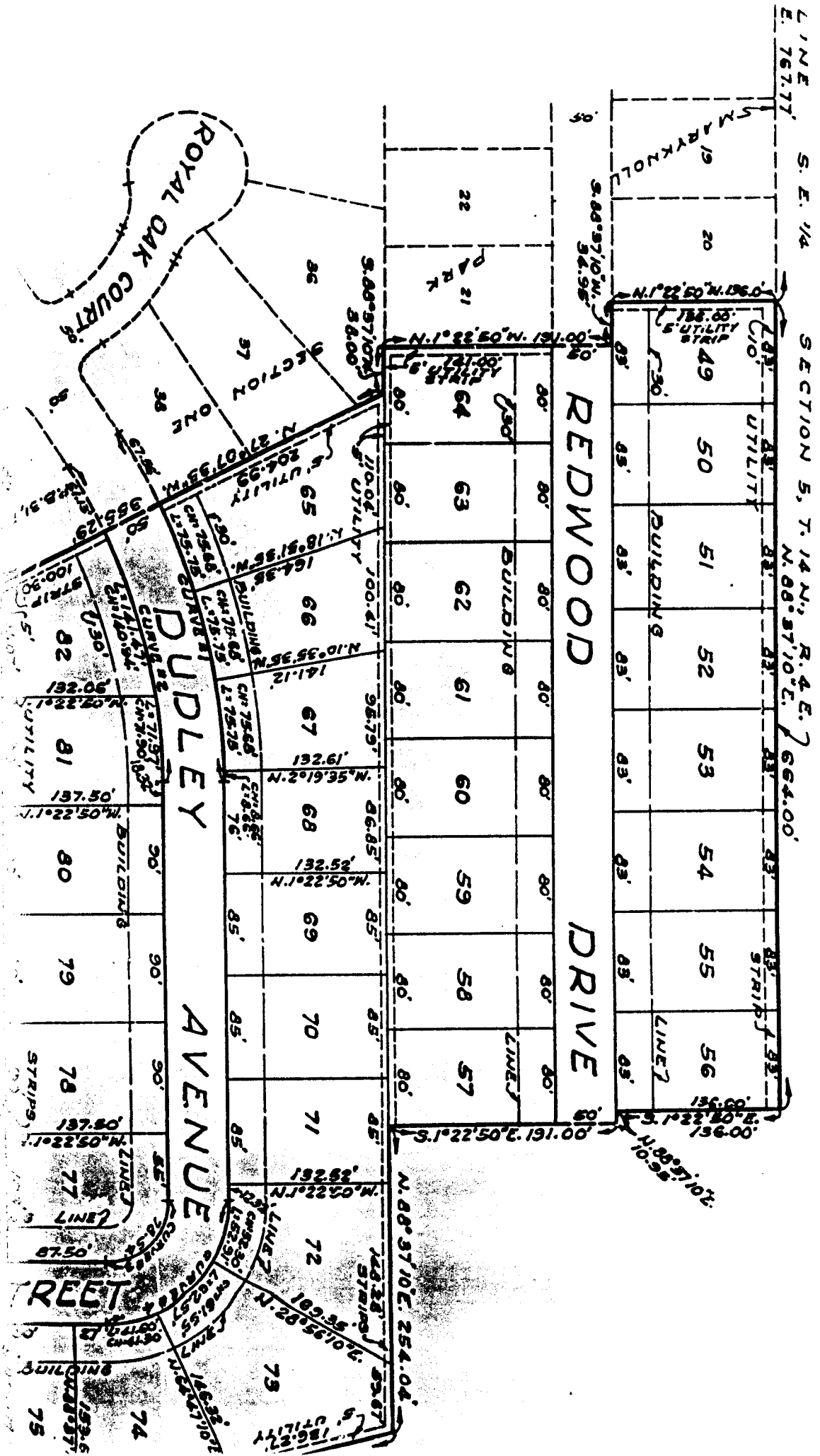


MARYKNOLL PARK

SECTION TWO

196
RECORD



LINE S. E. 1/4 SECTION 5, T. 14 N., R. 4 E. 664.00'
E. 767.77' N. 88° 37' 10\"/>

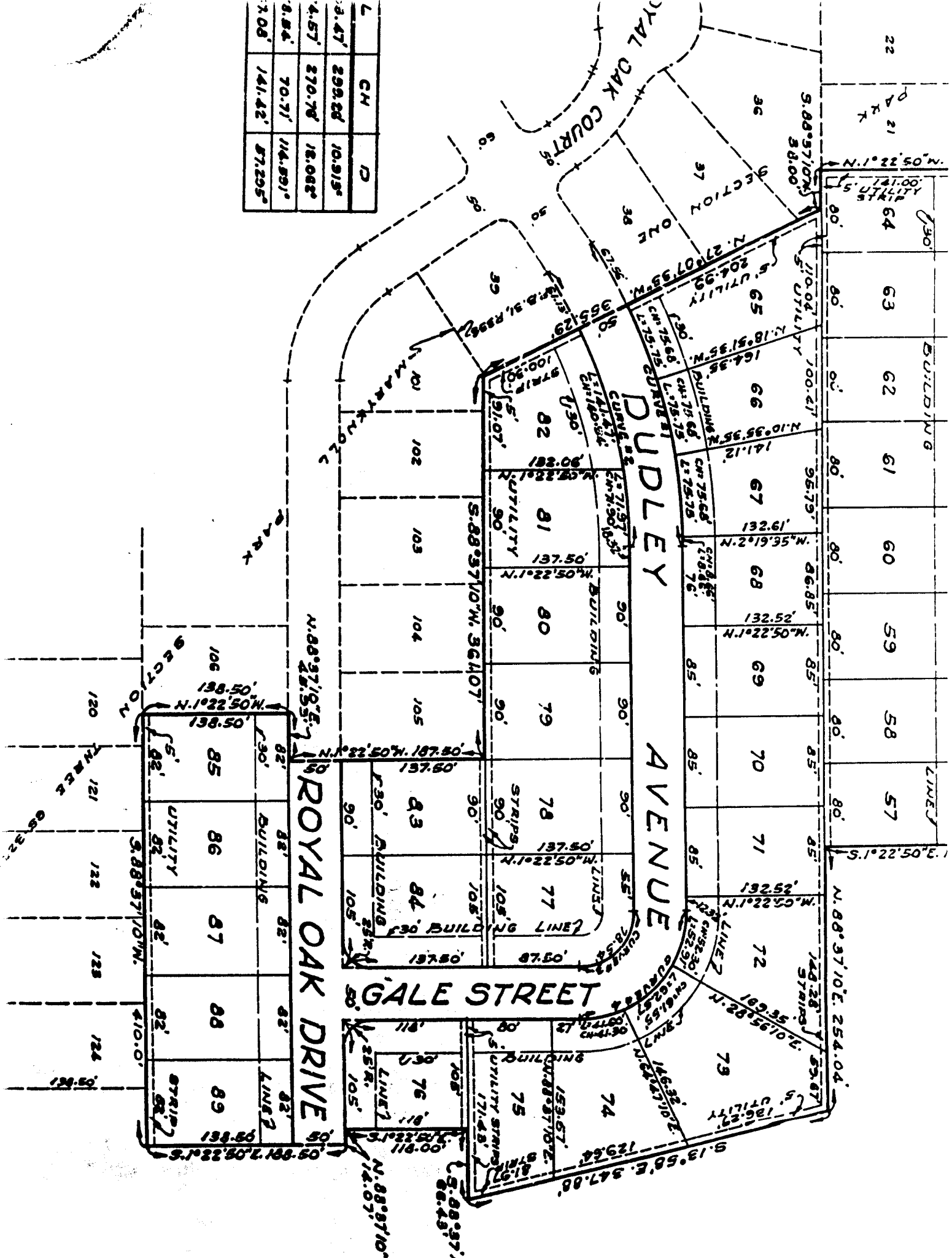
REDWOOD DRIVE

DUDLEY AVENUE

ROYAL OAK COURT

REET

L	CM	D
3.47'	299.28'	10.919°
4.57'	270.78'	18.082°
6.84'	70.71'	114.891°
7.08'	141.42'	87.295°



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THE UNDERSIGNED, JAMES F. WEBB AND MARGARET L. WEBB, HIS WIFE, OWNERS OF THE REAL ESTATE DESCRIBED ON THE PLAT OF MARYKNOLL PARK, SECTION TWO, HEREBY CERTIFY THAT THEY DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MARYKNOLL PARK, SECTION TWO.

RESTRICTIONS AND COVENANTS

(1) THE STREETS THEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

(2) THERE ARE STRIPS OF GROUND OF SUCH WIDTHS AS ARE SHOWN ON THE PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, LINES, WIRES, DUCTS, DRAINS, AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS, BUT THE OWNERS OF LANDS HEREIN SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS, IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.

(3) ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OR LOTS OTHER THAN A SINGLE FAMILY DWELLING WITH GARAGE.

(4) NO RESIDENTIAL BUILDING SHALL BE BUILT CLOSER THAN 15 FEET OR 15% OF THE LOT FRONTAGE, MEASURED AT THE BUILDING SET BACK LINE, WHICHEVER IS THE LESSER, TO ANY SIDE LOT LINE. WHERE A STRUCTURE IS BUILT UPON MORE THAN ONE SINGLE LOT, THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS OR PORTIONS THEREOF.

(5) NO TRAILERS, SHACKS OR OUT-BUILDINGS OF A PERMANENT OR TEMPORARY NATURE SHALL BE USED FOR RESIDENTIAL PURPOSES ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION, AND SAID BUILDING MUST BE OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY.

(6) NO STRUCTURE SHALL BE OCCUPIED FOR LIVING PURPOSES UNTIL THE EXTERIOR OF THE HOUSE IS VISIBLY COMPLETED.

(7) NO FENCE SHALL BE ERECTED BETWEEN THE FRONT PROPERTY LINE AND THE BUILDING SET-BACK LINE OTHER THAN A FENCE OF A DECORATIVE NATURE NOT EXCEEDING THREE FEET SIX INCHES (3'-6") IN HEIGHT. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES, EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH

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NO RESIDENTIAL BUILDING SHALL BE BUILT CLOSER THAN 10 FEET OR 15% OF THE LOT FRONTAGE, MEASURED AT THE BUILDING SET BACK LINE, WHICHEVER IS THE LESSER, TO ANY SIDE LOT LINE. WHERE A STRUCTURE IS BUILT UPON MORE THAN ONE SINGLE LOT, THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS OR PORTIONS THEREOF.

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BUILDING LINES AS SHOWN ON THE PLAT IN FEET BACK FROM THE PROPERTY LINES OF THE SEVERAL STREETS ARE HEREBY ESTABLISHED BETWEEN WHICH LINES AND THE STREET PROPERTY LINES THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING STRUCTURE OR PART THEREOF.

(9) THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN NINE HUNDRED AND SIXTY (960) SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOR LESS THAN SEVEN HUNDRED AND TWENTY (720) SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.

(10) IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, CONDITIONS OR PROVISIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS 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 DUES FOR SUCH VIOLATION.

THE METROPOLITAN PLAN COMMISSION OF MARION COUNTY, INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENTS OF ALL THE FOREGOING COVENANTS.

(11) THESE FOREGOING COVENANTS, RESTRICTIONS, PROVISIONS AND CONDITIONS AGREED TO BY BOTH OWNER AND BUYER, OR BUYERS, SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1ST, 1973, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE OWNERS OF LOTS IN THIS SUBDIVISION IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

WITNESS OUR SIGNATURES THIS 26TH DAY OF MAY 1966.

[Signature]
JAMES P. WEBB

[Signature]
MARGARET L. WEBB

STATE OF INDIANA:
:SS
COUNTY OF MARION:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, JAMES P. WEBB AND MARGARET L. WEBB, HIS WIFE, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF MAY 1966.

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES MARCH 30, 1968.



DULY ENTERED