

RESTRICTIONS

Plot Book
~~Deed Record~~
29 page 295

- A. Streets not heretofore dedicated are hereby dedicated to the public.
- B. There are strips of ground 5' in width as shown on this plat and marked "Utility Strips" reserved for the use of the Public Utilities, not including transportation companys, for the installation of poles, ducts, mains, lines and wires, subject at all times to the proper authorities and to the easement herein granted and reserved. No permanent buildings or structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the Public Utilities and the rights of owners of other lots in this subdivision.
- C. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars. Such garage may be erected as an integral part of the dwelling or as a separate structure at least ten feet to the rear of the dwelling. The above provision shall not prohibit the use of said garage or accessory building as quarters for bona fide servants employed by the occupants of the residence dwelling on the same lot, providing that no accessory building may be erected or used for such purposes prior to the erection of the principal residence building on said lot.
- D. No trailor, basement, shack, tent, garage, barn or other out building erected on any lot at any time may be used as a residence, temporary or permanently, nor shall any structure of a temporary character be used as a residence. No trailer shall be permitted on any lot at any time.
- E. No lot shall be reduced in size or area below the dimensions shoen on this plat.
- F. No industry, commercial enterprise, raising or harboring of live stock, fur-bearing animals or poultry of any description, or any other than residential use for one single family shall be permitted in any building, structure, or accessory building, or on any lot in this subdivision.
- G. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- H. Actual construction work on any dwelling or accessory building shall commence within one month after basement is dug or building material of any kind is delivered on any building site in this subdivision and completed within six months.
- I. All lawns, shall be finish graded and seeded within sixty days after completion of the construction of the principal building. All weeds shall be kept eradicated or mowed. All gardens shall be restricted to the real one-half of each lot and shall be limited to the truck garden type of produce.
- J. These covenants shall run with the land and shall be binding on all owner, heirs, and assigns until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of lots in this subdivision it is agreed to change such covenants in whole or in part.

CLEARVIEW ESTATES ADDITION, 1st SECTION.

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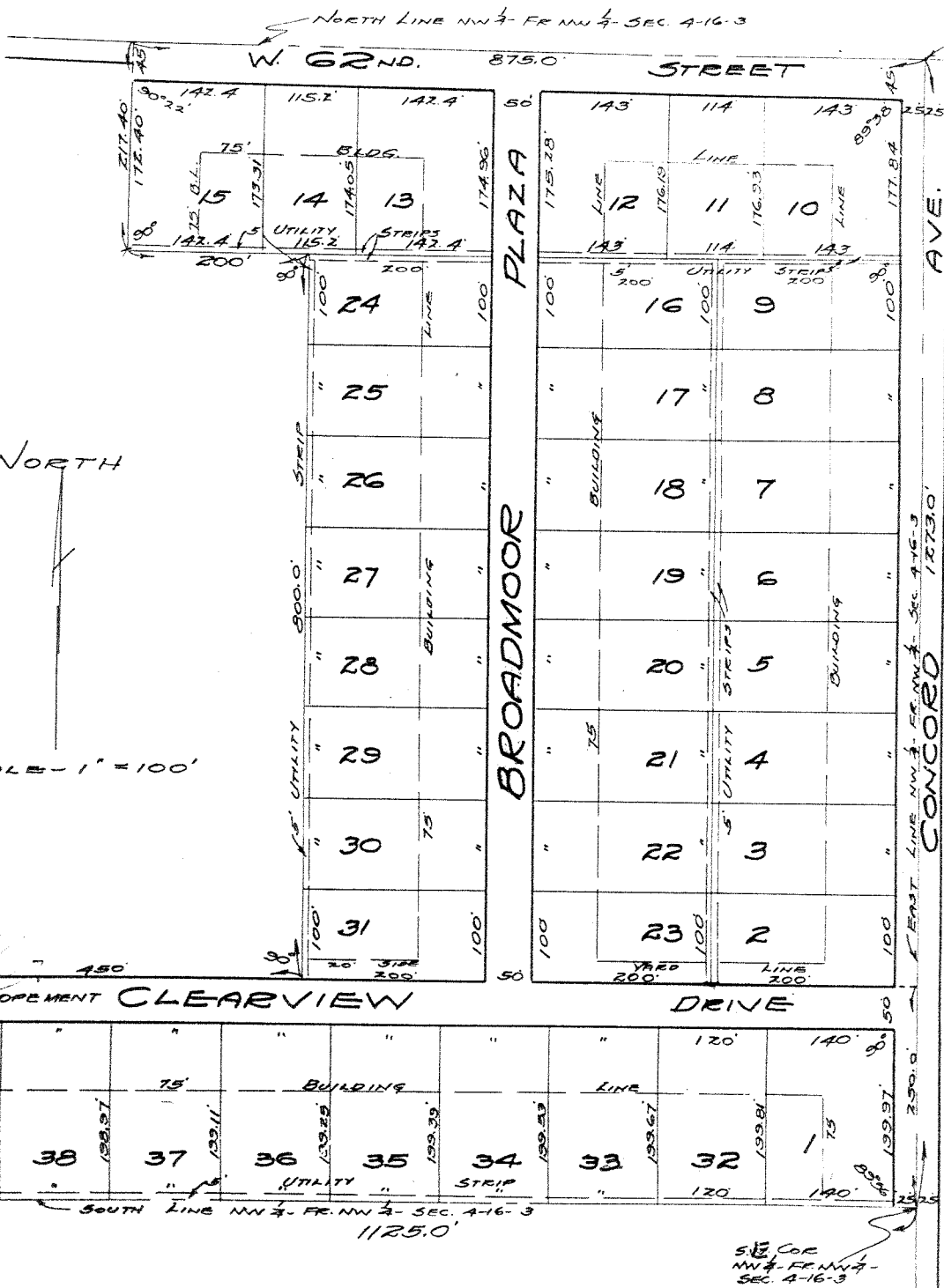
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K. All lots in this subdivision shall conform to Marion County R-2 Building Restrictions.

L. 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 situated in this subdivision to cause the removal of any structure or part thereof maintained in violation hereof or prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

CLEARVIEW ESTATES



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D. NO TRAILER, BASEMENT, SHACK, TENT, GARAGE, BARN OR OTHER OUT-BUILDING ERRECTED ON ANY LOT AT ANY TIME MAY BE USED AS A RESIDENCE, TEMPORARY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE. NO TRAILOR SHALL BE PERMITTED ON ANY LOT AT ANY TIME.

E. NO LOT SHALL BE PRODUCED IN SIZE OR AREA BELOW THE DIMENSIONS SHOWN ON THIS PLAN.

F. NO INDUSTRIAL ENTERPRISE SHALL BE PERMITTED ON ANY LOT.

RECORDED
28511 1955
BOB LYKALON
DDPA EMERSON

68263

CLEARVIEW ESTATES

ADDITION - 1ST. SECTION.

NW1/4-
NW1/4-
SEC. 4-16-3

I, THE UNDERSIGNED, A REGISTERED SURVEYOR IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE WITHIN PLAT IS TRUE AND CORRECT, REPRESENTING A SUBDIVISION INTO STREETS AND LOTS OF A PART OF THE NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 3 EAST IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE WEST, IN AND ALONG THE NORTH LINE THEREOF 875.0 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE THEREOF 217.40 FEET; THENCE EAST, AT RIGHT ANGLES TO SAID EAST LINE 200.0 FEET; THENCE SOUTH, PARALLEL TO SAID EAST LINE 800.0 FEET; THENCE WEST, AT RIGHT ANGLES TO SAID EAST LINE 480.0 FEET; THENCE SOUTH, PARALLEL TO SAID EAST LINE 248.83 FEET TO A POINT IN THE SOUTH LINE THEREOF; THENCE EAST, IN AND ALONG SAID SOUTH LINE 1125.0 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH, IN AND ALONG SAID EAST LINE 1273.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING IN ALL 22.91 ACRES, MORE OR LESS.

THIS SUBDIVISION CONSISTS OF 39 LOTS NUMBERING FROM ONE (1) TO THIRTY-NINE (39) BOTH INCLUSIVE.

THE SIZE OF LOTS AND WIDTH OF STREETS ARE SHOWN ON THE WITHIN PLAT IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF AUGUST, 1955.

DULY ENTERED
FOR TAXATION
SEP 14 1955
Roy T. Lamb
COUNTY AUDITOR

William H. Seward
WILLIAM H. SEWARD
REGISTERED SURVEYOR No. 4334
STATE OF INDIANA.



APPROVED THIS 14th
DAY OF Sep. 16, 1955.
Marion County
DRAFTSMAN