

NORTH LINE S.E. 1/4 SEC. 5, T.12N., R. 3E. 7  
 N.W. CORNER  
 S.E. 1/4  
 SEC. 11-11-4

WEST LINE S.E. 1/4 SEC. 5, T.12N., R. 3E. 7  
 S. 0° 08' N. 231.35'  
 MCFARLAND ROAD

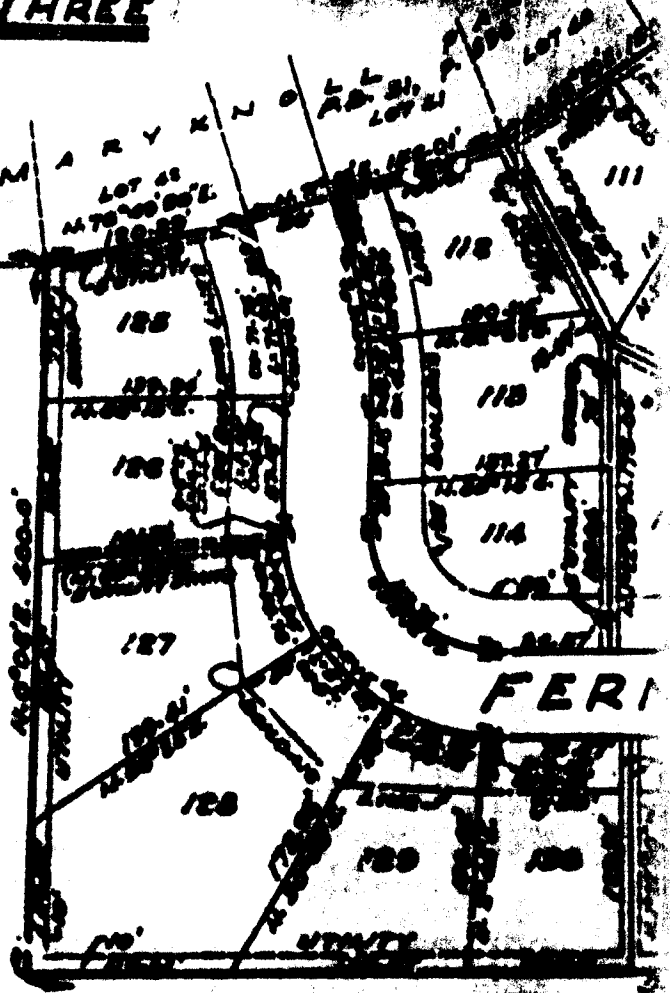
# MARYKNOLL PARK

## SECTION THREE

N. 88° 26' 30" E. 545.0'

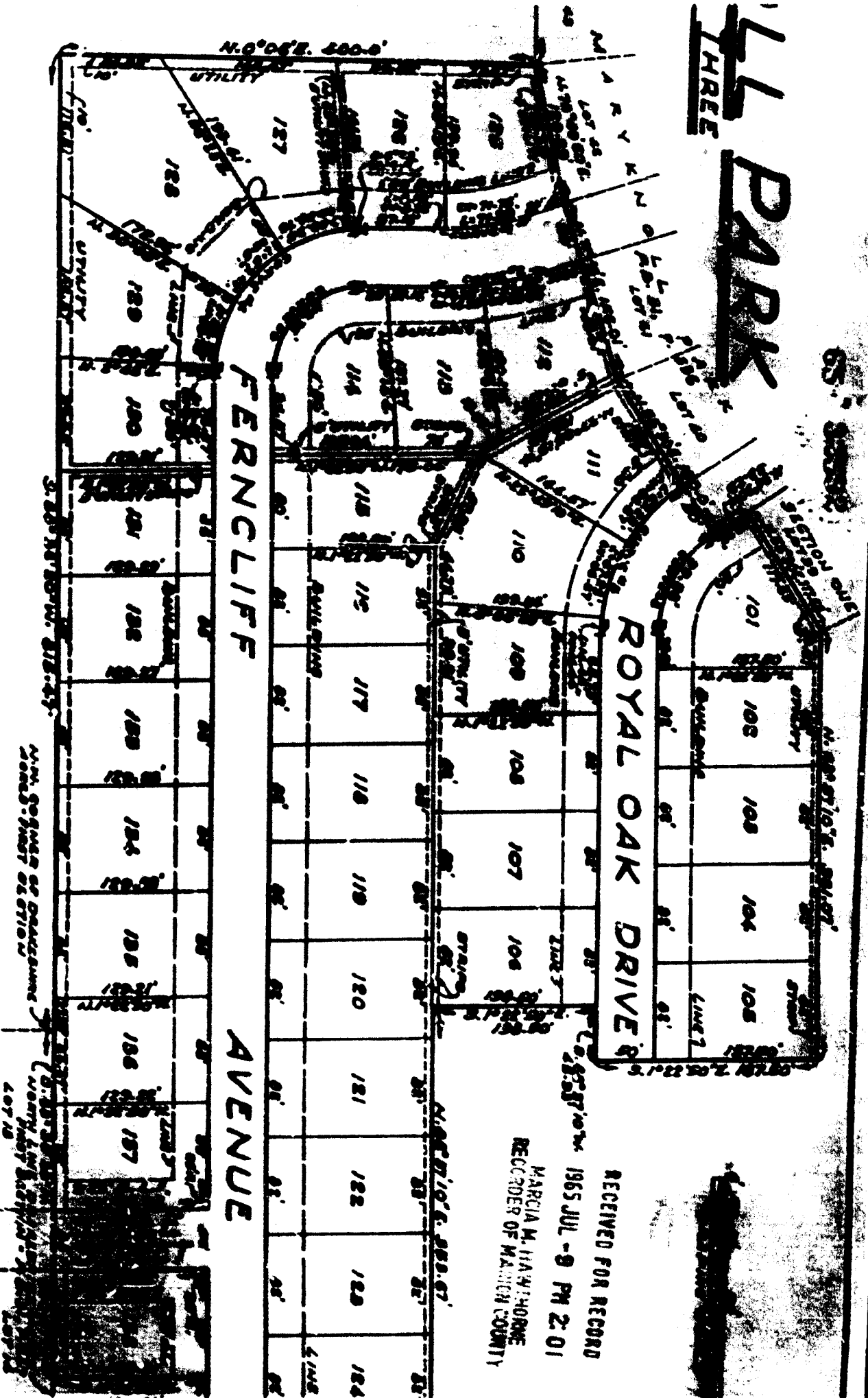
**CURVE DATA**

CURVE	1	2	3	4	5	6
#1	10° 10'	200.00	40.00	40.00	70.00	140.00
#2	10° 10'	200.00	40.00	40.00	70.00	140.00
#3	10° 10'	200.00	40.00	40.00	70.00	140.00
#4	10° 10'	200.00	40.00	40.00	70.00	140.00
#5	10° 10'	200.00	40.00	40.00	70.00	140.00
#6	10° 10'	200.00	40.00	40.00	70.00	140.00



THE UNDERSIGNED, COUNTY CLERK OF  
 JARVIS, DEPARTMENT OF  
 OF SECTION 5, FOUND IN THE  
 MORE PARTICULAR DESCRIBED AS TO  
 COMMENCED AS THE BOUNDARY LINE  
 SOUTH 0° 00' WEST 400 FEET TO THE  
 CENTER NORTH 88° 26' 30" EAST 110'  
 DESCRIPTION, SAID POINT BEING Y  
 MARYKNOLL PARK, SECTION 2  
 COUNTY RECORDER'S OFFICE  
 78° 49' 00" EAST 120.33 FEET  
 NORTH 88° 30' EAST 150 FEET  
 NORTH 88° 30' EAST 117.63 FEET TO  
 SAID MARYKNOLL PARK, SECTION 2

# WILL PARK THREE

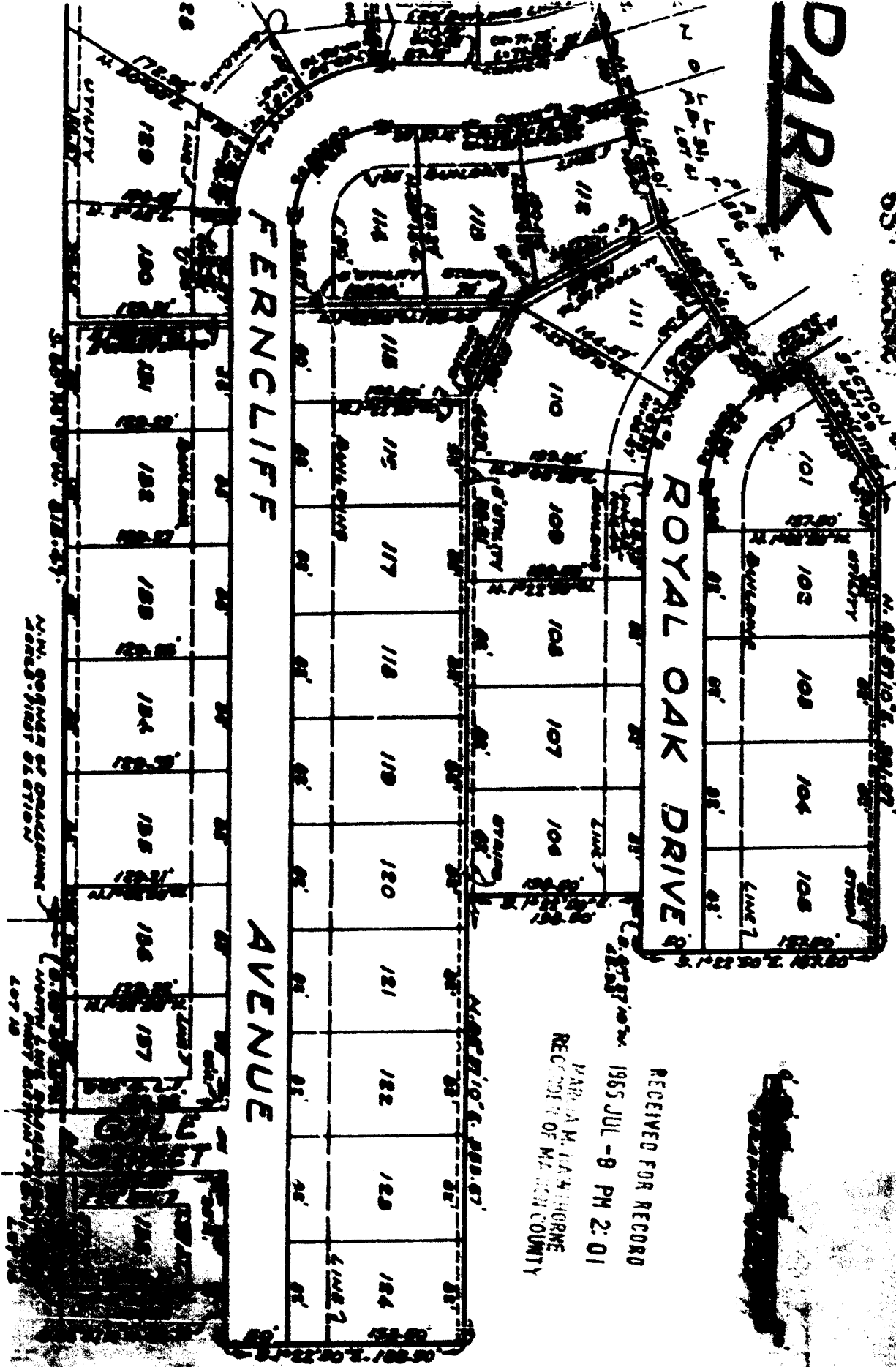


RECEIVED FOR RECORD  
 1965 JUL -9 PM 2:01  
 MARCIA M. HAYTHORNE  
 RECORDER OF MARICHA COUNTY

THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 4 EAST.

# DARK

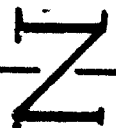
65' 00" 00"



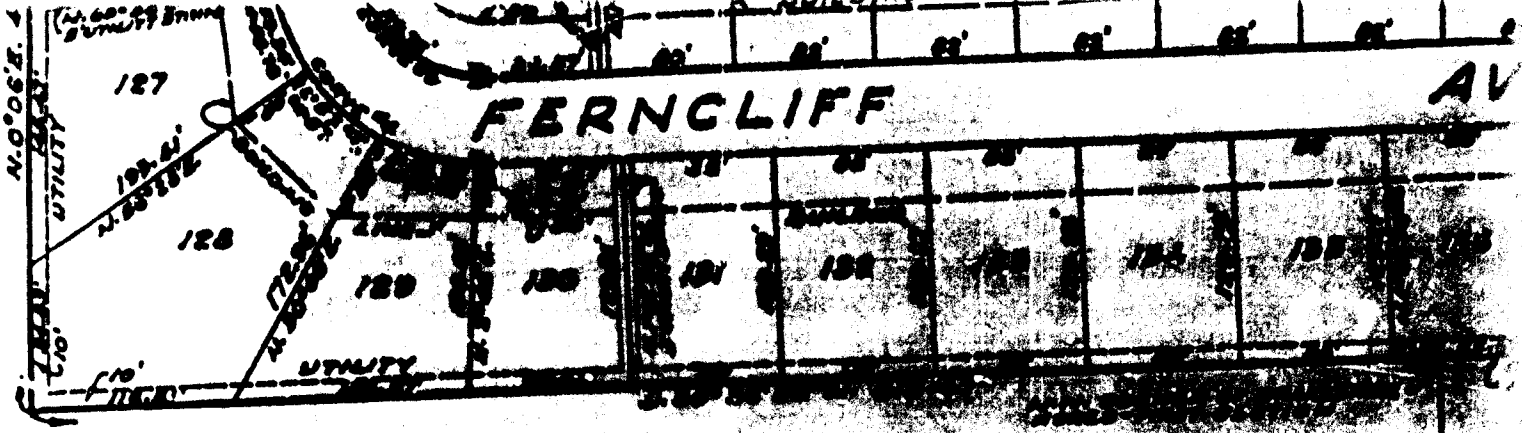
ROYAL OAK DRIVE

FERNCLIFF AVENUE

RECEIVED FOR RECORD  
 1965 JUL -9 PM 2: 01  
 MABEL M. HARRIS  
 RECORDS OF MARION COUNTY



ERRONAND, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND  
 AFFIRMING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER  
 OF TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA.



THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID  $\frac{1}{4}$  SECTION: RUNNING THENCE SOUTH  $0^{\circ}06'$  WEST AND ALONG THE WEST LINE OF SAID  $\frac{1}{4}$  SECTION 891.48 FEET: THENCE NORTH  $88^{\circ}38'20''$  EAST 545 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 42 IN HAYKNOLL PARK, SECTION 0: THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, BOOK 31, PAGE 358: RUNNING THENCE NORTH  $76^{\circ}49'50''$  EAST 120.39 FEET: THENCE NORTH  $71^{\circ}45'$  EAST 156.01 FEET: THENCE NORTH  $55^{\circ}30'$  EAST 150 FEET: THENCE NORTH  $54^{\circ}30'$  WEST 33.28 FEET: THENCE NORTH  $55^{\circ}30'$  EAST 117.63 FEET TO THE SOUTHWEST CORNER OF LOT 39 IN SAID HAYKNOLL PARK, SECTION 0: THENCE NORTH  $88^{\circ}37'10''$  EAST 561.07 FEET: THENCE SOUTH  $1^{\circ}22'50''$  EAST 129.31 FEET: THENCE SOUTH  $88^{\circ}37'10''$  WEST 46.65 FEET: THENCE SOUTH  $1^{\circ}22'50''$  EAST 129.31 FEET: THENCE NORTH  $88^{\circ}37'10''$  EAST 561.07 FEET: THENCE SOUTH  $1^{\circ}22'50''$  EAST 129.31 FEET TO THE SOUTH LINE OF HAYKNOLL PARK, FIRST SECTION, THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, PLAT BOOK 31, PAGE 347: THENCE SOUTH  $88^{\circ}38'20''$  WEST 500.07 FEET TO THE NORTHWEST CORNER OF SAID HAYKNOLL PARK: THENCE SOUTH  $88^{\circ}38'20''$  WEST 815.67 FEET: THENCE NORTH  $0^{\circ}06'$  EAST 400 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 12.67 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 36 LOTS, NUMBERED FROM 101 TO 136, BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZES 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 14TH DAY OF OCTOBER, 1904.

*Robert Scherschel*  
 ROBERT SCHERSCHUL  
 REGISTERED SURVEYOR No. 3907  
 STATE OF INDIANA



APPROVED THIS 9TH DAY OF OCTOBER 1904

RECEIVED FOR RECORD

1965 JUL -9 PM 2: 01

**1415**

MARCIA M. LAWTHORNE  
RECORDER OF MARIION COUNTY

THE UNDERSIGNED, DOUGLAS N. WHITSON AND DOROTHY A. WHITSON, HIS WIFE, OWNERS OF THE REAL ESTATE DESCRIBED ON THE PLAT OF MARYKNOLL PARK, SECTION THREE, 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 THREE.

**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 HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS, BUT 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 10% OF THE LOT DEPTH, 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 RESIDENCE ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION, AND SAID BUILDINGS 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) BUILDING LINES AS SHOWN ON THIS 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 ERECTED OR MAINTAINED NO BUILDING STRUCTURE OR PART THEREOF.
- (8) 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 OTHER STRUCTURE

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- (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 16% 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 BUILDINGS 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) BUILDING LINES AS SHOWN ON THIS 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 ERECTED OR MAINTAINED NO BUILDING STRUCTURE OR PART THEREOF.
- (8) 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 5 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 20 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 THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

(9) THE GROUNDED FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL BE NOT MORE THAN NINE HUNDRED AND SIXTY (960) SQUARE FEET IN THE CASE OF A ONE STORY RESIDENCE, 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, 1978, 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 30<sup>th</sup> DAY OF MARCH

Douglas R. Whitson  
DOUGLAS R. WHITSON

Dorothy A. Whitson  
DOROTHY A. WHITSON

STATE OF INDIANA :  
:SS  
COUNTY OF MARION:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR MARION COUNTY AND STATE, DOUGLAS R. WHITSON AND DOROTHY A. WHITSON, HIS WIFE, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 30<sup>th</sup> DAY OF MARCH

Roy O. Sutton Jr.  
NOTARY PUBLIC  
ROY O. SUTTON JR.

MY COMMISSION EXPIRES MARCH 30, 1966.