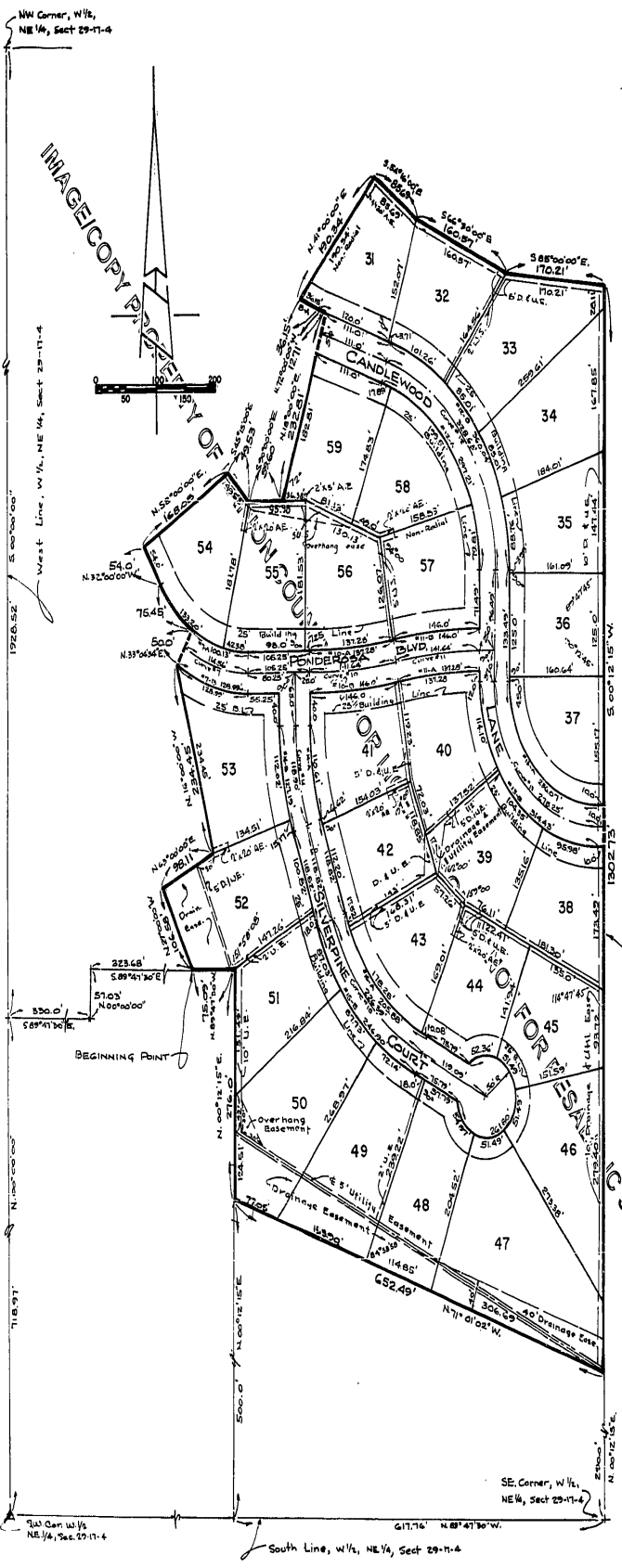


65-33940
 RECEIVED FOR RECORD
 1965 JUL 15 AM 11:02
 MARION COUNTY RECORDER
 RECORDER OF MARION COUNTY

CURVE DATA					
CURVE	Δ	T	R	D	L
* 7-C	58°00'00"	1100'	198.44'	26.67231"	208.65'
7-A	"	2614'	178.44'	25.67231"	175.55'
7-B	"	123.84'	222.44'	22.64201"	224.19'
* 10-E	10°00'00"	7100'	811.85'	7.06015"	1416.4'
10-A	"	6481'	786.63'	7.28429"	1512.2'
10-B	"	7519'	816.63'	6.84919"	146.00'
* 11-E	10°00'00"				
11-A	"	Same as	Same as	Same as	Same as
11-B	"				
* 12-E	72°00'00"	1800'	241.81'	21.80934"	328.45'
12-A	"	1718.4'	236.51'	24.22871"	291.21'
12-B	"	268.12'	284.51'	19.27227"	362.04'
* 13-E	89°47'30"	7150'	715.00'	7.62170"	278.25'
13-A	"	150.09'	150.04'	26.03562"	232.07'
13-B	"	199.1'	200.6'	22.55694"	314.43'
* 14-E	19°00'00"	6000'	358.55'	15.98004"	1189.0'
14-A	"	5582'	333.55'	17.17177"	1106.1'
14-B	"	6418'	333.55'	14.75044"	1271.9'
* 15-E	47°00'00"	12000'	275.96'	20.76277"	226.39'
15-A	"	10913'	250.96'	22.82878"	205.68'
15-B	"	150.87'	300.96'	19.03654"	246.20'
15-C	34°00'00"	6132'	720.51'	24.00472"	130.74'



I hereby certify that the within plat is true and correct and represents a survey of a part of the West Half of the Northeast Quarter of Section 29, Township 17 North, Range 4 East in Marion County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Northwest corner of the said Half Quarter Section; thence South 00 degrees 00 minutes 00 seconds along the West line of the said Half Quarter Section a distance of 1329.52 feet; thence South 89 degrees 17 minutes 30 seconds East parallel with the South line of the said Half Quarter section a distance of 330.00 feet; thence North 00 degrees 00 minutes 00 seconds parallel with the West line of the said Half Quarter Section a distance of 57.03 feet; thence South 89 degrees 17 minutes 30 seconds East parallel with the South line of the said Half Quarter Section a distance of 323.65 feet to the point of beginning (the said beginning point being the Southeast corner of Lot 16 in the "ROYAL PINE ESTATES - SECTION ONE" as recorded August 27, 1964, being instrument number 64-4405; in the Office of the Recorder of Marion County, Indiana); thence North 27 degrees 00 minutes 00 seconds West a distance of 106.58 feet; thence North 63 degrees 00 minutes 00 seconds East a distance of 98.11 feet; thence North 16 degrees 00 minutes 00 seconds West a distance of 234.45 feet; thence North 33 degrees 00 minutes 00 seconds East a distance of 50.00 feet to a point on a curve having a radius of 173.44 feet (the said point being South 33 degrees 00 minutes 00 seconds West of the radius point of the said curve); thence in a Northwesterly direction along the said curve to the right a distance of 75.45 feet to the point of tangency of the said curve (the said point being South 58 degrees 00 minutes 00 seconds West of the radius point of the said curve); thence North 32 degrees 00 minutes 00 seconds West a distance of 51.00 feet; thence North 58 degrees 00 minutes 00 seconds East a distance of 168.38 feet; thence South 15 degrees 15 minutes 00 seconds East a distance of 49.53 feet; thence South 90 degrees 30 minutes 00 seconds East a distance of 59.40 feet; thence North 18 degrees 00 minutes 00 seconds East a distance of 12.71 feet to the point of curvature of a curve having a radius of 220.31 feet (the said point being South 18 degrees 00 minutes 00 seconds West of the radius point of the said curve); thence in a Northwesterly direction along the said curve to the right a distance of 36.15 feet (said point being South 27 degrees 24 minutes 06 seconds West of the radius point of the said curve); thence North 11 degrees 00 minutes 00 seconds East a distance of 190.34 feet to the Northeast corner of Lot 22 in the said "ROYAL PINE ESTATE - SECTION ONE" (the last 13 described lines are continuous and contiguous with the boundary lines of the adjoining "ROYAL PINE ESTATES - SECTION ONE"); thence South 54 degrees 16 minutes 00 seconds East a distance of 85.69 feet; thence South 66 degrees 30 minutes 00 seconds East a distance of 160.57; thence South 85 degrees 00 minutes 00 seconds East a distance of 170.21 feet to the East line of the said Half Quarter Section; thence South 00 degrees 12 minutes 15 seconds West along the East line of the said Half Quarter Section a distance of 1302.73 feet (the said point being 290.00 feet North 00 degrees 12 minutes 15 seconds East of the Southeast corner of the said Half Quarter Section); thence North 71 degrees 01 minutes 02 seconds West a distance of 552.19 feet (the said point being 400.00 feet North of the South line of the said Half Quarter Section as measured parallel with the East line of the said Half Quarter Section and 617.76 feet West of the said East line as measured parallel with the South line of the said Half Quarter Section); thence North 00 degrees 12 minutes 15 seconds East parallel with the East line of the said Half Quarter Section a distance of 276.00 feet; thence North 89 degrees 17 minutes 30 seconds West parallel with the South line of the said Half Quarter Section a distance of 75.45 feet to the point of beginning, containing 18.119 acres, more or less.

This subdivision consists of 29 lots numbered 31 through 59 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 the month of April, 1964.

Witness my signature this 20th day of August, 1964.



James E. Bankert
 Registered Land Surveyor #4028

- Royal Pine Estates -
 - Section Two -

The undersigned, Bondz-Kielbaso Corporation by John Kielbaso, President and Irene Kielbaso, Secretary do hereby lay out, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as ROYAL PINE ESTATE - SECTION TWO, in Marion County, Indiana.

- A. The streets shown and not heretofore dedicated shall be dedicated to the public use.
- B. All numbered lots in this Addition shall be of a minimum area of 1200 square feet.
- C. Front and side building lines are established by planting which obstructs sight lines at all intersections shall apply to any lot within the Addition unless otherwise indicated.
- D. No trailer, tent, shack, basement, garage, or other structure shall be erected on any lot in this subdivision.
- E. No noxious or offensive trade shall be carried on in any lot in this Addition.
- F. No lot in this subdivision shall be resubdivided.
- G. No poultry or farm animals shall be raised or maintained on any lot in this subdivision.
- H. There are strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of public utility companies for the installation and maintenance of mains, ducts, poles, lines, wires, conduits, and other equipment.

06/3790

Two stories in height may be erected or maintained on said lots and porches. No fence, wall, hedge or shrub shall be erected or maintained. No fence, wall, hedge or shrub shall be erected or maintained. No fence, wall, hedge or shrub shall be erected or maintained. The same shall be permitted to remain within such distances of the street lines as shown on this plat. No person shall be permitted to erect or maintain any structure or building on any lot in this Addition, which shall be a nuisance to the neighborhood.

12 minutes 15 seconds East of the Southeast corner of the said Half Quarter Section; thence North 71 degrees 30 minutes 02 seconds West a distance of 652.45 feet (the said point being 500.00 feet North of the South line of the said Half Quarter Section as measured parallel with the East line of the said Half Quarter Section and 617.76 feet West of the said East line as measured parallel with the South line of the said Half Quarter Section); thence North 00 degrees 12 minutes 15 seconds East parallel with the East line of the said Half Quarter Section a distance of 276.00 feet; thence North 89 degrees 17 minutes 30 seconds West parallel with the South line of the said Half Quarter Section a distance of 75.00 feet to the point of beginning, containing 18.119 acres, more or less.

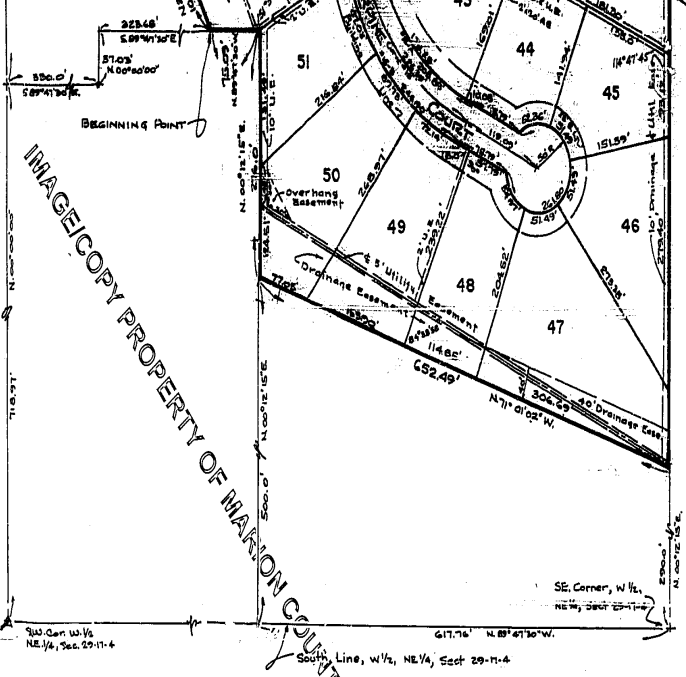
This subdivision consists of 29 lots numbered 31 through 59 inclusive. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during the month of April, 1964.
 Witness my signature this 20th day of August, 1964.



James E. Dankert
 James E. Dankert
 Registered Land Surveyor #4028

- Royal Pine Estates -
 - Section Two -



The undersigned, Bundza-Kleinops Corporation by John Kleinops, President and Irene Kleinops, Secretary do hereby lay out, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as ROYAL PINE ESTATE - SECTION TWO, an Addition in Marion County, Indiana.

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with a accessory building and not exceeding two stories in height may be erected or maintained on said lots. Minimum house area equals 1200 square feet for one story and 900 square feet for one and one half and two story, exclusive of basement, garages and porches.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, 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 lines 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 a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
- D. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in this Addition.
- E. 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.
- F. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 20,000 square feet.
- G. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- H. There are strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies for the installation and maintenance of mains, ducts, poles, lines wires, sewers and drains, subject at all times to the authority of Marion County, 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 other owners of lots in this Addition to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- I. No building shall be erected on any lot until the design plans have been approved by the platator. The building of all improvements shall be subject to inspection by the platator, or its representatives, and shall meet its construction standards. If the construction of any house shall not meet the approval of the platator, it shall have the right to prohibit the commencement or continuation of such improvements.
- J. The right to enforce the within provisions, restrictions, and covenants by injunction, together with the right to cause the removal by due process of law of structures erected or maintained in violation thereon, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission of Marion County, their successors 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 through any such violation or attempted violation. Said provisions shall be in full force and effect until August 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years unless 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 the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

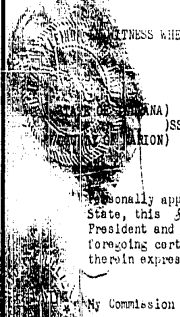
IN WITNESS WHEREOF, Bundza-Kleinops Corporation by John Kleinops, President and Irene Kleinops, Secretary, have hereunto caused its and their names to be subscribed this 2nd day of February, 1965.

BUNDBZA-KLEINOPS CORPORATION
John Kleinops
 John Kleinops, President
Irene Kleinops
 Irene Kleinops, Secretary

FINAL APPROVAL
 PLAT COMMITTEE OF
 METROPOLITAN PLAN COMMISSION
 MARION COUNTY, INDIANA
FEB 10 1965
 PROPER PUBLIC NOTICE OF THE
 HEARING HAS BEEN PUBLISHED
Robert J. Cheney
 CHAIRMAN
James H. Borck
 MEMBER
James L. Litch
 MEMBER



VOID UNLESS RECORDED
BEFORE 5-13-66



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of February, 1965, Bundza-Kleinops Corporation by John Kleinops, President and Irene Kleinops, Secretary, and acknowledged the execution of the above and foregoing certificate as its free and voluntary act and deed for the uses and purposes therein expressed.

Hazel Reed
 HAZEL REED, NOTARY PUBLIC
 My Commission Expires By Commission Expires Sept. 5, 1968

DULY ENTERED
 FOR TAXATION
 JUL 14 1965
John T. Litten
 COUNTY CLERK

APPROVED THIS 14th
 DAY OF July 19 65
 AUDITOR OF MARION COUNTY
Bruce B. Russell CLERK

65-33790

This instrument prepared by Paul I. Cripe, Inc., by James E. Dankert, this 14th day of April, 1964.

65/33790