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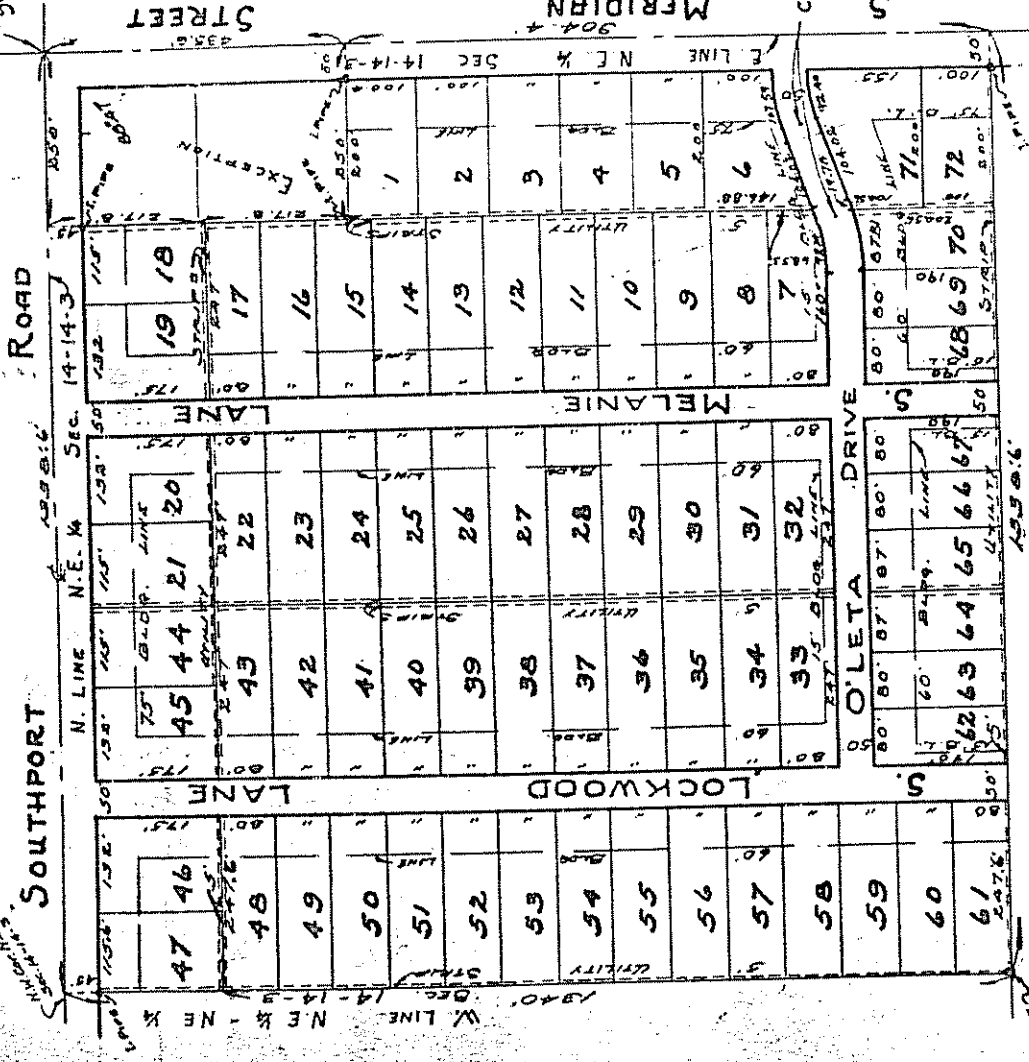
Record No. Page
Recorder Name Office

DULY ENTERED

AUG 4 1955

PAGE 269

N.E. CORNER NE 4
SEC. 14-14-3



DULY ENTERED FOR TAXATION
AUG 4 1955

Roy T. Lamb
COUNTY AUDITOR

A: 17.24
T: 50.36
R: 527.20
L: 17.24
D: 17.24

Point being the N.W. corner of the NE 1/4 of Sec 14-14-3

MERIDIAN MEADOWS ADD.

I, the undersigned, hereby certify that the within plat is true and correct and represents a subdivision of part of the Northeast quarter of Section 14, Township 14 North, Range 3 East, Marion County, Indiana, described as follows:

Beginning at a point on the North line of the said Northeast quarter section 250 feet West of the Northeast corner of the said Northeast quarter section; running thence West on the North line of the said Northeast quarter section a distance of 1088 feet to a point; thence South on and along the West line of the said Northeast quarter section a distance of 1340 feet to a point; thence East and parallel to the North line of the said Northeast quarter section a distance of 1338 feet to a point on the East line of the said Northeast quarter section; thence North on the East line of the said Northeast quarter section a distance of 904.4 feet to a point; thence West and parallel to the North line of the said Northeast quarter section a distance of 250 feet to a point; thence North and parallel to the East line of the said Northeast quarter section a distance of 435.6 feet to the point of beginning.

Containing 37.5 acres, more or less.

Subject, however, to all legal highways and rights-of-way.

This subdivision consists of 72 lots numbered from 1 to 72, both inclusive.

The size of lots and the width of streets shown herein are in feet and decimal parts thereof.

Witness my signature this 20th day of June, 1955.

George J. Robert
Registered Engineer No. 950
State of Indiana

We, the undersigned, Elizabeth Webb Goad and Victor Goad, her husband, do hereby lay off, plat and subdivide the foregoing described real estate in accordance with this plat and certificate.

This subdivision shall be known and designated as "Meridian Meadows Addition".

The streets shown herein and not heretofore dedicated are hereby dedicated to the Public for its use.

They are strips of ground 5 ft. in width as shown herein and marked "Utility Strips" are hereby reserved for use of Public Utilities for installation and maintenance of poles, wires, mains, ducts, drains, lines and sewers, and 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 upon said strips and such owners shall take their titles subject to the rights of such Public Utilities and to the rights of the owners of other lots in this addition for ingress, egress in, along, through and across the several strips so reserved.

Building lines established as shown herein are in feet back from the street property lines and between said lines and the street property lines, there shall be erected or maintained no structure of any kind or part thereof, except a one (1) story open porch. No structure of any kind shall be erected or maintained nearer than 15 ft. to any interior lot or property line.

The ground floor area of any residence erected upon any lot in this addition having a frontage on either Southport Road or South Meridian Street, shall comply with all R-2 Zoning regulations, i.e., exclusive of one-story open porches and including garages under the same roof, shall not be less than 1200 square feet in the case of a 1-story structure, nor less than 720 square feet in the case of a 1½ or 2-story structure. All inside lots not fronting on Southport Road or South Meridian Streets shall comply with all R-3 Zoning regulations, i.e., no residence shall be erected on any lot which has a ground floor area, exclusive of open porches and garages, of less than 900 square feet in the case of a 1-story building, or less than 660 square feet in the case of a 2-story building.

No residence shall be erected which is more than a two-story building.

No lot or lots in this addition shall be re-subdivided into building lots having an area of less than 15,000 sq. ft. or a width of less than 80 ft. at the front set back line, nor shall any dwelling be erected on any plot herein having an area of less than stated heretofore in this covenant. This covenant pertains only to lots on the interior of this Addition.

No trailer, barn, garage, tent, shack or any other accessory building erected or maintained on any lot in this addition shall be used as a place of residence at any time, nor shall any structure of a temporary nature be used at any time as a place of residence.

No dwelling structure shall be erected or maintained upon any lot in this addition having an exposed surface constructed of raw masonry construction above the foundation line.

No pre-cut or prefabricated dwellings of any kind shall be erected or maintained on any lot in this addition.

No fence, ornamental or otherwise shall extend forward of the front building line to the street property line.

Fuel oil tanks or any metal tanks shall be so located as not to be visible to the public or owners of other lots in this addition.

No noxious trade or activity shall be carried on upon any lot in this addition, nor shall anything be done herein which may be or become an annoyance or a nuisance to the neighborhood at large.

Private water supply and/or sewage systems may be located, constructed and maintained to serve any building lot in this addition, provided said systems are approved in writing by the proper public and/or Civil Authority.

The right to enforce the foregoing provisions, covenants and restrictions by injunction together with the right to cause the removal by due process of law of any structure, water or sanitary provisions, erected or maintained in violation hereof is hereby dedicated to the public and reserved to the several owners of lots in this addition, their heirs and assigns, who shall be entitled to such relief with attorneys fees, without being required to show any damage of any kind to any such owner or owners by or through any such violation. Invalidation of any of these covenants by judgment or court order shall in no wise invalidate any other such covenant which shall remain in full force and effect. All the above restrictions and/or covenants shall be considered real covenants which shall bind each lot in whomsoever hands it may come and shall run with the land.

The foregoing restrictions, covenants and provisions shall remain in full force and effect until August 1st, 1975.

Witness our signatures this 20th day of June, 1955.

Elizabeth Webb Goad
Elizabeth Webb Goad

Victor Goad
Victor Goad

STATES OF INDIANA) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Elizabeth Webb Goad and Victor Goad, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and seal this 20th day of June, 1955.

APPROVED THIS _____ DAY OF _____ 1955.

My commission expires: _____

COUNTY PLAN COMMISSION APPROVED THIS _____ DAY OF _____ 1955.

COUNTY OF MARION

Frank J. Brown President
James H. Collier Draftsman

Notary Public

NOTARIES

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1955