# METZ PLACE

[illegible]

[illegible] PART OF THE [illegible] QUARTER OF SECTION [illegible] IN [illegible] TOWNSHIP, MARION COUNTY, INDIANA, [illegible]

[illegible] AT A POINT ON THE SOUTH LINE OF SAID SECTION, [illegible] FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°-00' EAST AND ALONG SAID [illegible] 1318.8 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°-50' EAST AND ALONG SAID SOUTH LINE 465.87 FEET TO A POINT 330 FEET EAST OF THE WEST LINE OF SAID SECTION; THENCE NORTH 1337.3 FEET TO THE POINT OF BEGINNING, CONTAINING 23 ACRES [illegible] 11.10 ACRES [illegible] SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THIS SUBDIVISION CONSISTS OF 20 LOTS, NUMBERED FROM 1 TO 20, BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE 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 20TH DAY OF AUGUST, 1968.

ROBERT SCHERSCHEL
REGISTERED SURVEYOR NO. 3907
STATE OF INDIANA

REGISTERED SURVEYOR No. 3907 STATE OF INDIANA

WE, THE UNDERSIGNED, EDGAR H. METZ AND HELEN L. METZ, HUSBAND AND WIFE, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY CERTIFY THAT WE DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS PLAT SHALL BE KNOWN AND DESIGNATED AS METZ FOREST.

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

THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR THE USE OF PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF POLES, WIRES, MAINS, 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 SUCH OWNERS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED. FENCES MAY BE ERECTED ON SAID STRIPS.

THE DRIFT WAY CULVERT PIPE IN THIS ADDITION SHALL BE A MINIMUM OF 12" IN DIAMETER AND 30' IN LENGTH.

ALL LOTS IN THIS ADDITION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN THE SINGLE FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS, AND RESIDENTIAL ACCESSORY BUILDINGS.

NO HOTEL, BOARDING HOUSE, DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY BUILDING, OR BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION.

NO BUILDING, STRUCTURE OR APPURTENANCE THERETO, EXCEPT FENCES, SHALL BE LOCATED NEARER 5 FEET OF ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE BUILT UPON MORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE ENTIRE OWNERSHIP OR THE MULTIPLE LOTS. NO RESIDENCE BUILDING SHALL BE ERECTED OR MAINTAINED NEARER THAN 15 FEET OR 15% OF THE LOT FRONTAGE, WHICHEVER IS THE LESSER, TO ANY STREET OR PROPERTY LINE UPON WHICH IT IS SITUATED, INCLUDING ATTACHED GARAGES.

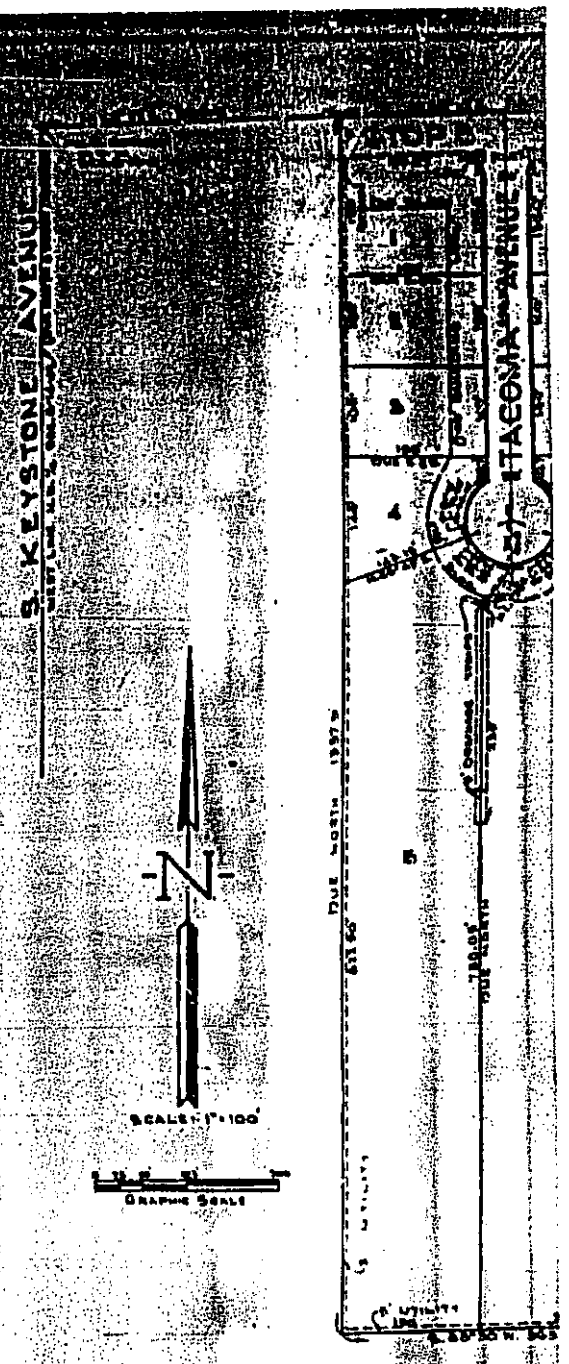
NO TRAILERS, SHACKS, OR ANY HOUSES OF A TEMPORARY NATURE SHALL BE ERECTED OR MAINTAINED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND THE USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

[illegible] LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE STREET PROPERTY LINE AND NEAREST ESTABLISHED STREET WHICH LINE AND THE STREET PROPERTY LINE THERE SHALL BE ERECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF OTHER THAN ONE STORY OPEN PORCH.

NO TEMPORARY SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES AND GARAGES OF LESS THAN [illegible] SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 800 SQUARE FEET IN THE CASE OF A 1½ AND ONE-HALF OR TWO STORY STRUCTURE. THE EXTERIOR OF ALL BUILDINGS, DWELLING AND ACCESSORY BUILDINGS SHALL BE OF STONE, BRICK, NEW WOOD OR ANY PORTION AND COMBINATION OF SUCH MATERIALS, AND SHALL BE IN KEEPING WITH THE DEVELOPMENT OF THE COMMUNITY. ALL DWELLINGS MUST BE FULLY COMPLETED ON THE OUTSIDE BEFORE BEING OCCUPIED. BUILDING PAPER OR OTHER SIMILAR MATERIALS SHALL NOT CONSTITUTE IN WHOLE OR ANY PART OF THE OUTSIDE FINISH OF ANY BUILDING.

NO RESIDENTIAL BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT 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 COMPATIBILITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE COMPOSED OF EDGAR H. METZ, HELEN L. METZ AND HENRY F. [illegible], OR A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL, WITHIN A PERIOD OF 15 DAYS FROM THE SUBMISSION DATE OF SAME, THEN THE OWNER MAY PROCEED WITH THE BUILDING ACCORDING TO THE PLANS SUBMITTED, WHICH PLANS, HOWEVER, SHALL NOT BE CONTRARY TO ANY PROVISIONS NAMED IN THIS INSTRUMENT, AND THE FAILURE OF SUCH COMMITTEE TO ACT WITHIN 15 DAYS SHALL BE DEEMED AN APPROVAL OF THE PLANS SO SUBMITTED. NEITHER THE MEMBERS OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

PRIVATE WATER SUPPLY AND OR SEWAGE SYSTEM MAY BE LOCATED, CONSTRUCTED AND MAINTAINED TO SERVE ANY BUILDING LOT IN THIS SUBDIVISION, PROVIDED SAID SYSTEMS ARE APPROVED, IN WRITING BY THE PROPER PUBLIC AND/OR CIVIL AUTHORITIES.




THESE RESTRICTIONS COVENANTS RUNNING WITH THE LAND SHALL BE IN EFFECT FOR PERIODS OF 1[illegible] YEARS FROM THIS DATE, PROVIDED THAT THE PLACING OF SAID SUBDIVISION RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED THEREAFTER FOR PERIODS OF 1[illegible] YEARS EACH, UNLESS, AT LEAST TO THE EXPIRATION OF THE FIRST 10 YEAR PERIOD, THE OWNERS OF A MAJORITY OF TRACTS WITHIN THE ADDITION SHALL EXECUTE AND RECORD IN WRITING WAIVING RENEWALS, AND SAID WRITTEN DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, EXCEPT THE PROVISIONS ABOVE SET FORTH FOR RENEWALS SHALL [illegible]

WITNESS OUR SIGNATURES THIS 17 DAY OF NOVEMBER

EDGAR H. METZ — HELEN L. METZ

STATE OF INDIANA
COUNTY OF MARION } SS:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, EDGAR H. METZ AND HELEN L. METZ, HUSBAND AND WIFE, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED. [illegible] SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF NOVEMBER

SOUTH LINE [illegible] OF PARTS A POINT 600 FEET EAST OF THE WEST LINE OF SAID E. SECTION; THENCE NORTH 2537.8 FEET TO THE POINT OF BEGINNING, CONTAINING 22 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS AND OR RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 10 LOTS, NUMBERED FROM 1 TO 10, BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE 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 20TH DAY OF AUGUST, 1958.

ROBERT SCHERSCHEL
REGISTERED SURVEYOR NO. 3907
STATE OF INDIANA

No. 3907 — STATE OF INDIANA — REGISTERED SURVEYOR

WE, THE UNDERSIGNED, EDGAR H. METZ AND HELEN R. METZ, HUSBAND AND WIFE, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY CERTIFY THAT WE DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS PLAT SHALL BE KNOWN AND DESIGNATED AS METZ FOREST.

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

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

THE DRIVE WAY CULVERT PIPE IN THIS ADDITION SHALL BE A MINIMUM OF 12" IN DIAMETER AND 30' IN LENGTH.

ALL LOTS IN THIS ADDITION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS, AND RESIDENTIAL ACCESSORY BUILDINGS.

NO HOTEL, BOARDING HOUSE, APARTMENT BUILDING, MERCANTILE BUILDING, FACTORY BUILDING, OR BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION.

NO BUILDING, STRUCTURE OR APPURTENANCE THERETO, EXCEPT FENCES, SHALL BE LOCATED WITHIN 5 FEET OF ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE BUILT UPON MORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE ENTIRE BOUNDARIES OF THE MULTIPLE LOTS. NO RESIDENCE BUILDING SHALL BE ERECTED OR MAINTAINED NEARER THAN 15 FEET OR 15% OF THE LOT FRONTAGE, WHICHEVER IS THE LESSER, TO ANY LOT OR PROPERTY LINE UPON WHICH IT IS SITUATED, INCLUDING ATTACHED GARAGES.

NO TRAILERS, SHACKS, OR OUT HOUSES OF A PERMANENT NATURE SHALL BE ERECTED OR MAINTAINED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE STREET PROPERTY LINE AND STREET ESTABLISHED, BETWEEN WHICH LINE AND THE STREET PROPERTY LINE THERE SHALL BE ERECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF OTHER THAN THE STOOP OVER PORCH.

NO RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES AND GARAGES OF LESS THAN 1000 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 800 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF OR TWO STORY STRUCTURE. THE EXTERIOR OF ALL DWELLINGS, GARAGES AND ACCESSORY BUILDINGS SHALL BE OF STONE, BRICK, DRY WOOD OR ANY PORTION AND COMBINATION OF SUCH MATERIALS, AND SHALL BE IN KEEPING WITH THE DEVELOPMENT OF THE CONTEXT. ALL DWELLINGS MUST BE FULLY COMPLETED ON THE OUTSIDE BEFORE BEING OCCUPIED. BUILDING PAPER OR OTHER SIMILAR MATERIALS SHALL NOT CONSTITUTE IN WHOLE OR ANY PART OF THE OUTSIDE FINISH OF ANY BUILDING.

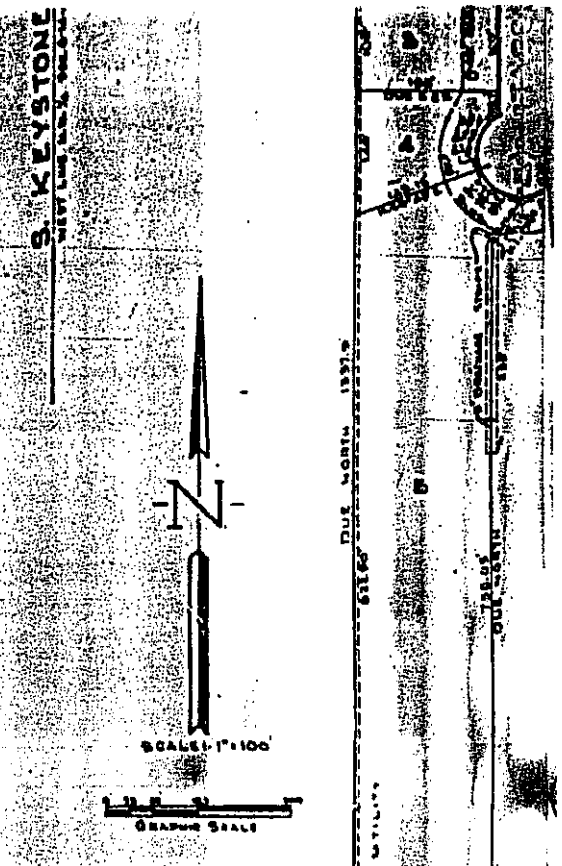
NO SEPARATE BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATIONS, BY A COMMITTEE COMPOSED OF EDGAR H. METZ, HELEN R. METZ AND HENRY F. [illegible], OR A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IN THE EVENT THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL, WITHIN A PERIOD OF 15 DAYS FROM THE SUBMISSION DATE OF SAME, THEN THE OWNER MAY PROCEED WITH THE BUILDING ACCORDING TO THE PLAN SUBMITTED, WHICH PLANS, HOWEVER, SHALL NOT BE CONTRARY TO ANY PROVISIONS NAMED IN THIS INSTRUMENT, AND THE FAILURE OF SUCH COMMITTEE TO ACT WITHIN 15 DAYS SHALL BE DEEMED TO APPROVAL OF THE PLANS AS SUBMITTED. NEITHER THE MEMBERS OF SUCH COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM MAY BE LOCATED, CONSTRUCTED AND MAINTAINED TO SERVE ANY BUILDING LOT IN THIS SUBDIVISION, PROVIDED SAID SYSTEMS ARE APPROVED, IN WRITING BY THE PROPER PUBLIC AND/OR CIVIL AUTHORITIES.

NO NOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD AT LARGE.

IF THE PARTIES HEREIN OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OWNING REAL ESTATE 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 DUE FOR SUCH VIOLATION.

PUBLIC NOTICE WAS GIVEN ON THE 3RD DAY OF AUG. 19[illegible]




THESE RESTRICTIONS COVENANTS AND COVENANTS RUNNING WITH [illegible] IN EFFECT FOR PERIODS OF [illegible] YEARS FROM THIS DATE, PA[illegible] PRESUMPTION OF SAID TERM THESE RESTRICTIONS SHALL BE AU[illegible] THEREAFTER FOR PERIODS OF [illegible] YEARS EACH, UNLESS, AT [illegible] TO THE EXPIRATION OF THE FIRST 10 YEAR PERIOD, THE [illegible] MAJORITY OF TRACTS IN THIS ADDITION SHALL EXECUTE AN [illegible] TION IN WRITING WAIVING RENEWALS, AND SAID WRITTEN [illegible] RECORDED IN THE OFFICE OF THE RECORDER OF MARION COU[illegible] PRIOR TO THE EXPIRATION DATE SET FOR RENEWALS SHALL [illegible]

WITNESS OUR SIGNATURES THIS 17 DAY OF NOVEMBER

EDGAR H. METZ — HELEN R. [illegible]

STATE OF INDIANA
SS:
COUNTY OF MARION

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, EDGAR H. METZ AND HELEN R. METZ, HUSBAND AND WIFE, ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED. SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF NOVEMBER

NOTARY PUBLIC [illegible]

MY COMMISSION EXPIRES March 31, 1960.

APPROVED THIS 24TH DAY OF NOVEMBER, 19[illegible] BY THE METROPOLITAN PLAN COMMISSION AT CITY HALL, INDIANAPOLIS, INDIANA

[illegible]

[illegible] DAY OF [illegible]

# HETS FOREST

[illegible]

[illegible] 20TH DAY OF AUGUST, 1968.

[illegible]
[illegible] SCHERSCHEL
REGISTERED SURVEYOR No. 3907
STATE OF INDIANA

REGISTERED PROFESSIONAL SURVEYOR No. 3907 STATE OF INDIANA

[illegible] HETS AND HELEN K. HETS, HUSBAND AND WIFE, OWNERS [illegible] ESTATE, DO HEREBY CERTIFY THAT WE DO HEREBY LAY OFF, [illegible] IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS [illegible] AS HETS FOREST.

[illegible] DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

[illegible] OF WIDTH AS SHOWN ON THIS PLAT WHICH ARE HEREBY RE- [illegible] UTILITIES, FOR INSTALLATION AND MAINTENANCE OF POLES, [illegible] AND WIRES, SUBJECT AT ALL TIMES TO THE AUTHORITY OF [illegible] AND TO THE EASEMENTS HEREIN MENTIONED. NO PERMANENT OR [illegible] ERECTED OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS [illegible] SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE [illegible] LOTS IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN [illegible] THE SEVERAL STRIPS AS MENTIONED. FENCES MAY BE ERECTED [illegible]

[illegible] IN THIS SECTION SHALL BE A MINIMUM OF 22" IN DIAMETER [illegible]

[illegible] SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. [illegible] ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT [illegible] FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT, [illegible] THAN TWO CARS, AND RESIDENTIAL ACCESSORY BUILDINGS, [illegible]

[illegible] HOTEL, MERCANTILE BUILDING, FACTORY BUILDING, [illegible] COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY [illegible]

[illegible] PERPENDICULAR THERETO, EXCEPT FENCES, SHALL BE LOCATED [illegible] LINE, EXCEPT WHERE BUILDINGS ARE BUILT UPON MORE THAN [illegible] RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE [illegible] MULTIPLE LOTS. NO RESIDENCE OR DWELLING SHALL BE [illegible] THAN [illegible] FEET OR 15% OF THE LOT FRONTAGE, WHICHEVER [illegible] PROPERTY LINE UPON WHICH IT IS SITUATED, INCLUDING [illegible]

[illegible] OUTHOUSE OF A TEMPORARY NATURE SHALL BE ERECTED ON [illegible] DURING THE PERIOD OF CONSTRUCTION OF A PROPER BIRDHOUSE [illegible] FOR HIS MATERIAL AND TOOLS.

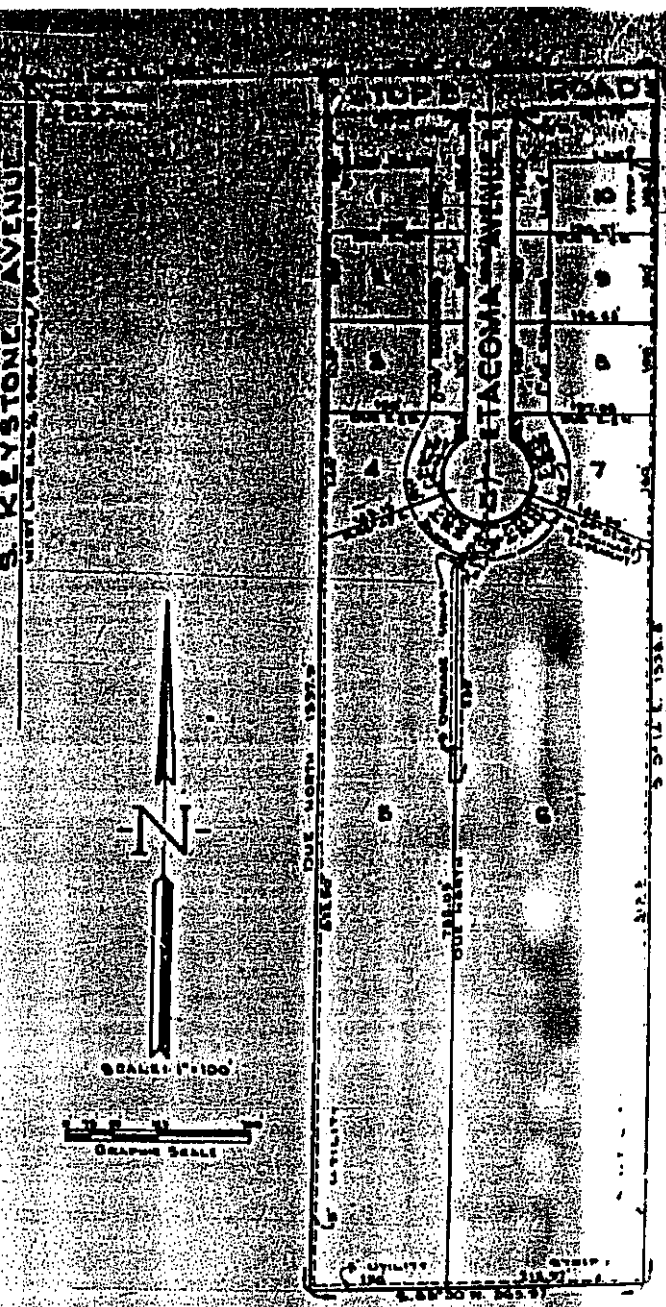
[illegible] THIS PLAT IN FEET BACK FROM THE STREET PROPERTY LINE [illegible] WHICH LINE AND THE STREET PROPERTY LINE THERE [illegible] NO STRUCTURE OF ANY KIND IS EAST THEREOF OTHER THAN [illegible]

[illegible] OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION [illegible] OF OVER FORTEEN AND [illegible] OF LESS THAN [illegible] OF A ONE STORY STRUCTURE, OF 1000 SQUARE FEET IN THE [illegible] TWO STORY STRUCTURE. THE EXTERIOR OF ALL DWELLINGS, [illegible] SHALL BE OF STONE, BRICK, NEW WOOD OR ANY PORTION [illegible] MATERIALS, AND SHALL BE IN KEEPING WITH THE DEVELOPMENT [illegible] SHALL BE FULLY COMPLETED ON THE OUTSIDE BEFORE [illegible] PAPER OR OTHER SIMILAR MATERIALS SHALL NOT CONSTITUTE EX- [illegible] FOR THE EXTERIOR OF ANY BUILDING.

[illegible] OR ANTENNA, PLACED OR ALTERED ON ANY LOT IN THIS [illegible] PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE [illegible] HAVE BEEN APPROVED IN WRITING AS TO THE COMPATIBILITY AND [illegible] EXISTING STRUCTURES IN THIS SUBDIVISION AND AS TO [illegible] WITH RESPECT TO THE TOPOGRAPHY AND PREVAILING GROUND [illegible] OF EDGAR H. HETS, HELEN K. HETS AND HENRY F. [illegible] REPRESENTATIVES DESIGNATED BY THEM. IF THE [illegible] REPRESENTATIVE SHALL FAIL TO ACT UPON ANY PLANS [illegible] WITHIN A PERIOD OF 15 DAYS FROM THE SUBMISSION [illegible] MAY PROCEED WITH THE BUILDING ACCORDING TO THE PLAN [illegible] SHALL NOT BE CONTRARY TO ANY PROVISIONS HEREIN [illegible] FAILURE OF SUCH COMMITTEE TO ACT WITHIN 15 DAYS SHALL [illegible] PLANS SO SUBMITTED. NEITHER THE MEMBERS OF SUCH [illegible] REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION [illegible] TO THEIR COMPANY.

[illegible] SEWER SYSTEM MAY BE LOCATED, CONSTRUCTED AND MAIN- [illegible] LOT IN THIS SUBDIVISION, PROVIDED SAID SYSTEMS ARE [illegible] PUBLIC AND/OR CITY AUTHORITIES.

[illegible] SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, [illegible] WHICH MAY BECOME IN ANYWHERE AS A NUISANCE TO [illegible]




THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE [illegible] IN EFFECT FOR PERIODS OF 10 YEARS FROM THIS DATE, PROVIDED THAT AT THE E[illegible] PIRATION OF SAID TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY [illegible] THEREAFTER FOR PERIODS OF 10 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF THE FIRST 10 YEAR PERIOD, THE OWNERS OR OWNER OF A MAJORITY OF PLACES IN THIS ADDITION SHALL EXECUTE AND RECORD A DECLARA- TION IN WRITING WAIVING RENEWALS, AND SAID WRITTEN DECLARATION [illegible] RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, [illegible] EVERY THE PROVISIONS ABOVE SET OUT FOR RENEWALS SHALL BE NULLIFIED.

WITNESS OUR SIGNATURES THIS 17TH DAY OF NOVEMBER, 1968.

EDGAR H. HETS — HELEN K. HETS

STATE OF INDIANA )
COUNTY OF MARION ) SS:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, EDGAR H. HETS AND HELEN K. HETS, HUSBAND AND WIFE, WHO SEPARATELY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT IN THEIR [illegible] ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THEREON.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF NOVEMBER [illegible]

NOTARY PUBLIC [illegible]

20TH DAY OF AUGUST, 1958.

Paul Schneider

PAUL SCHNEIDER
REGISTERED SURVEYOR NO. 3907
STATE OF INDIANA

No. 3907
STATE OF INDIANA
REGISTERED
PROFESSIONAL SURVEYOR

K. HETZ AND HELEN K. HETZ, HUSBAND AND WIFE, OWNERS
ESTATE, DO HEREBY CERTIFY THAT WE DO HEREBY LAY OFF,
IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS
DESIGNATED AS HETZ FOREST.

FORM DEDICATED, ARE CLEARLY DEDICATED TO PUBLIC USE.

OF WIRING AS SHOWN ON THIS PLAT WHICH ARE HEREBY RE-
RESERVED, FOR INSTALLATION AND MAINTENANCE OF POLES,
AND CONDUITS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF
AND TO THE EASEMENTS HEREIN REFERRED. NO STRUCTURE OR
ERECTED OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNER
RECEIVED THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE
LAWS IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN,
THE SEVERAL STRIPS AS REFERRED. FENCES MAY BE ERECTED

IN THIS ADDITION SHALL BE A MINIMUM OF 22' IN DIAMETER

SHALL BE SHOWN AND DESIGNATED AS RESIDENTIAL LOTS.
TED, ERECTED, PLACED OR PERMITTED TO REMAIN ON ANY LOT
FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT,
OTHER THAN TWO CARS, AND RESIDENTIAL ACCESSORY BUILDINGS.

DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY BUILDING,
COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY

APPURTENANT THERETO, EXCEPT FENCES, SHALL BE LOCATED
LOT LINE, EXCEPT WHERE BUILDING ARE BUILT UPON MORE THAN
RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE
MULTIPLE LOTS. NO RESIDENCE OR DWELLING SHALL BE
THAN 1' FEET OR 15% OF THE LOT FRONTAGE, WHICHEVER
PROPERTY LINE UPON WHICH IT IS SITUATED, INCLUDING

HOUSES IN A PERMANENT NATURE SHALL BE ERECTED ON
DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE
FOR HIS MATERIAL AND TOOLS.

THIS PLAT IN SET-BACK FROM THE STREET PROPERTY LINE
WHICH LINE AND THE STREET PROPERTY LINE THERE
NO STRUCTURE OR ANY PART THEREOF OTHER THAN

ER OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION
EXCLUSIVE OF OPEN PORCHES AND GARAGES OR LESS THAN
OF A ONE STORY STRUCTURE, OR 900 SQUARE FEET IN THE
OF TWO STORY STRUCTURE. THE EXTERIOR OF ALL DWELLINGS,
THEREON SHALL BE OF STONE, BRICK, NEW WOOD OR ANY PORTION
THEREOF, AND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT
EXTERIOR WALLS BE FULLY COMPLETED ON THE OUTSIDE BEFORE
AREAS OF OTHER SIMILAR MATERIALS SHALL NOT CONSTITUTE IN
THESE PLANS OF ANY BUILDING.

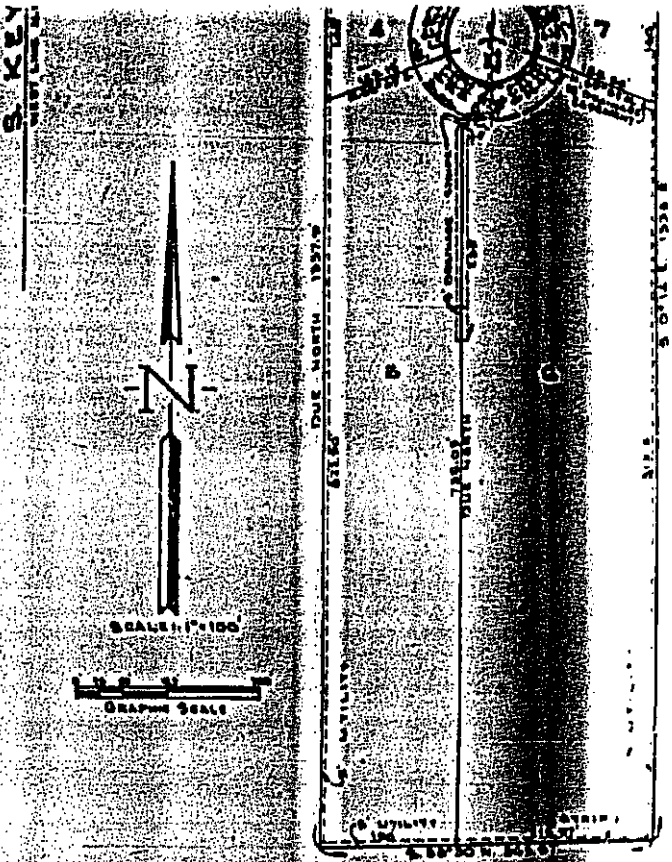
ALL SIGNS, PLACED OR ALLOWED ON ANY LOT IN THIS
THIS PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE
HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND
WITH EXISTING STRUCTURES IN THIS SUBDIVISION AND AS TO
IN RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND
COMPANY OF EDGAR H. HETZ, HELEN K. HETZ AND HENRY F.
OR REPRESENTATIVES DESIGNATED BY THEM. IF THE
REPRESENTATIVES SHALL FAIL TO ACT UPON ANY PLANS
TOTAL, WITHIN A PERIOD OF 15 DAYS FROM THE SUBMISSION
THAT PROCEED WITH THE BUILDING ACCORDING TO THE PLAN
THEM, SHALL NOT BE CONTRARY TO ANY PROVISIONS HAVING
FAILURE OF SUCH COMMITTEE TO ACT WITHIN 15 DAYS SHALL
FAILURE TO SUBMITTED. NEITHER THE OWNERS OF SUCH
REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION
ANY TO THIS COVENANT.

SEWAGE SYSTEM MAY BE LOCATED, CONSTRUCTED AND MAIN-
LOT IN THIS SUBDIVISION, PROVIDED SAID SYSTEMS ARE
HEALTH PUBLIC AND/OR CIVIL AUTHORITIES.

SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION,
WHICH WAS BECOME AN ANNOYANCE OR A NUISANCE TO

OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR
COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS
OR ANY PERSON OWNING REAL ESTATE IN THIS SUBDIVISION
AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS
VIOLATE ANY SUCH COVENANT, AND TO PREVENT HIM OR THEM
DAMAGE OR OTHER RELIEF FOR SUCH VIOLATION.

PUBLIC NOTICE WAS GIVEN
ON THE 30 DAY OF AUG., 19




THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE
IN EFFECT FOR PERIODS OF 25 YEARS FROM THIS DATE, PROVIDED THAT AT THE EX-
PIRATION OF SAID TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED
THEREAFTER FOR PERIODS OF 10 YEARS EACH, UNLESS, AT LEAST ONE YEAR PRIOR
TO THE EXPIRATION OF THE FIRST 10 YEAR PERIOD, THE OWNERS OF A
MAJORITY OF TRACTS IN THIS ADDITION SHALL EXECUTE AND RECORD A DECLARA-
TION IN WRITING WAIVING RENEWALS, AND SAID WRITTEN DECLARATION SHALL BE
RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, IN WHICH
EVENT THE PROVISIONS ABOVE SET OUT FOR RENEWALS SHALL BE NULLIFIED.

WITNESS OUR SIGNATURES THIS 17TH DAY OF NOVEMBER, 1958.

Edgar H. Hetz — EDGAR H. HETZ

Helen K. Hetz — HELEN K. HETZ

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND
STATE, EDGAR H. HETZ AND HELEN K. HETZ, HUSBAND AND WIFE, AND RESPECTIVELY
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY
ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND AFFIXED THEIR
SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF NOVEMBER, 1958.

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

MY COMMISSION EXPIRES March 21, 1960.

APPROVED THIS 24TH
DAY OF November, 1958 BY
METROPOLITAN PLAN COMMISSION
CITY HALL INDIANAPOLIS, INDIANA

George Christian
Paul Johnson

SEAL

DAY OF December 19 58 A.D.
MARION COUNTY AUDITOR