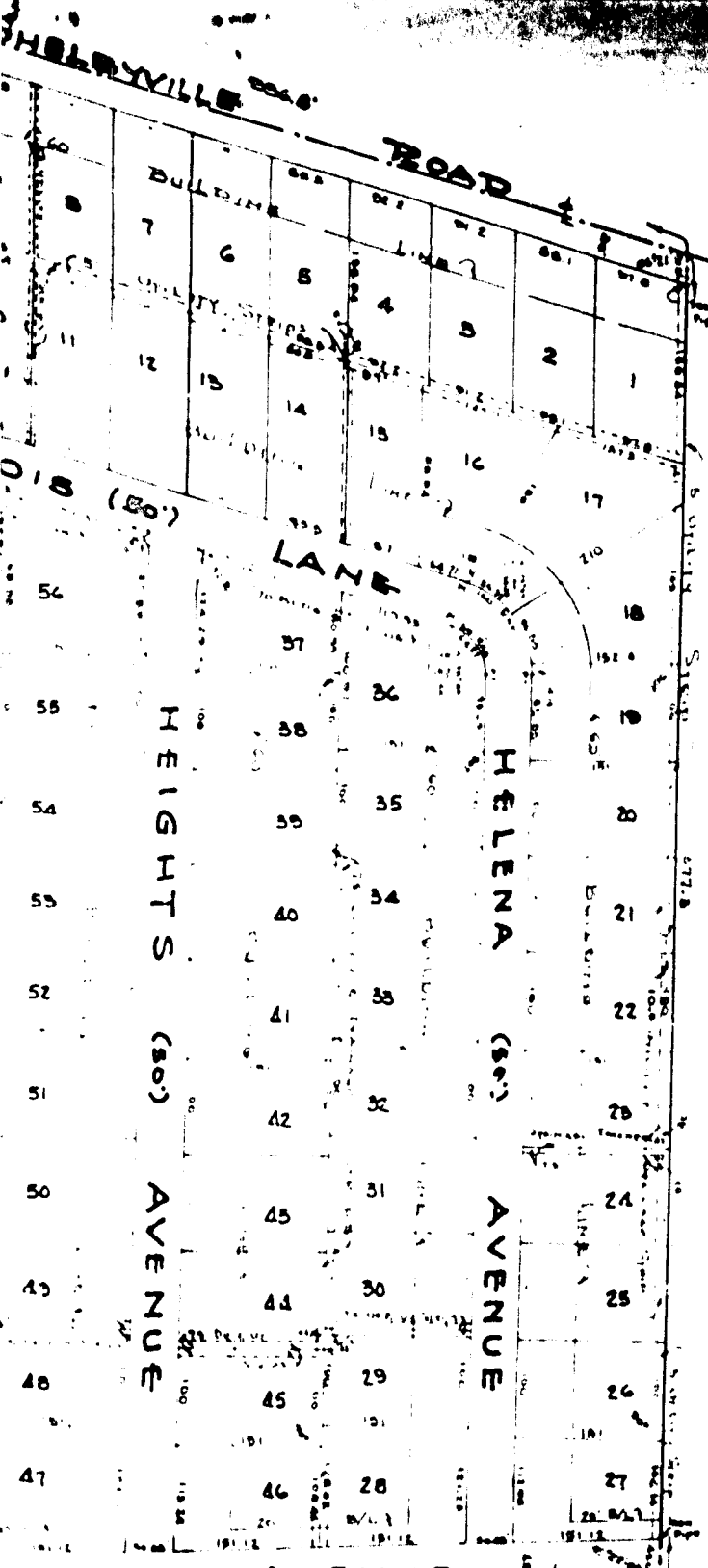


SOUTHERN HEIGHTS ADDITION



A part of the East Half of the Northeast Quarter of Section 6, Township 14 North, Range 4 East, in Marion County, Indiana, last subdivided as follows:

Beginning at the Southwest corner of said Northeast Quarter and running thence Northerly along said Quarter section a distance of 1628.7 feet to a point in the center line of road located and established; thence ranging in a southeasterly direction upon and along said road 200.2 feet to a point; thence in a southerly direction a distance of 1379.8 feet to a point on said Quarter section; thence ranging westerly upon and along said South line a distance of 81 feet to beginning. Containing in all 21.66 acres more or less, but subject, however, to all rights-of-way.

I hereby certify that the within plat is true and correct and represents a survey of the Northeast Quarter of Section 6, Township 14 North, Range 4 East, in Marion County, Indiana, containing 21.66 acres more or less.

This subdivision consists of 46 lots, numbered 1 thru 46 inclusive. The area of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey made by me during JANUARY 1955.

Witness my Signature this 18th day of JANUARY 1955.

ELVIN F. STOFFER - Registered Professional

The undersigned, D & D Builders, Incorporated, by Aubrey S. Darlington, President and Secretary, do hereby lay off, plat, and subdivide into lots and streets in accordance with the described real estate. The within plat shall be known and designated as SOUTHERN HEIGHTS ADDITION, in Marion County, Indiana.

- A - The streets shown and not heretofore dedicated are hereby dedicated to the public use.
- B - All lots in this addition shall be designated as residential lots. Only one dwelling per lot is permitted, and no building shall exceed two stories in height, nor be occupied as a tenement.
- C - Front and side building lines are established as shown on this plat. No building shall be erected on the streets there shall be erected and maintained in structure or part structure.
- D - No 1 or 1 1/2 story houses shall be erected on any residential lot in this addition having less than 900 square feet for one single family dwelling. No apartment houses or other multiple dwellings may be erected in this addition.
- E - All sanitary and toilet facilities for this addition shall meet the requirements of the Health Department. Specifically, no outside toilets shall be permitted in any lot in this addition.
- F - No trailer, tent, shack, basement, garage, barn or other outbuilding shall be used for temporary or permanent residential purposes on any lot in this addition.
- G - No noxious or offensive trade shall be carried on upon any residential lot in this addition, nor be done thereon which shall be or become a nuisance to the neighborhood.
- H - No residence front shall be erected nearer than 20 feet to the front lot line, and no other building, whether in the rear, to the side lot line of any lot in this plat nor any garage, porch, shed, or two car garage be erected or maintained nearer than 20 feet to the front lot line, except that in any case where the same person or persons own two adjacent lots in this addition, or dwelling house or apartment garage across the dividing line of the lots, the restrictions herein shall not apply.
- I - There are strips of ground 5 feet in width as shown on the within plat reserved for the use of the public utility companies, and include the street car tracks, water, gas, telephone and maintenance of mains, ducts, poles, wires, conduits, cables, and other appurtenances of the utility of the County of Marion, and to the easement herein reserved. No building shall be erected or maintained on said strips. The owners of such lots in this addition, shall be subject to the rights of the public utilities, and to the use of the strips of ground herein reserved for ingress and egress in, and over, the same, and to the use of the strips of ground 5 feet in width, as shown on the within plat, for the installation of drains and utility easements, the restrictions being the same as those herein provided.
- J - The right to enforce the foregoing provisions, restrictions and covenants by or against any person, to cause the removal by due process of law of any septic tank, building, or other structure in violation thereof, is hereby dedicated and reserved to the common use of the owners, heirs or assigns, who shall be entitled to such relief without being required to sue any such owner or owners by or through any such violation or attempted violation of the provisions herein provided, until February 1, 1975 at which time said covenants shall terminate in full force and effect unless by vote of the majority of the Board of Health of the County of Marion, Indiana, the same be extended in whole or in part. Invalidation of any one of these provisions shall in no wise effect any of the other provisions which shall remain in full force and effect.
- K - The above covenants, limitations and restrictions are to run with the land and shall bind and persons claiming under them.

In witness whereof the said D & D Builders, Incorporated, through its authorized officers and Directors has caused the execution hereof by its duly authorized officers and Directors, this 18th day of JANUARY 1955.

DULY ENTERED FOR REGISTRATION
APR 29 1955

Roy T. Lamb
COUNTY CLERK

STATE OF INDIANA
COUNTY OF MARION

APPROVED THIS 29th day

DAY OF FEBRUARY 1955
Mary Ann Gentry
COUNTY CLERK

Aubrey S. Darlington
PRESIDENT

John W. Gentry
SECRETARY

PLOVER AVENUE
South Line
898.0

APPROVED THIS 20th day of JANUARY 1955
PLAT PLAN COMMISSIONER
Frank W. Hoover
Paul H. Hoover

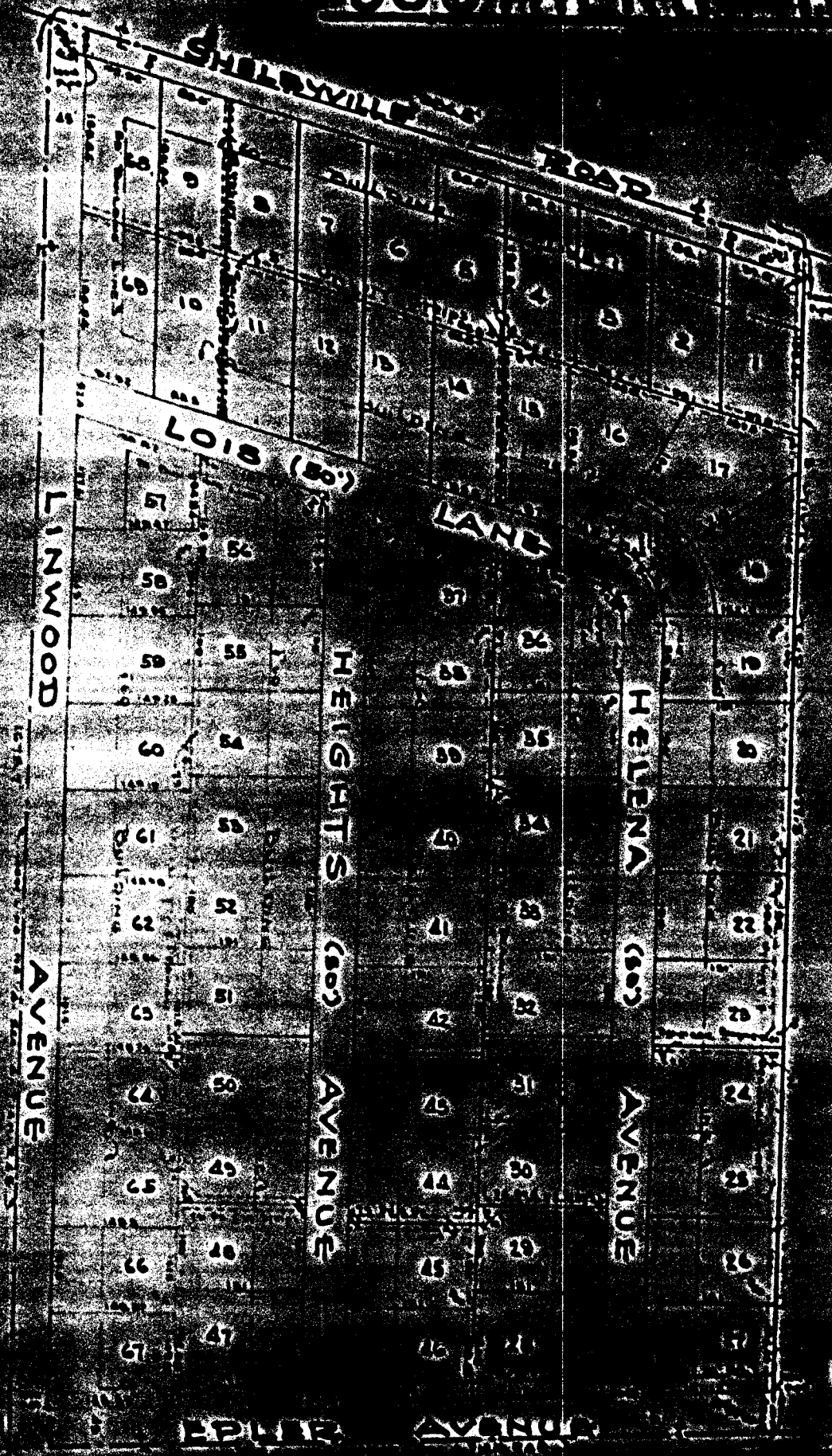
Personally appeared before me, the undersigned a Notary Public, in and for the County of Marion, Indiana, Aubrey S. Darlington, President and John W. Gentry, Secretary, of D & D Builders, Incorporated, the execution of the above and foregoing certificate as the voluntary act and deed of said D & D Builders, for the uses and purposes therein expressed.

My commission expires on February 29, 1957

Mildred

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SOUTH BEND, INDIANA



I hereby certify that the above is a true and correct copy of the original as shown to me by the City of South Bend, Indiana.

This survey was made by me or under my supervision and to the best of my knowledge and belief it is true and correct.

This survey was made by me or under my supervision and to the best of my knowledge and belief it is true and correct.

This survey was made by me or under my supervision and to the best of my knowledge and belief it is true and correct.

This survey was made by me or under my supervision and to the best of my knowledge and belief it is true and correct.

The undersigned, Secretary, do hereby certify that the above is a true and correct copy of the original as shown to me by the City of Indianapolis.

The streets shown on this map are as follows:

All lots in this map are to be used for residential purposes only.

Front and side setbacks shall be as follows:

For lots 10 or 15 or 20 or 25 or 30 or 35 or 40 or 45 or 50 or 55 or 60 or 65 or 70 or 75 or 80 or 85 or 90 or 95 or 100 square feet or less, a minimum of 10 feet.

All sanitary and drainage sewers shall be installed in accordance with the specifications of the City of Indianapolis.

No trailer, tent, temporary or permanent structure shall be erected on any lot.

No signs or advertisements shall be placed on any lot.

No residence front setback shall be less than 10 feet, except that in any case where the lot is less than 100 square feet.

There are strips of land reserved for the installation and maintenance of utility lines by the authority of the City of Indianapolis.

The title subject to the provisions herein contained shall be subject to the provisions of the City of Indianapolis.

The right to enforce the provisions of this ordinance shall be vested in the City of Indianapolis.

The above ordinance shall be in full force and effect from and after the date of its passage.

This ordinance was passed by the City of Indianapolis on the 1st day of January, 1911.

FOR RECORD

RECORDED

INDEXED

FILED

A part of the West half of the Northwest Quarter of Section 4, Township 14 North, Range 4 East, were partitioned as follows:

Beginning at the Southwest corner of said Northwest Quarter and running thence North upon and along the West line of said Quarter section a distance of 1979.7 feet to a point in the center line of the Shelbyville Road as now located and established; thence running in a southerly direction upon and along said center line a distance of 225.8 feet to a point thence in a southerly direction a distance of 1979.8 feet to a point in the South line of said Quarter section thence running westerly upon and along said South line a distance of 225 feet to the point of place of beginning. Containing in all 21.69 acres more or less, but subject, however, to all legal encumbrances and rights-of-way.

I hereby certify that the within plat is true and correct and represents a survey of a part of the West half of the Northwest Quarter of Section 4, Township 14 North, Range 4 East, in Marion County, Indiana, containing in all 21.69 acres more or less.

This subdivision consists of 68 lots, numbered 1 thru 68 inclusive. The size of the lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey made by me during JANUARY 1955.

Witness my signature this 18th day of JANUARY 1955.

ELVIN F. BULLOCK - Registered Professional Engineer, No. 12345

The undersigned, B & B Builders, Incorporated, by Audrey E. Darlington, President and Irene S. Darlington, Secretary, do hereby lay off, plat, and subdivide into lots and streets in accordance with the within plat, the above described real estate. The within plat shall be known and designated as SOUTHERN EIGHTH EIGHTY-FOUR, an Addition to the City of Indianapolis, Marion County, Indiana.

- A - The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B - All lots in this addition shall be designated as residential lots. Only one single family dwelling with accessory building, and not exceeding two stories in height, may be erected or maintained on said lots.
- C - Front and side building lines are established as shown on this plat between each lot and property lines. The streets there shall be erected and maintained as structures or part structures other than on lots.
- D - No 1 or 1 1/2 or 2 story houses shall be erected on any residential lot in this addition having a gross floor area less than 900 square feet for one single family dwelling and no other structure. No other family dwelling may be erected in this addition.
- E - All sanitary and toilet facilities for this addition shall meet the requirements of the Indiana State Board of Health. Specifically, no outside toilets shall be permitted on any lot in this addition.
- F - No trailer, tent, shack, basement, garage, barn or other out-building or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition.
- G - No noxious or offensive trade shall be carried on upon any residential lot in this addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- H - No residence front shall be erected nearer than 20 feet to the front lot line, nor nearer than 15 ft or 18 feet, whichever is the lesser, to the side lot line of any lot in this plat nor any necessary building other than a garage or two car garage be erected or maintained nearer than 20 feet to the front lot line of any lot in this plat, except that in any case where the same person or persons own two adjoining lots, each owner may build a residence or dwelling house or apartment garage across the dividing line or to enclose therewith.
- I - There are strips of ground 5 feet in width as shown on the within plat, called "utility strips," which are reserved for the use of the public utility companies, including street car or transportation companies, for installation and maintenance of mains, ducts, poles, lines, covers, drains, and wires, subject at all times to the authority of the County of Marion, and to the easement herein reserved. No permanent or other structure shall be erected or maintained on said strips. The owners of each lot in this addition, however, shall take the title subject to the rights of the public utilities, and to those of the owners of lots in this addition, to the easement herein granted for ingress and egress in, along, across, and through the strips of ground as reserved. There are also strips of ground 7.5 feet in width, as shown on the within plat which are hereby reserved for drainage and utility easements, the restrictions being the same as those applicable to the "utility strips."
- J - 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 public tank, obnoxious shed, or structure, erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this addition. Any person or persons, who shall be entitled to such relief without being required to show any damage of any kind, may sue and obtain such relief by or through any such violation or attempted violation. Said provisions shall be in full force and effect until February 1, 1979 at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of the majority of the then owners of the lots, it is agreed to cancel the covenants in whole or in part. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K - 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 the said B & B Builders, Incorporated, pursuant to the authority of its Board of Directors has caused the execution hereof by its duly authorized officers and the officials hereto by its permanent seal this 21st day of JANUARY 1955.

ONLY RETURNED FOR TAXATION

APR 29 1955

Audrey E. Darlington
Irene S. Darlington
B & B BUILDERS, INCORPORATED

STATE OF INDIANA
COUNTY OF MARION

APPROVED This 29th
DAY OF APRIL 1955
Mildred Smith
Notary Public

B & B BUILDERS, INCORPORATED

Audrey E. Darlington
Irene S. Darlington
B & B BUILDERS, INCORPORATED

Mildred Smith
Notary Public

Personally appeared before me, the undersigned a Notary Public, in and for the said County and State of Marion, Indiana, Audrey E. Darlington, President and Irene S. Darlington, Secretary, of B & B BUILDERS, INCORPORATED, and caused the execution of the above and foregoing certificate to be voluntarily set and done of said B & B BUILDERS, INCORPORATED, for the uses and purposes therein expressed.

My commission expires on 21st day of APRIL 1955

Mildred Smith
Notary Public

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