



# **DAVID BRENTON'S TEAM**

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## **RE/MAX Select, REALTORS**

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

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

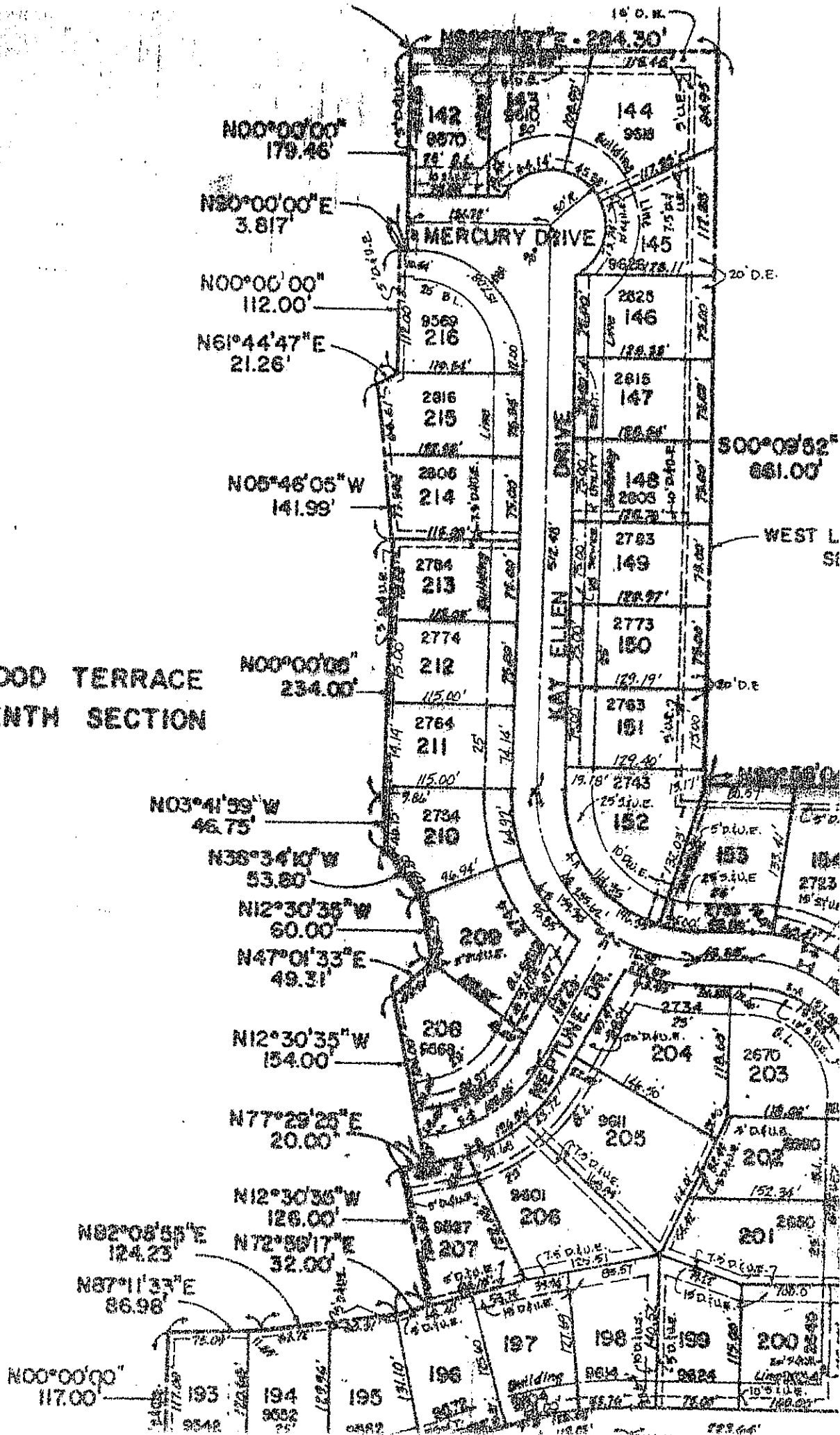
**[www.move2indy.com](http://www.move2indy.com)**

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.**



PARKWOOD TERRACE  
FIFTEENTH SECTION



The undersigned, Domino Development Corporation, by Myron S. Wolf, its President and  
plat and subdivide into streets, lots, easements and public ways, in accordance with  
This Subdivision shall be known and designated as Parkwood Terrace - Sixteenth Section  
County, Indiana. All Streets shown and not heretofore dedicated are hereby dedicated

PROTECTIVE COVENANTS:

1. All lots in the subdivision shall be known and designated as residential lots, two (2) stories in height and a private garage for not more than two (2) automobiles.
2. No building shall be erected or located nearer to the front lot line nor nearer to the side lot line than shown on this plan.
3. No lot in this subdivision shall be re-subdivided into building plots having an area less than that shown on this plan.
4. No noxious or offensive trade or activity or raising of animals for commercial purposes shall be conducted on any lot so as to create a nuisance to the neighborhood.
5. No structure of a temporary character, trailer, tent, shack, basement, garage, be used on any lot.
6. There are several strips of ground of a width shown on this plan and marked "Utility" for the installation and maintenance of poles, mains, duct lines, wires, sewers and shall be erected on any of such strips, but the respective owners of the adjacent lots shall have ingress and egress in, along, across and through the strips so reserved.
7. The ground floor area of any residence in this subdivision, exclusive of open porches, shall not be less than 600.00 square feet in the case of a higher, one-family dwelling.
8. No signs of any kind shall be displayed to the public view on any lot except one for sale or rent, or signs used by a builder to advertise the property during the construction thereof.
9. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations formed by the street property lines and a line connecting them at points 25 feet from the property lines extended. The same sight line limitations shall apply on any lot permitted to remain within such distances of such intersection unless the foliage is removed.
10. These covenants shall run with the land and shall be binding on all persons claiming an interest in the land for a period of ten (10) years unless an instrument signed by a majority of the then owners of the lot to the Metropolitan Development Commission, its successors or assigns.
11. If the parties hereto, or any of them or their heirs and assigns, shall violate or fail to comply with any of the above covenants, they shall be liable to the Metropolitan Development Commission, its successors or assigns, to prosecute any proceedings at law or in equity against the party so violating and to recover damages or other dues for such violation.
12. Invalidity of any one of these covenants by judgement or court order shall in no way affect the validity of the remaining covenants.

STATE OF INDIANA) SS  
COUNTY OF MARION)

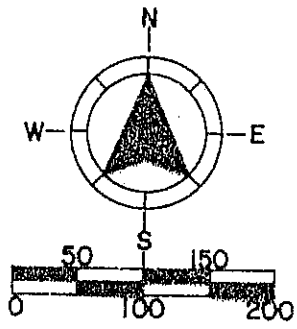
Before me, a notary public in and said county and state, appeared Domino Development Corporation, by Myron S. Wolf, President and Treasurer and Melvin Slavin, its Secretary, acknowledged the execution of the above foregoing instrument as their voluntary act and deed.

WITNESS MY SIGNATURE this 22<sup>ND</sup> day of October 1971.

My commission expires July 13, 1973

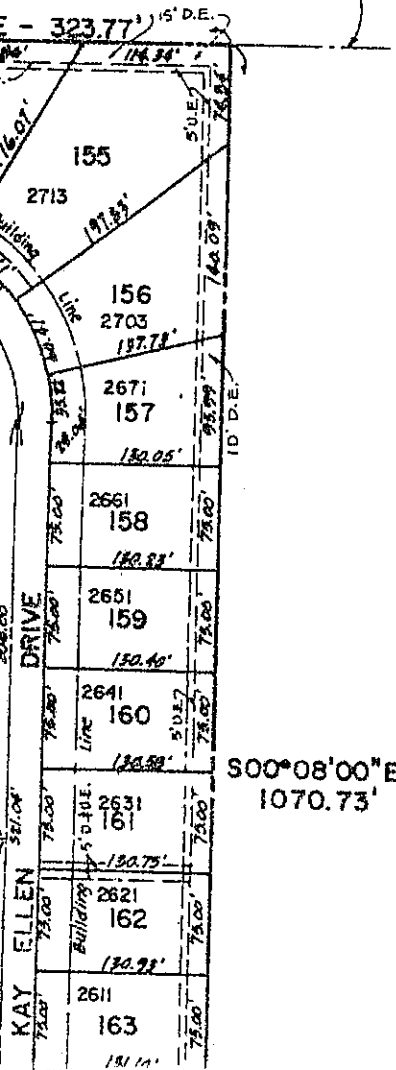
Notary Public Fran Dyer

71 OCT 28 9:11:00



E 1/2 NW 1/4 NE 1/4  
29-16-5E

SOUTH LINE NW 1/4 NE 1/4  
SEC. 29-16-5E



| CURVE DATA |         |           |         |         |         |         |
|------------|---------|-----------|---------|---------|---------|---------|
| no.        | R       | Δ         | D       | T       | LC      | L       |
| 1 e        | 150.00' | 32°00'00" | 38.197° | 43.01'  | 82.69'  | 83.78'  |
| 1 a        | 125.00' | 32°00'00" | 45.837° | 35.84'  | 68.91'  | 69.81'  |
| 1 b        | 175.00' | 32°00'00" | 32.740° | 50.18'  | 98.47'  | 97.74'  |
| 2 e        | 125.00' | 90°00'00" | 45.837° | 125.00' | 176.78' | 196.35' |
| 2 a        | 100.00' | 90°00'00" | 57.296° | 100.00' | 141.42' | 157.08' |
| 2 b        | 150.00' | 90°00'00" | 38.197° | 150.00' | 212.13' | 235.62' |
| 3 e        | 125.00' | 90°00'00" | 45.837° | 125.00' | 176.78' | 196.35' |
| 3 a        | 100.00' | 90°00'00" | 57.296° | 100.00' | 141.42' | 157.08' |
| 3 b        | 150.00' | 90°00'00" | 38.197° | 150.00' | 212.13' | 235.62' |
| 4 e        | 150.00' | 90°00'00" | 38.197° | 150.00' | 212.13' | 235.62' |
| 4 a        | 125.00' | 90°00'00" | 45.837° | 125.00' | 176.78' | 196.35' |
| 4 b        | 175.00' | 90°00'00" | 32.740° | 175.00' | 247.49' | 274.89' |
| 5 e        | 125.00' | 48°20'25" | 45.837° | 56.10'  | 102.36' | 105.46' |
| 5 a        | 100.00' | 48°20'25" | 57.296° | 44.88'  | 81.89'  | 84.37'  |
| 5 b        | 150.00' | 48°20'25" | 38.197° | 67.32'  | 122.83' | 126.56' |
| 6 e        | 310.00' | 22°00'00" | 18.483° | 60.26'  | 118.30' | 119.03' |
| 6 a        | 285.00' | 22°00'00" | 20.104° | 55.40'  | 108.76' | 109.43' |
| 6 b        | 335.00' | 22°00'00" | 17.103° | 65.12'  | 127.64' | 128.63' |
| 7 a        | 310.00' | 22°00'00" | 18.483° | 60.26'  | 118.30' | 119.03' |
| 7 a        | 285.00' | 22°00'00" | 20.104° | 55.40'  | 108.76' | 109.43' |
| 7 b        | 335.00' | 22°00'00" | 17.103° | 65.12'  | 127.64' | 128.63' |

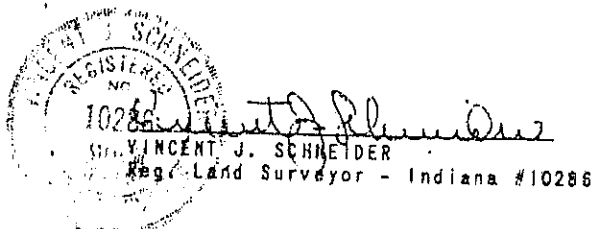
# PARKWOOD TERRACE FOURTEENTH SECTION

## STATE OF SURVEY

Part of the West Half of the Northeast Quarter of Section 29, Township 16 North of Range 5 East in Marion County, Indiana.

3 minutes 44 seconds East upon and along the South line of the West Half of said Northeast Quarter Section 163.78 feet to the West line of said Northeast Quarter Section 265.97 feet to the POINT OF BEGINNING OF THIS DESCRIPTION; thence North 00 degrees 00 minutes East 7.00 feet to the Southeast corner of Lot 34 in said "Parkwood Terrace - Fourteenth Section" (as recorded as Instrument number 69-53505 in the Office of the Recorder of Marion County, Indiana); thence North 58 degrees 00 minutes East 49.50 feet to a point; thence North 90 degrees 00 minutes 00 seconds East 75.00 feet to a point; thence North 00 degrees 00 minutes 00 seconds East 117.00 feet to a point; thence North 08 minutes 55 seconds East 124.23 feet to a point; thence North 72 degrees 59 minutes 17 seconds East 32.00 feet to a point; thence North 12 degrees 30 minutes 35 seconds West 60.00 feet to a point; thence North 38 degrees 34 minutes 10 seconds West 21.25 feet to a point; thence North 00 degrees 00 minutes 00 seconds 234.00 feet to a point; thence North 05 degrees 46 minutes 17.46 feet to the Northeast corner of Lot 141 in said "Parkwood Terrace - Fifteenth Section" (the preceding description); thence North 89 degrees 58 minutes 27 seconds East 284.30 feet to the South line of the West Half of the said Northeast Quarter of Section 29, Township 16 North of Range 5 East in Marion County, Indiana; thence South 00 degrees 09 minutes 52 seconds East upon and along said West line 661.00 feet to the South line of the West Half of the said Northeast Quarter of Section 29, Township 16 North of Range 5 East in Marion County, Indiana; thence South 89 degrees 53 minutes 44 seconds West and parallel with the South line of the West Half of the said Northeast Quarter of Section 29, Township 16 North of Range 5 East in Marion County, Indiana for less.

with streets, easements and public ways as shown on the within plat. The size of lots and widths of streets and



and Melvin Slavin, its Secretary, owners of the real estate described in the foregoing certificate hereby layoff, plat, of said real estate.

Division of part of the West Half of the Northeast Quarter of Section 29, Township 16 North of Range 5 East in Marion County, Indiana.

shall be erected, placed or altered on any such residential lot other than one detached dwelling not exceeding street line than the building set-back line shown on the within plat.

7200.00 square feet and a width of less than 60.00 feet.

shall be carried on upon any lot in this subdivision, nor shall anything be done thereon which may become an annoyance

outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

"Easements" which are reserved for drainage and public utility purposes, not including transportation utilities, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structure in this subdivision shall take title to the same subject to the rights of such utilities and other lot owners to

detached garages, shall not be less than 900.00 feet in the case of a one-story, one-family dwelling or less than

sign of not more than one square feet, one sign of not more than five square feet advertising the property

and 6 feet above the roadways, shall be placed or permitted to remain on any corner lot within the triangular area

at the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street

at the intersection of a street property line with the edge of the driveway or alley pavement. No tree shall be

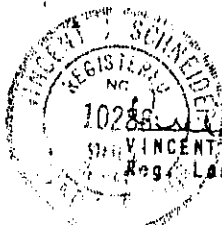
maintained at sufficient height to prevent obstruction of such sight lines. No tree shall be removed until January 1, 1996, at which time such covenants shall be extended automatically for successive periods of

recorded agreeing to change such in whole or in part. Right of enforcement of these covenants is hereby granted

to anyone who violates any of the covenants herein, it shall be lawful for any person or persons owning any real estate property

to sue for and recover damages for any such violation, and either to prevent him or them from doing so or to

enforce any of the other provisions which shall remain in full force and effect.


  
 10286 *Vincent J. Schneider*
  
 VINCENT J. SCHNEIDER
   
 Reg. Land Surveyor - Indiana #10286

er, and Melvin Slavin, its Secretary, owners of the real estate described in the foregoing certificate hereby layoff, in plat, of said real estate.

division of part of the West Half of the Northeast Quarter of Section 29, Township 16 North of Range 5 East in Marion public.

ture shall be erected, placed or altered on any such residential lot other than one detached dwelling not exceeding side street line than the building set-back line shown on the within plat, than 7200.00 square feet and a width of less than 60.00 feet, shall be carried on upon any lot in this subdivision, nor shall anything be done thereon which may become an annoyance

ther outbuilding shall be used on any lot an any time as a residence, either temporarily or permanently. "Drainage Easements" which are reserved for drainage and public utility purposes, not including transportation utilities, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structure on lots in this subdivision shall take title to the same subject to the rights of such utilities and other lot owners to

d attached garages, shall not be less than 900.00 feet in the case of a one-story, one-family dwelling or less than. sional sign of not more than one square feet, one sign of not more than five square feet advertising the property uction and sales period.

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t to violate any of the covenants herein, it shall be lawful for any person or persons owning any real estate property persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so or to

ffect any of the other provisions which shall remain in full force and effect.

DOMINO DEVELOPMENT CORPORATION

BY: *Myron S. Wolf*  
 MYRON S. WOLF  
 PRESIDENT AND TREASURER

ATTEST: *Melvin Slavin*  
 MELVIN SLAVIN  
 SECRETARY

FINAL APPROVAL  
 PLAT COMMITTEE  
 METROPOLITAN DEVELOPMENT COMMISSION  
 DIVISION OF PUBLIC UTILITIES  
 MARION COUNTY, INDIANA

*October 26 1971*

PROMER PUBLIC NOTICE OF THE  
 HEARING HAS BEEN FURNISHED

*Charles J. Franke*

1973 RECORDED  
 6-2-73

Engineering Corp., Vincent J. Schneider, President.