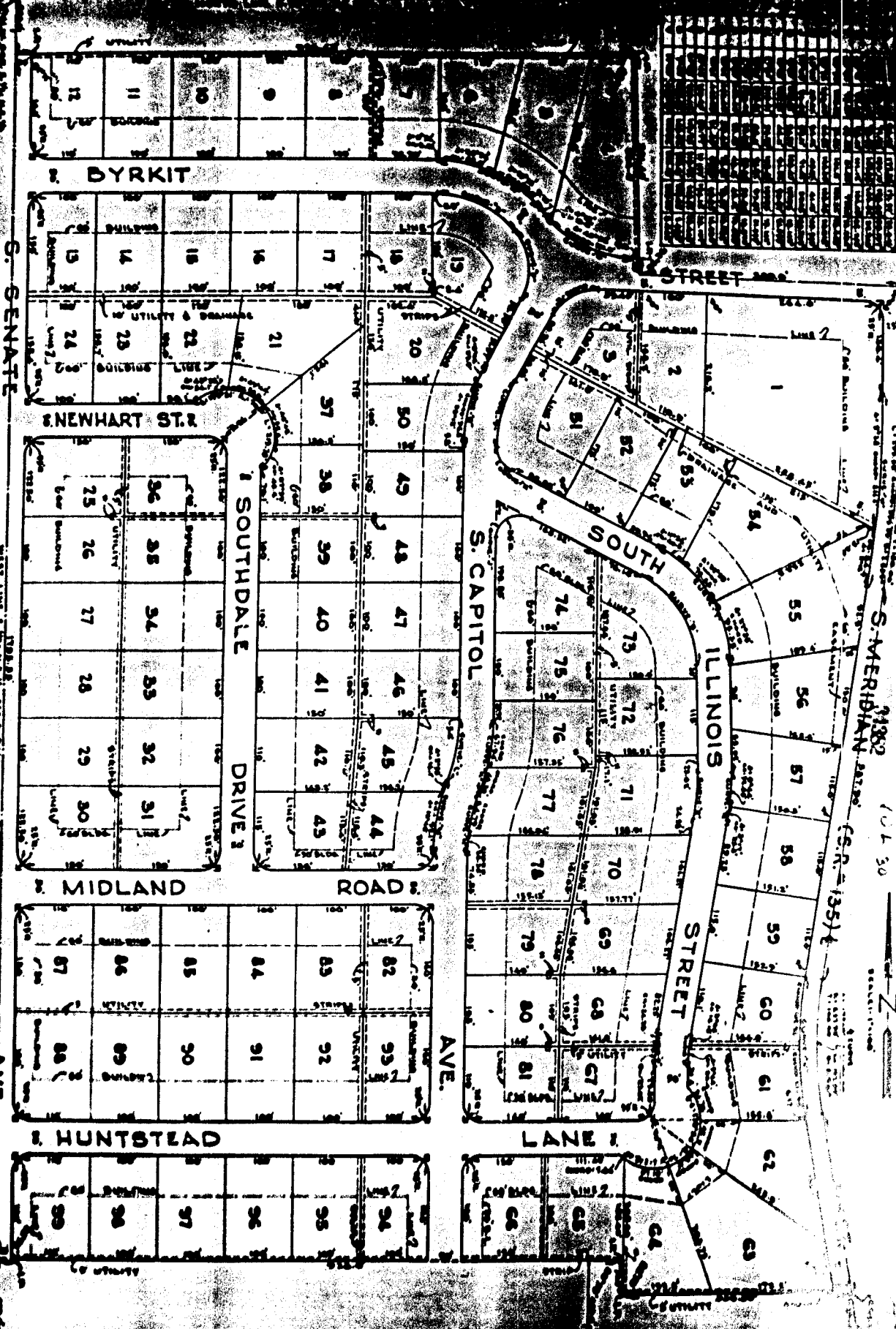


**SURVEY DATA**

Block	Lot	Area	Notes
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1	100		

**SOUTHDALE**



This subdivision, being a duly registered survey in the State of Indiana, hereby certifies that the same is true and correct, representing a modification of part of the first subdivision of the same name, as shown on the original plan filed in the office of the State Surveyor, at Indianapolis, Indiana, on the 15th day of March, 1907.

Attorney at Law, as shown on this plan to the fact that the same was duly recorded in the office of the State Surveyor, at Indianapolis, Indiana, on the 15th day of March, 1907.

RECORDED IN THE OFFICE OF THE STATE SURVEYOR AT INDIANAPOLIS, INDIANA, ON THE 15TH DAY OF MARCH, 1907.

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I, the undersigned, being a duly registered surveyor in the State of Indiana, hereby certify this plan to be true and correct, representing a subdivision of part of the East half of the North West Quarter of Section 2, Township 14 North, Range 1 East, Marion County, Indiana, being more particularly described as follows:

Beginning at a point on the West line of said 1-1 Sec., distant 300 feet South of the N.V. corner thereof; running thence East parallel to the North line of said 1-1 Sec. 926.40 feet to a point thence South deflecting to the right 90 degrees 03 minutes, a distance of 331.40 feet thence East deflecting to the left 87 degrees 30 minutes, a distance of 389 feet to a point in the center of State Rd. 175; thence South deflecting to the right 84 degrees 57 minutes and along the center of said road 155.40 feet to the P.C. of a curve to the right, a curve along said curve 277.55 feet to its P.T.; thence Southwesterly tangent to said curve at the P.T. and along the center of Rd. 175, 287.90 feet to the P.C. of a curve to the left, a curve along said curve 287.90 feet to its P.T.; thence Southwesterly tangent to said curve at the P.T. and along the center of State Rd. 175, 271.60 feet to a point that is 175 feet North of the North line of said 1-1 Sec.; said distance being measured along the West line of said 1-1 Sec.; thence South deflecting to the right 90 degrees 01 minutes, a distance of 331.40 feet to a point that is 300 feet due North of the North line of said 1-1 Sec.; thence North deflecting to the right 91 degrees 01 minutes, a distance of 30 feet thence West parallel to the North line of said 1-1 Sec., 926 feet to the West line of said 1-1 Sec.; thence North along said East line 177.55 feet to the point of beginning, containing in all 99 lots, more or less. Subject to all legal highways and/or rights of way.

The 99 lots, numbered from 1 to 99, both inclusive, with streets as shown hereon. The size of the lots and widths of the streets are shown on this plot in figures showing feet and decimal parts thereof.

Witness my signature this 28 day of April, 1956.

*Robert Schuchel*  
Robert Schuchel  
Surveyor No. 3907  
State of Indiana



widow and unmarried,  
I, the undersigned, Zella L. Schuchel, owner of the above described real estate, hereby certify that I do hereby lay off, give and subdivide the same in accordance with this plot and map hereon. This subdivision shall be known and designated as **SCOUTDALE**.

The streets, if not heretofore dedicated, are hereby dedicated to public use.  
There are strips of ground 5 feet in width as shown on this plot which are hereby reserved for use as public utilities, for installation and maintenance of poles, wires, mains, ducts, pipes and conduits, subject at all times to the authority of the proper civil officers and to the provisions hereinafter provided. No permanent or other structures shall be erected or maintained on any strip. The same shall take their place subject to the rights of such public utilities. The strips are to be used for the purpose of ingress and egress, for ingress and egress and through the several strips so reserved. Fences may be erected on said strips. There are also strips of ground shown on this plot and marked utility and drainage strips, said strips being reserved for utility and for the channeling of the existing water.

All drive way culvert pipe in this addition shall be a minimum of 12" in diameter and 16' in length.

All lots in this subdivision shall be known and designated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot herein other than one story building, not to exceed 2 stories in height, and a private garage for not more than two cars, and residential accessory buildings.

No hotel, boarding house, double house, mercantile building, factory building, or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision.

No building, structure, or appurtenance thereto, except fences shall be located within 5 feet of any side lot line, except where buildings are built upon more than one single lot, then this restriction shall apply to the side lot line of the extreme boundaries of the multiple lots. No residence buildings shall be erected or maintained nearer than 15 feet or 15% of the lot frontage, whichever is the lesser, to any lot or property line upon which it is situated, including detached garages.

No trailers, sheds, or out houses of a permanent nature shall be erected or situated on any lot except during the period of construction of a proper structure and for use by the builder for his material and tools.

APPROVED THIS... Third.....  
DAY OF May 1956  
COUNTY PLAT...  
COUNTY...  
PRESIDENT  
SECRETARY

Page 34

Building lines as here established, between retained no structure

No residence shall be ground floor area one case of a one story... The exterior of all d... void or any portion... development of the... being occupied. Buil... or in any part of the

No residential buildi... until the building pl... building have been... with existing streets... to the topography and... Summoller, William M... by them. If the same... submitted to it for... same, then the same... plans, however, shall... failure of such same... submitted. Neither... entitled to any compensation

Private water supply... serve any building... by the proper public

No noxious trade or... anything be done here large.

If the parties hereto violate any of the co... far for any person... or in equity against... court, and to prevent violation.

These restrictions on... periods of 10 years... time shall be out... least one year prior... a majority of town... solving reserves, and... of Marion County, Ind... nullified.

Witness my signature

State of Indiana:  
County of Marion:

Personally appeared  
Zella L. Schuchel,  
as her voluntary and  
signature thereto.

Witness my signature

My Commission Expires

by  
East  
County.

the N.E.  
1.40 feet  
of 331.40  
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area 57  
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ed on any  
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Building lines as shown on this plat in feet back from the street property line are hereby established, between which line and the street property line there shall be erected or maintained no structure of any kind or part thereof other than a ancillary open porch.

No residence shall be erected or maintained on any lot or lots in this subdivision having a ground floor area exclusive of open porches and garages of less than 1000 square feet in the case of a one story structure, or 800 square feet in the case of a 1 1/2 or 2 story structure. The exterior of all dwellings, garages and accessory buildings shall be of stone, brick, or wood or any portion and combination of such materials, and shall be in keeping with the development of the community. All dwellings must be fully completed on the outside before being occupied. Building paper or other similar materials shall not constitute in whole or in any part of the outside finish of any building.

No residential building shall be erected, placed or altered on any lot 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 the topography and finished ground elevations, by a committee composed of Earl Schumaker, William Nordaish and Henry Nordaish or a representative of each of said members. If the committee or its designated representative shall fail to act upon any plan submitted to it for its approval, within a period of 15 days from the submission date of the same, then the owner may proceed with the building according to the plan submitted, which plan, however, shall not be contrary to any provision named in this instrument, and the failure of such committee to act within 15 days shall be deemed an approval on 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 covenant.

Private water supply and/or sewage system may be located, constructed and maintained to serve any building lot in this subdivision, provided said systems are approved in writing by the proper public and/or civil authorities.

No noxious trade or activity shall be carried on upon any lot in this subdivision, nor shall anything be done herein which may become an annoyance or a nuisance to the neighborhood at large.

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 person owning real estate 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 to prevent him or them from doing so, or to recover damage or other dues for such violation.

These restrictions constitute covenants running with the land and shall be in effect for periods of 10 years from this date, provided that at the expiration of said term these restrictions shall be automatically renewed thereafter for periods of 10 years each, unless, at least one year prior to the expiration of the first 10 year period, the owners of owner of a majority of tracts in this addition shall execute and acknowledge a declaration in writing giving renewal, and said written declaration shall be recorded in the office of the Recorder of Marion County, Indiana, in which event the provisions above set out for renewal shall be nullified.

DULY ENTERED  
FOR TAXATION

MAY 18 1955

Witness my signature this 24th day of May, 1956.

*Zella L. Schumaker*  
Zella L. Schumaker.

APPROVED THIS 18th

JAY OF May 1956

Marion County  
Garland Calhoun DRAFTSMAN

State of Indiana: S.S.  
County of Marion:

UNMARRIED WIDOW OF GARLAND CALHOUN, Deceased  
Personally appeared before me, a notary public, in and for said County and State, Zella L. Schumaker, who separately acknowledged the execution of the foregoing instrument as her voluntary act and deed for the use and purpose therein expressed, and affixed her signature thereto.

Witness my hand and seal this 24th day of May, 1956.

My Commission expires April 15, 1956.

Notary Public  
Adele H. Nordaish

RECEIVED  
MAY 18 1955  
MARION COUNTY  
INDIANA