



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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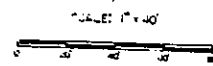
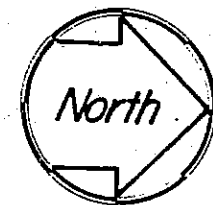
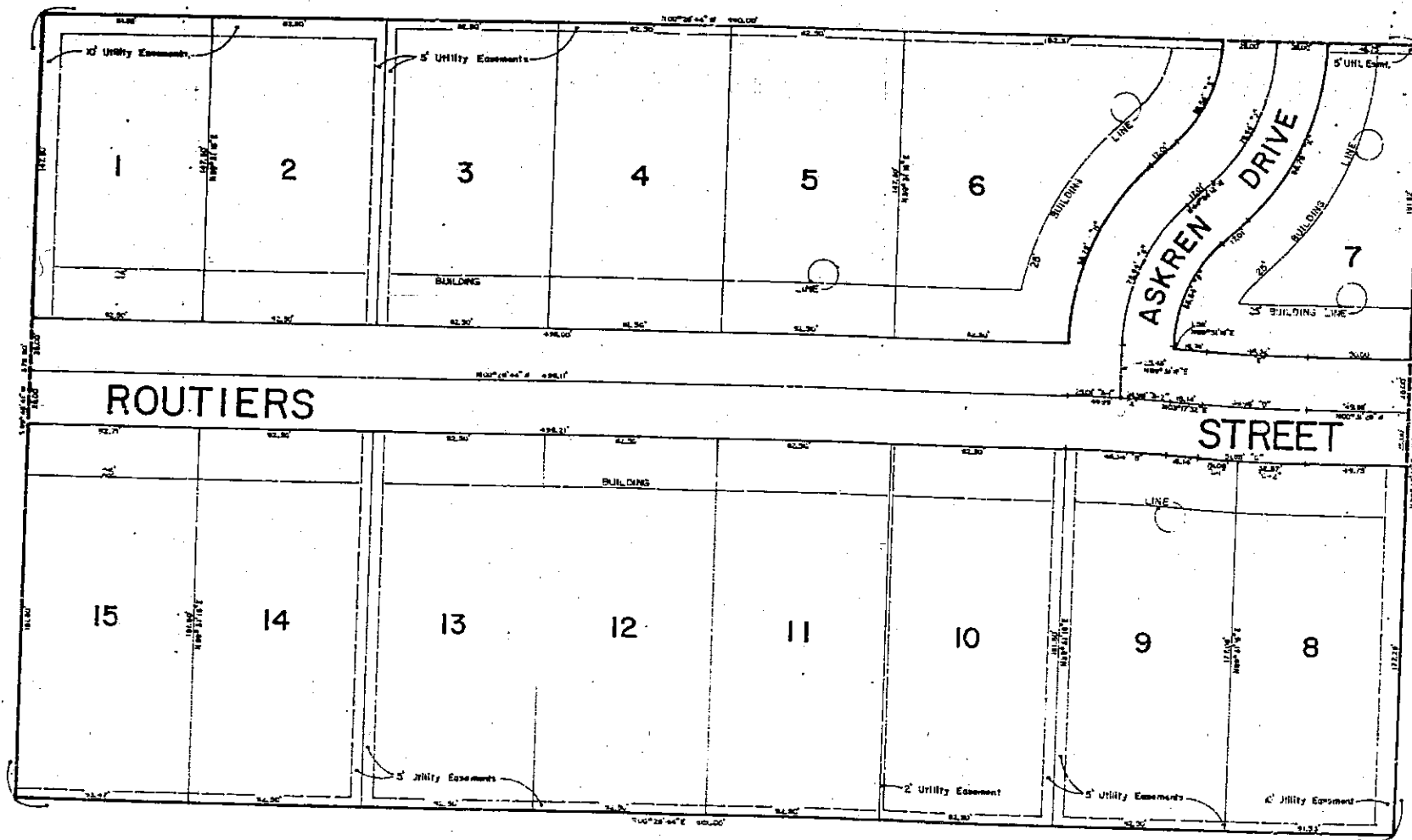
www.move2indy.com

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.

WRIGHT'S ANNEX FIRST SECTION

RECORDED IN BOOK 10 PAGE 1157
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CURVE DATA

CURVE	A	B	A-B	R	L
1	100.00	100.00	100.00	100.00	100.00
2	150.00	150.00	150.00	150.00	150.00
3	200.00	200.00	200.00	200.00	200.00
4	250.00	250.00	250.00	250.00	250.00
5	300.00	300.00	300.00	300.00	300.00
6	350.00	350.00	350.00	350.00	350.00
7	400.00	400.00	400.00	400.00	400.00
8	450.00	450.00	450.00	450.00	450.00
9	500.00	500.00	500.00	500.00	500.00
10	550.00	550.00	550.00	550.00	550.00
11	600.00	600.00	600.00	600.00	600.00
12	650.00	650.00	650.00	650.00	650.00
13	700.00	700.00	700.00	700.00	700.00
14	750.00	750.00	750.00	750.00	750.00
15	800.00	800.00	800.00	800.00	800.00

CURVE	A	B	A-B	R	L
1	100.00	100.00	100.00	100.00	100.00
2	150.00	150.00	150.00	150.00	150.00
3	200.00	200.00	200.00	200.00	200.00
4	250.00	250.00	250.00	250.00	250.00
5	300.00	300.00	300.00	300.00	300.00
6	350.00	350.00	350.00	350.00	350.00
7	400.00	400.00	400.00	400.00	400.00
8	450.00	450.00	450.00	450.00	450.00
9	500.00	500.00	500.00	500.00	500.00
10	550.00	550.00	550.00	550.00	550.00
11	600.00	600.00	600.00	600.00	600.00
12	650.00	650.00	650.00	650.00	650.00
13	700.00	700.00	700.00	700.00	700.00
14	750.00	750.00	750.00	750.00	750.00
15	800.00	800.00	800.00	800.00	800.00

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6	350.00	350.00	350.00	350.00	350.00
7	400.00	400.00	400.00	400.00	400.00
8	450.00	450.00	450.00	450.00	450.00
9	500.00	500.00	500.00	500.00	500.00
10	550.00	550.00	550.00	550.00	550.00
11	600.00	600.00	600.00	600.00	600.00
12	650.00	650.00	650.00	650.00	650.00
13	700.00	700.00	700.00	700.00	700.00
14	750.00	750.00	750.00	750.00	750.00
15	800.00	800.00	800.00	800.00	800.00

LAND SURVEYOR'S CERTIFICATE

I, David E. K. Best, a Professional Land Surveyor, registered in the State of Indiana, do hereby certify that the within plat is true and correct and represents a subdivision of a part of the East Half of the Southeast Quarter of Section 31, Township 16 North, Range 5 East, Marion County, Indiana, more particularly described as follows: Commencing at the Northwest Corner of said half quarter section, thence South 00 degrees 20 minutes 41 seconds East on and along the West line of said half quarter section for a distance of 260.00 feet to the Point of Beginning of "Wright's Annex - 1st Section"; thence North 89 degrees 15 minutes 41 seconds East for a distance of 378.50 feet; thence South 00 degrees 20 minutes 41 seconds East for a distance of 260.00 feet; thence South 29 degrees 45 minutes 41 seconds West for a distance of 378.50 feet to a point in the West line of said half quarter section; thence North 00 degrees 20 minutes 41 seconds West on and along said West line for a distance of 260.00 feet to the Point of Beginning, containing 5.738 acres, more or less, subject, however, to any and all legal highways and rights of way.

This subdivision consists of 15 lots, numbered consecutively from 1 to 15, both inclusive. The dimensions of the lots and the widths of the streets are shown in feet and decimal parts thereof.

Witness my signature and seal this 10th day of April 1926.

LAND SURVEYOR'S CERTIFICATE

I, David B. Best, a Professional Land Surveyor, Registered in the State of Indiana, do hereby certify that the within plat is true and correct and represents a subdivision of a part of the East Half of the Southeast Quarter of Section 31, Township 16 North, Range 5 East, Marion County, Indiana, more particularly described as follows: Commencing at the Northwest Corner of said half quarter section, thence South 00 degrees 28 minutes 44 seconds East on and along the West line of said half quarter section for a distance of 660.00 feet to the Point of Beginning of "Wright's Annex - 1st Section"; thence North 89 degrees 45 minutes 41 seconds East for a distance of 378.80 feet; thence South 00 degrees 28 minutes 44 seconds East for a distance of 660.00 feet; thence South 89 degrees 45 minutes 41 seconds West for a distance of 378.80 feet to a point in the West line of said half quarter section; thence North 00 degrees 28 minutes 44 seconds West on and along said West line for a distance of 660.00 feet to the Point of Beginning, containing 5.738 acres, more or less, subject, however, to any and all legal highways and rights of way.

This subdivision consists of 15 lots, numbered consecutively from 1 to 15, both inclusive. The dimensions of the lots and the widths of the streets are shown in feet and decimal parts thereof.

Witness my signature and seal this 16th day of April, 1966.

David B. Best

David B. Best, Professional Land Surveyor, Indiana Registration No. 8568.



PROTECTIVE COVENANTS

1. I, the undersigned, Frederick A. Wright, owner of the real estate described in the foregoing Land Surveyor's Certificate, do hereby certify that I lay-off, plat and subdivide the same in accordance with the within plat. This subdivision shall be known and designated as "WRIGHT'S ANNEX - FIRST SECTION". The streets shown herein and not heretofore dedicated to the public as a right of way for public streets are dedicated to the public as a right of way for public streets. All lots in this subdivision shall be known and designated as residential lots.
2. The strips of ground marked "Utility and/or Drainage Easements", shown herein are hereby reserved for the installation and maintenance of public utility poles, wires and conduits for gas, water, electric and telephone utilities and sanitary and storm sewers, subject at all times to the proper civil authority and to the specific easements herein reserved. No permanent or other structures shall be erected or maintained upon said easements and all lot owners shall take their titles subject to the rights of the other owners of lots in this subdivision.
3. No residential structure shall be erected or placed upon any building plot which has an area of less than 11,250 square feet.
4. Front and side building lines are hereby established as shown herein. No fence or structure of any kind shall be erected or placed between the street property lines and the building setback lines.
5. No trailer, tent, shack, barn, garage or other temporary structure erected or placed in this subdivision shall be at any time used as a residence, temporarily or permanently, nor shall any other structure of a temporary nature be used as a residence.
6. No noxious or offensive trade or activity shall be carried on upon any lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No alcoholic beverage or malt or vinous liquor shall be made or sold on any lot in this subdivision.
7. No fence, wall or hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of street lines with the edge of a driveway pavement or alley line. No trees shall be permitted to remain within such distance of such intersection unless the foliage is maintained at sufficient height to prevent obstruction of such sight lines.
8. No farm animals or domestic fowls shall be permitted to remain on any lot or lots in this subdivision and no pets or domestic animals shall be kept thereon for commercial purposes.
9. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in this subdivision, to prosecute any proceedings at law or in equity against those violating or attempting to violate any of the covenants herein, and either to prevent him or them from so doing or recover damages or other dues for such violations.
10. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a majority vote of the then owners of the real property in this subdivision, it is agreed to change such covenants in whole or in part. The right of enforcement of these covenants is hereby granted to the Metropolitan Plan Commission, its successors or assigns.

State of Indiana)
SS
County of Marion)

Before me, a notary public, in and for said county and state, personally appeared Frederick A. Wright, who acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purposes therein set forth.

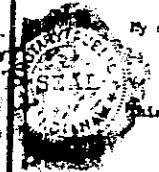
Witness my hand and Notarial Seal this 18th day of May, 1966.

My commission expires Dec. 18, 1968.

Madeline L. Best
Madeline L. Best, Notary Public.

This instrument prepared by Henry L. Best, Prof. Engineer No. 3443.

Frederick A. Wright
(Signed) Frederick A. Wright



APPROVED THIS 19th DAY OF MAY 1966
AUDITOR OF MARION COUNTY
John F. Satter
County Clerk

FILED
MAY 19 1966

FINAL APPROVAL
PLAT COMMITTEE OF METROPOLITAN PLAN COMMISSION
MARION COUNTY, INDIANA
MAY 18 1966
PROPER RECORDING FOR THE HEARING HAS BEEN COMPLETED