

plat, which is recorded as Instrument #69-2079 in the Office of the Recorder of Marion County, Indiana, a distance of 11.00 feet North 00 degrees 13 minutes 25 seconds West of the Northeast corner thereof; running thence North 00 degrees 13 minutes 25 seconds West up and along said West Half Quarter Section and said East line of Parkwood Terrace - Thirteenth Section a distance of 637.00 feet to the Northeast corner thereof; containing thence North 00 degrees 13 minutes 25 seconds West up and along said West Half Quarter Section line a distance of 162.27 feet to a point; running thence South 89 degrees 37 minutes 29 seconds East a distance of 245.00 feet to a point; running thence South 00 degrees 06 minutes 35 seconds West a distance of 771.00 feet to the Northeast corner of Parkwood Terrace - Twelfth Section, a subdivision in Marion County, Indiana, the plat of which is recorded as Instrument #69-2776 in the Office of the Recorder of Marion County, Indiana; running thence South 89 degrees 46 minutes 05 seconds West up and along the North line of said Parkwood Terrace - Twelfth Section a distance of 123.04 feet to a point; running thence North 00 degrees 13 minutes 25 seconds West and parallel with the West line of said Half Quarter Section a distance of 15.00 feet to a point; running thence South 89 degrees 46 minutes 05 seconds West a distance of 365.70 feet to a point; running thence South 00 degrees 23 minutes 35 seconds East and parallel with said West Half Quarter Section line a distance of 5.00 feet to a point; running thence South 89 degrees 46 minutes 05 seconds West a distance of 155.00 feet to the Point or Place of Beginning (the proceeding five (5) courses being continuous and contiguous with those on the North line of said Parkwood Terrace - Twelfth Section); containing in all, 11,000 acres, more or less.

This subdivision consists of 36 lots numbered from 28 through 47, both inclusive and 51 through 59, both inclusive, together with streets, easements and Public ways as shown on the within plat.

The size of the lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

Witness my hand and official seal this 1st day of November, 1968.



67/47751

PARKWOOD TERRACE - THIRTEENTH SECTION

The undersigned, Bond Development Corporation, by Byron S. Wolf, its President and Treasurer, and Melvin Marvin, its Secretary, owners of the real estate described in the foregoing certificate certifies hereby in law, plat and subdivision into streets, lots, easements and public ways, in accordance with the within plat, the said real estate.

This subdivision shall be known and designated as PARKWOOD TERRACE - THIRTEENTH SECTION, a subdivision of part of the Northeast Quarter of Section 29, Township 16 North, Range 7 East in Marion County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public.

- PROTECTIVE COVENANTS:**
- All lots in the subdivision shall be known and designated as residential lots. No structure shall be erected, placed or altered on any such residential lot other than one detached dwelling not exceeding two (2) stories in height and a private garage for not more than three (3) automobiles.
 - No lot in this subdivision shall be re-subdivided into building plots having an area less than 7200.00 square feet and a width of less than 50.00 feet as provided in the Marion County Building Ordinance under Ordinance provided however, that one residence and a private garage for not more than three (3) cars may be erected on any previously numbered lot in this subdivision.
 - No signs or offensive 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 nuisance to the neighborhood.
 - No structure of a temporary character, trailer, tent, shack, house, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
 - There are several strips of ground on this plat and marked "Utility and Drainage Easements" which are reserved for drainage and public utility purposes, not including transportation utilities, for the installation and maintenance of poles, masts, ducts, lines, wires, conduits and conduits, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures shall be erected on any of such strips, but the respective owners of the adjacent lot or lots in the subdivision shall take title. In the case subject to the rights of such utilities and other lot owners to access and egress, and through the strips as reserved.
 - The ground floor area of any residence in the subdivision, exclusive of open porches and attached garages shall not be less than 700.00 feet in the case of a secondary, one-family dwelling, or less than 600.00 square feet in the case of a higher, one-family dwelling.
 - No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, nor sign of any kind more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
 - No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 8 and 6 feet above the roadway 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 them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 30 feet from the intersection of a street property line with the edge of a driveway or alleyway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
 - These covenants shall run with the land and shall be binding on all persons claiming under them until January 1, 1992, at which time such covenants shall be extended automatically for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the land has been recorded agreeing to change such covenants in whole or in part. Right of enforcement of these covenants is hereby granted to the Metropolitan Line Commission.
 - If the parties hereto, or any of them, or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property in the subdivisions to prosecute any proceedings at law or in equity against the parties or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other sums for such violation.
 - Enforcement 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.

STATE OF INDIANA) SS:
 COUNTY OF MARION)

I, _____, a notary public in and for said county and state, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument as its voluntary act and deed.

Witness my signature and notarial seal this 14th day of July, 1969.

By commission expires July 14, 1970. *Melvin Marvin*
 Notary Public

FINAL APPROVAL
 Plat County of
 Metropolitan Line Commission
 Marion County, Indiana
 SEPT 20 1967
 W. A. Schreiber
 Recorder

BOND DEVELOPMENT CORPORATION
 BY: *Byron S. Wolf*
 President and Treasurer
 ATTEST: *Melvin Marvin*
 Notary Public



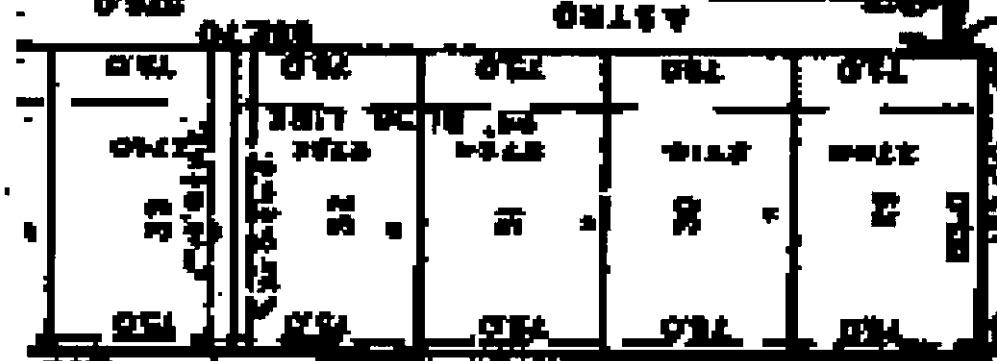
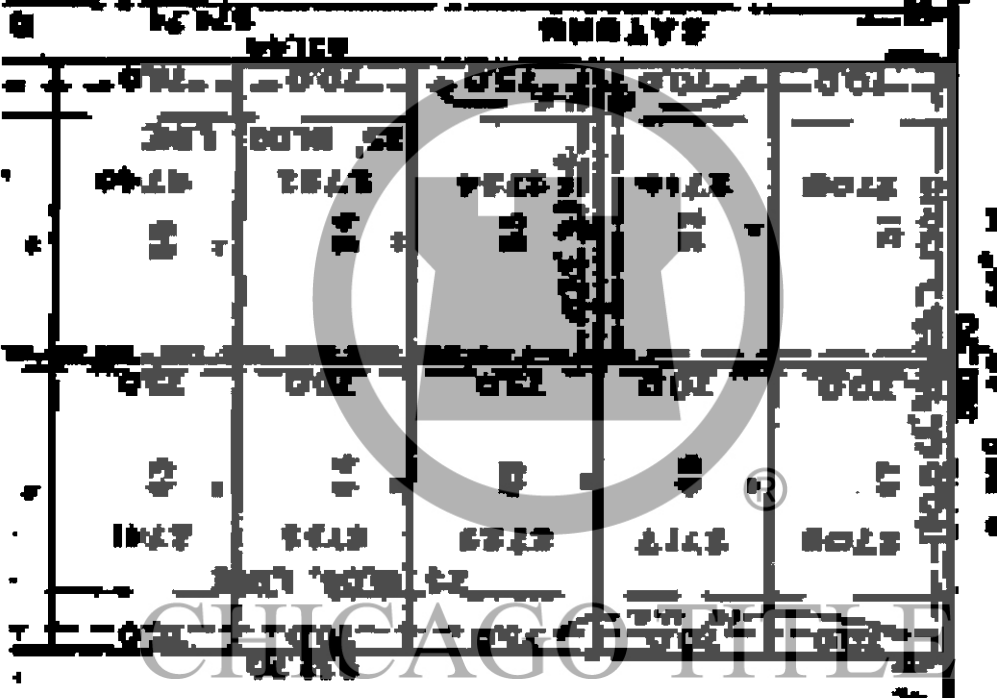
APPROVED THIS 28th DAY OF MAY 1968
 AUDITOR OF MARION COUNTY
Paul J. Spence

DULE DISTRICT FOR PARATON
 COUNTY CLERK
John P. ...

VOID UNLESS RECORDED BEFORE 9-6-69



3 00' 00" W



3 00' 00" W

3 00' 00" W

3 00' 00" W

3 00' 00" W

3 00' 00" W

3 00' 00" W

3 00' 00" W

plot of which is recorded as Instrument 965-2774 in the office of the Recorder of Harlow County, Indiana, a distance of 15.00 feet North 00 degrees 13 minutes 25 seconds West of the Northwest corner thereof; running thence North 00 degrees 13 minutes 25 seconds West upon and along said West Half Quarter Section and said East Line of "Purdon Section - North Section" a distance of 617.00 feet to the Northwest corner thereof; embracing thence North 00 degrees 13 minutes 25 seconds West upon and along said Half Quarter Section Line a distance of 152.87 feet to a point running thence South by degrees 27 minutes 25 seconds East a distance of 625.00 feet to a point; running thence South 00 degrees 05 minutes 25 seconds West a distance of 776.89 feet to the Northwest corner of "Purdon Section - South Section", a Subdividing in Harlow County, Indiana, the plot of which is recorded as Instrument 967-2782 in the office of the Recorder of Harlow County. Indiana, running thence South by degrees 45 minutes 05 seconds West upon and along the North Line of said "Purdon Section - South Section" a distance of 1211.04 feet to a point; running thence North 00 degrees 13 minutes 25 seconds West and parallel with the West Line of said Half Quarter Section a distance of 19.00 feet to a point; running thence South 89 degrees 46 minutes 05 seconds West a distance of 360.30 feet to a point; running thence South 00 degrees 13 minutes 25 seconds East and parallel with said West Half Quarter Section Line a distance of 15.00 feet to a point; running thence South 89 degrees 46 minutes 05 seconds West a distance of 1220.00 feet to the Point of Beginning (the preceding two (5) courses being continuous and contiguous with those on the North Line of said "Purdon Section - South Section", containing in all, 21,000 acres, more or less.

This Division consists of 35 lots numbered from 29 through 63, both inclusive and 51 through 69, both inclusive, together with streets, easements and public ways as shown on the within plat.

The area of the lots and relative of streets and easements are shown in Figures depicting feet and decimal parts thereof.

of November 1966 of Rowland, 1966.

2. no restriction of a company director, trustee, clerk, accountant, manager, partner, or other authorized agent shall be used on any lot of any class as a franchise, either temporarily or permanently.

3. There are several articles of ground of a width shown on this plan and marked "Utility and Exchange Reservations" which are reserved for drainage and utility purposes, not including transportation utilities, for the installation and maintenance of telegraph, water, sewer, gas, electric and other lines, and for the purpose of installing and maintaining the same. The installation of such lines shall be made on any of such lots, but the responsibility of the adjacent lot or lots in the subdivision shall not fall on the owner thereof for the right of such utilities and other lot owned by anyone who acquires an interest in, either in whole or in part, the subdivision.

4. The ground shown on any plan of any subdivision, subdivision of open premises and attached garage shall not be less than 300.00 feet in the case of a residential, non-family dwelling, or less than 600.00 square feet in the case of a duplex, non-family dwelling.

5. No lot of any class shall be conveyed to any person in any lot except the professional right of set aside that was square feet, and sign of not more than five square feet authorizing the property for such use, or sign used by a holder to exercise the property during the improvement and other periods.

6. No fence, wall, hedge or other planting shall be erected or maintained between 2 and 6 feet above the roadway. The roadway shall be paved or permitted to remain on any corner lot within the subdivision area formed by the street property lines and a line connecting them at grade 25 feet from the intersection of the street lines, or in the case of a corner property corner the intersection of the street property lines. The same shall also be maintained shall apply on any lot within 20 feet from the intersection of a street property line with the edge of a driveway or alleyway. No tree shall be permitted to remain within such distance of such intersection unless the following: 1. It is established as a utility right to prevent maintenance of such street lines.

7. These provisions shall not apply to any lot which is being used as a parking lot for the use of a residential, non-family dwelling, or less than 600.00 square feet in the case of a duplex, non-family dwelling.

8. The lot area shall be determined by the lot area shown on the plan and shall be binding on all persons claiming title thereto as of January 1, 1925, at which time such appropriate shall be reported with finality for assessment purposes of any (10) more within an interval defined by a majority of the then owners of the lot and has been recorded in the office of the recorder of Deeds and Personal Property of Cook County, Illinois.

9. If any person, trustee, or any other holder, shall violate or attempt to violate any of the provisions herein, it shall be justifiable for any person or persons owning any real property in the subdivision to prevent any person at any or to equaly divide the ground or persons violating or attempting to violate any such provision, and either to prevent him or them from so doing or to recover damages or other relief for such violation.

10. Installation of any one or more easements by judgment or court order shall be no more effecting any of the other provisions herein shall remain in full force and effect.

11. This plan shall be approved by the Board of Supervisors of Cook County, Illinois, on the 11th day of July, 1927.

12. The Board of Supervisors of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the records of the Board of Supervisors of Cook County, Illinois.

APPROVED THIS 11th DAY OF JULY, 1927.

DATE OF APPROVAL: 1927

OFFICE OF THE BOARD OF SUPERVISORS

John J. ...

CLERK

CHICAGO DISTRICT

FOR EXAMINATION

1927

John J. ...

CLERK

VOID UNLESS RECORDED

BEFORE 9-6-69

FINAL APPROVAL

PLAT COMPLETED BY

Green M. ...

RECORDED IN THE OFFICE OF THE

CLERK OF THE COUNTY OF COOK, ILLINOIS

ON SEP 20 1927

1927



RECORDED AND INDEXED

BY *W. J. ...*

RECORDING AND INDEXING

ASSISTANT

M. J. ...

SECRETARY



