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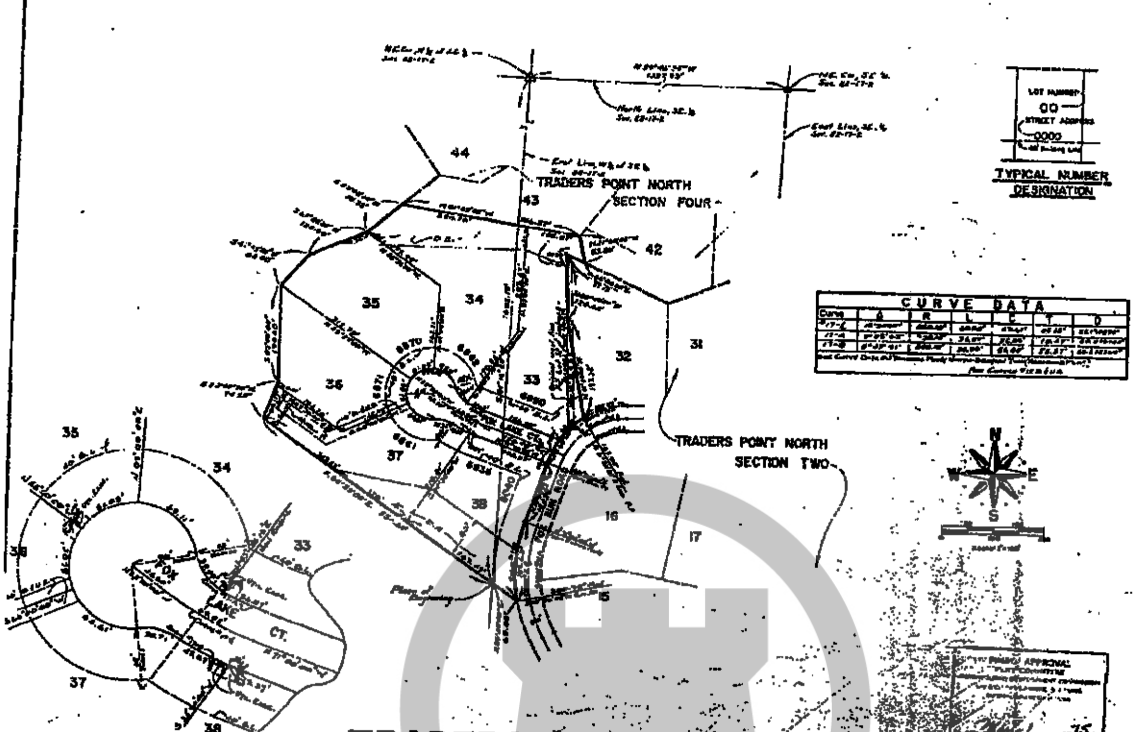

TRADERS POINT NORTH SECTION THREE

NOT VALID UNLESS RECORDED BEFORE June 12, 1976

I hereby certify that the within plat is true and correct and represents a survey of a part of the Southeast Quarter of Section 22, Township 17 North, Range 2 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the said Quarter Section; [illegible] containing 7.344 acres, more or less.

This subdivision consists of 6 lots numbered 33 thru 38, inclusive. The size of the lots and widths of the streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey made by me during [illegible]

Witness my signature this 25 day of April 1975.

[illegible] Registered Land Surveyor #[illegible]

The undersigned, [illegible] Development Corporation, owner of the above described real estate and acting within its authority, does hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Traders Point North - Section Three", an addition in Marion County, Indiana.

a. All streets shown and not heretofore dedicated are hereby dedicated to the public.

b. No structure shall be erected, altered, placed or permitted to remain on said real estate other than one single family dwelling, a private garage, and such other outbuildings as are usual and incidental to the use of said real estate as a residential lot. [illegible]

c. 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. [illegible]

d. No trailer, tent, shack, basement, garage, barn or other outbuilding, or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition.

e. No structure of any kind on said real estate shall be used for the purpose of carrying on a business, trade or profession.

f. No lot in this subdivision shall be resubdivided into a building lot having an area of less than [illegible] square feet.

g. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.

h. There are strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of public utility companies [illegible]

i. No residence, garage, servant's quarters or other structure of any kind shall be constructed on said real estate until the building plans [illegible]

j. 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 [illegible]

k. [illegible]

In witness whereof, [illegible] Development Corporation by John Kleinops, President [illegible] has executed this instrument and caused its seal to be affixed this [illegible] day of [illegible]

STATE OF INDIANA) SS:
COUNTY OF MARION)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, [illegible] Development Corporation, by John Kleinops, President [illegible] and acknowledged the execution of the above and foregoing instrument as its and their voluntary act and deed for the purposes therein expressed this [illegible] day of [illegible], 1975.

My Commission Expires [illegible]

PRESIDENT

SECRETARY

This instrument prepared by Paul [illegible] this [illegible] day of [illegible] 1975

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