, et al; thence with the North line of said quarter section and the South line of said Tilson land, N. 88°-37'-10" E. for 767.77 feet; thence S. 1°-22'-50" E. for 136.00 feet; thence N. 88°-37'-10" E. for 3495 feet; thence S. 1°-22'-50" E. for 191.00 feet; N. 88°-37'-10" E. for 38.00 feet; thence S. 27°-07'-35" E. for 355.29 feet; thence S. 55°-30'-00" W. for 117.63 feet; thence S. 36°-30'-00" E. for 332.8 feet; thence S. 55°-30'-00" W. for 150.00 feet; thence S. 71°-43'-00" W. for 136.01 feet; thence S. 76°-49'-30" W. for 120.39 feet to the Northeast corner of land conveyed to Hoosier Evangelical Lutheran Church; thence with the North line of said church property S. 88°-36'-20" W. for 345.00 feet to the centerline of McFarland Road, also being the West line of said Southeast Quarter of said Section 5; thence with the centerline of said McFarland Road N. 0°-05'-00" E. for 891.49 feet to the point of beginning, containing 17.546 acres more or less, subject, however, to all legal highways and easements of record.

Being a subdivision of 17.133 acres out of land conveyed to Hoosier Villas, Inc. by deed recorded in Deed Book 1791 Page 405 and 0.413 acres out of land conveyed to Hoosier Villas, Inc. by deed recorded in Deed Book 1791 Page 408 in the Deed Records of Marion County, Indiana. Containing 48 lots numbered consecutively from 1 thru 48 inclusively.

Ralph L. Woolpert Company

By *Myron W. Tatlock*  
Myron W. Tatlock



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DUNCLIFF  
ENUE

## PROTECTIVE COVENANTS & RESTRICTIONS

1. All lots in the within subdivision shall be known and described as single family residential lots.
2. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
3. No lot shall hereafter be subdivided into parcels for additional residential purposes.
4. The ground floor area of the main structure, exclusive of one story open porches and porches, shall not be less than nine hundred (900) square feet for a one story dwelling, nor less than six hundred sixty (660) square feet for a dwelling of more than one story.
5. No building shall be located closer than fifteen (15) feet to any side lot line, or fifteen (15) percent of the lot frontage whichever is less, and said structure shall not be located closer than the indicated building set-back line shown on the within plat. This covenant does not include steps, leaves or open porches.
6. No trailer, tent, basement, shack, garage, barn or other out buildings erected in this plot shall at any time be used as a residence, temporarily or permanently, nor shall any residential structure of any nature be permitted.
7. No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street than the building set-back line.
8. No sign or billboard, except professional, for sale or rent signs, shall be erected on any lot within this plat, and no barn, stable or other out building for housing domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry except household pets be permitted.
9. No noxious or offensive trade 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.
10. These covenants and restrictions are to run with land and shall be binding on all parties and all persons claiming under them until January 1, 1985, at which time said covenants and restrictions are automatically extended for successive ten (10) year periods, unless by a majority vote of the property owners in this plat, these covenants and restrictions are amended or terminated.
11. These covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.
12. The violation 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.
13. The narrow side of the lot abutting a street shall be considered the front.
14. No lot shall be used for maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.