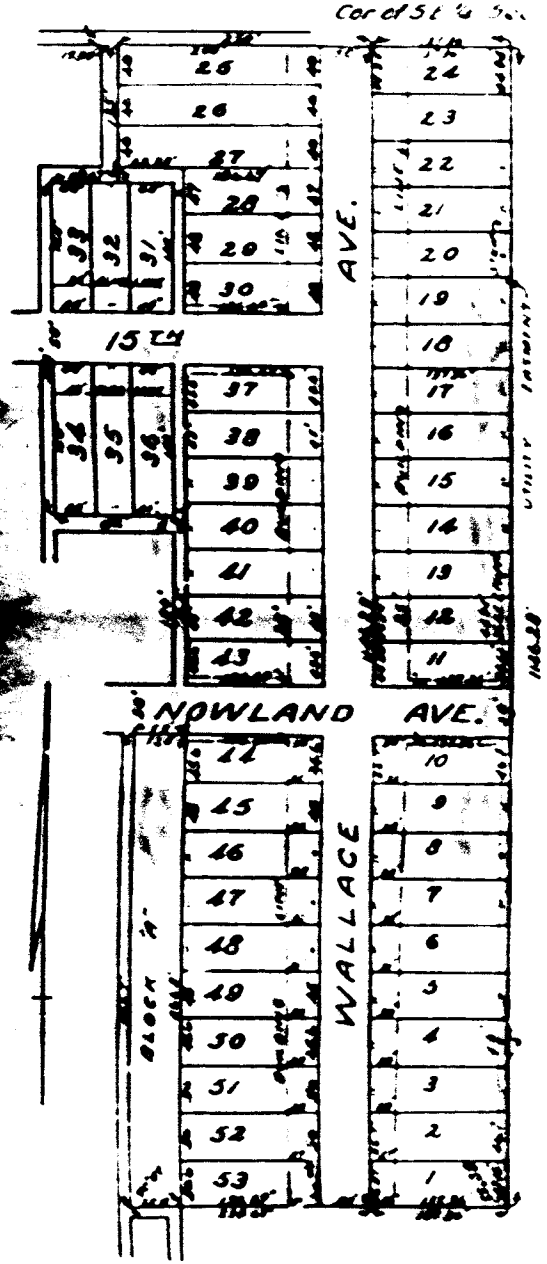
196.81 South & 1109.84 East of the NW Cor of Sec 33 16-4



ROSALIA PLACE - SECOND SECTION

[illegible]

I The Undersigned Hereby Certify That The Accompanying Plat Of Rosalia Place 2nd Section Was Surveyed By Me And Is True And Correct And Represents A Replat Of Lots Nos 12 To 134 Both Inclusive And That The 12th St (40' R/W) Rosalia Place As Recorded In The Office Of The Marion County Recorder PB 22 P 42 And Also A Subdivision Of Part Of The Southeast Quarter Of Section 33 Township 16 North Range 4 East More Particularly Described As Follows: Beginning At A Point 196.81 Feet South And 1109.84 Feet East Of The Northwest Corner Of The Southeast Quarter Of Section 33, Township 16, North Range 4 East, Thence South Parallel To The West Line Of Said Section 1146.26 Feet To A Point.

Thence East 137.36 Feet To A Point; Thence North Parallel To The West Line Of Said Southeast Quarter 1146.26 Feet To A Point Which Is 196.81 Feet South Of The North Line Of Said Southeast Quarter; Thence In A Westerly Direction A Distance Of 137.36 Feet To The Point Or Place Of Beginning. Containing 0.36 Acres More Or Less.

This Subdivision And Replat Consists Of 53 Lots Numbered From 1 To 53 Both Inclusive And Block "A"

The Size Of Lots And Widths Of Streets Are Shown On This Plat In Figures Denoting Feet And Decimal Parts Thereof.

Witness My Signature And Seal This 3rd Day Of [illegible] 1941.

[illegible]
Registered Engineer No. 1036 State Of Indiana

The Undersigned Union Trust Company Of Indianapolis, Trustee Of Lots Numbered 25 To 53, Both Inclusive And Walter F. Sewell, Trustee Of Lots Numbered 1 To 24, Both Inclusive, Do Hereby Certify That They Have Laid-Off, Replatted, And Subdivided And Do [illegible] Real Estate In Accordance With The Certificate.

This Replat And Subdivision Shall Be Known And Designated As "Rosalia Place Second Section" An Addition To The City Of Indianapolis, Indiana.

The Streets Not Heretofore Dedicated Are Hereby Dedicated For Public Use.

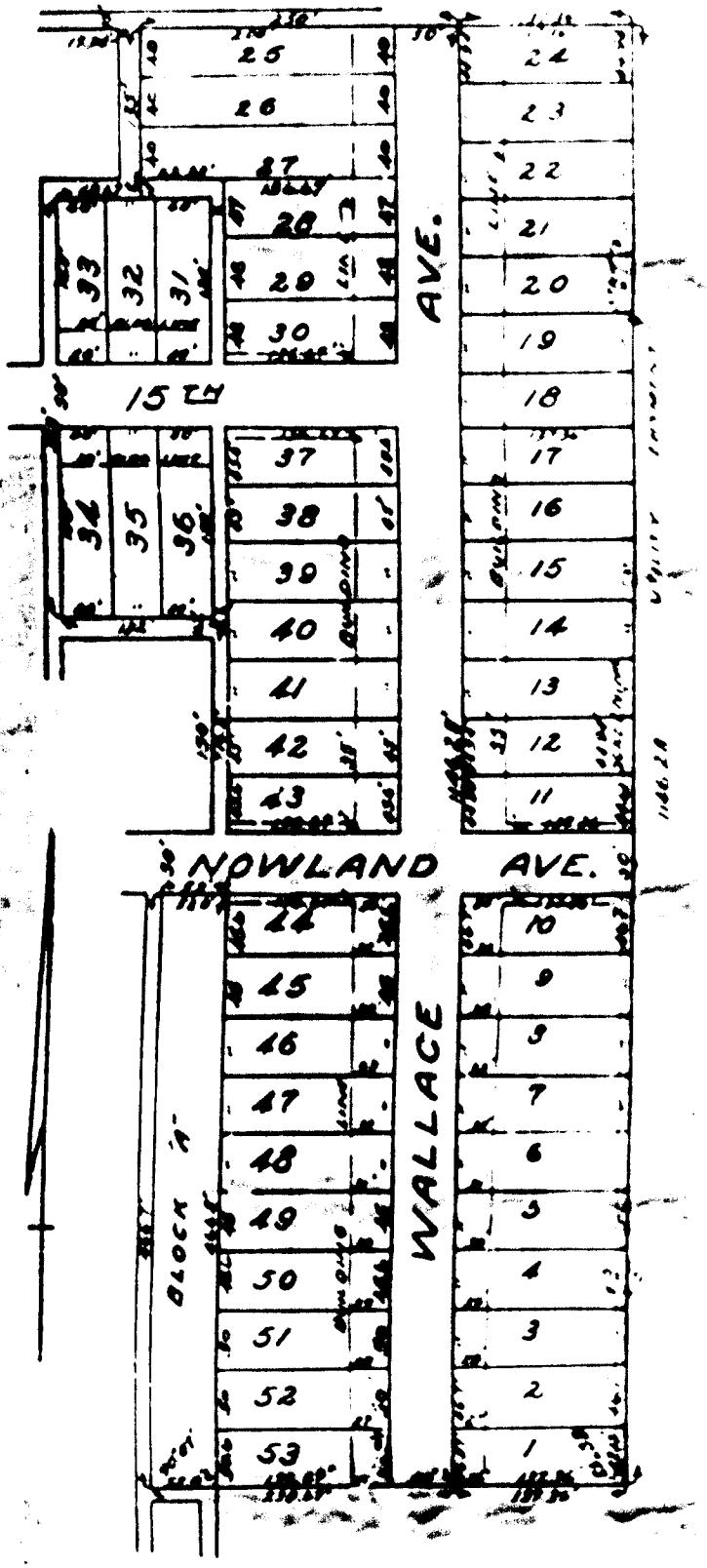
There Is A Strip Of Ground Five (5) Feet In Width As Shown On This Plat Which Is Hereby Reserved For The Use Of Public Utilities, Not Including Street Car Transportation Companies For The Installation And Maintenance Of Mains, Ducts, Poles Lines Sewers Drains And Wires Subject At All Times To The Authority Of The City Of Indianapolis Indiana And To The Easement Herein Reserved. No Permanent Or Other Structure Shall Be Erected Or Maintained On Said Strip But The Owners Of Such Lots Shall Take Their Titles Subject To The Rights Of Public Utilities And To Those Of Other Lawful Occupants Of Lots Abutting To Said Easment Herein Shown Reserved. Ingress And Egress In Along Said Strip And Thru The Strip So Reserved No Structure Shall Be Erected On The Building Strip Shown On This Plat.

All Lots In This Addition Shall Be Designated As Residential Lots. Only One Single Family Dwelling Or Duplex Dwellings, And Not Exceeding Two Stories In Height, [illegible] Shall Be Erected Or Maintained On Any Platted Lot Therein.

Front And Side Building Lines Established As Shown On This Plat Between Which And The Property Line Of The Streets There Shall Be Erected And Maintained No Building Or Other Than A One Story Open Porch

No Residence Front Shall Be Erected Nearer To The Front Lot Line Than The Building Line As Shown On The Above Plat Nor Farther Than Forty (40) Feet From The Front Lot Line, Nor Nearer Than Four (4) Feet To The Side Line Of Any Lot In This Addition, Nor Shall Any Accessory Building Other Than A One Or Two Car Garage Be Erected

196.81 South $1[illegible]9.84 East [illegible]
Cor of [illegible]



ROSAL[illegible]

[illegible] INCLUSIVE AND [illegible] OF THE [illegible] DESCRIBED [illegible] 9.84 [illegible] EAST [illegible] 33, TOWN[illegible] NORTH [illegible] SECTION [illegible] THENCE EAST [illegible] 37.36 FEET TO A POINT; [illegible] EAST QUARTER 1146.28 [illegible] LINE OF SAID SOUTHEAS[illegible] OF 137.36 FEET TO THE [illegible] LESS.

THIS SUBDIVISION AND [illegible] INCLUSIVE AND BLOCK "A" [illegible] THE SIZE OF LOTS A[illegible] [illegible] FEET AND DE[illegible] [illegible] SIGNATURE [illegible]

[illegible] TO 53 B[illegible] INCLUSIVE AN[illegible] INCLUSIVE DO HEREBY CER[illegible] HEREBY LAY OFF REPLAT [illegible] THIS CERTIFICATE.

THIS REPLAT AND SUB[illegible] SECOND SECTION AN ADD[illegible] THE [illegible] NOT HER[illegible] THERE IS A STRIP OF GR[illegible] HEREBY RESERVED FOR [illegible] TRANSPORTATION COMPA[illegible] POLES [illegible] SEWERS D[illegible] [illegible] INDIANAPOL[illegible] [illegible] SHALL T[illegible] [illegible] INGRESS A[illegible] [illegible] BE [illegible] [illegible] OR MA[illegible] [illegible] SIDE BUIL[illegible] [illegible] PROPERTY [illegible] OTHER TH[illegible] NO RESIDENCE FRONT S[illegible] [illegible] LINE AS SHOWN ON TH[illegible] LOT LINE, NOR NEARER TH[illegible] NOR SHALL ANY ACCESSOR[illegible]

No Noxious Or Offensive Trade Shall Be Carried On Upon Any Lot In This Addition, Nor Shall Anything Be Done Thereon Which Shall Be Or Become A Nuisance To The Neighborhood.

No Person Or Persons Of Any Race Or Mixture Thereof Other Than The Pure White Race Shall Own, Use Or Occupy Any Lot In This Addition Excepting However A Domestic Servant Not Of The Pure White Race May Occupy Room Or Rooms With A Tenant Or Owner Of The Pure White Race During The Time Of Such Domestic Service

No Trailer, Tent, Shack, Basement, Garage Or Temporary Structure Of Any Kind Shall Be Used For Temporary Or Permanent Residential Purposes On Any Lot In This Addition.

No Residence Shall Be Erected Or Maintained In This Addition Having A Ground Floor Area Of Less Than Six Hundred And Eighty (680') Square Feet If A One Story Structure Or Six Hundred (600') Square Feet If A One And One-Half Or Two Story Structure. No Residence Shall Be Erected Costing Less Than Three Thousand ($3,000.00) Dollars.

The Right To Enforce The Foregoing Provisions, Restrictions And Covenants By Injunction Together With The Right To Cause The Removal By Due Process Of Law Of Any Structure, Erected Or Maintained In Violation Thereof Is Hereby Dedicated To The Public And Reserved To The Owners Of The Several Lots In This Addition, The Parties Hereto Shall Be Entitled To Such Relief Without Being Required To Show Any Damage Of Any Kind To Any Such Owner Or Owners By Reason Of Such Violation Or Attempted Violation. Said Provisions Shall Be In Full Force And Effect Until June 1, 1970 At Which Time Said Covenants Shall Be Automatically Extended For Successive Periods Of Ten (10) Years, Unless By A Vote Of The Majority Of The Then Owners Of The Lots It Is Agreed To Change The Said Covenants In Whole Or In Part.

Invalidation Of Any One Of These Covenants By Judgement Or Court Order Shall In No Wise Affect Any Of The Other Provisions Which Shall Remain In Full Force And Effect.

In Witness Whereof This 9th Day Of June 1941, The Union Trust Company Of Indianapolis Trustee Has Hereunto Caused Its Name To Be Subscribed And Its Corporate Seal To Be Hereto Affixed And The Same To Be Attested By The Signatures Of Alfred F. Gaudino, Its Vice-President And Clarence R Kuss Its Secretary.

THE UNION TRUST COMPANY OF INDIANAPOLIS, TRUSTEE

Alfred F. Gaudino
VICE-PRESIDENT

Clarence R. Kuss
SECRETARY

State Of Indiana } SS.
County Of Marion }

Before Me, A Notary Public In And For Said County And State, Personally Appeared The Union Trust Company Of Indianapolis, Trustee, Alfred F. Gaudino, Its Vice-President And Clarence R Kuss Its Secretary And Acknowledged The Execution Of The Foregoing Instrument As Their Voluntary Act And Deed For The Purposes Therein Expressed.

Witness My Hand And Seal This 9th Day Of June 1941.

E R Dobson
Notary Public

My Commission Expires Jan 14-1945

In Witness Whereof This 9th Day Of June 1941, Wilfred F. Seyferth Trustee Has Hereunto Set His Hand And Seal.

Wilfred F. Seyferth Trustee

State Of Indiana } SS
County Of Marion }

Before Me, A Notary Public, In And For Said County And State, Personally Appeared Wilfred F. Seyferth, Trustee, And Acknowledged The Execution Of The Foregoing Instrument As His Voluntary Act And Deed For The Purposes Therein Expressed.

Witness My Hand And Seal This 9th Day Of June 1941.

Notary Public

My Commission Expires Jan 14-1945

SEAL
INDIANA

Louis G. Barrick
Walter Rich
W. Edmund

17th