



# **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.**

151m ST.

25-1	47'00"	103'00"	24'48"	24'48"	122'00"
25-2	47'00"	103'00"	24'48"	24'48"	122'00"
25-3	47'00"	103'00"	24'48"	24'48"	122'00"
25-4	47'00"	103'00"	24'48"	24'48"	122'00"
25-5	47'00"	103'00"	24'48"	24'48"	122'00"

# TEMPO ADDITION

... and placed TEMPO HOMES, by Frederick J. Falender, Agent, Samuel S. Burford and Emma Grace ... into lots and streets the real estate described in the above plat and description.

The subdivision shall be known and designated as Tempo Addition - Section Six, an Addition in Marion

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public for its use.
- B. Front and side building lines are established as shown on this plat between which lines and the property which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed connecting points 25 feet from the intersection of said street lines, or in the case of a rounded curve to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement line is maintained at sufficient height to prevent obstruction of sight line.
- C. The strips of ground marked "Utility Easements" are shown on the above plat are hereby reserved for sewers, drains, ducts, lines and wires. Owners of lots in this Addition shall take their titles subject to utilities, and no permanent or other structure or parts thereof, except fences, shall be erected on
- D. No noxious or offensive trade shall be carried on upon any lot in this Addition, nor shall anything
- E. No trailer, tent, shack, warehouse, garage or temporary structure of any kind shall be used for temporary
- F. No one story building shall be erected containing less than four (4) main rooms, exclusive of porches any of the rooms are on the second floor, shall contain less than five (5) main rooms having a total erected in said Addition must be built of good material and in good workmanlike manner. No lot or private residence purposes.
- G. No wooden or wire fence shall be permitted to extend forward of the established building lines.
- H. There shall be no vehicular access driveway to or from any lot in the subdivision give direct access
- I. The right to enforce the within provisions, restrictions and covenants by injunction, together with is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs relief without being required to show any damage of any kind to any such owner or owners by or their 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no
- J. The within covenants, limitations and restrictions are to run with the land and shall be binding on

IN WITNESS WHEREOF, TEMPO HOMES, by Frederick J. Falender, Agent, and Samuel S. Burford and Emma Grace their seals to be affixed thereto this 13th day of July, 1964.

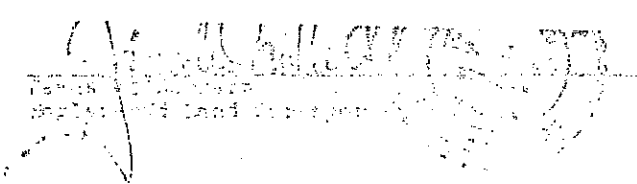
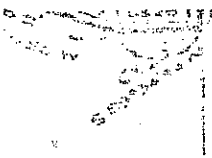
APPROVED THIS 29th  
 DAY OF JUNE 1965  
 AUDITOR OF MARION COUNTY  
*Donald R. ...*

DULY ENTERED FOR TAXATION

*John ...*  
 COUNTY AUDITOR

STATE OF INDIANA )  
 )SS  
 COUNTY OF MARION)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tempo Homes, by Frederick J. Falender, Agent, and Samuel S. Burford and Emma Grace ... husband and wife, and acknowledged the execution of the above and foregoing certificate ... therein expressed.



# SECTION SIX

and wife, do hereby lay off, plot and subdivide

of Indiana.

lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting shall remain on any corner lot within the triangular area formed by the street property lines and a line corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any line. No tree shall be permitted to remain within such distances of such intersection unless foliage

utilities, not including transportation companies, for the installation and maintenance of poles, mains, or the easements hereby created and subject at all times to the rights of proper authorities to service such lines on said strips.

thereof which shall be or become a nuisance to the neighborhood.

for permanent residential purposes on any lot in this addition.

, halls and closets, and have a total floor space of less than 1000 square feet, and no dwelling where space of less than 1300 square feet shall be erected upon any lot or lots in this Addition. All buildings erected in this Addition shall ever be used or permitted by the owner or occupant to be used for other than

at 10th Street.

not to cause the removal by due process of law of structures erected or maintained in violation thereof, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to such such violation or attempted violation. Said provision shall be in full force and effect until August unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in effect any of the other provisions which shall remain in full force and effect. parties and persons claiming under them.

husband and wife, have executed this instrument and caused

THIRD PARTIES.

Samuel S. Burford  
Samuel S. Burford

Frederick J. Balantop, Agent  
Frederick J. Balantop, Agent

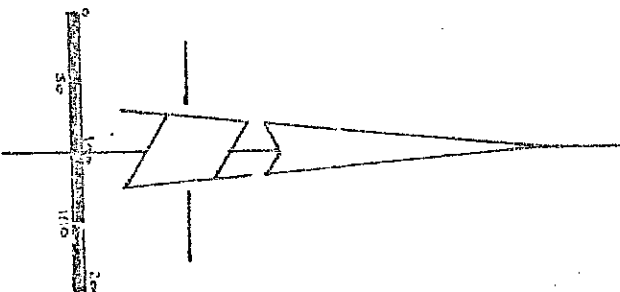
Emma Grace Burford  
Emma Grace Burford

FINAL APPROVAL  
PLAT C  
METROPOLITAN PLAN COMMISSION  
MARIETTA COUNTY, INDIANA  
JUNE 23 1965

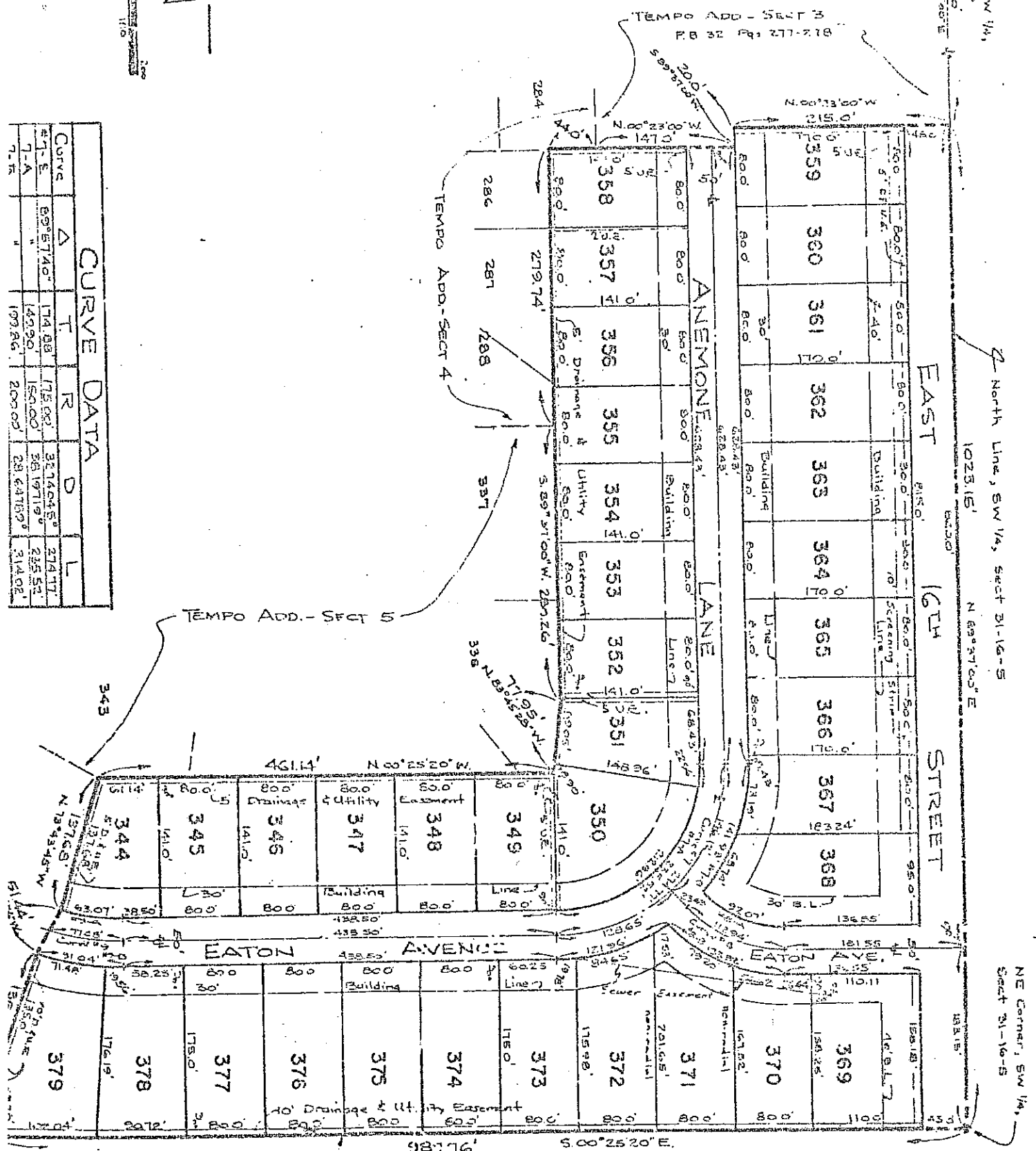
NW Corner, SW 1/4, Sect 31-16-8

2 North Line, SW 1/4, Sect 31-16-8

NE Corner, SW 1/4, Sect 31-16-8



CURVE DATA					
Curve	Δ	T	R	D	L
7-E	69°27'40"	174.88	175.02	32.14045°	274.77
7-A	"	149.90	150.00	36.19719°	235.51
7-F	"	199.86	200.00	28.64189°	314.02



45-07-0301