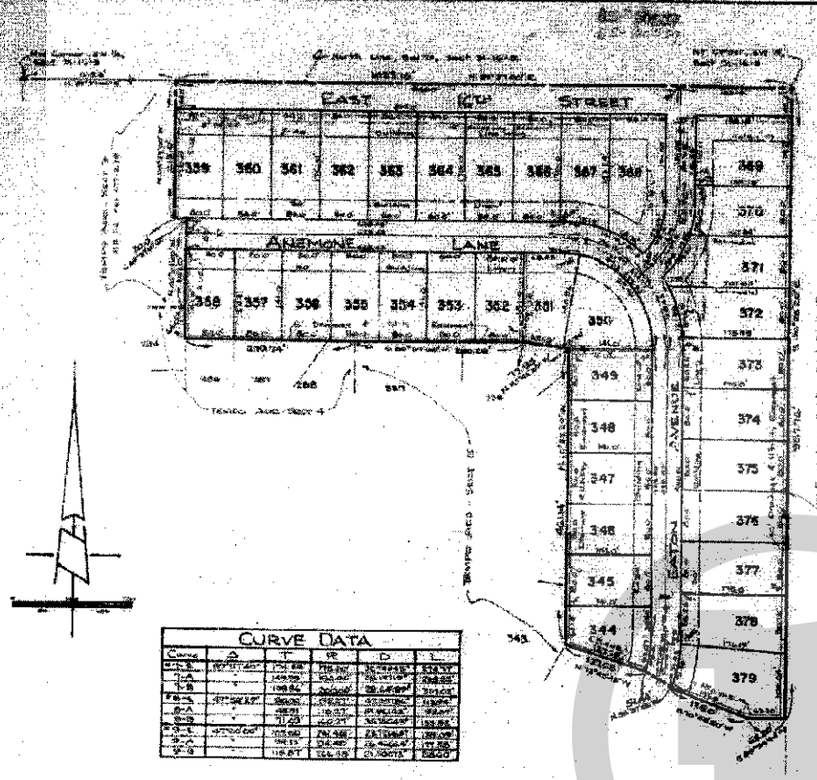
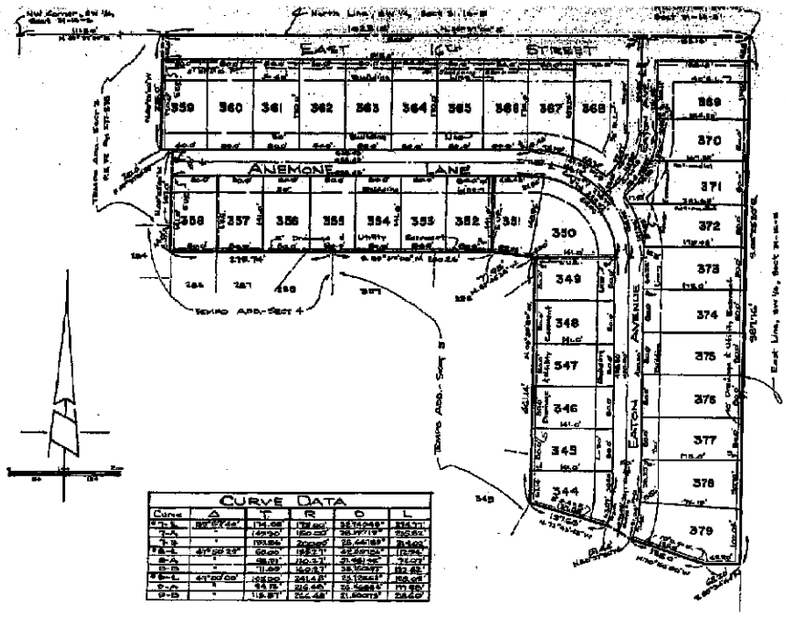



# TEMPO ADDITION — SECTION SIX

FINAL APPROVAL




| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| Curve | Δ | T | R | D | L |
| 1-A | 82°27'44" | 134.08' | 150.00' | 38°12'48" | 216.71' |
| 2-A | " | 164.90' | 150.00' | 34°47'19" | 182.62' |
| 3-A | " | 193.84' | 200.00' | 28°44'38" | 201.00' |
| 1A-A | 41°20'22" | 56.00' | 150.00' | 38°12'48" | 108.24' |
| 2-A | " | 68.21' | 150.00' | 34°47'19" | 91.00' |
| 3-A | " | 81.69' | 150.00' | 38°12'48" | 100.24' |
| 1B-A | 41°20'00" | 108.00' | 261.48' | 21°58'27" | 188.68' |
| 2-A | " | 84.81' | 261.48' | 21°58'27" | 91.00' |
| 3-A | " | 113.87' | 261.48' | 21°58'27" | 100.24' |

# TEMPO ADDITION — SECTION SIX

The undersigned, TEMPO HOMES, by Frederick J. Falender, Agent, Samuel S. Rumford and Emma Grace Rumford, husband and wife, do hereby lay off, plat and subdivide into lots and streets the real estate described in the above plat and description.

The subdivision shall be known and designated as Tempo Addition - Section Six, an Addition in Marion County, Indiana.

A. The streets shown and not heretofore dedicated are hereby dedicated to the public for its use.
B. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sighting limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
C. The strips of ground marked "Utility Easements" are shown on the above plat are hereby reserved for Public Utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Owners of lots in this addition shall take their titles subject to the easements hereby created and subject at all times to the rights of proper authorities to service such utilities, and no permanent or other structure or parts thereof, except fences, shall be erected or maintained on said strips.
D. No noxious or offensive trade shall be carried on upon any lot in this addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
E. No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes on any lot in this addition.
F. No one story building shall be erected containing less than four (4) main rooms, exclusive of pantry, bath, halls and closets, and have a total floor space of less than 1000 square feet, and no dwelling where any of the rooms are on the second floor, shall contain less than five (5) main rooms having a total floor space of less than 1300 square feet shall be erected on any lot or lots in this addition. All buildings erected in said Addition must be built of good material and in good workmanlike manner. No lot or part thereof in this Addition shall ever be used or permitted by the owner or occupant to be used for other than private residence purposes.
G. No wooden or wire fence shall be permitted to extend forward of the established building lines.
H. There shall be no vehicular access driveway to or from any lot in the subdivision give direct access to East 16th Street.
I. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission, their Successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provision shall be in full force and effect until August 3, 1985, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
J. The within covenants, limitations and restrictions are to run with the land and shall be binding on all persons and persons claiming under them.

IN WITNESS WHEREOF, TEMPO HOMES, by Frederick J. Falender, Agent, and Samuel S. Rumford and Emma Grace Rumford, husband and wife, have executed this instrument and caused their seals to be affixed thereto this 18 day of July, 1964.

TEMPO HOMES

Samuel S. Rumford

Frederick J. Falender, Agent

APPROVED THIS 23rd DAY OF June 1965
AUDITOR OF MARION COUNTY, INDIANA

DULY ENTERED FOR TAXATION
JUN 23 1965
John T. Sutton
COUNTY AUDITOR

STATE OF INDIANA )
COUNTY OF MARION ) SS

THIS 18 DAY OF JULY, 1964

Personally appeared before me, the undersigned, a
and State, Tempo Homes, by Frederick J. Falender, Agent,
Rumford, Husband and wife, and acknowledge the execution
its and their voluntary act and deed for the uses an

65/305337

FINAL APPROVAL
PLAT COMMITTEE OF
METROPOLITAN PLAN COMMISSION
MARION COUNTY, INDIANA
JUNE 23, 1965

CHICAGO TITLE

| | | | | | |
|---|---|---|---|---|---|
| 5-A | " | 48.71 | 10.21 | [illegible] | [illegible] |
| 5-B | " | [illegible] | [illegible] | [illegible] | [illegible] |
| 5-C | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| 5-D | " | 54.17 | 26.46 | [illegible] | [illegible] |
| 5-E | " | 115.51 | 24.48 | [illegible] | [illegible] |

James W. Lankert
Registered Land Surveyor No. 3025

# TEMPO ADDITION — SECTION SIX

The undersigned, TEMPO HOMES, by Frederick J. Falgender, Agent, Samuel S. Rumford and Anna Grace Rumford, husband and wife, do hereby lay off, plat and subdivide [illegible] into lots and streets the real estate described in the above plat and description.

The subdivision shall be known and designated as Tempo Addition - Section Six, an Addition in Marion County, Indiana.

A. The streets shown and not heretofore dedicated are hereby dedicated to the public for its use.
B. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
C. The strips of ground marked "Utility Easements" are shown on the above plat are hereby reserved for Public Utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Owners of lots in this Addition shall take their titles subject to the easements hereby created and subject at all times to the rights of proper authorities to service such utilities, and no permanent or other structure or parts thereof, except fences, shall be erected or maintained on said strips.
D. No noxious or offensive trade shall be carried on upon any lot in this Addition, nor shall anything be done thereof which shall be or become a nuisance to the neighborhood.
E. No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes on any lot in this addition.
F. No one story building shall be erected containing less than four (4) main rooms, exclusive of pantry, bath, halls and closets, and be of a total floor space of less than 1000 square feet, and no dwelling where any of the rooms are on the second floor, shall contain less than five (5) main rooms having a total floor space of less than 1200 square feet shall be erected upon any lot or lots in this Addition. All buildings erected in said Addition must be built of good material and in good workmanlike manner. No lot or part thereof in this Addition shall ever be used or permitted by the owner or occupant to be used for other than private residence purposes.
G. No wooden or wire fence shall be permitted to extend forward of the established building lines.
H. There shall be no vehicular access driveway to or from any lot in the subdivision on Lynn Street access to East 16th Street.
I. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by an through any such violation or attempted violation. Said provision shall be in full force and effect until August 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
J. The within 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, TEMPO HOMES, by Frederick J. Falgender, Agent, and Samuel S. Rumford and Anna Grace Rumford, husband and wife, have executed this instrument and caused their seals to be affixed thereto this 8th day of July, 1964.

TEMPO HOMES

APPROVED THIS 22nd DAY OF June 1964
BOARD OF MARION COUNTY COMMISSIONERS

Samuel S. Rumford

Anna Grace Rumford

Frederick J. Falgender, Agent

DULY ENTERED FOR TAXATION
AUDITOR
COUNTY AUDITOR

STATE OF INDIANA)
COUNTY OF MARION) SS

Before me, the undersigned, a [illegible] Tempo Homes, by Frederick J. Falgender, Agent, [illegible] Rumford, husband and wife, and acknowledge the execution [illegible] their voluntary act and deed for the uses and [illegible]

65/30537

FINAL APPROVAL
Plat Committee of the Metropolitan Plan Commission
Marion County, Indiana
JUNE 24, 1965