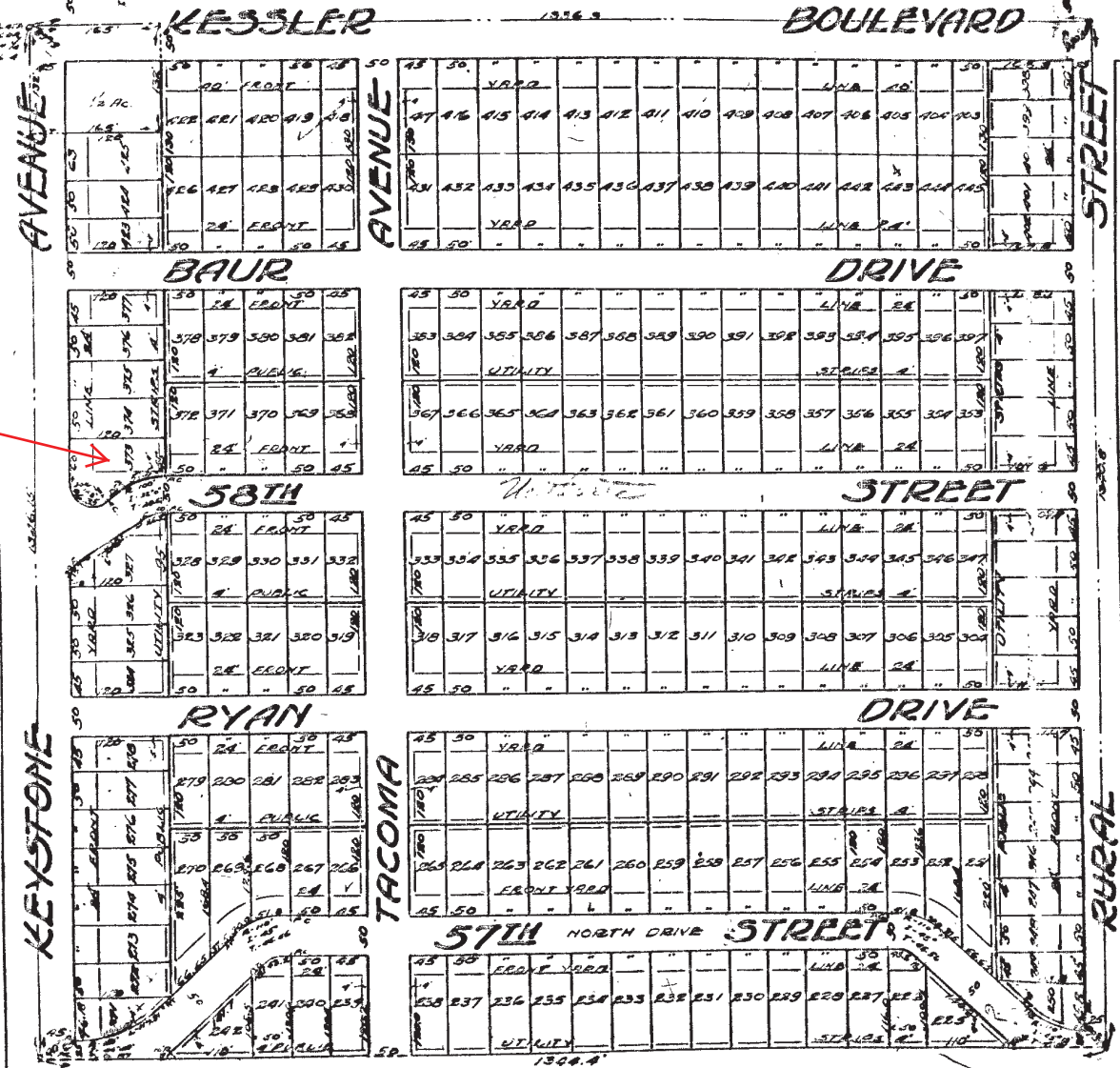


43161

North Kessler Manor Extension

AN ADDITION TO THE CITY INDIANAPOLIS



SEP 11 1975 *Rec. of Title on Lot 231*
FOR CROSS REFERENCE OF THIS INSTR.
SEE INSTR. # *45-50124*

Being a subdivision of the Northwest quarter (1/4) of the Southwest quarter (1/4) of section five (5) Township 36 North Range Four (4) East more particularly described as follows: Beginning at the Northwest corner thereof running thence south in and along the west line thereof Three hundred forty-six and fifteen hundredths (346.15) feet to the Southeast corner of said quarter (1/4) quarter (1/4) section, thence east in and along the south line thereof Thirteen hundred forty-four and four tenths (1344.4) feet to the Southeast corner of said quarter (1/4) quarter (1/4) section, thence north in and along the East line thereof Thirteen hundred forty and eight tenths (1340.8) feet to the Northeast corner thereof, thence east in and along the North line of said quarter (1/4) quarter (1/4) section Thirteen hundred thirty-six and three tenths (1336.3) feet to the place of beginning, excepting therefrom the following described tract: beginning at the Southeast corner thereof running north one hundred thirty-two (132) feet, thence east one hundred sixty-five (65) feet, thence North one hundred thirty-two (132) feet, thence west one hundred sixty-five (65) feet to the place of beginning, and containing in all 40.68 acres to the same more or less.

The undersigned H. B. FORTOUT COMPANY does hereby certify that the attached plat is true and correct, representing a survey made by it September 20th 1929. This subdivision consists of 22 lots, numbered consecutively from 225 to 246, both inclusive, with streets, sizes and numbers of lots and widths of streets are shown hereon. Distances given are in feet and decimals thereof.

H. B. FORTOUT COMPANY, CORP.
By *Subscribed*

The undersigned Oscar Baur and Lillian Baur, his wife, owners of the above described land do hereby lay off, plat and subdivide said land in accordance with this plan, which shall be known and designated as "FIRST RESERVE PARKWAY EXTENSION", an addition to the City of Indianapolis. The streets shown hereon are dedicated to public use.

There are strips of ground four (4) feet in width as shown on this plat which are hereby reserved for public utilities companies for the installation and maintenance of poles, lines, ducts, wires and pipes, subject at all times to the authority of the City of Indianapolis and to the nearest having record. No permanent or other structure shall be erected or maintained on said strips but the owners of such lots shall take title thereto subject to said easement and to the rights of other owners of lots in this addition to ingress and egress in, along, across and through the several strips herein reserved.

Front and side yard lines as shown on this plat are hereby established between which lines and the property lines of the several streets there shall be erected or maintained no structures other than one-story unenclosed porches. No garage or accessory building shall be erected or maintained within twenty (20) feet of the property line of any street in this addition.

The ownership of lots in this addition is hereby restricted to members of the pure white race. No Negro, Malay, Japanese, Chinese, nor member of any other race or mixture thereof, either they be pure white race, shall occupy or acquire title to any lot or portion thereof in this addition except that the white owner or tenant thereof may permit his domestic servant or servants to occupy room or rooms on said lot during the time of such domestic service.

Prior to the time this addition is annexed to the City of Indianapolis and ceded by said City, only one (1) semi-detached house may be erected on any plat of lots and ceded by said City, numbered 225 and 226, may be used for business purposes.

The right to enforce the foregoing provisions by injunction together with the right to cause the removal by due process of law of any structure erected or maintained in violation of any of them is hereby dedicated to the public and reserved to the other owners of lots in this addition, or their assigns. These provisions shall terminate September 20, 1931.

Witness our hands and seals this 22nd day of October 1929.

Oscar Baur, Lillian M. Baur

Marion County } ss
State of Indiana }

before me, a Notary Public in and for said County and State, personally appeared Oscar Baur and Lillian Baur, his wife, and each, separately, acknowledged the execution of the foregoing instrument as his or her voluntary act and deed for the purposes therein expressed. Witness my hand and Notarial Seal this 22nd day of October 1929.

A commission expires August 2nd 1933

Edward A. Adley
Notary Public



APPROVED THIS 15th DAY OF October 1929
CLERK OF CLERK OF MARION COUNTY
W. B. ... PRESIDENT
... BUSINESS

ATTESTED BY ME
DAY OF October 1929
CLERK OF CLERK OF MARION COUNTY
... PRESIDENT
... BUSINESS

RECORDED BY
CLERK OF CLERK OF MARION COUNTY
... 1619
... 3-32

FILED OCT 17 1929 AT 8:50 P.M. COLOON I.C.

D.H.B.
P.M.