Te may

of 175,000 feet; running thence 3 01°04°29° W parallel with said East line a distance of 150,000 feet; running thence M 90°00°00° W parallel with the South line thereof a distance of 200,000 feet; running thence 1 01°04°29° W parallel with tried fast line a distance of 75°,000 feet to a point of the South line thereof; running thence M 90°00°00° W on and along sid South line a distance of 100,000 feet; running thence N 90°00°00° W parallel with the fast line thereof a sistance of 175,000 feet, running thence N 90°00°00° W parallel with the South line thereof a distance of 148,118 feet; running thence N 01°04°28° E parallel with the fast line thereof a distance of 100°0,793 feet; continuing thence N 83°53°29° E parallel with the sid North line a distance of 288,700 feet; running thence N 30°00°0° E parallel with the sid North line a distance of 288,700 feet; running thence N 30°00°0° E parallel with said North line a distance of 288,700 feet; running thence N 30°00°0° E parallel with said North line a distance of 288,700 feet; running thence N 30°00°0° E parallel with the Southwast quarter; said

distance of 300 South line a df running thence 50,000 feet to how ver, to all

The undersighed, owners of the above described real estate, hereby certify that they do lay off pict and sund vide the This subdivision shall be known and designated as "PAHKEWOOD ADDITION".

The streets, if not heretofore dedicated, are hereby dedicated to the public "utility? Drainage There are strips of ground of various width as shown on this plat and marked Easements which are hereby transportation companies, for the installation and maintenance of poles, mains, ducts, drains, lines and wires subject at all time herein granted and reserved. No permanent structures are to be erected or maintained upon said utility easements. Owners a rights of the public utilities, said rights also including the right of ingress and egress, in, along, across and through said at tyellots in this addition.

Building set-back lines are hereby established on this plat, between which lines and the property lines of the streets structure.

No building structure or accessory building shall be erected closer to the side of any lot than 6 ft, and the total of both Minimum rear yards shall be 20 feet. Where buildings are erected on more than one single lot this restriction shall apply multiple lots.

militable lots.

All lots in this subdivision shall be known and designated as residential lots. No structure shall be erected, altered, plac herein, other than one detached single-family dwelling not to exceed two and one-hall stories in height, and a private garage.

buildings.

The ground floor area of the main structure, exclusive of one-story open parches and garages, shall be not less than a one-story structure, nor less than 900 square feet in the case of a multiple story structure, provided itess than an aggregate of 1200 square feet of finished and liveable floor area.

No hotel building, boarding house, mercantile or factory building or buildings of any kind for commercial use shall be er no trailers, shacks or outhouses of any kind shall be erected or situated on any lot herein, except that for use by the to no form animals, fowls, or domestic animals for commercial purposes, shall be kept or permitted on any lot or lots in the nonzious, unlawful, or otherwise offensive activity shall be carried out on any lot in this subdivision, nor shall anything annoyance or nuisance to the neighborhood.

No fence shall be corried on an along any lot line nor on any lot, the purpose or result of which will be to obstruct re

No fence shall be erected on or along any lot line nor on any lot, the purpose or result of which will be to obstruct rekept in good repair and erected reasonably so as to enclose the property and decorate the same without hinderance or obstruct.

kept in good repair and erected reasonably so as to enclose the property and decorate the same without hinderance of obstrerected between the front property lines and the building setback line other than a fence of a decorative nature not exceeding No private, or semi-private water supply and/or sewage disposal system may be located upon any lot in this subdivision cedure as provided by the Indiana State Board of Health, or other-civil authority having jurisdiction. No septic tank absorption be located or constructed on any lot or lots herein except as approved by said health authority. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications have been approved as to the conformity and harmony of external design with existing structures herein and as to the building elevation, by a committee composed of the undersigned owners of the herein described real estate, or by their duly authority resignation of any member of said committee, the remaining member of members shall have full authority to approve or disarrepresentative with like authority. If the committee falls to act upon any plans submitted to it for its approval within a period same, the owner may proceed then with the building according to the plans as approved. Neither the committee members nor any compensation for services performed pursuant to this covenant.

any compensation for services performed pursuant to this covenant.

If the partices hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of these covenant is shall be lawful for any other person owning any real property situated in this subdivision to prosecute any proceedings of violating or attempting to violate any such covenant, and either to prevent him or them from doing so, or to recover dome. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the st corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the interounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to ar street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances maintained at sufficient height to prevent obstruction of such sight lines.

These covenants are to run with the land, and shall be binding an all parties and all persons claiming under them until be automatically extended for successive periods of ten (10) years, unless by a vote of a majority of the tien owners of the covenant in whole or in part Right of enforcement of mesocovenants is hereby granted to the Metropolitan Planning Depa invalidation of any of the Toregoing covenants, provisions, restrictions or conditions by judgement or court order sha which shall remain in full force and effect. In addition to the above covenants all covenants previously submitted and metropolitations are the provinced to the above subdivision. become binding to the above subdivision in witness whereof, the owners of the above described real estate have hereunto caused their names to be subscribed

a gradus Sent of day of the Gradust Section

County of Marion) ss State of Indiana

Before me, the undersigned a Notary Public in and for said County and State personally appeared the above and ackn voluntary act and deed and affixed their signaturers thereto

Witness my signature and seal this 17 day of JULY 1973

My commission expires JULY 14, 1976

ROMONA TIROUP وجداء ما المساح OTOST USING

This in: trument is prepared by

MIDSTATES ENGINEERING TOPC

: running thence in 01°04′29° st parallel with taid isst line a .000 feet; running thence H 90°00′00° M parallel with the South fistance of 200.000 feet; running tience i 01°04′29° st parallel line a distance of 200.000 feet; running tience i 01°04′29° st parallel line a distance of 175.000 feet to a point on the South line a distance running thence H 90°00′00° st on and along said South line a distance running thence H 90°00′00° st parallel with the last line there fig. 3 fistance of 188.188 feet; running thence H 01°04′29° C we East line thereof a distance of 1026.799 feet; continuing 19° Experillel with said Borth line a distance of 288.700 feet; o °°03′10° E a distance of 10°03′3 feet to a point in the se aforementioned South half of the Southwest quarter; said

distance of 300,000 feet; running thence \$ 90°00'00° C perallel with said South line a distance of 175.000 feet to a point on the East line theroof; running thence \$ 01°04°29° M on and along said East line a distance of 50,000 feet to the point of beginning; containing 40.9106 acres; subject, lowaver; to all legal highways, rights-of-may, and assemants.

Corners were established, improvements were located and encroachments were found to be estating as shown hereon. Certified this lith day of July, 19 

MID-STATES ENGINEEALING CO., INC.

Sol C. Hiller Reg. Land Surveyor No. 9788 - Indi-

real estate, hereby certify that they do lay off plat and subdivide the same in accordance with this plat and certificate
"PAHKE WOOD ADDITION"
they dedicated to the public "Utility & Orainage"

thy dedicated to the public "Utility ". Drainage has shown on this plat and marked Easements which are hereby reserved for the use of public utilities, not including tenance of poles, mains, ducts, drains lines and wires, subject at all times to the proper authorities and to the easements are to be erected or maintained upon said utility easements. Owners of lots in this subdivision shall take title subject to the right of ingress and egress, in, along, across and through said utility easements, and to the rights of owners of the other

in this plat between which lines and the property lines of the streets shall be erected or maintained no building or

re erected closer to the side of any lot than 6 ft, and the total of both side yards small be not less than 16 leet dings are erected on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the

lignated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot not to exceed two and one-hall stories in height, and a private garage for not more than 3 cars and residential accessory

studies of one-story open parches and garages, shall be not less than 1200.

Square feet in the case of a multiple story structure, provided no structure of more than one story shall have feet of finished and liveable floor area factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision be erected or situated on any lot herein, except that for use by the builder during the construction of a proper structure commercial purposes shall be kept or permitted on any lot or lots in this subdivision vity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an

ie, nor on any lot, the purpose or result of which will be to obstruct reasonable vision, light or air, and all fences shall be close the property and decorate the same without hinderance or obstruction to any other property. No fence shall be ing setback line other than a fence of a decorative nature not exceeding three (3) feet six (6) inches in height, sewage disposal system may be located upon any lot in this subdivision, which is not in compliance with regulations or protuce of the civil authority having jurisdiction. No septic tank absorption field, or any other method of sewage disposal shall tept as approved by said health authority, any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building of external design with existing structures herein and as to building with respect to topography and finished ground a owners of the beginning described real estate, or by their duly authorized représentatives, in the event of the death or

d owners of the herein described real estate, or by their duly authorized representatives. In the event of the death or pining member or members shall have full authority to approve or disapprove such design and location, or to designate a is to act upon any plans submitted to it for its approval within a period of litteen (15) days from the submission date of the cording to the plans as approved. Neither the committee members nor the designated representatives shall be entitled to this covenant.

cirs or assigns shall violate or attempt to violate any of these covenants, restrictions, provisions or conditions herein. eirs or assigns shall violate or attempt to violate any of these covenants, restrictions, provisions or conditions herein, il property situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons and either to prevent him or them from doing so, on to recover damage or other dues for such violation obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any treet property lines and a line connecting points 25 feet from the intersection of said street lines or in the case of a street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a laley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is of such sight lines

shall be binding on all parties and all persons claiming under them until 1January 1978 at which time said covenants shall in (10) years, unless by a vote of a majority of the then owners of the lots in this subdivision, it is agreed to change said these covenants is hereby granted to the Metropolitan Planning Department, its successors or assigned provisions, restrictions or conditions by judgement or court order shall in no way affect any of the other provisions, to the above covenants, all covenants previously submitted and made part of the Zoning Case 72 2-149 shall is to

d real estate have hereunto caused their names to be subscribed

27 - 49 2 23

Southwood Developement Co., Inc.

Gradison - President

and for said County and State personally appeared the above and acknowledged the execution of this instrument as their iereto

1 JULY , 19.73

COURTY ATMOST Sametre & many

N. C. ph

This In, trument is prepared by MIDSTATES ENGINEERING CO INC.

Notice Plant Notice Plant