



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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

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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.

EASTWOOD - Section 5 - Marion Ind.

FIFTH SECTION

202 24 31

EAST 21ST STREET

1880.00
Southwest 1/4 Sec 25, T. 16N. R. 5E

1/4 North of Range 5 East and part of the East Half of Section 25, Township 16 North of Range 4 East in Marion

55 minutes 31 seconds West of the Northeast corner of the Southeast Quarter of the said Section 25 (the said
 of Marion County, Indiana) running thence South 21 degrees 27 minutes 35 seconds East, upon and along the center
 of 23 seconds East upon and along the center line of North Franklin Road in the said "Eastwood-Second Section" a
 20 feet in the said "Eastwood-Second Section" a distance of 93.64 feet to a point (the said point being on the East
 of the Southeast Quarter of the said Section 25 and the center line of North Franklin Road in the said "Eastwood-
 of the said Section 30 a distance of 46.82 feet to the point of curvature of a 32.710157 degree curve (the said
 of 90.46 feet); running thence upon and along the said curve to the left in an easterly direction a distance of
 the tangent of the last described curve a distance of 3.55 feet to a point; running thence South 23 degrees 29
 to a point; running thence South 19 degrees 30 minutes 35 seconds East a distance of 55.13 feet to a point;
 seconds East a distance of 55.08 feet to a point; running thence South 14 degrees 35 minutes 49 seconds East a
 South 10 degrees 33 minutes 37 seconds East a distance of 89.92 feet to a point; running thence South 07 degrees
 feet to a point; running thence South 04 degrees 05 minutes 23 seconds East a distance of 16.70 feet to a point;
 out of the East line of the Southwest Quarter of the said Section 30); running thence North 00 degrees 32 minutes
 h line of the Southwest Quarter of the said Section 30 (the said point being a distance of 130.00 feet West of the Northeast
 line of the Northwest Quarter of the said Section 30 a distance of 10.00 feet to a point (the said point being the
 a point); running thence South 00 degrees 32 minutes 10 seconds East and parallel with the East line of the Southwest
 .17 feet to a point; running thence North 46 degrees 42 minutes 48 seconds West a distance of 24.33 feet to a point;
 seconds West a distance of 71.59 feet to a point; running thence South 82 degrees 51 minutes 20 seconds West a dis-
 south 82 degrees 04 minutes 37 seconds West a distance of 124.75 feet to a point; running thence North 27 degrees
 set to the Northwest corner of the Southwest Quarter of the said Section 30; continuing thence South 67 degrees 04
 to a point; running thence South 81 degrees 13 minutes 11 seconds West a distance of 46.12 feet to the place of

is are shown on this plat in figures denoting feet and decimal parts thereof.

[Signature]
 H. B. Park
 Registered Professional Engineer



Vice-President, being the owners of record of all the included tract do hereby certify that this plat, and subdivide into lots

eached garages of less than 900 square feet.
 ion, and any garage, tool shed, or detached storage building erected or used accessory to a residence in this Addition
 such building line and the property line of any street.
 the use of the municipality in which this Addition is located and public utility companies for the installation use,
 necessary or incident to the common welfare and the use and occupancy for residential purposes of the houses to be erected
 or across any such utility strip for any use except as set forth herein and owners in this Addition shall take title to
 damages, is hereby dedicated and reserved to the owners of lots in this Addition, their heirs or assigns, and to any
 continue in full force and effect for a period of 20 years from the date hereof, and may be continued for successive
 any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall
 need upon the land by the undersigned and supersede, replace and void any such restrictions, limitations and covenants,
 rs, or representatives.

Lewis, Vice-President have executed this instrument and caused its seal to be affixed thereto

FILED ENTERED
 IN TAXATION
 OCT - 8 1959
[Signature]
 COUNTY CLERK

[Signature]
 Jesse M. Preston
[Signature]
 Lottie D. Preston

DeCamp Realty Inc.
 By: *[Signature]*
 H. B. Park, President
 My *[Signature]*
 Herbert A. Lewis, Vice-President.

Preston, execution 959.

APPROVED THIS 9th
 DAY OF December 1959
 METROPOLITAN PLAN COMMISSION
 402 CITY HALL - INDIANAPOLIS
[Signature]
 Kathleen M. Coy



APPROVED 11th
 DAY OF Oct 1959
[Signature]
 William W. Blythe

ICE WAS GIVEN AT 10:30 AM 1959

EASTWOOD

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I hereby certify that the within plat is true and correct and represents a survey of a part of the West Half of Section 14, Indiana, being more particularly described as follows, to-wit:

Beginning at a point on the North line of the Southeast Quarter of the said Section 14, a distance of 143.92 feet North also being the Northeast corner of "Eastwood-Second Section" as recorded in Plat Book 31, pages 171 thru 174 in the office of North Franklin Road in the said "Eastwood-Second Section" a distance of 98.40 feet to a point; running thence South 27 degrees 00 minutes of 116.81 feet to a point; running thence South 07 degrees 16 minutes 21 seconds East upon and along the center line of Road of the Southeast Quarter of the said Section 25; running thence South 00 degrees 17 minutes 00 seconds East upon and along the East line of the said Section a distance of 122.02 feet to a point; running thence South 90 degrees 00 minutes 00 seconds East and into the South curve having a central angle of 29 degrees 37 minutes 25 seconds, a tangent length of 46.28 feet, a radius of 175.00 feet, and a less 8 feet to the point of tangency of the said curve; running thence North 60 degrees 22 minutes 15 seconds East upon and along the East line 09 seconds East a distance of 100.57 feet to a point; running thence South 21 degrees 10 minutes 41 seconds East a distance of 58.04 feet to a point; running thence South 12 degrees 42 minutes 06 seconds East a distance of 62.16 feet to a point; running thence North 09 degrees 33 minutes 16 seconds East a distance of 107.53 feet to a point; running thence South 04 degrees 01 minutes 27 seconds East a distance of 146.60 feet to a point; running thence North 00 degrees 57 minutes 01 seconds East and parallel to the East line of the Southwest Quarter of the said Section 30 a distance of 1287.00 feet to a point; running thence South 89 degrees 07 minutes 50 seconds West a distance of 117.00 feet to a point; running thence South 89 degrees 07 minutes 50 seconds West a distance of 117.00 feet to a point; running thence North 09 degrees 59 minutes 30 seconds East a distance of 107.53 feet to a point; running thence South 12 degrees 42 minutes 06 seconds East a distance of 62.16 feet to a point; running thence South 04 degrees 01 minutes 27 seconds East a distance of 146.60 feet to a point; running thence South 87 degrees 04 minutes 41 seconds East a distance of 8.57 feet to a point; running thence South 87 degrees 04 minutes 41 seconds East a distance of 8.57 feet to a point; containing 51.823 acres more or less.

This subdivision consists of 227 lots, numbered 202 thru 427, 431 thru 440, 441, 442 thru 449. The size of lots and width of streets are shown on the plat. This survey was made during February, 1959.

Witness my signature this 9th day of June, 1959.

I, the undersigned, Jesse W. Preston & Lattie B. Preston, husband and wife, do hereby certify that the within plat is true and correct and represents a survey of a part of the West Half of Section 14, Indiana, being more particularly described as follows, to-wit:

- A. The within plat shall be known and designated as Eastwood-Third Section, situate in Indianapolis, Marion County, Indiana.
- B. Streets not heretofore dedicated are hereby dedicated to the public.
- C. All numbered lots in this Addition are reserved for residential use.
- D. No dwelling shall be located, erected or structurally altered which has a front lot area, exclusive of open space, less than one building area; no building shall be erected or used for residential purposes on any lot in this Addition.
- E. No trailer, tent, shack, shed or temporary building shall be used for temporary or permanent residence on any lot in this Addition.
- F. The lot shall be of a permanent type of construction and conform to the general specifications and requirements of such residential building codes as may be in effect at the time of construction.
- G. There are "building lines" shown on the within plat and no structure other than open one story porch shall be erected on any lot in this subdivision and no building shall be subdivided into a building lot having an area of less than 300 square feet.
- H. There are "utility easements" (Elec.) and/or "drainage easements" (San.) shown on the within plat and no structure shall be erected on any lot in this subdivision which shall interfere with the use of such utility easements.
- I. No building or other structure except walks or drive-ways shall be erected on any lot in this subdivision which shall interfere with the use of such utility easements.
- J. The right to enforce the foregoing provisions, restrictions and covenants shall be reserved to the said plat owner, his heirs, assigns, successors, assigns, and assigns, and to the municipal corporation, governmental body or public utility, having any interest therein, and shall not be extinguished by the lapse of time or by the death of the plat owner or his heirs, assigns, successors, assigns, and assigns.
- K. The restrictions, limitations and covenants herein contained shall constitute a part of the deed or deeds conveying the land herein described, and shall be binding on all persons who acquire an interest in the land herein described, whether or not they have been proposed or imposed prior to the date of the recording of the deed or deeds.

WITNESS my hand, Jesse W. Preston & Lattie B. Preston, husband and wife, and the seal of said firm, this 9th day of June, 1959.

STATE OF INDIANA
COUNTY OF MARION

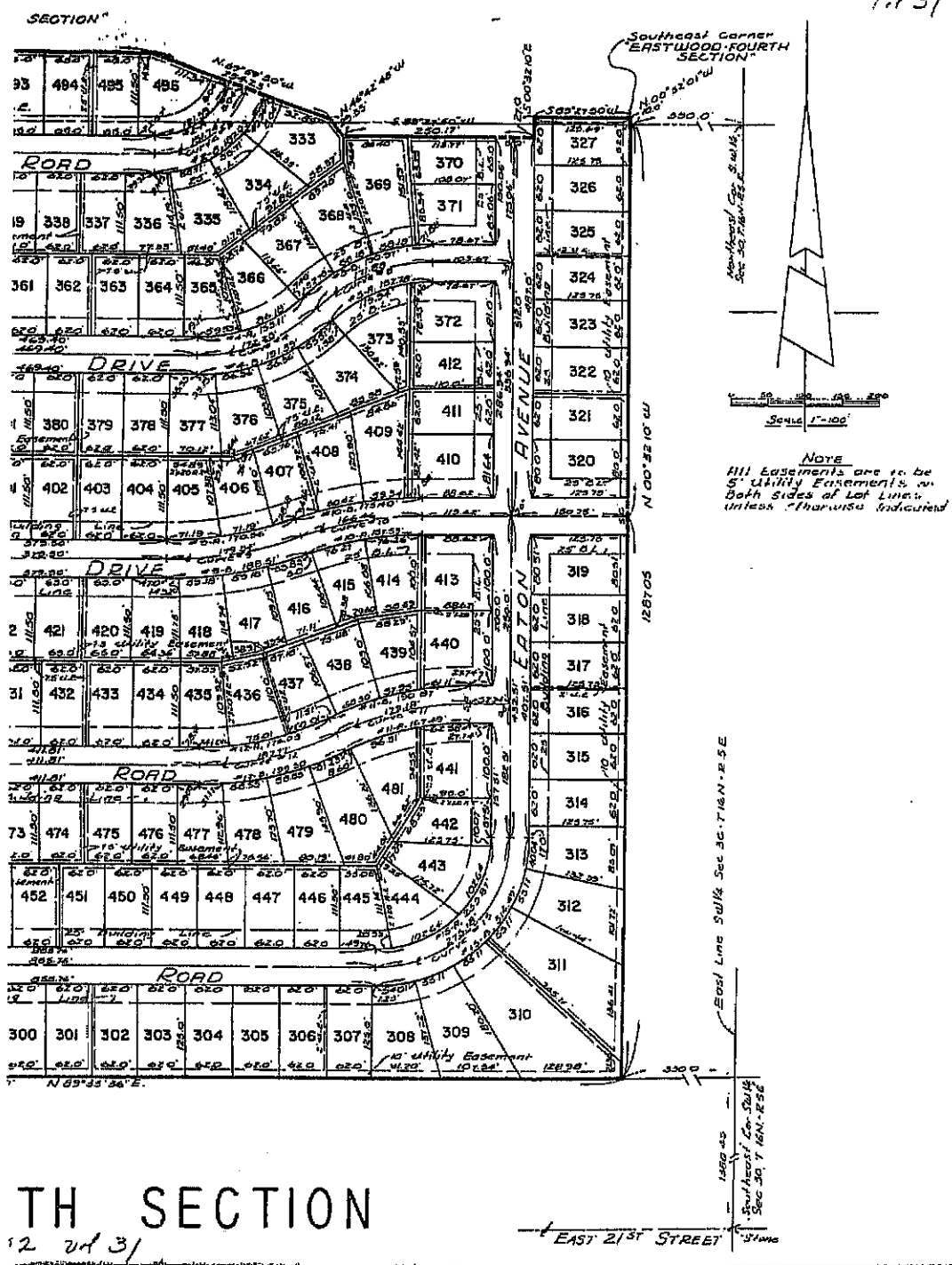
Personally appeared before me, the undersigned, a Notary Public, in and for Marion County, Indiana, Jesse W. Preston & Lattie B. Preston, husband and wife, and H.D. Park, President, and Herbert M. Wells, Vice-President, and acknowledged the above and foregoing instruments as their voluntary act and deed for the purposes therein expressed this 11th day of June, 1959.

My Commission Expires: _____
Notary Public, *Charles R. McConick*

JUL 18 1971
Deputy Registrar
 THE CROSSING OFFICE OF MASSACHUSETTS
 100 STATE STREET
 BOSTON, MASSACHUSETTS 02109

74683

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TH SECTION

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EAST 21ST STREET