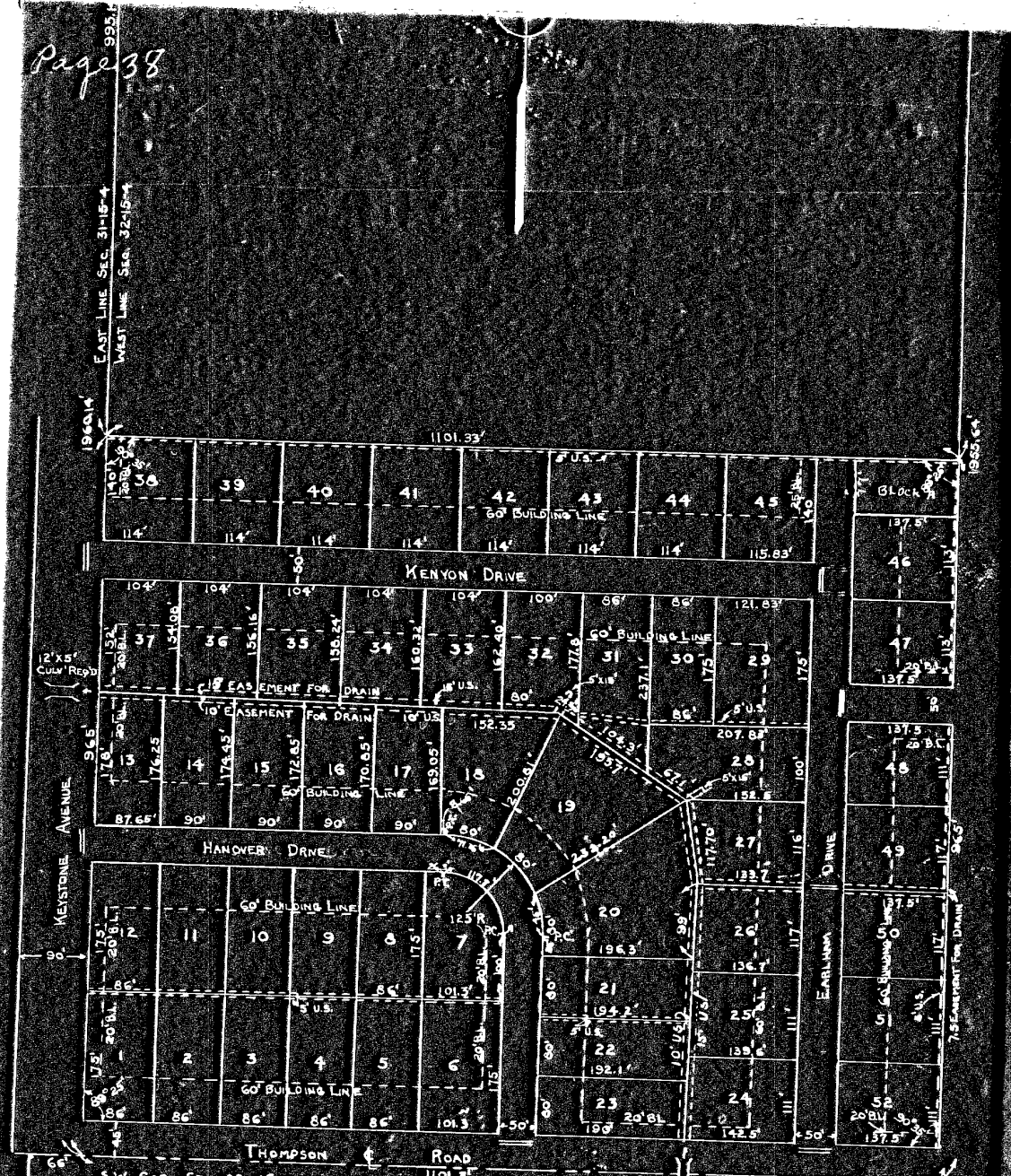


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KEYSTONE

EAST LINE SEC. 31-15-4
WEST LINE SEC. 32-15-4

R. E. S.W. 1/4 Section 32-15-4
R. T. S.E. 1/4 Section 31-15-4
ROSEDALE HILLS SUBDIVISION
SCALE 1"=100'

APPROVED THIS 12th DAY OF June 1954
COUNTY PLANNING COMMISSION
COUNTY OF MARTIN
Frank H. ... PRESIDENT
John M. ... SECRETARY

RECORDED AT 1285
SEP 26 1954



IMAGECOPY

65214

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THE UNDERSIGNED ROSDALIA DEVELOPMENT CORP. BY HAROLD C. MILLER, PRESIDENT AND JOHN W. SIMPSON, SECRETARY-TREASURER, HEREBY LAY OFF, PLAT, AND SUBDIVIDE INTO LOTS AND STRIPS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "ROSDALE HILLS" AN ADDITION TO THE COUNTY OF MARION, INDIANA.

- A. THE STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.
- B. LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY DWELING WITH ACCESSARY BUILDING, AND NOT EXCEEDING TWO STORIES IN HEIGHT, MAY BE ERRECTED OR MAINTAINED ON SAID LOTS.
- C. NO ONE STORY HOUSE SHALL BE ERRECTED IN THIS ADDITION HAVING A GROUND FLOOR AREA OF LESS THAN 900 SQUARE FEET, AND NO ONE AND ONE HALF OR TWO STORY HOUSE HAVING A GROUND FLOOR AREA OF LESS THAN 720 SQUARE FEET ON ANY LOT IN THIS ADDITION EXCLUSIVE OF OPEN PORCHES, GARAGES, BASEMENTS OR UTILITY ROOMS.
- D. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN, OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES ON ANY LOT IN THIS ADDITION.
- E. NO NOISIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT IN THIS ADDITION, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR SHALL BECOME A NUISANCE TO THE NEIGHBORHOOD.
- F. NO LOT IN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO A BUILDING LOT HAVING AN AREA OF LESS THAN 15000 SQUARE FEET.
- G. THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED UTILITY STRIPS, WHICH ARE HEREBY RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES, NOT INCLUDING STREET CAR OR 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 PROPER CIVIL AUTHORITY HAVING JURISDICTION, AND TO THE EASEMENT HEREIN RECEIVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER, SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THOSE OF THE OWNERS OF LOTS IN THIS ADDITION, TO SAID EASEMENT HEREBY GRANTED FOR INGRESS AND EGRESS, IN, ALONG, ACROSS AND THROUGH THE STRIPS OR GROUND SO RESERVED.
- H. THE RIGHT TO ENFORCE THE FOREGOING PROVISIONS, RESTRICTIONS AND COVENANTS OF INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW ANY STRUCTURE ERRECTED OR MAINTAINED IN VIOLATION THEREOF IS HEREBY DEDICATED AND RESERVED TO THE OWNERS OF THE SEVERAL LOTS IN THIS ADDITION.
- I. THE ABOVE COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM.

IN WITNESS WHEREOF ROSDALIA DEVELOPMENT CORP. BY HAROLD C. MILLER, PRESIDENT, AND JOHN W. SIMPSON, SECRETARY-TREASURER, HAVE HERETOFORE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 15TH DAY OF MAY, 1954.

STATE OF INDIANA
COUNTY OF MARION

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ROSDALIA DEVELOPMENT CORP., BY HAROLD C. MILLER, PRESIDENT, AND JOHN W. SIMPSON SECRETARY-TREASURER AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING CERTIFICATE AS ITS AND THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
Doris Edna Pease
1954

By _____ PRESIDENT
By _____ SECRETARY-TREASURER

APPROVED THIS 20TH DAY OF SEPTEMBER 1954
Nelson Gandy
Growth Callie DANTON

I HEREBY CERTIFY THAT THE WITHIN PLAT IS TRUE AND CORRECT AND REPRESENTS A SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION) RUNNING THENCE EAST UPON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1101.30 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 365 FEET TO A POINT; THENCE WEST 1101.30 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER SECTION) THENCE EAST UPON AND ALONG THE WEST LINE OF SAID QUARTER SECTION 365 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.14 ACRES MORE OR LESS. SAID PLAT ALSO REPRESENTS A SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION) RUNNING THENCE NORTH UPON AND ALONG THE EAST LINE OF SAID QUARTER SECTION 965 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 90 FEET TO A POINT; THENCE SOUTH UPON AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 365 FEET TO A POINT; THENCE EAST UPON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION 90 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.99 ACRES MORE OR LESS.

THIS SUBDIVISION CONSISTS OF 52 LOTS, NUMBERED 1 THROUGH 52 INCLUSIVE, AND BLOCK "A".

THIS SURVEY WAS MADE BY ME DURING APRIL 1954.

WITNESS MY SIGNATURE THIS 15TH DAY OF MAY 1954.

Harlan L. Collins
HARLAN L. COLLINS
REGISTERED PROFESSIONAL ENGINEER #2675

101.36

THE COVENANTS LISTED BELOW ARE IN ADDITION TO COVENANTS "A THROUGH I" LISTED ABOVE.

J. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY FIVE YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

K. INVALIDATION OF ANY ONE OF THESE COVENANTS SHALL IN NO WISE AFFECT ANY OF THE OTHERS AND EFFECT OF SUCH COVENANTS BY JUDGMENT OR COURT ORDER SHALL NOT AFFECT THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

L. NO INDIVIDUAL SEWAGE-DISPOSAL SYSTEM IS LOCATED, CONSTRUCTED AND REQUIREMENTS WHICH ARE SUBSTANTIAL IN CONNECTION WITH THE INSURANCE STATE AND IN EFFECT ON THE DATE SUCH SYSTEM SHALL BE OBTAINED SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS EQUIPPED IN ACCORDANCE WITH STANDARDS AND REQUIREMENTS WHICH SHALL BE ISSUED BY THE FEDERAL HOUSING ADMINISTRATION OR ANY OTHER AUTHORITY HAVING JURISDICTION OVER MORTGAGEE COVERING PROPERTY IN THIS COUNTY.

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