

Key 4497

EAST 1/2 SW 1/4 - SEC. 9-14-4

SON-A-ROSE ADDITION

I, the undersigned, a registered surveyor in the State of Indiana, do hereby certify that the within plat is true and correct, representing a survey of a subdivision into streets and lots of a part of the West One-Half of the Southwest Quarter of Section 9, Township 14 North, Range 4 East in Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the East line of said half-quarter section distant North 650.78' feet of the southeast corner thereof; thence North, in and along said East line 194.546' feet to the beginning point of this description; thence West, parallel to the South line of said half-quarter section 185' feet; thence South, parallel to said East line 194.546' feet; thence West, parallel to said South line 1157.60' feet to a point in the West line of said half-quarter section; thence North, in and along said West line 455.546' feet; thence East, parallel to said South line 1322.0' feet to a point in said East line; thence South, in and along said East line 260' feet to the place of beginning.

Containing in all, 15.2 acres, more or less.
Subject to all legal Rights-of-way.

This subdivision consists of Twenty-seven (27) lots numbering from one (1) to Twenty-seven (27), both inclusive.

The size of Lots and width of streets are shown on the within plat in figures denoting feet and decimal parts thereof.

Witness my hand and seal this 10th day of December, 1956.



William H. Sward
WILLIAM H. SWARD,
Registered Surveyor #4334,
State of Indiana.

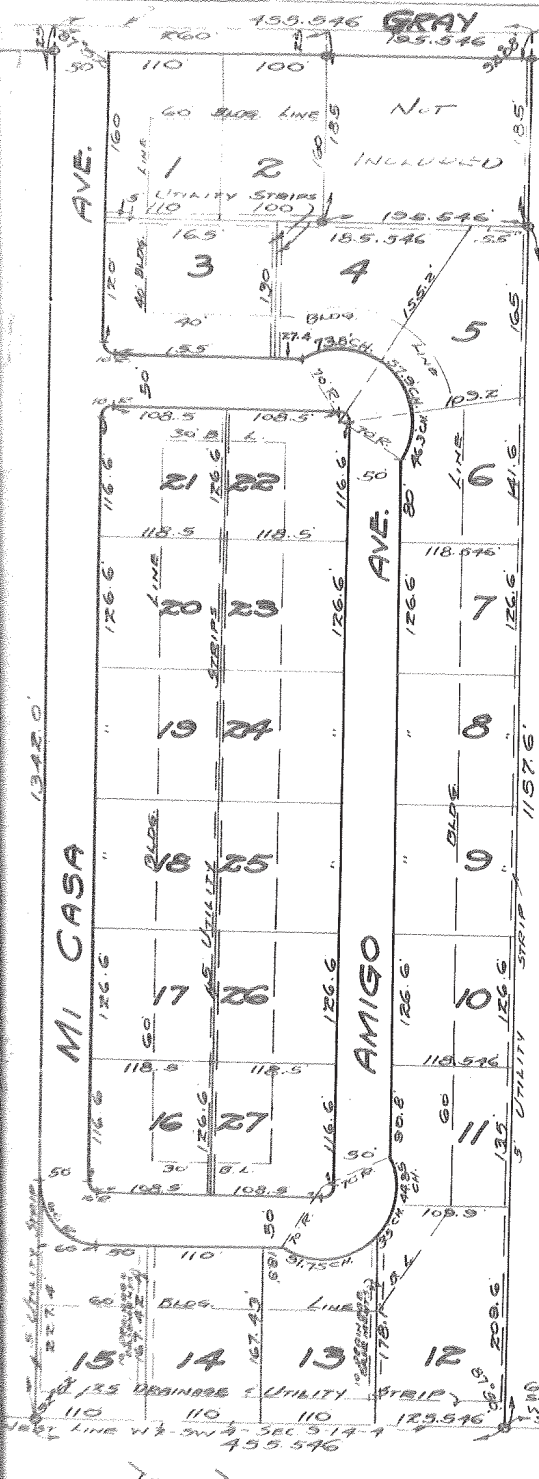
We, the undersigned, James D. Stultz, and Ida I. Stultz, husband and wife, owners of the real estate herein described, do hereby certify that they do lay off, plat and subdivide the same in accordance with the within plat. This subdivision shall be known and designated as "SON-A-ROSE" ADDITION.

A. Streets not heretofore dedicated are hereby dedicated to the public.

B. There are strips of ground, the width of which are shown on the within plat, marked "Utility Strips" and "Drainage Easement" reserved for the use of the Public Utility Companies, not including Transportation Companies, for the installation of poles, ducts, mains, lines and wires subject at all times to the proper authorities and to the easement herein reserved. No permanent buildings or structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the Right of owners of other lots and to the Rights of the Public Utility Companies.

C. No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for more than two cars. Such garage may be erected as an integral part of the dwelling or as a separate structure at least ten feet to the rear of the dwelling.

D. Type of residential dwellings in this Addition shall be restricted to Brick or Stone construction except that a combination Brick and Frame or Stone and Frame is permitted provided that the Frame portion of said dwelling is not to exceed Fifty (50) percent. All dwellings in this Addition shall have a minimum ground floor area of 1,000 square feet for a one-floor dwelling and a minimum floor area of 660 square feet in the ground floor in the case of a One and one-half story dwelling. Ground floor areas, as set out, are not to include breezeways and garages.



1. No trailer, basement, shack, tent, garage, barn or other structure...

