DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

48 N Emerson Ave Suite 600 Greenwood, IN 46143-8895

(317) 882-7210 Office • (317) 888-7201 Fax

www.move2indy.com

The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

Keep in file #3883

BUENA-ANN 3rd SECTION
AMENDED

RESTRICTIONS

Plat Book 28,
page 223
Recorded June 22, 1951

Streets as shown on the within plat and not heretofore dedicated to the Public are hereby so dedicated.

There are strips of ground 5 feet in width as shown on this plat and marked "Utility Strips" reserved for use of Public Utility Companies for the installation, and maintenance of poles, mains, ducts, drains, sewers, lines and wires, subject at all times to the proper authorities and to the easement herein granted. No permanent or other structures shall be erected or maintained upon said strips, but such owners shall take their titles subject to the rights of the Public Utilities and to the rights of the other owners of lots in this Addition to said easement herein granted, for ingress and egress, in, along, across and thru the several strips so reserved.

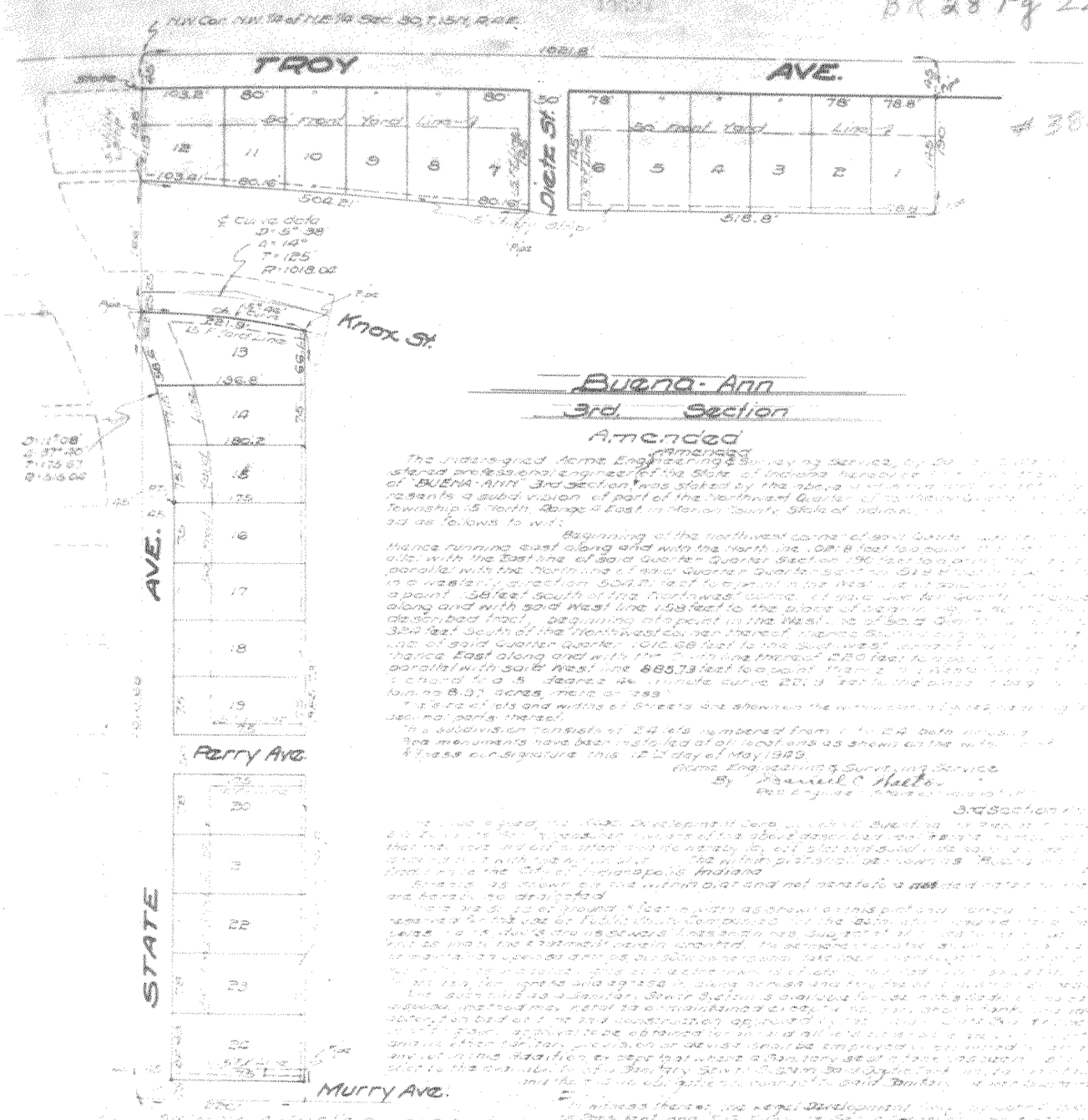
Until such time as a Sanitary Sewer System is available for use in this Addition, no sewage disposal method may - installed or maintained except a sanitary septic tank and adequate absorption bed of type and construction approved by the Indiana State Board of Health in writing, such approval to be obtained for any and all lots, either seperately or collectively, and no other sanitary provision or devise shall be employed or permitted to remain on any lot in this Addition except that where a Sanitary septic tank has been installed prior to the availability of a sanitary sewer system and septic tank may be maintained and there is no obligation to connect to said sanitary sewer system.

Front and side building lines eastablished as shown on this plat between which lines and property line sof the Street there shall be erected and maintained no structure other than open one-story porches.

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 septic tank absorption bed or structure erected or maintained in violation thereof, is hereby dedicated to the public, and reserved to the owners of the several lots in this Addition, their heirs 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 thru any such violation or attempted violation, said provisions shall be in full force and effect until 1975 A.D.

Office Copy
Bk 28 Pg 223

3083



Buena-Ann
3rd Section
Amended

The undersigned Home Engineering & Surveying Service, by [illegible] registered professional engineer of the State of Indiana hereby [illegible] of "BUENA-ANN" 3rd Section was staked by the above [illegible] represents a subdivision of part of the Northwest Quarter of [illegible] Township 15 North, Range 4 East in Marion County, State of Indiana, [illegible] as follows to wit:

Beginning at the northwest corner of said Quarter [illegible] thence running east along and with the North line 328.8 feet to a point [illegible] o.k. with the East line of said Quarter Section 1.96 feet to a point [illegible] parallel with the North line of said Quarter Section 328.8 feet [illegible] 1.96 feet to a point in the West [illegible] a point 38.62 South of the Northwest corner [illegible] along and with said West line 1.96 feet to the place of beginning [illegible] described tract. Beginning at a point in the West [illegible] 328 feet South of the Northwest corner thereof [illegible] line of said Quarter Quarter 1010.68 feet to the South-West corner [illegible] thence East along and with the [illegible] line thereof 328 feet to a point [illegible] parallel with said West line 888.73 feet to a point [illegible] a chord of a 5 degrees 16 minute curve 20.3 feet to the [illegible] tion of 8.37 acres more or less.

The sizes of lots and widths of streets are shown on the [illegible] seal parts thereof.

The subdivision consists of 24 lots numbered from 1 to 24 [illegible]

The monuments have been installed at all lot corners as shown on the [illegible]

Witness our signature this 12 day of May 1949.

Home Engineering & Surveying Service
By Darrell C. Waite
Registered Engineer

3rd Section [illegible]

[illegible] Development Corp. [illegible] Buena-Ann [illegible] 3rd Section [illegible] the [illegible] Development Corp. [illegible] the City of Indianapolis Indiana

Streets as shown on the within plat and not heretofore [illegible] are hereby dedicated.

[illegible] as shown on this plat and [illegible] Public Utilities [illegible] Sanitary Sewer System [illegible] Sanitary Sewer System [illegible] approved [illegible] Sanitary Sewer System [illegible] Sanitary Sewer System [illegible]

In witness thereof, the Regal Development Corp. [illegible] this 13th day of May 1949.

Regal Development Corp.
By John L. Bunting
President

State of Indiana
County of Marion } SS

Before me a Notary Public in and for the said County and State, [illegible] Development Corp. by John L. Bunting its President and [illegible] Secretary, who acknowledged the execution of the foregoing instrument [illegible] Witness my hand this 13th day of May 1949.

My commission expires [illegible]

Notary Public

DARRELL C. WAITE
No. 1875
STATE OF INDIANA
REGISTERED
PROFESSIONAL ENGINEER

DRAFTSMAN

Harry W Coffey
Auditor

August 22nd 1949
Robert Stamper
Wayne County

AS AMENDED
APPROVED THIS 21st
DAY OF JUNE 1951
COUNTY PLAN COMMISSION
COUNTY OF MARION
[illegible]
[illegible] SECRETARY

DULY ENTERED
FOR TAXATION
JUN 22 1951
Ray Tlouk
COUNTY AUDITOR