



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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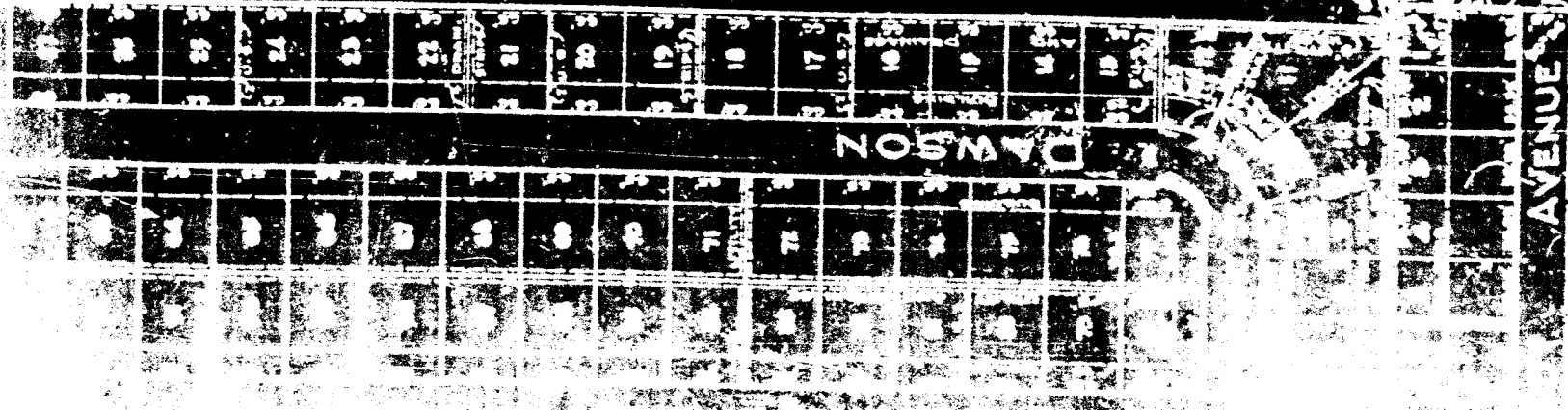
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The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated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

The information is deemed reliable, but not guaranteed.

SCALE: 1"=100'

GRAPHIC SCALE



CURVE DATA

CURVE 'A'

ANGLE: 20°

PI: 100.00'

LC: 50.00'

EA: 10.00'

CURVE 'B'

ANGLE: 20°

PI: 100.00'

LC: 50.00'

EA: 10.00'

DAWSON

KEYSTONE AVENUE

1"=100'

1
2
3

KEYSTONE AVENUE

Y AVENUE HEIGHTS

SECTION 'A'

1. THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, AND BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, DISTANT 103.31 FEET WEST OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE EAST ALONG SAID SOUTH LINE 614.62 FEET; THENCE NORTH ON A FORWARD DEFLECTION ANGLE TO THE RIGHT OF 90°-27' A DISTANCE OF 175 FEET; THENCE EAST DEFLECTING TO THE RIGHT 89°-34' A DISTANCE OF 87.70 FEET; THENCE NORTH DEFLECTING TO THE LEFT 89°-34' A DISTANCE OF 217.99 FEET; THENCE EAST DEFLECTING TO THE RIGHT 90°-15' A DISTANCE OF 18.90 FEET; THENCE NORTH DEFLECTING TO THE LEFT 90°-15' A DISTANCE OF 315.45 FEET TO THE NINE OF SAID SECTION; THENCE EAST DEFLECTING TO THE RIGHT 89°-34' AND ALONG SAID NORTH LINE 425 FEET; THENCE SOUTH DEFLECTING TO THE RIGHT 90°-16' A DISTANCE OF 317.65 FEET; THENCE EAST DEFLECTING TO THE LEFT 89°-45' A DISTANCE OF 29 FEET; THENCE SOUTH DEFLECTING TO THE RIGHT 89°-46' A DISTANCE OF 2193.91 FEET; THENCE EAST DEFLECTING TO THE LEFT 90°-26' A DISTANCE OF 21 FEET; THENCE SOUTH, DEPLEA TO THE RIGHT 90°-26' A DISTANCE OF 168 FEET TO THE POINT OF BEGINNING, COMPUTED IN ALL 36.47 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHTS AND/OR RIGHTS IN VAY.

THIS SUBDIVISION CONSISTS OF 159 LOTS, NUMBERED FROM 1 TO 159, BOTH INCLUSIVE WITH STREETS AS SHOWN ON THIS PLAT. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN ON THIS PLAT IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 18TH DAY OF MARCH, 1937.

Robert Schuchel

ROBERT SCHUCHEL
REGISTERED SURVEYOR No. 3-07
STATE OF INDIANA



THE UNDERSIGNED, HOUSH DEVELOPMENT CO., INC., BY ITS DULY AUTHORIZED OFFICERS ROBERT J. HONTS, PRESIDENT, AND WALLACE SPARKS, SECRETARY AND TREASURER, ON THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT THEY SO HEREBY SAY OFF, AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE.

1. THIS SUBDIVISION SHALL BE KNOWN AS Y AVENUE HEIGHTS, SECTION 16.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR REARER TO THE SIDE STREET LINE THAN THE BUILDING SET BACK LINES SHOWN IN THE RECORDED PLAT. ANY PART OF BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 26 FEET TO THE LOT LINE, OR NEARER THAN 26 FEET TO THE REAR LOT LINE.
3. NO NOTICES OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE HEREON WHICH MAY BE OR BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.

4. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILERS, BARNYETS, SHACKS, FERDS, BARS OR OTHER OUT BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE TEMPORARY OR PERMANENTLY, AND NO LOT SHALL BE USED FOR OTHER THAN RESIDENTIAL PURPOSES, EXCEPT LOTS 1 THRU 15, BOTH INCLUSIVE, AND LOTS 155 THRU 159, BOTH INCLUSIVE. THERE ARE STRIPS OF GROUND OF VARIOUS AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY STRIPS" RESERVED FOR USE OF PUBLIC UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, WIRES, DUCTS AND MAINS.

5. THE UNIMPROVED FLOOR AREA OF ANY RESIDENCE ERECTED IN THIS SUBDIVISION, EXCEPT OF OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 500 SQUARE FEET. NO BUILDING SHALL EXCEED IN HEIGHT, NOR HAVE PRIVATE GARAGES FOR MORE THAN 2 CAR.

6. NO FENCE, WALL, HEDGE OR SHRUB PLANTING SHALL BE PERMITTED TO OBSTRUCT VIEWS AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE ROADWAY OF ANY CORNER LOT WITHIN TRIANGULAR AREA BOUND BY ADJACENT PROPERTY LINES AND OR'S CONNECTING THEM AT LOTS 26 FEET FROM THE INTERSECTION OF THE STREET LINES.

POINTS 20 FEET FROM THE INTERSECTION OF THE STREET...

8. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL CLAIMED THEREON UNTIL JUNE 1, 1962, AT WHICH TIME SUCH COVENANTS SHALL EXTEND AUTOMATICALLY FOR SUCCESSIVE PERIODS OF 10 YEARS, UNTIL AN INDEMNITY BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECEIVED, AND TO SAID COVENANTS IN WHOLE OR IN PART.

9. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, OR VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE HELD AS IF ANY PERSON OR PERSONS OWNING AN ESTATE IN THIS SUBDIVISION TO PROTECT ANY INTERESTS AT OR IN COURT AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH COVENANTS AND EITHER TO REPAIR HIM OR TO FINE HIM OR TO INDEMNIFY OR OTHER DOES FOR SUCH VIOLATION.

10. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDICIAL OR COURT ORDER IN NO MANNER AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURE AND CONFESSE THAT THIS 26th DAY OF June 1959

NORTH DEVELOPMENT CO., INC.

By: *Robert J. Smith*
ROBERT J. SMITH, CHAIRMAN

Attest: *Wilson Sparks*
WILSON SPARKS, CLERK

STATE OF INDIANA
COUNTY OF MARION:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND NORTH DEVELOPMENT COMPANY, INC., BY ITS SOLE AUTHORIZED OFFICER, ROBERT J. SMITH, PRESIDENT, AND MALCOLM SPARKS, SECRETARY AND TREASURER, WHO TESTIFIED AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENTS AND THEIR VALIDITY AND USE FOR THE USE AND PURPOSES THEREIN EXPRESSED AND AFFIRMED THEIR SIGNATURE THEREON.

ATTEST MY HAND AND SEAL THIS 26th DAY OF June 1959

Lucas Peter
NOTARY PUBLIC

7-15-60

MY COMMISSION EXPIRES

FILED IN FILE FOR CANTON

APPROVED THIS 8th DAY OF June 1959
MELVIN W. WATSON
CLERK OF SUPERIOR COURT
Melvin W. Watson
CLERK OF SUPERIOR COURT

FILED IN FILE FOR CANTON
JUNE 27 1959
CLERK OF SUPERIOR COURT

FILED FOR RECORD

JUN 29 1959
RECORDED
INDEXED

APPROVED THIS 29th DAY OF June 1959
Robert J. Smith
Chairman