

RECORDED FOR MARION COUNTY  
MAY 13 1966

# PLAT OF MERIDIAN WOODS PARK, FOURTH SECTION

THE UNDERSIGNED, R. J. REALTY, INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT J. COOK, PRESIDENT, AND ROBERT J. WILSON, SECRETARY-TREASURER, HEREBY LAY OFF, PLAT AND SUBDIVIDE THE REAL ESTATE DESCRIBED ON THE PLAT OF MERIDIAN WOODS PARK, FOURTH SECTION, IN ACCORDANCE WITH SAID PLAT AND CERTIFICATE.

SAID SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MERIDIAN WOODS PARK, FOURTH SECTION.

THERE ARE STRIPS OF GROUND MARKED UTILITY STRIPS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS 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, ERECTED 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 ERECTED 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 (2½) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS.
3. NO RESIDENCE SHALL BE ERECTED 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 800 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.
4. EVERY BUILDING OR PART THEREOF SHALL BE SO LOCATED AS TO PROVIDE A SIDE YARD ON EACH SIDE OF SAID BUILDING IN ACCORDANCE WITH MARION COUNTY ZONING ORDINANCE OF 1966, IN P-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 BOUNDARIES OF THE MULTIPLE LOTS.
5. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES ON ANY OF THESE LOTS, AND NO BOAT, TRAILER, OR CAMPER OF ANY KIND SHALL BE KEPT OR PARKED UPON SAID LOT EXCEPT WITHIN GARAGE OR OTHER APPROVED STRUCTURE. NO OBNOXIOUS OR 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

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TWO ADJOINING LOTS NOT SEPARATED BY A UTILITY STRIP AS SHOWN ON THE PLAN, THEN THIS RESTRICTION SHALL APPLY TO THE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.

NO TRAIL, TENT, GRACK, BASEMENT, GARAGE OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES ON ANY OF THESE LOTS, AND NO BOAT, TRAILER, OR CAMPER OF ANY KIND SHALL BE KEPT OR PLACED UPON SAID LOTS WITHIN SAID DISTRICT OR OTHER APPROVED STRUCTURE. NO OBNOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT OR LOTS. IN THIS ADDITION, NO TRAILER OR OTHER STRUCTURE SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES OR VISIONS 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 AND IN THE CASE OF A ADJACENT PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE RESTRICTIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEYWAY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

NO HOUSE FOOTING, DRAIN, OR ROOF WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY SEWER.

- 7. NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT J. COOK AND ROBERT J. WILSON, OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID COMMITTEE SHAF. FAIL TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY PROCEED WITH THE BUILDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS. NEITHER THE MEMBERS OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

APPROVED THIS 13th  
DAY OF April 1971  
AUDITOR OF MARION COUNTY  
R. M. Obalaw DRAFTSMAN

2660  
FILED

APR 13 1971  
Edward L. Hoffmann Jr.  
MARION COUNTY AUDITOR

THIS INSTRUMENT PREPARED BY

# WOODS PARK

## SECTION

**COMMON PROPERTIES:** THE AREAS DESIGNATED "COMMON PROPERTIES" AND/OR "GREEN BELT AREAS" IN THIS ADDITION SHALL BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS OF LAND IN THIS ADDITION AND OTHER ADDITIONS OF MERIDIAN WOODS PARK AND VARIOUS SECTIONS THEREOF PRESENTLY PLATTED OR TO BE PLATTED AT A LATER DATE. OWNERSHIP, MANAGEMENT AND CONTROL OF "COMMON PROPERTIES" AND/OR "GREEN BELT AREA" SHALL BE EXCLUSIVELY EXERCISED BY MERIDIAN WOODS PARK ASSOCIATION, INC., AN INDIANA NON-PROFIT CORPORATION, IN ACCORDANCE WITH ITS CHAPTER, BY-LAWS, AND A CERTAIN INSTRUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED AS INSTRUMENT #68-52894, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. EACH OWNER OF EVERY LOT IN THIS ADDITION SHALL, AS A CONDITION PRECEDENT TO OWNERSHIP, COVENANT AND AGREE TO PAY MONTHLY CHARGES TO MERIDIAN WOODS PARK ASSOCIATION, INC., IN ACCORDANCE WITH THE ARTICLES OF INCORPORATION, BY-LAWS AND THE DECLARATION OF COVENANTS AND RESTRICTIONS. SAID COMMON PROPERTIES MAY ALSO BE USED FOR PUBLIC UTILITIES.

THE RIGHT TO ENFORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED 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 INJUNCTIVE 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.

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 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 25 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 FOR RENEWALS SHALL BE NULL AND VOID.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO MANNER AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 1<sup>st</sup> DAY OF APRIL

1977

R. J. REALTY, INC.

BY:

Robert J. Wilson  
PRESIDENT

Robert J. Wilson  
SECRETARY-TREASURER

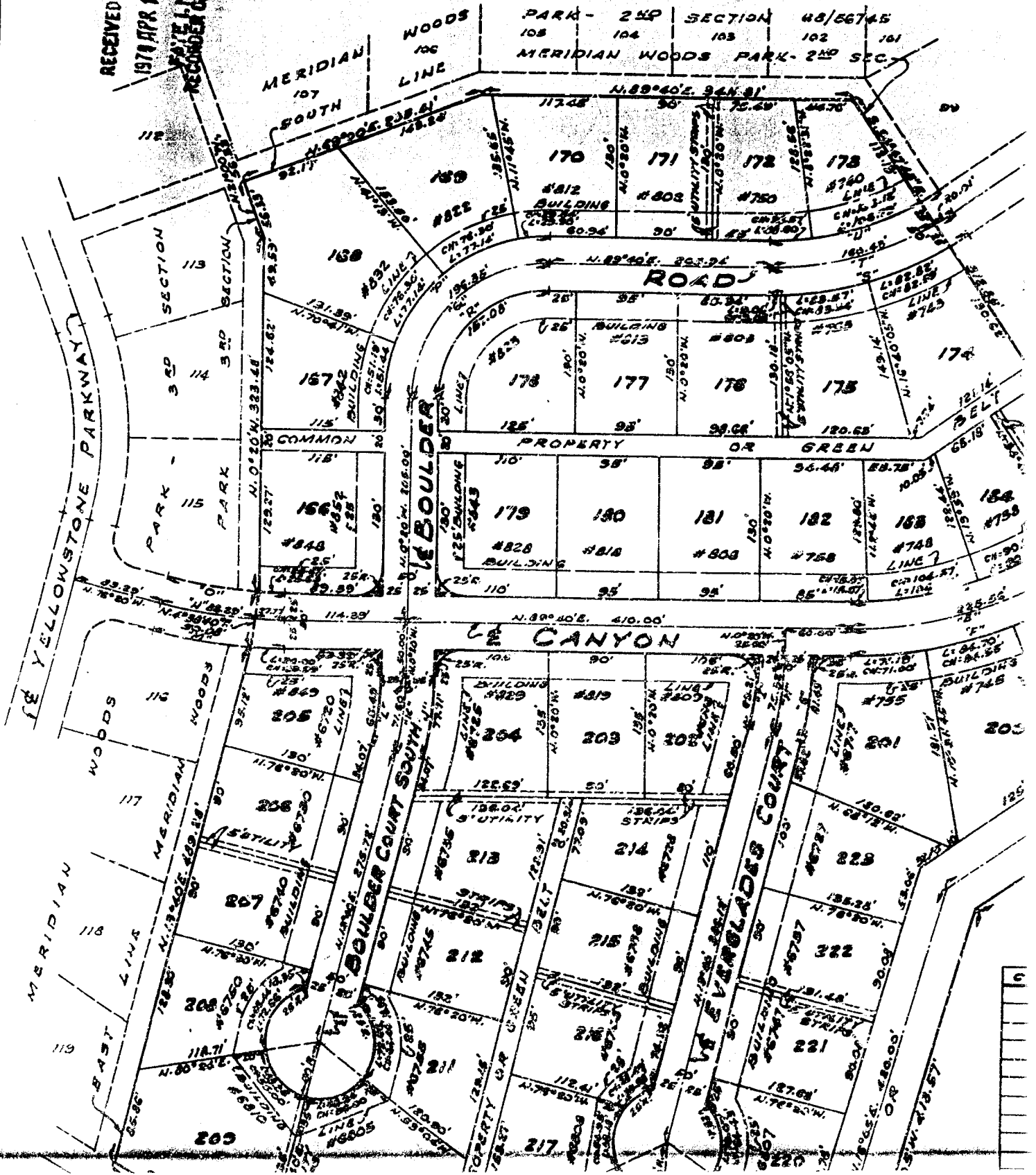
STATE OF INDIANA

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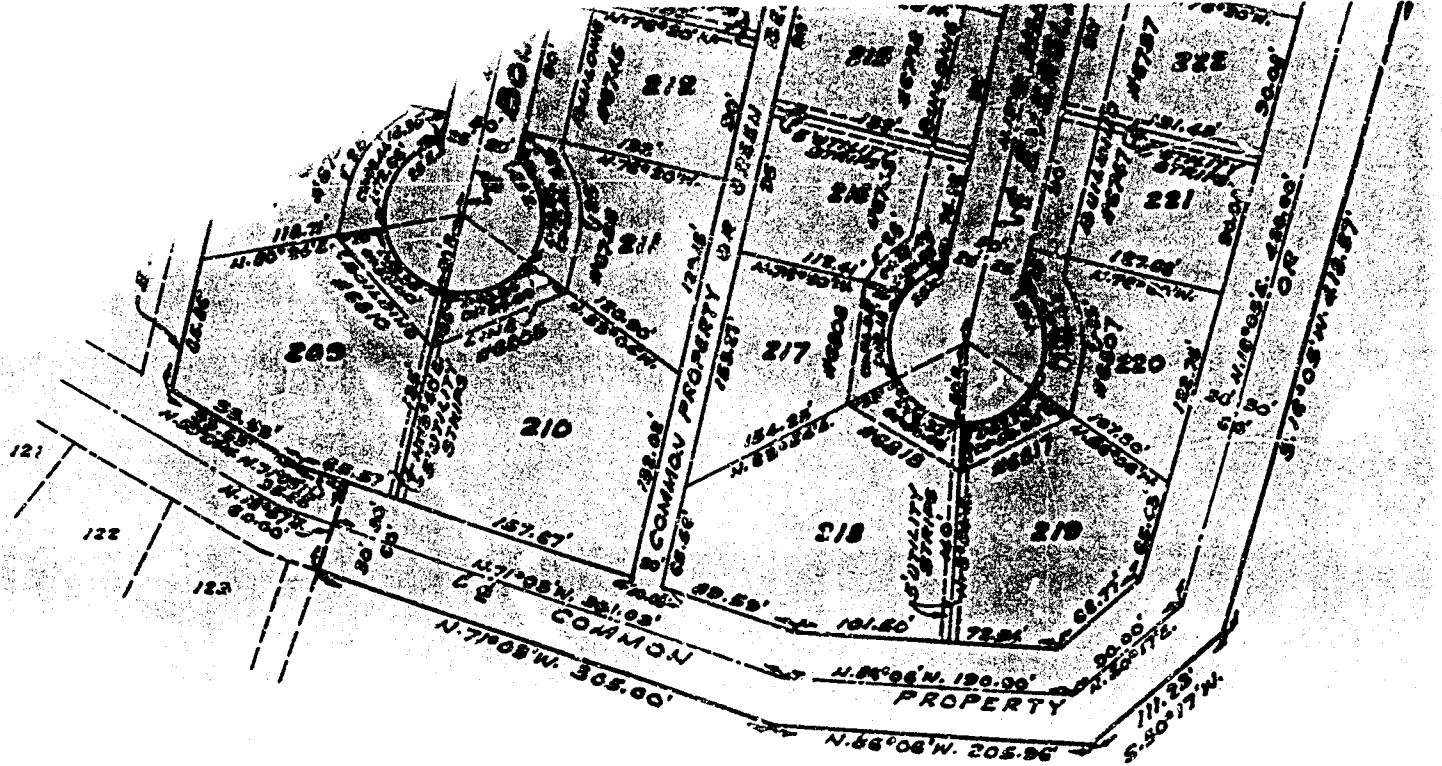
# MERIDIAN WO

## FOURTH SEC

RECEIVED FOR RECORD  
1974 APR 13 PM 12:30  
STATE OF MONTANA  
RECORDER OF DEEDS



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I, THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID  $\frac{1}{4}$  SECTION: RUNNING THENCE SOUTH  $0^{\circ}42'15''$  WEST AND ALONG THE EAST LINE THEREOF 1019.89 FEET: THENCE DUE WEST 532.37 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 12 IN MERIDIAN WOODS PARK, FIRST SECTION, THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, #68-56744: RUNNING THENCE SOUTH  $25^{\circ}02'45''$  EAST 60.88 FEET: THENCE SOUTH  $55^{\circ}12'15''$  WEST 902.13 FEET: THENCE SOUTH  $16^{\circ}05'$  WEST 418.57 FEET: THENCE SOUTH  $50^{\circ}17'$  WEST 111.23 FEET: THENCE NORTH  $86^{\circ}06'$  WEST 205.96 FEET: THENCE NORTH  $71^{\circ}03'$  WEST 305 FEET TO A POINT ON THE EAST LINE OF MERIDIAN WOODS PARK, THIRD SECTION: THENCE NORTH  $18^{\circ}57'$  EAST 60 FEET: THENCE NORTH  $71^{\circ}03'$  WEST 35.86 FEET: THENCE NORTH  $59^{\circ}54'$  WEST 93.53 FEET: THENCE NORTH  $13^{\circ}40'$  EAST 489.28 FEET: THENCE NORTH  $4^{\circ}38'40''$  EAST 50.08 FEET: THENCE NORTH  $0^{\circ}20'$  WEST 323.48 FEET: THENCE NORTH  $21^{\circ}00'$  WEST 56.33 FEET TO A POINT ON THE SOUTH LINE OF MERIDIAN WOODS PARK, SECOND SECTION: THENCE NORTH  $69^{\circ}00'$  EAST 235.41 FEET: THENCE NORTH  $89^{\circ}40'$  EAST 345.81 FEET: THENCE SOUTH  $34^{\circ}47'45''$  EAST 312.35 FEET: THENCE NORTH  $55^{\circ}12'15''$  EAST 650.35 FEET: THENCE SOUTH

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APPROVED THIS 13th  
DAY OF April 1971  
AUDITOR OF MARION COUNTY  
*R. W. Chiles* DEPUTY

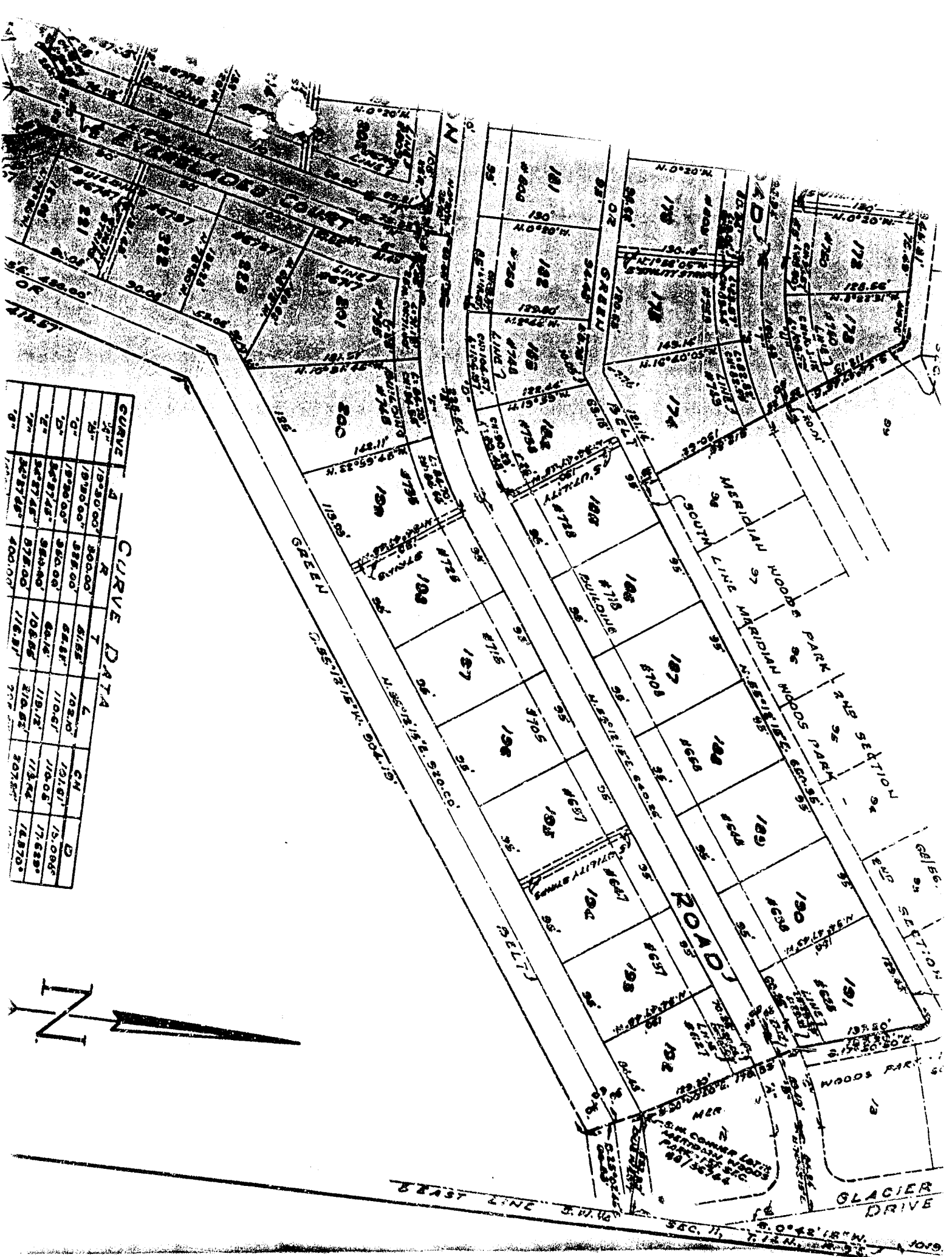
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*Edward L. ...*  
COUNTY AUDITOR

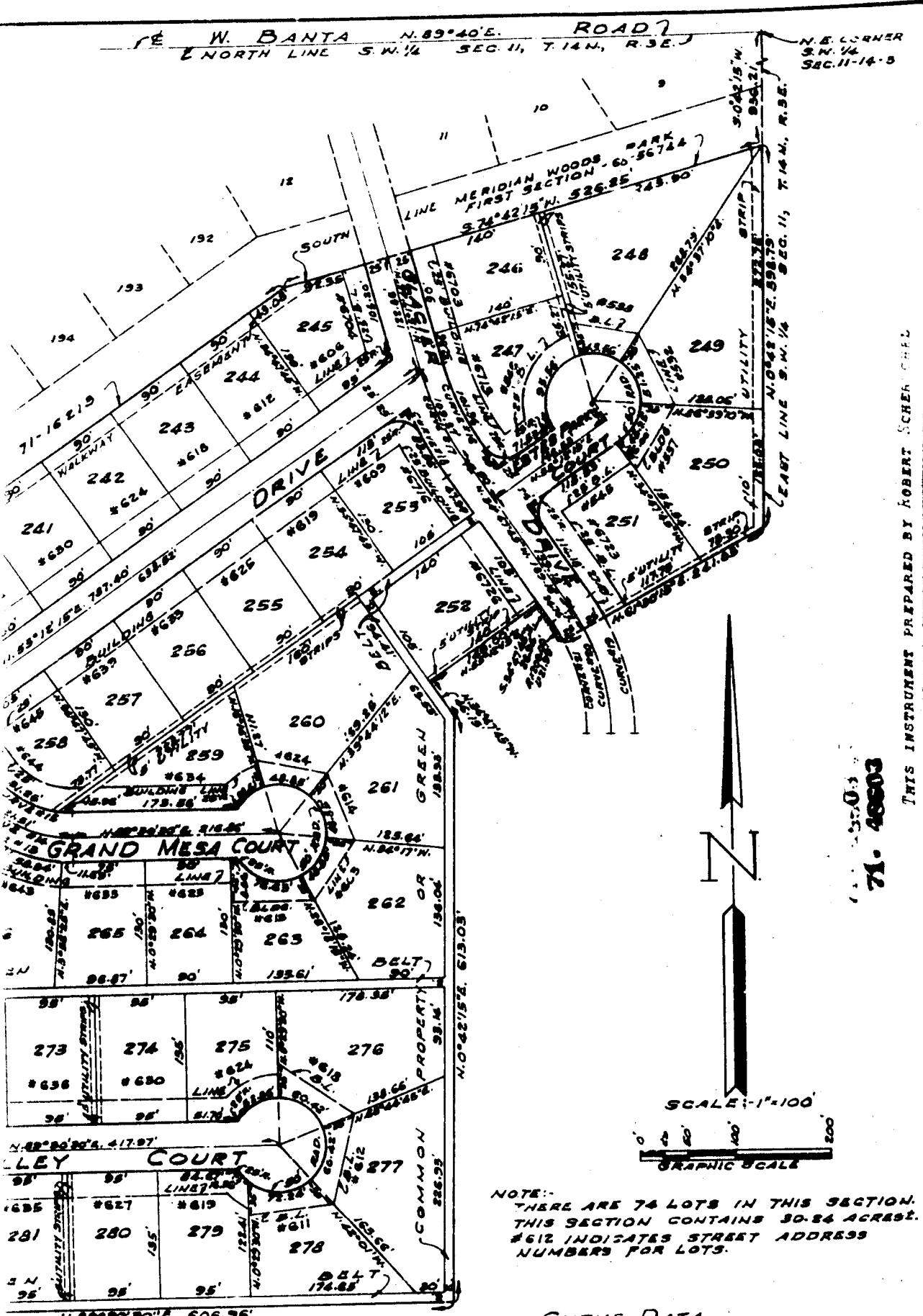
71 10210



**CURVE DATA**

CURVE	A	R	T	L	CM	D
1"	1930.00'	80.00'	61.87'	10.20'	101.87'	15.0845'
2"	1930.00'	80.00'	61.87'	10.20'	101.87'	15.0845'
3"	1930.00'	80.00'	61.87'	10.20'	101.87'	15.0845'
4"	1930.00'	80.00'	61.87'	10.20'	101.87'	15.0845'
5"	1930.00'	80.00'	61.87'	10.20'	101.87'	15.0845'
6"	1930.00'	80.00'	61.87'	10.20'	101.87'	15.0845'
7"	1930.00'	80.00'	61.87'	10.20'	101.87'	15.0845'
8"	1930.00'	80.00'	61.87'	10.20'	101.87'	15.0845'





THIS INSTRUMENT PREPARED BY ROBERT SCHER, CRED.

71-48603

NOTE: THERE ARE 74 LOTS IN THIS SECTION. THIS SECTION CONTAINS 30.84 ACRES. #612 INDICATES STREET ADDRESS NUMBERS FOR LOTS.

CURVE DATA

CURVE	A	R	T	L	CH	D
#1	78°03'00"	404.00'	52.86'	102.87'	104.77'	14.824°
#2	78°03'00"	422.00'	56.14'	111.84'	111.31'	12.421°
#3	78°03'00"	480.00'	62.44'	118.80'	117.86'	12.782°
#4	77°49'00"	280.00'	20.78'	339.84'	314.06'	22.918°
#5	77°49'00"	228.00'	18.61'	308.89'	282.63'	22.465°
#6	77°49'00"	200.00'	16.45'	271.63'	251.28'	22.648°
#7	39°07'15"	380.00'	184.36'	4.98'	284.96'	18.570°
#8	39°07'15"	328.00'	118.47'	221.91'	217.68'	17.625°
#9	39°07'15"	300.00'	106.89'	204.24'	200.22'	18.038°
#10	16°34'30"	250.00'	20.39'	101.25'	100.90'	18.570°
#11	16°34'30"	222.00'	17.55'	94.02'	93.69'	17.625°
#12	16°34'30"	200.00'	16.71'	86.79'	86.48'	18.084°
#13	35°41'45"	180.00'	78.85'	128.21'	140.18'	38.197°
#14	35°41'45"	128.00'	66.04'	121.51'	116.78'	48.296°
#15	35°41'45"	100.00'	52.85'	97.01'	93.48'	57.256°
#16	19°30'00"	297.82'	51.17'	101.36'	100.87'	19.228°
#17	19°30'00"	222.82'	37.47'	103.87'	103.86'	17.768°
#18	19°30'00"	247.82'	50.77'	118.38'	117.81'	18.475°
#19	35°30'00"	280.00'	80.02'	184.90'	152.63'	28.918°
#20	35°30'00"	228.00'	72.02'	159.41'	157.19'	28.465°
#21	35°30'00"	200.00'	64.02'	143.92'	141.92'	28.648°

10th  
September 71  
Rue Shaloni

71/48603



WITNESSE MY HAND AND SEAL THIS 10TH DAY OF SEPTEMBER 1971

NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPTEMBER 1972



... THE SAME WITH LINE LIMITATION ...  
... FEET FROM THE INTERSECTION OF A STREET ...  
... DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE ...  
... WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS ...  
... MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT ...  
... LIGHT LINES.

NO HOUSE FOOTING DRAIN, OR ROOF WATER DRAIN SHALL BE DISCHARGED INTO THE SANITARY SEWER.

NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS DIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED BY WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS JURISDICTION, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT W. BOK AND ROBERT C. WILSON, OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY PROCEED WITH THE BUILDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS. NEITHER THE MEMBERS OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

FILED

SECTION  
AUGUST 24 1971  
MARION COUNTY CLERK

FINAL APPROVAL  
PLAT COMMITTEE  
METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, OREGON

September 10 1971  
RECORDING NOTICE OF THE HEARING HAS BEEN PUBLISHED  
Earle A. Franke  
SECRETARY PLAT COMMITTEE

VOID UNLESS RECORDED  
BEFORE 7-7-73

APPROVED THIS 10th DAY OF September 1971  
AUDITOR OF MARION COUNTY  
DRAFTSMAN

71 38693

THIS INSTRUMENT DRAWN BY ROBERT SCHERSCHEL

**MERIDIAN**

THE UNDERSIGNED, R. J. REALTY, INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT J. COOK, PRESIDENT, AND ROBERT J. WILSON, SECRETARY-TREASURER, HEREBY LAY OFF, PLAT AND SUBDIVIDE THE REAL ESTATE DESCRIBED ON THE PLAT OF MERIDIAN WOODS PARK, FIFTH SECTION, IN ACCORDANCE WITH SAID PLAT AND CERTIFICATE.

SAID SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MERIDIAN WOODS PARK, FIFTH SECTION.

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

THERE ARE STRIPS OF GROUND MARKED UTILITY STRIPS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS 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, ERECTED 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 ERECTED AND MAINTAINED NO PERMANENT OR OTHER STRUCTURES, OF FACTS THEREOF, EXCEPT FENCES.
2. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO FAMILY DWELLING SHALL EXCEED TWO AND ONE-HALF (2½) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS.
3. NO RESIDENCE SHALL BE ERECTED 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 800 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.
4. EVERY BUILDING OR PART THEREOF SHALL BE SO LOCATED AS TO PROVIDE A SIDE YARD ON EACH SIDE OF SAID BUILDING IN ACCORDANCE WITH MARION COUNTY ZONING ORDINANCE OF 1966, IN J-3 CLASSIFICATION, EXCEPT THAT IN THE CASE WHERE THE SAME PERSON OR PERSONS OWN TWO ADJOINING LOTS NOT SEPARATED BY A UTILITY TRIP AS SHOWN ON THE PLAT, THEN THIS RESTRICTION SHALL APPLY TO THE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.
5. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES ON ANY OF THESE LOTS, AND NO BOAT, TRAILER, OR CAMPER OF ANY KIND SHALL BE KEPT OR PARKED UPON SAID LOT EXCEPT WITHIN GARAGE OR OTHER APPROVED STRUCTURE. NO OBNOXIOUS OR OFFENSIVE TRADES SHALL BE DONE ON ANY LOT OR LOTS IN THIS ADDITION, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.

**Common Properties:** THE AREA DESCRIBED "GREEN BELT AREA" IN THIS ADDITION SHALL BE SUBJECT TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS OF LAND IN THIS ADDITION AND OTHER ADDITIONS OF MERIDIAN WOODS PARK AND PARKS. SECTIONS THEREOF PRESENTLY PLATTED OR TO BE PLATTED AT A LATER DATE. OWNERSHIP, MANAGEMENT AND CONTROL OF "COMMON PROPERTIES" AND/OR "GREEN BELT AREA" SHALL BE EXCLUSIVELY EXERCISED BY MERIDIAN WOODS PARK ASSOCIATION, INC., AN INDIANA NON-PROFIT CORPORATION, IN ACCORDANCE WITH ITS CHAPTER, BY-LAWS, AND A CERTAIN INSTRUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED AS INSTRUMENT #66-52894, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. EACH OWNER OF EVERY LOT IN THIS ADDITION SHALL, AS A CONDITION PRECEDENT TO OWNERSHIP, COVENANT AND AGREE TO PAY NOWHERE CHARGES TO MERIDIAN WOODS PARK ASSOCIATION, INC., IN ACCORDANCE WITH THE ARTICLES OF INCORPORATION, BY-LAWS AND THE DECLARATION OF COVENANTS AND RESTRICTIONS. SAID COMMON PROPERTIES MAY ALSO BE USED FOR PUBLIC UTILITIES.

9. THE RIGHT TO ENFORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED 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 INJUNCTIVE RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES. THE METROPOLITAN PLATS 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 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 25 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 FOR RENEWALS SHALL BE NULL AND VOID.

11. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 10<sup>th</sup> DAY OF SEPTEMBER 1971.

R. J. REALTY, INC.  
ROBERT J. COOK  
PRESIDENT  
ROBERT J. WILSON  
SECRETARY-TREASURER  
COUNTY OF MARION, INDIANA



NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS LIGHT SHALL BE PLACED ABOVE THE STREET AND 6 FEET ABOVE THE STREET SHALL BE PLACED

I, THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

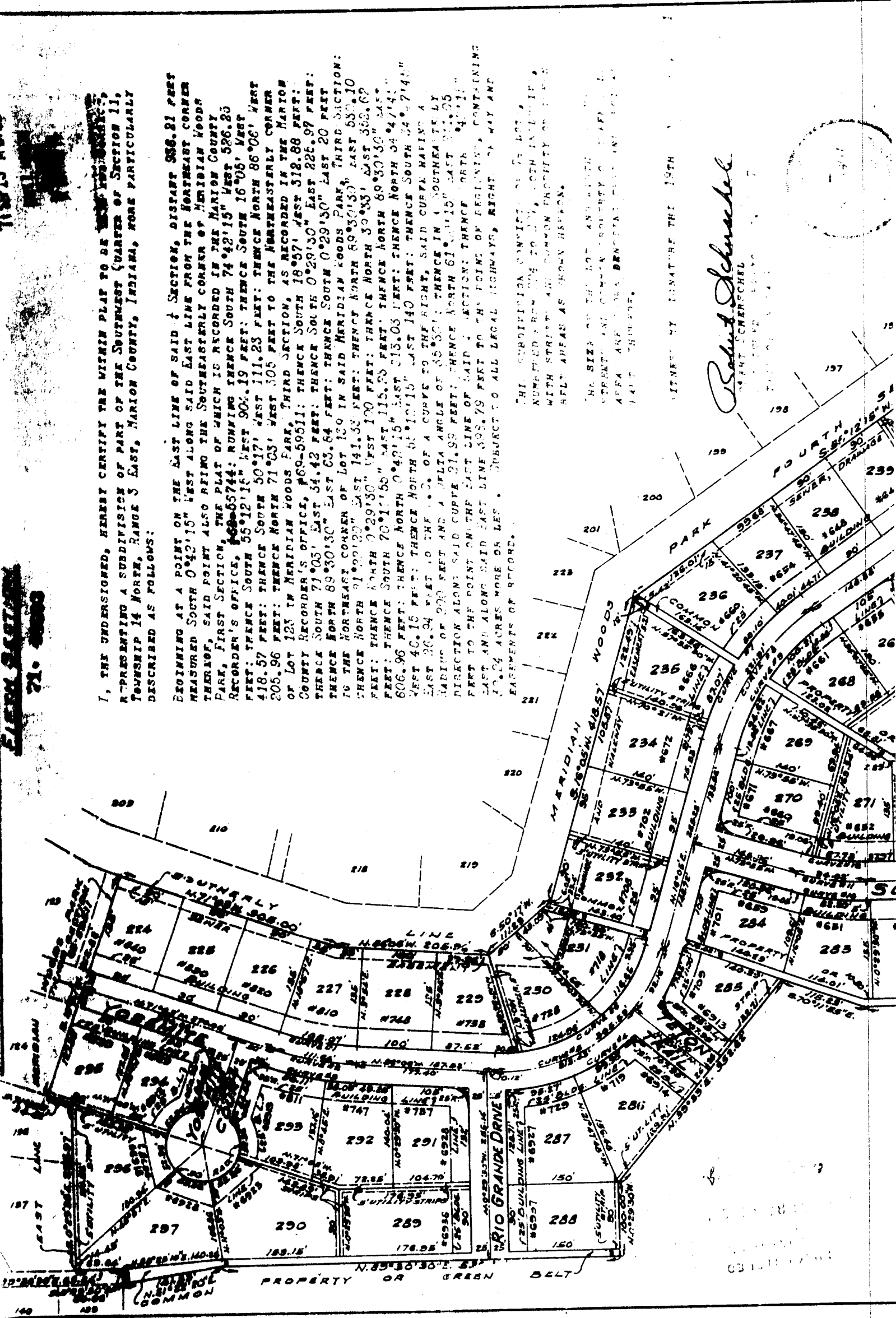
BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION, DISTANT 986.81 FEET MEASURED SOUTH 0°42'15" WEST ALONG SAID EAST LINE FROM THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF MERIDIAN WOODS PARK, FIRST SECTION, THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, #69-55744; RUNNING THENCE SOUTH 74°42'15" WEST 526.90 FEET; THENCE SOUTH 55°12'15" WEST 902.19 FEET; THENCE SOUTH 16°06' WEST 418.57 FEET; THENCE SOUTH 50°17' WEST 111.23 FEET; THENCE NORTH 86°06' WEST 205.96 FEET; THENCE NORTH 71°03' WEST 305 FEET TO THE NORTHEASTERLY CORNER OF LOT 125 IN MERIDIAN WOODS PARK, THIRD SECTION, AS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, #69-59511; THENCE SOUTH 18°57' WEST 318.88 FEET; THENCE SOUTH 71°05' EAST 34.42 FEET; THENCE SOUTH 0°29'30" EAST 225.97 FEET; THENCE NORTH 89°30'30" EAST 63.64 FEET; THENCE SOUTH 0°29'30" EAST 20 FEET TO THE NORTHEAST CORNER OF LOT 120 IN SAID MERIDIAN WOODS PARK, THIRD SECTION; THENCE NORTH 31°09'20" EAST 141.58 FEET; THENCE NORTH 89°30'30" EAST 382.10 FEET; THENCE NORTH 0°29'30" WEST 170 FEET; THENCE NORTH 30°35' EAST 382.62 FEET; THENCE SOUTH 70°1'15" EAST 115.78 FEET; THENCE NORTH 89°30'30" EAST 606.96 FEET; THENCE NORTH 0°42'15" EAST 213.03 FEET; THENCE NORTH 84°47'14" WEST 40.15 FEET; THENCE NORTH 61°10'10" EAST 140 FEET; THENCE SOUTH 34°47'14" EAST 26.94 FEET TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200 FEET AND A DELTA ANGLE OF 36°30'; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE 21.99 FEET; THENCE NORTH 61°10'15" EAST 111.05 FEET TO THE POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTH 84°47'14" WEST AND ALONG SAID EAST LINE 398.79 FEET TO THE POINT OF BEGINNING, CONTAINING 20.24 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

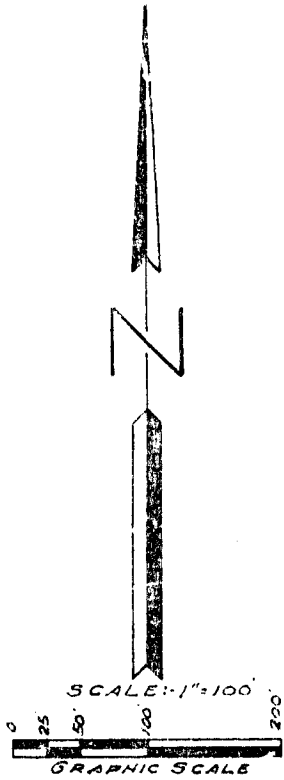
THIS SUBDIVISION CONSISTS OF 75 LOTS, NUMBERED FROM 204 TO 279, BOTH INCLUSIVE, WITH STRAITS AND COMMON PROPERTY OF THESE LOTS APPEAR AS SHOWN HEREON.

THE SIZE OF THE LOTS AND THE STRAITS, STREETS AND COMMON PROPERTY OF THESE LOTS APPEAR AS SHOWN HEREON.

WITNESSED BY SIGNATURE THE 19TH

*Robert J. Schuchel*  
 ROBERT SCHUCHEL



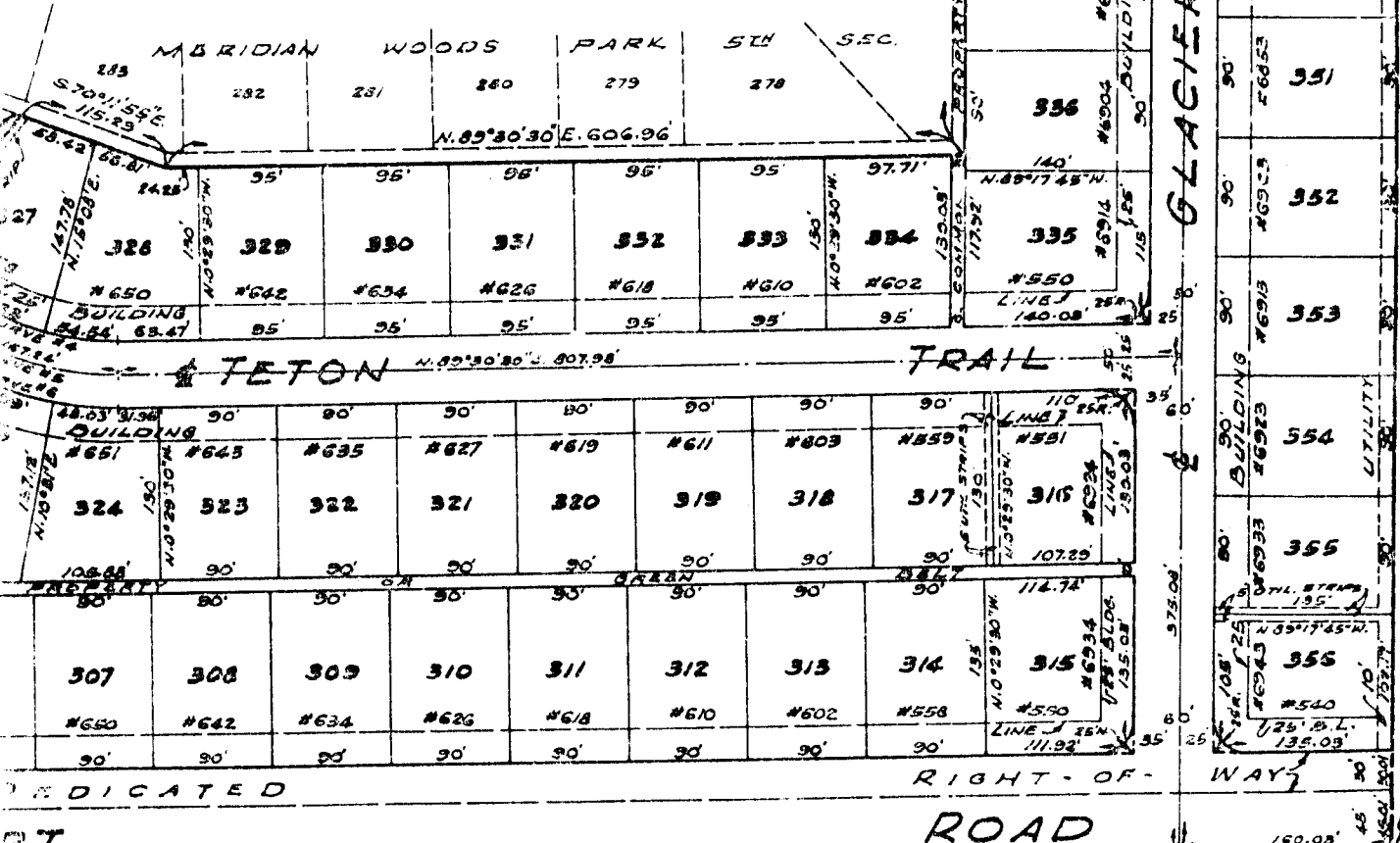
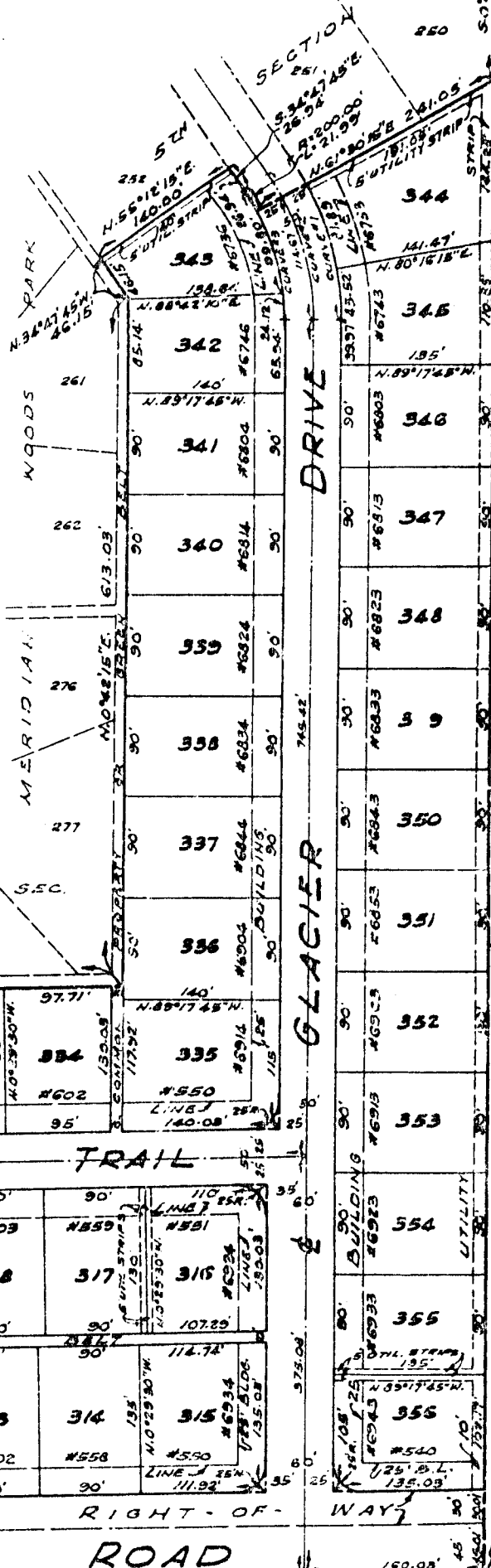


244N  
May  
Rm. Obadiah

CURVE DATA

CURVE	Δ	R	T	L	CH	D
#1	35°37'00"	250.00'	80.02'	154.90'	152.43'	28.918°
#2	35°35'00"	228.00'	72.02'	139.41'	137.19'	25.465°
#3	35°40'00"	200.00'	64.02'	123.92'	121.98'	21.648°
#4	40°02'30"	200.00'	72.88'	139.77'	136.94'	28.648°
#5	40°02'30"	228.00'	81.99'	157.24'	154.00'	25.465°
#6	40°02'30"	280.00'	91.10'	174.71'	171.18'	22.918°

NOTE:-  
THERE ARE 59 LOTS IN THIS SECTION.  
THIS SECTION CONTAINS 23.41 ACRES ±.  
\* #610 INDICATES STREET ADDRESS NUMBERS FOR LOTS.



THIS INSTRUMENT PREPARED BY ROBERT SCHERFEL  
 72. 28893  
 S. 1/4  
 SEC. 11, T. 14 N., R. 9 E.





