



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

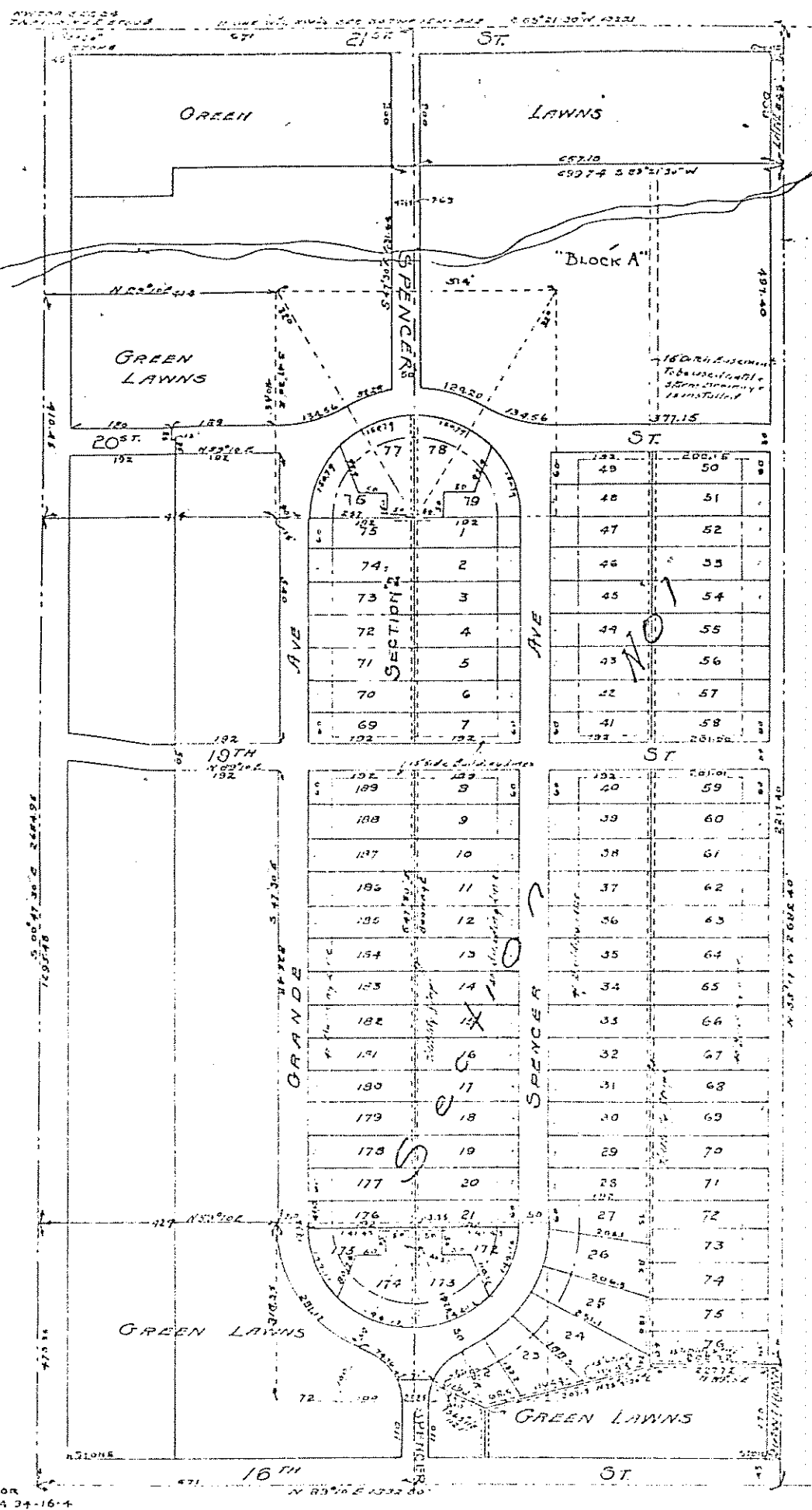
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The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated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

The information is deemed reliable, but not guaranteed.



SWCOR NW 1/4 34-16-4

JOE MALOOF ADDITION - Sec. 1 & 2
 PART OF THE NW 1/4 OF THE SECTION 34 TOWNSHIP 16N-R4E.

NOTE:

THIS IS A REPLATTING OF PART OF SEC. 1 GREENLAWNS ADDITION, GREENLAWNS SECOND SECTION, AND A COORDINATION OF ALL PLATTED PROPERTY IN THE NW 1/4 SECTION 34 TOWNSHIP 16N-R4E EAST, AND THE JOE MALOOF ADDITION, 271.15 AS SHOWN ON HEREBY PLAT, IN MISCELLANEOUS RECORD 324, PAGE 31 AND P. 25 PAGES 389-390 IN THE OFFICE OF THE RECORDER OF MARION COUNTY INDIANA

THIS PLAT DEDICATES THE NECESSARY RIGHTS OF WAY AND MAKES CORRECTIONS IN THE CERTIFICATE THAT WAS ERRONEOUSLY FILED AND WHICH IS ERRONEOUSLY REFERRED TO AS A PLAT IN MISCELLANEOUS RECORD 324 PAGE 31 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. THE PROPERTY IS DESCRIBED AS FOLLOWS: TO WIT:-

The undersigned hereby certify that the within plat of JOE MALOOF ADDITION, an addition to the City of Indianapolis, Marion County, Indiana, was surveyed by me, is true and represents that portion of the West 1/4 of the NW 1/4 Section 34 Township 16N-R2E hereinafter described.

The subdivision consists of blocks numbered 1 to 76 inclusive, 172 to 189 inclusive and 69 to 79 Section 34 inclusive and Block A.

Cross cut top monuments 4" square and not less than 16" long have been placed as shown on the within plat. The dimensions of the lots and streets and blocks are shown in fact and decimal parts thereof.

WITNESS MY SIGNATURE THIS 30th DAY OF JULY 1946

EARLA L. JOHNSON
 CIVIL ENGINEER - IND. REG # 1375
Earla L. Johnson

The undersigned owners, *Charles W. Williams, Jr., Earl L. Johnson, Park...* hereby certify that they do hereby lay out, plat and subdivide into lots, blocks and streets in accordance with the herein plat, the Real Estate here-in mentioned is to be known and designated as The JOE MALOOF ADDITION, an addition to the City of Indianapolis, Marion County, Indiana.

All lots in this Addition shall be known as residential lots except lots No. {40-41-42} which are reserved for business.

No building other than one detached single dwelling not to exceed two-stories in height and a one or two car garage.

The undersigned owners hereby establish front and side building lines as shown on here-in plat and no building other than an open porch may be erected between 40 ft. front and 15 ft. side building lines and the property line of the street.

No building may be erected any closer to the side property lines than 10 feet except a detached garage.

No lot shall be re-subdivided into building lots having an area of less than 3000 sq. ft. and a frontage of less than 50 feet.

No noxious or offensive trade shall be carried on upon any lot or lots nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

The ownership of lots or buildings in this ADDITION, are FOREVER RESTRICTED to any except members of the Caucasian Race, but nothing in this covenant shall prevent domestic servants of any race from occupying quarters on their employer's property. No property in this addition shall be used or rented to any but white.

No trailer, basement, shack, tent, garage or barn shall be constructed or moved upon any lot or lots or any other type of outbuilding to be used for temporary or permanent living quarters or service use of a permanent nature.

No structure shall be moved onto any lot unless it meets the approval of the Committee hereinafter named and referred to, and if there be no committee, or said committee fails to act within (30) days said structure shall conform to and be in harmony with the existing structures in this ADDITION and here-in restrictions.

No building shall be erected on any lot until the design and location have been approved in writing by a committee appointed by the sub-divider. However, in the event that such committee is not in existence or fails to approve or disapprove such a design or location within thirty (30) days, then such approval will not be required provided the design and the location on the lot conform to and are in harmony with the existing structures in the addition. In any case either with or without the approval of the committee, no dwelling costing less than Four Thousand (\$4,000) Dollars shall be permitted on any lot in the tract and the ground floor square foot area shall be not less than 600 sq. ft. in case of a one-story structure and 800 sq. ft. for a two-story structure exclusive of utility rooms.

There are strips of ground in width shown on here-in plat and marked utility strips and are reserved for the use of "PUBLIC UTILITIES" (not including street car or transportation companies) such as Telephone, Sewer, telegraph, gas and electric light companies, for the installation of mains, poles, ducts and wires and subject at all times to the proper authorities for ingress or egress for maintenance and to the easement herein granted. No permanent or other structures are to be erected or maintained upon said strips by owner or owners of any lot or lots in this addition, but such owners shall take their title subject to the Public Utility and to the easement here-in granted for ingress, and egress in, along, across and thru the several strips of ground herein shown, an above plat, also a ditch easement as noted in Block A for the purpose of sewer as shown.

All streets and rights of ways shown on the here-in Plat are hereby dedicated to the Public for such use.

These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming the land until January 1st 1966, at which time they shall be automatically extended for 10 year periods unless terminated by petition by property owners of this addition.

If the parties or owners here-with, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions here-in set out, it shall be lawful for any person or persons owning any real estate in this Addition, to prosecute by due process at law for the enforcement of this instrument or to recover damages.

In the absence of sewers, septic tanks and absorption beds may be used if they meet the approval of THE INDIANA STATE BOARD OF HEALTH for such installations.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

STREET IMPROVEMENTS: - No lot or lots shall be sold nor any structures erected in this Addition until the street on which the lot fronts has been improved in accordance with the grade and cross section approved by the Board of Public Works & Sanitation of the City of Indianapolis Indiana, and drawings which are on file in the office of the Indianapolis City Civil Engineer.

STREET MAINTENANCE: Street maintenance shall be the responsibility of the plattee until fifty-one (51) percent of the lots have been sold and deeds transferred.

WITNESS OUR HANDS THIS 1st DAY OF August 1946.

State of Indiana } ss:-
 County of Marion }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, *Charles W. Williams, Jr., Earl L. Johnson, Park...* and each separately and severally acknowledged the execution of the foregoing certificate as his or her voluntary act and deed for the use and purpose therein expressed.

Witness my hand and Notarial Seal this 1st day of August 1946

My Commission expires August 1947

APPROVED THIS 5th DAY OF August 1946
 CITY CLERK COMMISSION
John P. Hollister

RECORDED THIS 5-23 DAY OF August 1946
 CLERK
Joseph B. Wall

RECORDED AT 7:15 P.M. AUG 26 1946