

PLAT BOOK

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Inst. #

May 15, 1953

Retrieved

Recorded Sept. 10, 1953

East (also the center line of Southport Road) measured along the center line of Madison Avenue, running thence Northwest upon and along the center line of Madison Avenue a distance of 305.54 feet to a point, running thence East and parallel to the south line of said Quarter Section a dist. of 1189.8' (deed) 1191.93' (meas) to a point in the center line of the J. M. & I. R. R. right of way; running thence in a southeasterly direction upon and along the center line of said J. M. & I. R. R. right of way, a distance of 85.0 feet to a point; running thence in a southeasterly direction a distance of 837 feet more or less to a point in the East line of the 2.57 acre tract the deed of which is recorded in Land record 58 page 38 (said point lies a distance of 62.0 feet southeast of the northeast corner of said 2.57 acre tract); running thence in a northwesterly direction along the east line of said 2.57 acre tract a distance of 62.0 feet to the northeast corner of said 2.57 acre tract; running thence west along the north line of said 2.57 acre tract a distance of 326.2 feet to the point or place of beginning, containing in all 6.04 acres more or less.

This subdivision consists of 15 lots, numbered 1 thru 15 inclusive. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during April, 1953.
 This survey was made by me during April, 1953.
 Witness my signature this 12th day of May, 1953.

Paul I. Cripe (L.S.)
 Registered Professional Engineer #2900

JAL (over)

Marion Co.

The undersigned John [redacted] and Mildred L. Simpson, his wife, hereby
 plat, and subdivide [redacted] and streets in accordance with the within
 plat. The within plat shall be [redacted] and designated as "Tulip Terrace", an addi-
 tion to the Town of Homecroft, [redacted]

A. The streets shown and not heretofore dedicated are hereby dedicated
 to the public.

B. Lots in this addition shall be designated as residential lots. Only
 one single family dwelling with accessory building, and not exceeding 32 feet and
 no stories in height, may be erected, or maintained on said lots.

C. Front and side building lines are established as shown on this plat,
 between which lines and the property lines of the street there shall be erected
 and maintained no structure or part thereof.

D. All 1, 1-1/2 and 2 story dwellings shall have an area of 900 square
 feet ground level measurement exclusive of garages, breezeways or accessory uses
 hereto.

E. No trailer, tent, shack, basement, garage, barn or other out-building
 or temporary structure shall be used for temporary or permanent residential pur-
 poses on any lot in this addition.

F. No noxious or offensive trade shall be carried on upon any lot in this
 addition, nor shall anything be done thereon which shall be or become a nuisance
 to the neighborhood.

G. No dwelling shall be built or erected nearer than the established front
 building line, nor closer than 25 feet from the rear easement line, nor shall the
 back yard be less than 25 feet in depth; nor shall any dwelling be built or erected
 closer than 8 feet from the side adjoining property line, nor shall any dwelling,
 garage, or accessory building be built, or erected closer than 15 feet from any
 public thoroughfare. If an accessory detached garage is built on the rear half of
 such lot not adjacent to a public thoroughfare then such garage or other accessory
 building may be built closer than 8 feet but in no event less than 5 feet from the
 adjoining property line nor closer than 10 feet from the rear property line.

(See A)

H. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 12,000 square feet.

I. There are strips of ground 5 feet in width as shown on the within let marked "Utility Strips" which are hereby reserved for the use of the public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, sewers, drains and lines, subject at all times to the authority of the Town of Homecroft, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this addition, however, shall take their title subject to the rights of the public utilities, and to those of the owners of lots in this addition, to said easement herein granted for ingress and egress in, along, across, and through the strips of ground so reserved.

J. All septic tanks shall be of an approved design and conform with the Indiana ~~Ind~~ State Board of Health requirements and must be of 500 gallon capacity or larger with gravel filters as required by the Indiana State Board of Health. All septic sewage must pass through such gravel filter bed or finger system before passing into the town drainage sewers, grease traps must be installed between kitchen outlet and septic tank or sewer.

K. No farm animals shall be permitted on any ^{of} lots in this addition, and no pets or domestic animals for commercial purposes shall be kept thereon.

L. The right to enforce the foregoing provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed, or structure, erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this addition, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or thru any such violation or attempted violation, said provisions shall be in full force and effect until June 1, 1978, at which time said covenants shall be automatically extended for successive periods of 10 years, unless

(over)

by a vote of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

M. The above covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

In witness whereof John W. Simpson and Mildred L. Simpson, his wife, have hereunto caused their names to be subscribed this 15th day of May, 1953.

By: John W. Simpson
By: Mildred L. Simpson

STATE OF INDIANA, COUNTY OF MARION, SS:

Personally appeared before me the undersigned a Notary Public in and for said County and State, John W. Simpson and Mildred L. Simpson, his wife, and acknowledged the execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expressed.

Ruth Evelyn Andres (L.S.)
Notary Public

My commission expires September 15, 1954.

certified and approved by the board of Town Trustees this 28th day of August, 1953.

- Oliver F. Gates
- Ervin G. Merklin
- Robert C. Sauer
- Kenneth W. Carr

Town Trustee-
Homecroft, Indiana (L.S.)
Attested: Virgil Emeler
Clerk-Treasurer

(See B)

59491 "B"

Certified & approved by the Town Plan Commission this 8th day of Sept. 1953.

Town of Homecroft Plan Comm.

- Carl H. Ernsting
- Louis W. Brandt
- Floyd H. Bertram
- T. W. Davidson
- Kenneth W. Carr
- Robert C. Sauer
- Ervin G. Merklin

Approved this 10th day of Sept. 1953.

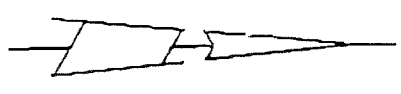
Marion County Draftsman

James W. Calbert

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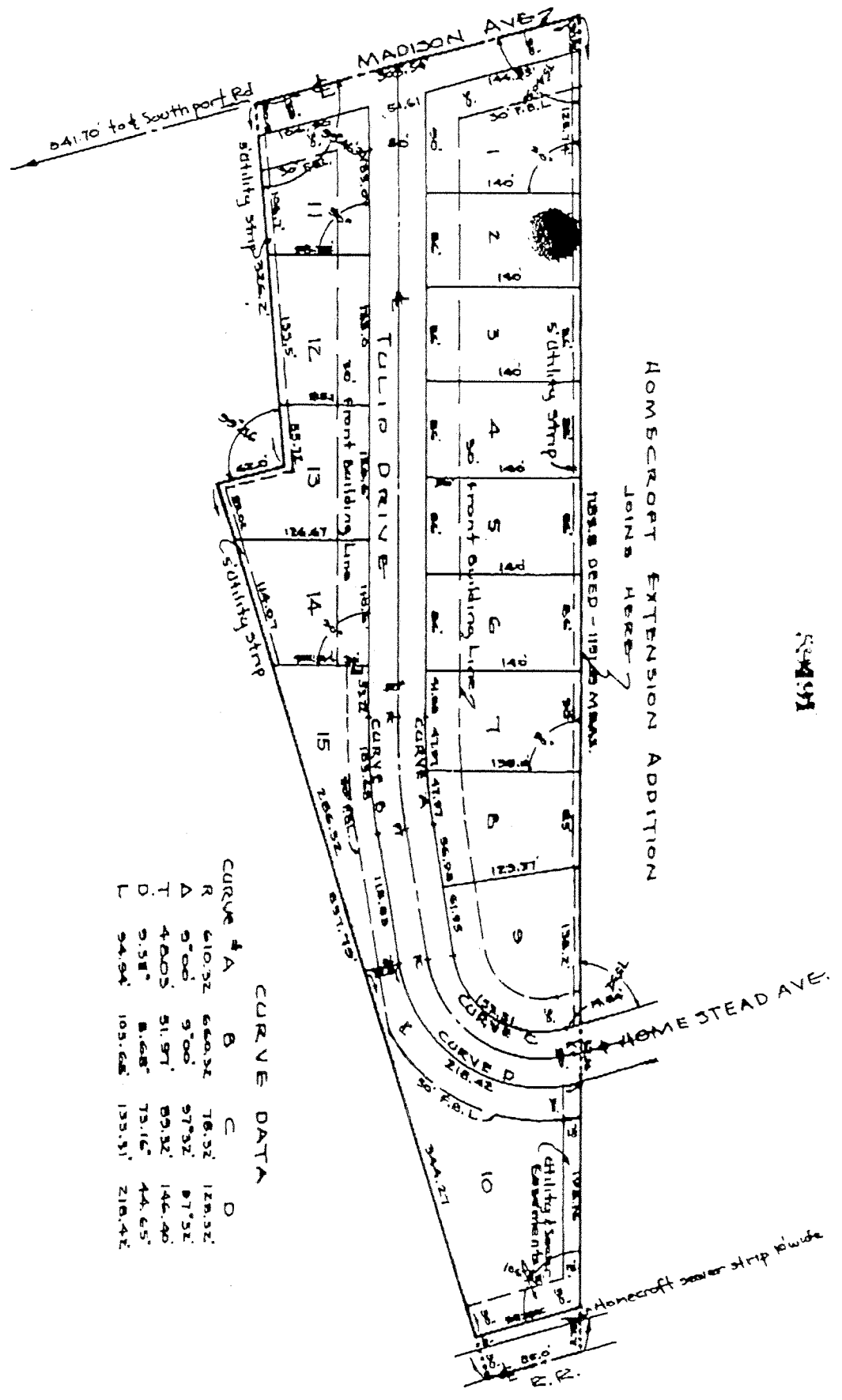
J

Scale - 1"=100'



TULIP TERRACE

P.B. 23, P. 443 & 444.



CURVE DATA

	A	B	C	D
R	610.52	660.32	76.52	126.52
Δ	9°00'	9°00'	97°32'	87°52'
T	460.5'	51.97'	85.32'	146.40'
D	9.58"	8.68"	75.16"	44.65"
L	94.94'	105.66'	155.51'	218.42'