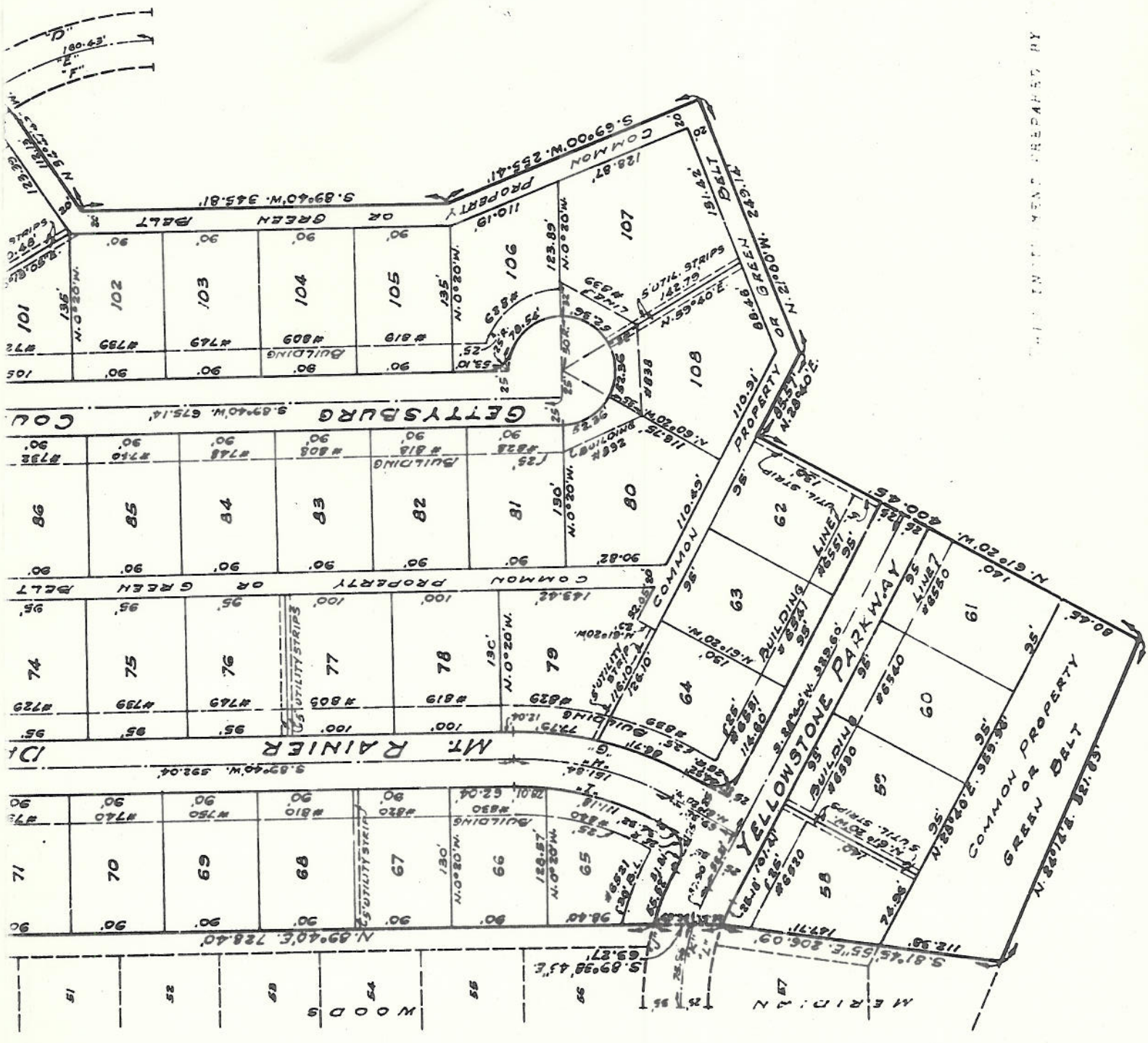


24 W. B.A.



THIS SUBDIVISION CONSISTS OF 58 LOTS, NUMBERED FROM 58 TO 108, BOTH INCLUSIVE, WITH STREETS AND COMMON PROPERTY OR GREEN BELT AREAS AS SHOWN HEREOF. THE SIZE OF THE LOTS AND VERTICES OF THE STREETS AND COMMON PROPERTY OR GREEN BELT AREAS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PART THEREOF.

WITNESSE MY SIGNATURE THIS 3TH DAY OF APRIL, 1907.

Robert Scherschel
 ROBERT SCHERSCHL
 REGISTERED SURVEYOR No. 1007
 STATE OF MONTANA

OCT 2 06

M. A. Brown
W. H. Chapman
Richard W. ...

THIS INSTRUMENT PREPARED BY ...

SECOND SECTION

THE UNDERSIGNED, R. A. REALTY, INC., BY ITS ONLY AUTHORIZED OFFICERS ROBERT A. COOK, PRESIDENT, AND ROBERT A. WILSON, SECRETARY-TREASURER, HEREBY LAY OFF, PLAT AND SUBDIVISION OF REAL ESTATE DESCRIBED ON THE PLAT OF MERIDIAN TOWNSHIP, SECOND SECTION, IN ACCORDANCE WITH SAID PLAT AND DECLARATION.

SAID SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE "PAPP, SECOND SECTION."

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED UTILITY STRIPS ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND TRANSPORTATION COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND PIPES. THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE RIGHTS AND OBLIGATIONS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERRECTED OR MAINTAINED ON SAID UTILITY STRIPS.

THE LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

RESTRICTIONS AND COVENANTS

1. FRONT BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE FOREGOING PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE SEVERAL STREETS SHALL BE ERRECTED AND MAINTAINED NO PERMANENT OR OTHER STRUCTURES, OR PARTS THEREOF, EXCEPT FENCES.
2. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO FAMILY DWELLING SHALL EXCEED TWO AND ONE-HALF (2 1/2) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS.
3. NO RESIDENCE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION HAVING A GROUND FLOOR AREA OF LESS THAN 1200 SQUARE FEET, IF A ONE STORY STRUCTURE, OR 500 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.
4. EVERY BUILDING OR PART THEREOF SHALL BE LOCATED AS TO PROVIDE A SIDE YARD ON EACH SIDE OF SAID BUILDING IN ACCORDANCE WITH MARION COUNTY ZONING ORDINANCE OF 1966, IN D-3 CLASSIFICATION, EXCEPT THAT IN THE CASE WHERE THE SAME PERSON OR PERSONS OWN TWO ADJOINING LOTS NOT SEPARATED BY A UTILITY STRIP AS SHOWN ON THE PLAT, THEN THIS RESTRICTION SHALL APPLY TO THE LOT LINES OF THE EXTREME

THE RIGHTS TO ENFRONT EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERRECTED OR ALTERED IN VIOLATION THEREOF BY INJUNCTION OR OTHER LEGAL PROCESS IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIONS RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES.

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

10. THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS FROM DATE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED THEREAFTER FOR PERIODS OF 20 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 20 YEAR PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL EXECUTE AND ACKNOWLEDGE A DECLARATION IN WRITING WAIVING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN LAND RECORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH

AN INDIANA NON-PROFIT CORPORATION, IN ACCORDANCE WITH ITS CHARTER, BY-LAWS AND A CERTAIN INSTRUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED AS INSTRUMENT IN BOOK _____ IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, EACH COPY OF EVERY LOT IN THIS ADDITION SHALL, AS A CONDITION PRECEDENT TO OWNERSHIP, COVENANT AND AGREE TO PAY MONTHLY CHARGES TO MERIDIAN TOWNSHIP ASSOCIATION, INC., IN ACCORDANCE WITH THE BY-LAWS AND RESTRICTIONS, ALL BY-LAWS AND THE DECLARATION OF COVENANTS AND RESTRICTIONS. ALL OWNER COVENANTS MAY ALSO BE USED FOR PUBLIC UTILITIES.

OR CANOPY OF ANY KIND SHALL BE PERMITTED. NO BENEFICIAL OR
WITHIN GARAGE OR OTHER APPROVED STRUCTURE. ANY LOT OR LOTS IN THIS
OFFENSIVE TRADES SHALL BE CARRIED ON UPON ANY LOT OR LOTS IN THIS
ADDITION, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR
BECOME A NUISANCE TO THE NEIGHBORHOOD.

6. 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 ALL LOTS 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 OR SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED
AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT
LINES.

6-A NO HOUSE FOOTING DRAIN OR ROOF WATER DRAIN SHALL BE DISCHARGED
TO THE SANITARY SEWER.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 17 DAY OF SEPTEMBER

1938

R. M. REALTY, INC.

BY: ROBERT J. COOK, PRESIDENT

ROBERT J. WILSON, SECRETARY

STATE OF INDIANA
COUNTY OF MARION

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE
AND STATE, APPEARED R. M. REALTY, INC., BY ITS ONLY AUTHORIZED
OFFICER, ROBERT J. COOK, PRESIDENT, AND ROBERT J. WILSON, SECRETARY-
TREASURER, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT
AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES HEREIN
EXPRESSED, AND AFFIXED THEIR SIGNATURES THEREFTO.

WITNESS MY HAND AND SEAL THIS 17 DAY OF SEPTEMBER, 1938.

NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 1, 1940

THIS INSTRUMENT IS FILED BY ROBERT J. WILSON

RECEIVED FOR RECORD

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MARIEA M. WARTHMAN
RECORDER OF MARION COUNTY

CERTIFICATE OF SCRIVENER'S ERROR

-000-

ROBERT J. COOK, having been first duly sworn upon his oath, makes the following declaration to correct a scrivener's error in the recorded plat of "Meridian Woods Park", an addition in Marion County, Indiana, which plat was recorded on the 1st day of November, 1968, as Instruments #68-56744 and #68-56745 in the Office of the Recorder of Marion County, Indiana:

(1) That the declarant is President and a member of the Board of Directors of R. J. REALTY, INC., an Indiana corporation, which is the owner and developer of the real estate being subdivided in accordance with the aforementioned plat and covenants contained therein, which real estate is more particularly described as follows:

PART OF THE SOUTHWEST QUARTER of Section 11, and Part of the Southeast Quarter of Section 10, Township 14 North, Range 3 East, Marion County, Indiana;

BEGINNING at the Northeast corner of the Southwest 1/4 of said Section 11; running thence South 0° 42' 15" West 2667.33 feet to the Southeast corner of said 1/4 Section; thence South 89° 30' 30" West 2685.40 feet to the Southwest corner of said 1/4 Section; thence North 0° 29' 30" West 690 feet; thence North 38° 30" East 293.02 feet; thence North 51° 30' West 438.40 feet; thence North 46° 13' East 865 feet; thence North 29° 30' East 190 feet; thence North 26° 45' West 190 feet; thence North 2° 54' East 235 feet; thence North 46° 39' East 295 feet; thence North 24° 14' East 505 feet to the North line of the Southwest quarter of said Section 11; thence North 89° 30" East and along said North Line 2180 feet to the point of beginning, containing 158.10 acres, more or less;

-and-

PART OF THE SOUTHWEST QUARTER of Section 11, and Part of the Southeast Quarter of Section 10, all being in Township 14 North, Range 3 East, Marion County, Indiana, more particularly described as follows:

BEGINNING at a point on the North line of the Southwest Quarter of said Section 11, distant

Union Federal Savings & Loan Ass'n.
48-N. PENN.
INDIANAPOLIS, INDIANA 46204

68 64494

SL-1687

1 STATE OF INDIANA
2 COUNTY OF MARION

3
4 Before me, a Notary Public in and for said County and
5 State, personally appeared ROBERT J. COOK, known to me to be the
6 person who executed the within instrument, and he acknowledged
7 to me that the same is true to the best of his knowledge and
8 belief.

9 IN WITNESS WHEREOF, I have hereunto set my hand, and
10 official seal the 3rd day of December, 1968.

11
12 *Michael J. Kias*
13 MICHAEL J. KIAS, Notary Public, U.S.
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15 My commission expires:
16 July 17, 1971

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THIS INSTRUMENT PREPARED BY:

MICHAEL J. KIAS
Attorney at Law

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MARGERY, MARGERY & BROS
ATTORNEYS AT LAW
DEPT. OF STATE BUILDING
INDIANAPOLIS, IND. 46207
786-2225



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2120.45 feet measured South 89° 40' West along said North line from the Northeast corner thereof; thence South 0° 20' East 133.57 feet; thence South 28° 40' West 634.67 feet; thence South 21° 00' East 458.49 feet; thence South 1° 15' East 128.26 feet; thence South 19° 07' West 261.80 feet; thence South 31° 29' West 86.82 feet; thence South 51° 30' East 138.07 feet; thence South 38° 30' West 245 feet; thence North 54° 30' West 578.40 feet; thence North 46° 13' East 368 feet; thence North 29° 30' East 190 feet; thence North 26° 45' West 190 feet; thence North 2° 54' East 235 feet; thence North 46° 39' East 295 feet; thence North 24° 17' East 505 feet to the North line of the southwest corner of said Section 11; thence North 89° 40' East and along said North line 59.55 feet to the point of beginning, containing 10.28 acres, more or less;

That in such capacity the declarant was responsible for drafting the covenants contained in the said plat of "Meridian Woods Park" and therefore had personal knowledge of all of the terms and provisions contained therein.

(3) That in Section 8 of the recorded plat of the First Section and Second Section of the said "Meridian Woods Park" reference is made by the scrivener to the Meridian Woods Park Association, Inc., a not-for-profit Indiana corporation, organized and existing for the purpose of ~~governing~~ and maintaining certain "Green Belt Areas" contained within the said platted subdivision.

(4) That the aforesaid reference was in error in that the true and correct name of the said not-for-profit corporation is "Meridian Woods Park Country Club, Inc." as shown by the Articles of Incorporation of the said corporation, a copy of which was placed of record on the 17th day of October, 1968, as Instrument #68-52515 in the Office of the Recorder of Marion County, Indiana.

(5) That this declaration is made and placed of record to correct the aforesaid error and to avoid any confusion which might occur as a result of the language of the said covenants.