



# **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.**

15-31  
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4.89°17'15" E. 1535.25 MEAS. (1933.00 DEED)



CURVE DATA

6.89°19' W. 1342.0 MEAS. (1932.0)

STATION	ANGLE	CHORD	CHORD BEARING	ARC	ARC BEARING
1	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
2	90°00'00"	141.00	141.00	141.00	90°00'00"
3	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
4	90°00'00"	141.00	141.00	141.00	90°00'00"
5	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
6	90°00'00"	141.00	141.00	141.00	90°00'00"
7	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
8	90°00'00"	141.00	141.00	141.00	90°00'00"
9	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
10	90°00'00"	141.00	141.00	141.00	90°00'00"
11	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
12	90°00'00"	141.00	141.00	141.00	90°00'00"
13	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
14	90°00'00"	141.00	141.00	141.00	90°00'00"
15	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
16	90°00'00"	141.00	141.00	141.00	90°00'00"
17	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
18	90°00'00"	141.00	141.00	141.00	90°00'00"
19	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
20	90°00'00"	141.00	141.00	141.00	90°00'00"
21	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
22	90°00'00"	141.00	141.00	141.00	90°00'00"
23	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
24	90°00'00"	141.00	141.00	141.00	90°00'00"
25	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
26	90°00'00"	141.00	141.00	141.00	90°00'00"
27	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
28	90°00'00"	141.00	141.00	141.00	90°00'00"
29	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
30	90°00'00"	141.00	141.00	141.00	90°00'00"
31	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
32	90°00'00"	141.00	141.00	141.00	90°00'00"
33	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
34	90°00'00"	141.00	141.00	141.00	90°00'00"
35	89°17'15"	1535.25	1535.25	1535.25	89°17'15"
36	90°00'00"	141.00	141.00	141.00	90°00'00"

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THE UNDERSIGNED, being a duly registered surveyor in the State of Indiana, hereby certify the within plat to be true and correct, representing the portion of part of the East Half of the Southwest Quarter of Section 20, Town 12 North, Range 4 East, Harrison County, Indiana, more particularly described as follows:

Beginning on the West Line of the East Half of the Southwest Quarter of Section 20-124, distance 1700.60 feet North of the Southwest Corner of said Section, thence North and along said West Line 627 feet to the intersection of the line of the 1835 DEED, thence North 89°17'15" East a distance of 288.40 feet by DEED, thence North 88°56'56" East a distance of 288.40 feet to the center of HARRISON AVENUE, thence South 89°17'15" West a distance of 8.10 feet to AVENUE, thence South 89°17'15" West a distance of 496.10 feet to the East Line of Section 20-124, thence South 0°09'56" East and along said East Line a distance of 67.00 feet measured (67) 35 feet by DEED, thence South 89°17'15" West a distance of 1535.25 feet by DEED to the

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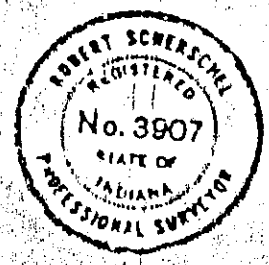


A DISTANCE OF 1344 FEET MEASURED (1334.6 FEET BY DEED) TO THE POINT OF BEGINNING, CONTAINING IN ALL 30.80 ACRES MORE OR LESS. SUBJECT TO ALL LOCAL HIGHWAYS AND/OR RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 40 LOTS, NUMBERED FROM 1 TO 40, BOTH INCLUSIVE, AND CLASS "A", WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTH OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE AND SEAL THIS 14TH DAY OF OCTOBER, 1959.

*Robert Scherschel*  
ROBERT SCHERSCHL  
REGISTERED SURVEYOR No. 3907  
STATE OF INDIANA



WE, THE UNDERSIGNED, MARCIA MOORE AND CARRIE HENRICKS, EACH BEING WIDOWED AND UNMARRIED, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT WE DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ROSE MANOR.

THE STREETS, IF NOT HERE-TO-FORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF POLES, WIRES, MAINS, DUCTS, DRAINS, AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR EGRESS AND ACCESS, IN, ALONG, ACROSS, AND THROUGH THE SEVERAL STRIPS SO RESERVED.

ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT HEREIN OTHER THAN ONE SINGLE FAMILY DWELLING NOT TO EXCEED 2 1/2 STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS AND RESIDENTIAL ACCESS-ORY BUILDINGS, EXCEPT THAT TWO WAY DOUBLES SHALL BE PERMITTED ON CORNER LOTS, IF APPROVED BY GOVERNING AUTHORITIES HAVING JURISDICTION OVER SAME.

NO HOTELS, BOARDING HOUSES, MERCANTILE BUILDINGS, FACTORY BUILDINGS, OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

NO CHIMNEYS, BRICKS, OR OUT HOUSES OF A PERMANENT NATURE SHALL BE ERRECTED OR SITUATED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

BUILDING LINES AS SHOWN IN THIS PLAT IN FEET BACK FROM THE STREET PROPERTY LINES ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE STREET PROPERTY LINES, THERE SHALL BE ERRECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF OTHER THAN A ONE STORY OPEN PORCH. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET OR 10% OF THE LOT FRONTAGE MEASURED AT THE BUILDING SETBACK LINE, EXCEPT WHERE THE BUILDINGS ARE BUILT UPON MORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE EXTENT BOUNDARIES OF THE MULTIPLE LOTS.

PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM MAY BE LOCATED, CONSTRUCTED AND MAINTAINED TO SERVE ANY BUILDING LOT IN THIS SUBDIVISION, PROVIDED SAID SYSTEMS ARE APPROVED IN WRITING BY THE PROPER PUBLIC AND/OR CIVIL AUTHORITIES.

THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 900 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOR LESS THAN 660 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.

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IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OWNING REAL ESTATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, AND EITHER TO PREVENT HIS OR THEM FROM DOING SO OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

THE FOREGOING RESTRICTIONS, COVENANTS, AND PROVISIONS SHALL RUN WITH THE LAND AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1, 1980, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IN THIS SUBDIVISION, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS, PROVISIONS, RESTRICTIONS OR CONDITIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES THIS 23rd DAY OF November 1959.

Marcia Moore  
MARCIA MOORE

Carrie Hendricks  
CARRIE HENDRICKS

DEPT. ENTERED FOR TAXATION  
APR 7 - 1960

Oliver Smith  
COUNTY ASSESSOR

STATE OF INDIANA:  
COUNTY OF MARION:

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONS OF THE ABOVE SIGNATURES, MARCIA MOORE, WIDOWED AND UNMARRIED, AND CARRIE HENDRICKS, WIDOWED AND UNMARRIED, WHO SEPARATELY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF November

NOTARY PUBLIC: Laura K. Hamilton

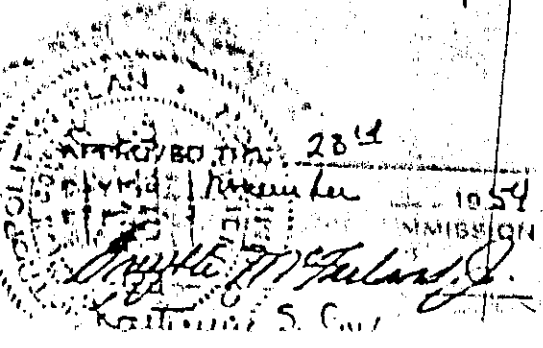


MY COMMISSION EXPIRES July 7, 1960

PUBLIC NOTICE WAS GIVEN ON THE 24th DAY OF OCT. 1959

APPROVED THIS 7th DAY OF April 1960.  
Addison at Marion County  
Orville Collet DRAFTSMAN

This instrument prepared by Robert Schorschel



APPROVED FOR  
1960