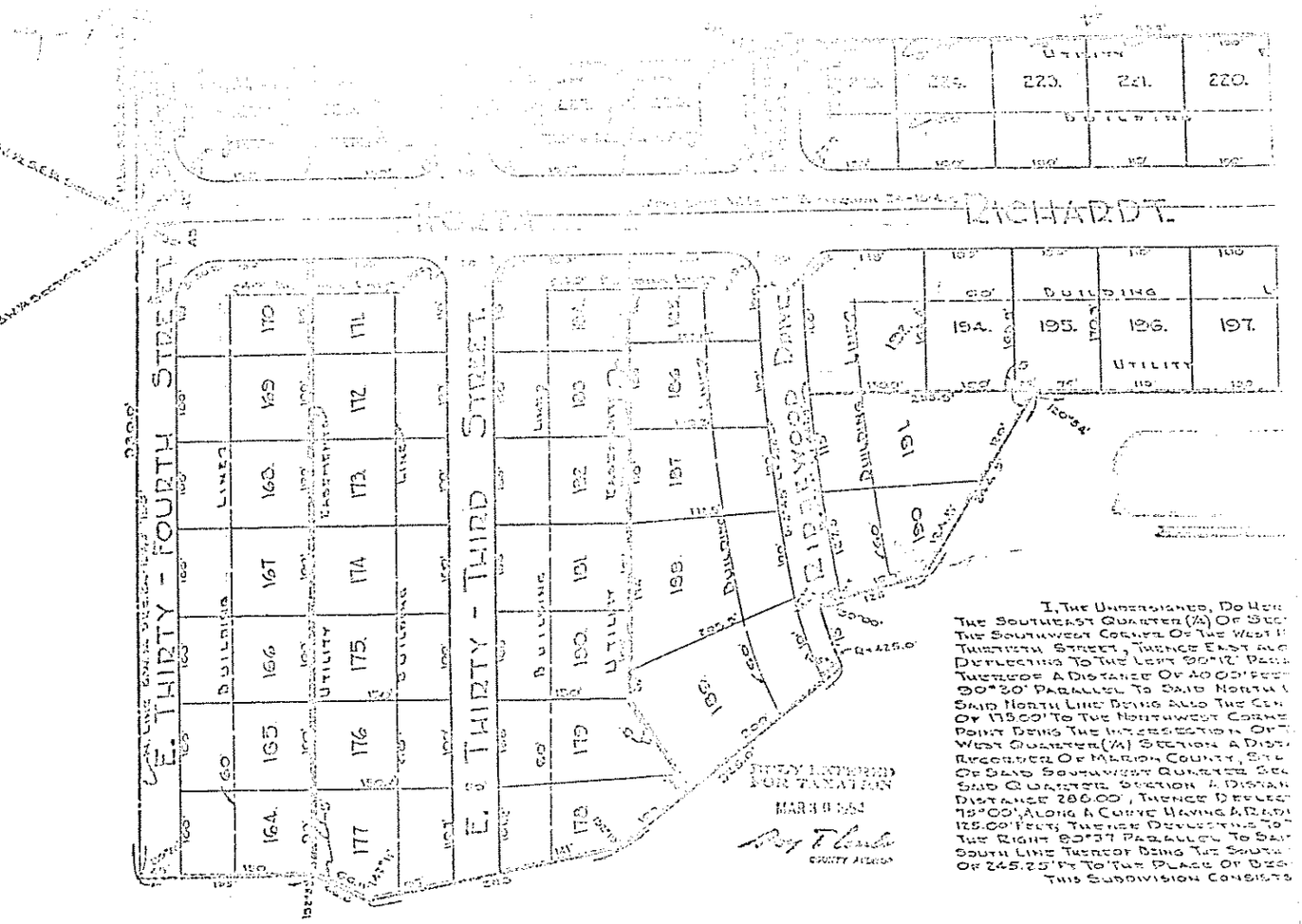

Undersigned, Frederick E. Hansing, The Last Will And Testament Executor Of Henry A Hansing Deceased And John F. Linder
Certifies That They Do Hereby Lay Off, Plat And Subdivide The Same In Accordance With This Plat And Certificate. This
Shall Be Known And Designated As "Shadeland Village" Third Section, An Addition To The City Of Indianapolis, Indiana.
Streets If Not Heretofore Dedicated And Hereby Dedicated To Public Use.
The Are Strips Of Ground Five (5) Feet In Width As Shown On This Plat Which Are Hereby Reserved For Use Of Public Utilities For The Install
Erence Of Poles, Mains, Lines, Wires, Ducts, Drains And Sewers, Subject At All Times To The Authority Of The Proper Civil Authority And
To The Easements Hereby Reserved. No Permanent Or Other Structures Shall Be Erected Or Maintained On Said Strips, But Shall
Take Their Titles Subject To The Rights Of Such Public Utilities And To The Rights Of The Owners Of The Other Lots In This Sub-
Strips And Egress In, Along, And Across And Thereon For Servicing Same. No Structure Shall Be Erected, Altered, Placed On
Lots In This Subdivision Shall Be Known And Designated As Residential Lots. No Structure Shall Be Erected Or Altered To Exceed One And One-Half Stories In Height
Remain On Any Residential Lot Hereon Other Than One Detached Dwelling, Not To Exceed One And One-Half Stories In Height
Garage For Not More Than Two - (2) Cars And Customary Accessory Building. There Shall Be Provided A Side Yard On
The Dwelling Equal In Width To Fifteen (15) Per Cent Of The Width Of The Lot At The Side Back Line Or Fifteen (15') Feet Whichever
No Building Structure Or Apportionment Thereof, Except Fences, Shall Be Located Within Said Side Yard Unless Would
Authority Having Jurisdiction) Waive Building Set Back Lines Upon More Than One Single Lot, This Restriction Shall Apply To The
The Extreme Boundaries Of The Northern Lots.
Steel Building, Boarding House, Mercantile Building, Factory Building Or Buildings Of Any Kind For Commercial Use Shall
Be Maintained On Any Lot Or Lots In This Subdivision.
Trailers, Shacks Or Out Houses Of A Permanent Or Temporary Nature Of Any Kind Shall Be Erected Or Situated On Any Lot Hereon
During The Period Of Construction Of A Residence Or Other Structure And For Use By The Builder For His Materials And Tools.
Farm Animals Or Fowl Shall Be Permitted On Any Lot Or Lots In This Subdivision And No Pets Or Domestic Animals For
Purposes Shall Be Kept Thereon.
Building Lines As Shown On This Plat In Front Front This Street Property Lines Are Hereby Established, Between Which Lines
Such Property Lines There Shall Be Erected Or Permanently Maintained No Structure Of Any Kind Or Part Thereof Other Than A One Story Porch.
Fence Shall Be Erected On Or Along Any Lot Line Nor On Any Lot The Purpose Of Which Will Be To Obstruct Reasonable
And Air, And All Fences Shall Be Kept In Good Repair And Erected Reasonable So As To Enclose The Property And Discourage
Abandonment Or Dilapidation To Any Portion Of Such Property. No Fence Shall Be Erected Between The Front
Lines And The Building Setback Line Other Than A Fence Of A Decorative Nature And Not Exceeding Three (3)
Inches In Height.
Private Or Semi-Private Water Supply And Sewage Disposal Systems May Be Located Upon Or Adjacent To Any Lot
This Subdivision That Is Not In Compliance As Provided By The Indiana State Board Of
Civil Authority Having Jurisdiction Shall Be Located Or Constructed Upon
By Said Health Authorities, Nor Shall Any Such Be Installed Or Used On Any Lot Until Approval
Water, Well, Privy Or Cesspool Shall Be Located Or Maintained Within Any Lot Which Is Not In Accordance With
Set Above The Following Shall Be Minimum Distance Requirements For Any Septic Tank Or Tile Field Located On Any Lot Within This Subdivision:
Water Supply Lines And Any Lake, Stream Or Other Body Of Water Not Less Than Fifty (50) Feet From The Intersection Of The Street
Property Lines Extended. The
Or In The Side Or Rear Yards Of Any Lot Nearer To Any Street Property Line Or To A Corner Property Line Than
Shall Be Permitted Within Any Such Intersection Unless The Foliage
Of Sufficient Height To Prevent Obstruction Of Such Sight Lines.

Examined and Approved

Date: MAR 3 1954

County Auditor

By: [illegible]
Deputy

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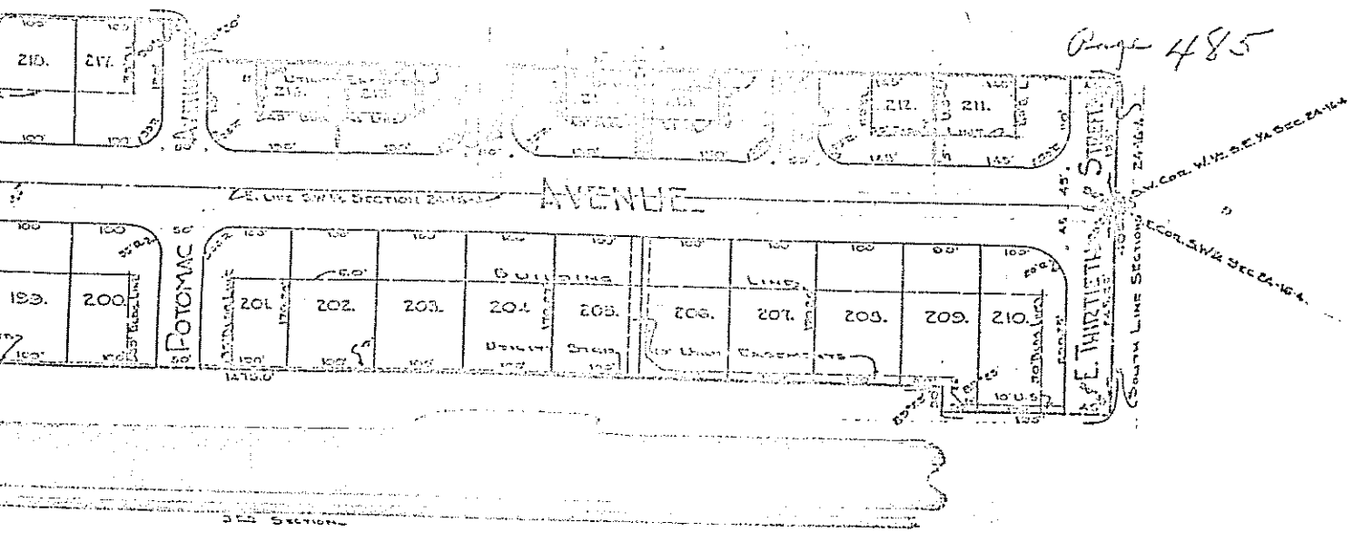

That This Plat Is True And Correct Representing A Subdivision Of Part Of The Southwest Quarter(¼) And Part Of The West Half(½) Of Township 16 North, Range 4 East In Marion County, State Of Indiana, More Particularly Described As Follows: — Beginning At The Southeast Quarter(¼) Of Said Section, Being Also The Intersection Of The Center Lines Of Richardson Avenue And East 30th Street; Thence Deflecting To The Left 89°30' Parallel To Said West Line A Distance Of 135.00'; Thence Deflecting To The Right 89°30' Parallel With The North Line Of Said Quarter-Quarter (¼-¼) Section, Being The Center Line Of East 30th Street, A Distance Of 838.00'; Thence Deflecting To The Left 90°00' Along Said North Line And Centerline, A Distance Of 1220.00 Feet To The Northeastern Corner Of Shadeland Village Second Section As Is Recorded In The Office Of The Recorder, In Plat Book 28, Page 414 And 415, Thence Along The Eastern Boundary Of Said Second Section To The South Line Of Said Quarter-Quarter (¼-¼) Section Being Also The Northeast Corner Of The Southwest Quarter(¼) Of Said Section; Said Point Being Also The Northeast Corner Of Shadeland Village Second Section As Is Recorded In The Office Of The Recorder, In Plat Book 28, Page 414 And 415, Thence Along The Eastern Boundary Of Said Second Section To The South Line Of Said Quarter-Quarter (¼-¼) Section Being Also The North Line Of East Thirtieth (30th) Street; Thence Deflecting To The Left 90°00' Along Said North Line And Centerline, A Distance Of 1475.0 Feet To The Northeastern Corner Of Shadeland Village Second Section As Is Recorded In The Office Of The Recorder, In Plat Book 28, Page 414 And 415, Thence Along The Eastern Boundary Of Said Second Section To The South Line Of Said Quarter-Quarter (¼-¼) Section Being Also The North Line Of East 30th Street; Thence Deflecting To The Left 90°00' A Distance Of 30.00 Feet To The Point Of Beginning, Containing In All 36.37 Acres, More Or Less, Subject However To All Legal Highways And Rights-Of-Way.

Numbered From 164 To 192, From 194 To 221, And From 223 To 239; All Numbers Inclusive - With Streets As Shown On This Plat.

Herbert L. Bleeke
Registered Engineer No. 1836 - State Of Indiana

No Building Shall Be Erected, Placed Or Altered On Any Building Plot In This Subdivision Until The Building Plans, Specifications And Plot Plan Showing The Location Of Such Building Have Been Approved In Writing As To The Conformity And Harmony Of External Design With Existing Structures In This Subdivision, And As To Location Of The Building With Respect To Topography And Finished Ground Elevation, By A Committee Composed Of Frederick E. Harding, John F. Linder, Or By A Representative Designated By A Majority Of The Members Of Said Committee. In The Event Of The Death Or Resignation Of Any Member Of Said Committee, The Remaining Member Or Members Shall Have Full Authority To Approve Or Disapprove Such Design And Location, Or To Designate A Representative With Like Authority. In The Committee Shall Fail To Act Upon Any Plans Submitted To It For The Approval Within A Period Of Fifteen (15) Days From The Submission Date Of The Same, Then The Owner May Proceed With The Building According To The Plans Submitted, Which Plans However Shall Not Be Contrary To Any Provision, Covenants, Conditions, And Restrictions Hereof. This Instrument, And The Failure Of Such Committee To Act Within (Fifteen (15) Days Shall Be Deemed An Approval Of The Plans So Submitted, Neither The Members Of Such Committee, Nor Its Designated Representatives Shall Be Entitled To Any Compensation For Services Performed Pursuant To This Said Covenant. The Powers And Duties Of Such Committee, And Of Its Designated Representatives, Shall Cease On And After April 1st 1964, Thereafter The Approval Described In This Covenant Shall Not Be Required, Unless Prior To Said Date And Effective Thereon, A Written Instrument Shall Be Executed By The Then Record Owners Of A Majority Of The Lots In This Subdivision And Duly Recorded, Appointed Representative Or Representatives, Who Shall Thereafter Exercise The Same Powers Previously Exercised By Said Committee.

All Lots In This Subdivision Shall Be Improved With Three(3) Deciduous Type Shade Trees.

If The Parties Hereto, Or Any Of Them, Or Their Heirs Or Assigns Shall Violate Or Attempt To Violate Any Of The Covenants, Restrictions, Provisions Or Conditions Herein It Shall Be Lawful For Any Other Person Owning Any Real Property Situated In This Subdivision To Prosecute Any Proceedings At Law Or In Equity, Against The Person Or Persons Violating Or Attempting To Violate Any Such Covenant And Either To Prevent Him Or Them From Doing So Or To Recover Damage Or Other Dues For Such Violation.

These Covenants Are To Run With The Land And Shall Be Binding On All Parties And All Persons Claiming Under Them Until April 1st 1974, At Which Time Said Covenants Shall Be Automatically Extended For Successive Periods Of Ten(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 Covenants In Whole Or In Part.

Invalidation Of Any Of The Foregoing Covenants, Provisions, Restrictions Or Conditions By Judgement Or Court Order Shall In Wise Affect Any Of The Other Provisions Which Shall Remain In Full Force And Effect.

Witness: My Signature This 20th Day Of January 1954.

Frederick E. Harding, Trustee Will And Testament Executed By Harry A. Harding, Deceased.

John F. Linder

Ida Linder

County Of Marion } ss
State Of Indiana }

Before Me, The Undersigned, A Notary Public In And For Said County And State, Personally Appeared Frederick E. Harding, John F. Linder, And Ida Linder, And Acknowledged The Execution Of The Foregoing Instrument As Their Voluntary Act And Deed For The Use And Purposes Therein Expressed. And Certified His Official Signature Thereto.

Witness: My Signature And Notarial Seal This 20th Day Of January 1954.

Herbert L. Bleeke
Notary Public

My Commission Expires: May 12 1955.

Approved This 5th
Day Of March 1954
Plan Commission

Recorded At 2 P.M.
Mar 30 1954

19744

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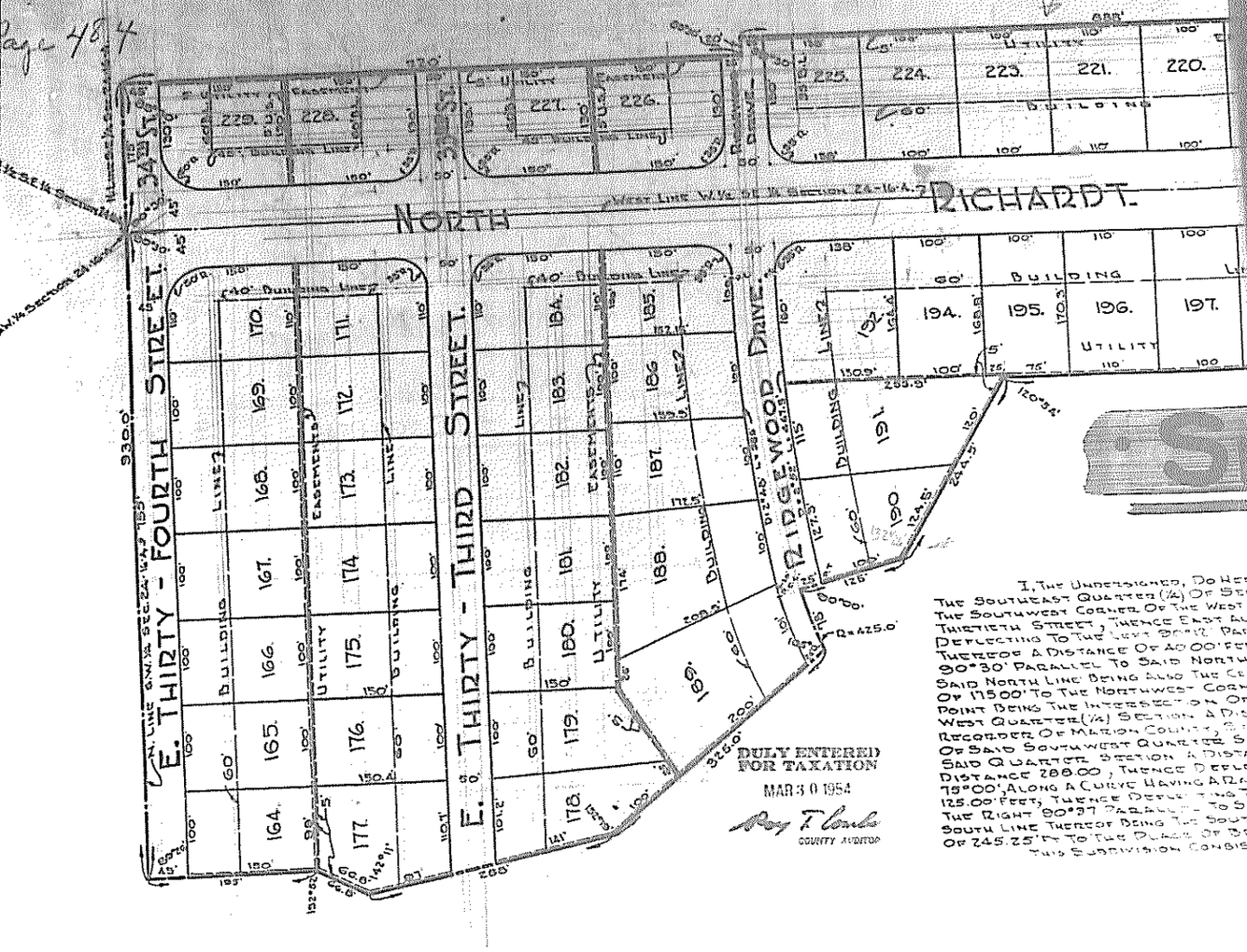

I, The Undersigned, Do Here
The Southeast Quarter (¼) Of Sect
The Southwest Corner Of The West H
Thirtieth Street, Thence East Alo
Deflecting To The Left 90°12' Para
Thereof A Distance Of 40.00' Feet
90°30' Parallel To Said North L
Said North Line Being Also The Cent
Of 175.00' To The Northwest Corner
Point Being The Intersection Of T
West Quarter (¼) Section A Dista
Recorder Of Marion County, Sect
Of Said Southwest Quarter Sect
Said Quarter Section A Distanc
Distance 288.00, Thence Deflect
75°00', Along A Curve Having A Radi
125.00' Feet, Thence Deflecting To T
The Right 90°37' Parallel To Said
South Line Thereof Being The South
Of 245.25' Ft To The Place Of Beg
This Subdivision Consists

e Undersigned, Frederick E. Hansing, The Last Will And Testament Executor Of Harry A Hansing Deceased And John F. Linder
eby Certifies That They Do Hereby Lay Off, Plat And Subdivide The Same In Accordance With This Plat And Certificate. This
Shall Be Known And Designated As "Shadeland Village" Third Section, An Addition To The City Of Indianapolis, Indiana.
e Streets If Not Here To Fore Dedicated Are Hereby Dedicated To Public Use.
here Are Strips Of Ground Five (5') Feet In Width As Shown On This Plat Which Are Hereby Reserved For Use Of Public Utilities For The Instal
aintenance Of Poles, Mains, Lines, Wires, Ducts, Drains And Sewers, Subject At All Times To The Authority Of The Proper Civil Authority And
nd To The Easements Herein Reserved. No Permanent Or Other Structure Shall Be Erected Or Maintained On Said Strips, But Such
ll Take Their Titles Subject To The Rights Of Such Public Utilities And To The Rights Of The Owners Of The Other Lots In This Sub
ingress And Egress In, Along, And Across And Through The Several Strips So Reserved.
ll Lots In This Subdivision Shall Be Known And Designated As Residential Lots. No Structure Shall Be Erected, Altered, Placed Or
Remain On Any Residential Lot Herein Other Than One Detached Dwelling, Not To Exceed One And One-Half Stories In Height
e Garage For Not More Than Two - (2) Cars And Residential Accessory Building. There Shall Be Provided A Side Yard On
Of The Dwelling Equal In Width To Fifteen (15) Per Cent Of The Width Of The Lot At The Set Back Line Or Fifteen (15') Feet Whichever
er. No Building Structure Or Appurtenance Thereto, Except Fences, Shall Be Located Within Said Side Yard Unless Would
Authority Having Jurisdiction; Where Buildings Are Built Upon More Than One Single Lot, This Restriction Shall Apply
Of The Extreme Boundaries Of The Multiple Lots.
No Hotel Building, Boarding House, Mercantile Building, Factory Building Or Buildings Of Any Kind For Commercial Use Shall
Or Maintained On Any Lot Or Lots In This Subdivision.
No Trailers, Shacks Or Outhouses Of A Permanent Or Temporary Nature Or Kind Shall Be Erected Or Situated On Any Lot Herein
t During The Period Of Construction Of A Proper Structure And For Use By The Builder For His Materials And Tools
No Farm Animals Or Fowl Shall Be Permitted On Any Lot Or Lots In This Subdivision And No Pets Or Domestic Animals
al Purposes Shall Be Kept Thereon.
Building Lines As Shown On This Plat In Feet Back From The Street Property Lines Are Hereby Established, Between Which Lines
treet Property Lines There Shall Be Erected Or Maintained No Structure Of Any Kind Or Part Thereof Other Than A One Story Porch
No Fence Shall Be Erected On Or Along Any Lot Line Nor On Any Lot The Purpose Of Which Will Be To Obstruct Reasonable
t, And Air, And All Fences Shall Be Kept. In Good Repair And Erected Reasonably So As To Enclose The Property And Decorate
Without Hindrance Or Obstruction To Any Other Property. No Fence Shall Be Erected Between The Front
Lines And The Building Setback Line Other Than A Fence Of A Decorative Nature And Not Exceeding Three (3)
(6) Inches In Height.
No Private Or Semi-Private Water Supply And/Or Sewage Disposal System May Be Located Upon Or Adjacent To Any Lot
In This Subdivision That Is Not In Compliance With Regulations Or Procedure As Provided By The Indiana State Board Of
r Other Civil Authority Having Jurisdiction. No Septic Tank Or Absorption Field Shall Be Located Or Constructed Except
ved By Said Health Authority, Nor Shall Any Other Method Of Sewage Disposal Be Installed Or Used On Any Lot Herein
No Fence, Wall, Hedge Or Shrubs Or Other Planting Which Obstructs Sight Lines At Elevations Between Two (2) Feet
) Feet Above The Roadways Shall Be Placed Or Permitted To Remain On Any Corner Lot Within The Triangular Formed
treet Property Lines And A Line Connecting Them At Points Twenty-Five (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
ght Line Limitations Shall Apply On Any Lot Within Ten (10') Feet From The Intersection Of A Street Property Line With
Of A Driveway Or Alley Pavement, No Tree Shall Be Permitted To Remain Within Such Intersections Unless The Foliage
aineained At Sufficient Height To Prevent Obstruction Of Such Sight Lines.

APPROVED THIS 8th
DAY OF Feb 1954
COUNTY PLAN CO
COUNTY OF

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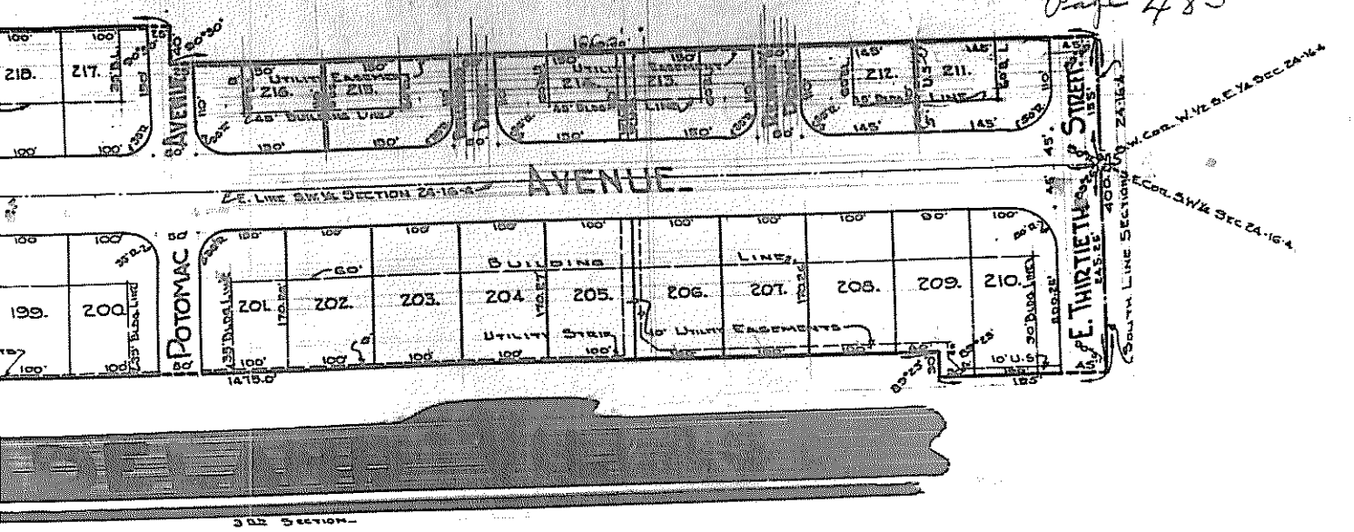

...y That This Plat Is True And Correct Representing A Subdivision Of Part Of The Southwest Quarter (¼) And Part Of The West Half (½) Of ...ownship 16 North, Range 4 East In Marion County, State Of Indiana, More Particularly Described As Follows:— Beginning At The Southeast Quarter (¼) Of Said Section, Being Also The Intersection Of The Center Lines Of Richardot Avenue And East ...outh Line Of Said Half-Quarter (½-¼) Section, Being The Center Line Of East 30th Street A Distance Of 1355.00'; Thence ...e West Line Thereof A Distance Of 1060.66 Feet; Thence Deflecting To The Right 89°30' Parallel With The North Line ...Deflecting To The Left 89°30' Parallel To Said West Line A Distance Of 888.00'; Thence Deflecting To The Left ...istance Of 20.00 Feet; Thence Deflecting To The Right 90°30' Along Said North Line And Center Line, A Distance ...of East Thirty-Fourth Street, Thence Deflecting To The Left 90°30' Along Said North Line And Center Line, A Distance Of 20.00 Feet; Thence Deflecting To The Left 90°30' Along Said North Line And Center Line, A Distance Of 720.00 Feet To The East Line Of Said Half-Quarter (½-¼) Section Being Also The North East Corner Of The Southwest Quarter (¼) Of Said Section, Said ...e Half-Quarter (½-¼) Section Being Also The North East Corner Of The Southwest Quarter (¼) Of Said Section, Said ...er Line Of North Richardot Ave And East Thirty-Fourth (34th) Street, Thence West Along The North Line Of Said South ...785.00 Feet To The North Eastern Corner Of Shadeland Village Second Section As Is Recorded In The Office Of The ...diana, In Plat Book 28, Page #414 And #415, Thence Along The Eastern Boundry Of Said Second Section To The South Line ...e More Particularly Described As Follows; Thence Deflecting From Said North Line 90°34' Parallel To The East Line Of ...5.00 Feet; Thence Deflecting To The Right 27°08' A Distance Of 66.80 Feet; Thence Deflecting To The Left 31°49' A ...e Left 27°41' A Distance Of 325.00 To The Center Line Of Ridgewood Drive; Thence From A Tangent, Deflecting To The Left ...5.00 Feet, A Distance Of 78.00 Feet; Thence Deflecting To The Right From A Tangent Of Said Curve 90°00' A Distance Of ...47°34' A Distance Of 244.00 Feet; Thence Deflecting To The Right 39°06' A Distance Of 1475 Feet; Thence Deflecting To ...Line A Distance Of 30.00 Feet; Thence Deflecting To The Left 90°57' Parallel To Said East Line A Distance Of 195.00' To The ...ner Of Said Shadeland Village 2nd Section, Thence Deflecting To The Left 88°23' Along Said South Line A Distance Of Containing In All 36.37 Acres, More Or Less, Subject However To All Legal Highways And Rights-Of-Way. ...ots Numbered From 164 To 192, From 194 To 221, And From 223 To 229; All Numbers Inclusive - With Streets As Shown On This Plat.

Herbert A. Blumker
Registered Engineer No 1836 - State Of Indiana

No Building Shall Be Erected, Placed Or Altered On Any Building Plot In This Subdivision Until The Building Plans, Specifications And Plot Plan Showing The Location Of Such Building Have Been Approved In Writing As To The Conformity And Harmony Of External Design With Existing Structures In This Subdivision, And As To Location Of The Building With Respect To Topography And Finished Ground Elevation, By A Committee Composed Of Frederick E. Handing, John F. Linder, Or By A Representative Designated By A Majority Of The Members Of Said Committee. In The Event Of The Death Or Resignation Of Any Member Of Said Committee, The Remaining Member Or Members Shall Have Full Authority To Approve Or Disapprove Such Design And Location, Or To Designate A Representative With Like Authority. If The Committee Shall Fail To Act Upon Any Plans Submitted To It For Its Approval Within A Period Of Fifteen (15) Days From The Submission Date Of The Same, Then The Owner May Proceed With The Building According To The Plans Submitted, Which Plans However Shall Not Be Contrary To Any Provision, Covenants, Conditions, And Restrictions Named In This Instrument, And The Failure Of Such Committee To Act Within (Fifteen (15) Days Shall Be Deemed An Approval Of The Plans So Submitted, Neither The Members Of Such Committee, Nor Its Designated Representative Shall Be Entitled To Any Compensation For Services Performed Pursuant To This Said Covenant. The Powers And Duties Of Such Committee, And Of Its Designated Representatives, Shall Cease On And After April 1st 1964, Thereafter The Approval Described In This Covenant Shall Not Be Required, Unless Prior To Said Date And Effective Thereon, A Written Instrument Shall Be Executed By The Then Record Owners Of A Majority Of The Lots In This Subdivision And Duly Recorded, Appointed Representative Or Representatives, Who Shall Thereafter Exercise The Same Powers Previously Exercised By Said Committee.

All Lots In This Subdivision Shall Be Improved With Three (3) Deciduous Type Shade Trees.

If The Parties Hereto, Or Any Of Them, Or Their Heirs Or Assigns, Shall Violate Or Attempt To Violate Any Of The Covenants, Restrictions, Provisions Or Conditions Herein It Shall Be Lawful For Any Other Person Owning Any Real Property Situated In This Subdivision To Prosecute Any Proceedings At Law Or In Equity, Against The Person Or Persons Violating Or Attempting To Violate Any Such Covenant And Either To Prevent Him Or Them From Doing So Or To Recover Damage Or Other Dues For Such Violation.

These Covenants Are To Run With The Land And Shall Be Binding On All Parties And All Persons Claiming Under Them Until April 1st 1974, At Which Time Said Covenants Shall Be Automatically Extended For Successive Periods Of Ten (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 Covenants In Whole Or In Part.

Invalidation Of Any Of The Foregoing Covenants, Provisions, Restrictions Or Conditions By Judgement Or Court Order Shall In Wise Affect Any Of The Other Provisions Which Shall Remain In Full Force And Effect.

Witness: My Signature This 20th Day Of January 1954.

Frederick E. Handing
Frederick E. Handing, The Last Will And Testament Executor Of Harley A. Handing, Deceased.

Wm. F. Linder
John F. Linder.

Iris Linder

County Of Marion } SS
State Of Indiana }

Before Me, The Undersigned, A Notary Public In And For Said County And State, Personally Appeared Frederick E. Handing, John F. Linder, And Iris Linder And Acknowledged The Execution Of The Foregoing Instrument As Their Voluntary Act And Deed For The Use And Purpose Therein Expressed And Affixed His/Her Signature Thereto.

Witness: My Signature And Notarial Seal This 20th Day Of January 1954.

Notary Public.

My Commission Expires May 1st 1956.

Approved This 30th
Day Of March 1954
Marion County
Draftsman

Recorded At 2:50 P.M.
Marion County, Indiana
MAR 30 1954