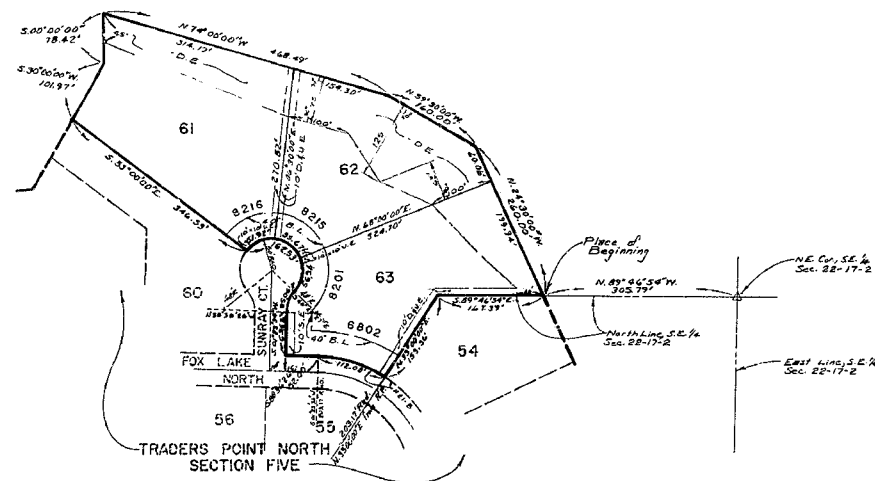
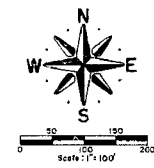


76/33605

CURVE	Δ	R	L	C	T	D
1	21.0	767.26	26	203.17	342.67	303.41
2	28.0	558.00	26	203.17	303.41	303.41



LOT NUMBER: 00
STREET ADDRESS: 0000
TYPICAL NUMBER DESIGNATION

TRADERS POINT NORTH SECTION SIX

I hereby certify that the within plat is true and correct and represents a survey of a part of the Southeast quarter and part of the Northeast quarter of Section 22, Township 17 North, Range 2 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the said Southeast Quarter Section; thence North 89 degrees 46 minutes 54 seconds east along the North line thereof 305.77 feet to the Place of Beginning; thence North 24 degrees 30 minutes 00 seconds east 250.00 feet; thence North 59 degrees 30 minutes 00 seconds west 160.00 feet; thence North 74 degrees 00 minutes 00 seconds west 166.46 feet to the westerly line of land conveyed to Charles W. Robertson, et al by deed, recorded January 29, 1975, as Instrument #73-1829 in the Office of the Recorder of Marion County, Indiana, (the next two courses are along the westerly boundaries of the said land); thence South 00 degrees 00 minutes 00 seconds 78.42 feet; thence South 30 degrees 00 minutes 00 seconds east 101.97 feet to a Northwest corner of land conveyed to Royal Development Corporation by deed recorded December 9, 1974, as Instrument #74-1145 in the said Recorder's Office, (the next two courses are along the northerly boundaries of said land); thence South 53 degrees 00 minutes 00 seconds East 216.53 feet to a curve having a radius of 50.00 feet, the radius point of which bears South 53 degrees 00 minutes 00 seconds East; thence Southwesterly along the said curve 162.53 feet to a point which bears South 46 degrees 45 minutes 27 seconds East from the said radius point which is the beginning of a curve having a radius of 48.00 feet, the radius point of which bears South 46 degrees 45 minutes 27 seconds East; thence Southwesterly along the said curve 35.00 feet to a point which bears North 26 degrees 26 minutes 26 seconds West from the said radius point; thence South 01 degree 23 minutes 24 seconds West; thence Southwesterly along the said curve 112.00 feet to a point which bears North 33 degrees 01 minutes 00 seconds East from the said radius point; thence North 33 degrees 00 minutes 00 seconds East 159.36 feet to the North line of the said Southeast Quarter Section; thence South 89 degrees 46 minutes 54 seconds East along the said North line 167.35 feet to the Place of Beginning, containing 8.408 acres, more or less.

This subdivision consists of three lots numbered 61 thru 63, inclusive. The size of the lots and widths of the streets are shown on this plat in figures denoting feet and decimal parts thereof. This survey was made by me during April, 1976.

Charles W. Robertson
No. 4628
Marion County, Indiana
Registered Land Surveyor #1028

The undersigned, Charles W. & Ella Marie Robertson, Husband & Wife, owners of the above described land, do hereby certify that they are acting within their authority do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Traders Point North - Section Six", an addition in Marion County, Indiana.

- A. All streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. No structure shall be erected, altered, placed or permitted to remain on said real estate other than one single family dwelling, a private garage, and such other outbuildings as are usual and incidental to the use of said real estate as a residential lot. No residence or dwelling shall be constructed on said real estate unless such residence, exclusive of open porches and attached garages, shall have a ground floor area of at least 2,500 square feet, if it is a one-story structure, or 1,500 square feet if it is a higher structure, and in case of a building higher than one story, there shall be at least 900 square feet in addition to the ground floor area.
- 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 7 and 8 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 cornering 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 sight line restrictions 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 on any lot in this addition.
- E. No structure of any kind on said real estate shall be used for the purpose of carrying on a business, trade or profession.
- F. No lot in this subdivision shall be subdivided into a building lot having an area of less than 2,600 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 "Easements and Utility Easements" which are hereby reserved for the use of public utility companies, not including transportation companies for the installation and maintenance of poles, lines, wires, sidewalks, sewers and drains subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structure shall be erected or maintained on said strips. The owners of such lots in this addition, however, shall keep their title subject to the rights of the public utility 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 as reserved.
- I. No residence, garage, servant's quarters or other structure of any kind shall be constructed on said real estate until the building plans, including plot plans, modifications, plans for landscaping, and any other data or information which may be requested, shall be submitted to the building committee, hereinafter designated, for its approval and building committee shall consist of three members, who shall be Charles W. Robertson, Ella Marie Robertson and R. Lewis. The majority of said members shall constitute a quorum for approval or disapproval of any plans submitted, and the decision of the majority shall be final. The committee shall determine whether the proposed plans are suitable from the standpoint of conformity and harmony of external design with any existing structures in the area, or otherwise, and whether building and property set back lines are proper. The committee shall indicate its written approval or disapproval of plans submitted within 15 days after adoption, and if the committee fails to do so, it shall be deemed to approve such plans. No charge shall be made to any purchaser of any real estate in the area for examination of and action upon the plans. In the event of the death, disability or resignation of any of said members, the remaining member or members shall select the successor or successors to fill the vacancy or vacancies.
- 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 thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission, 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 March 1, 1979, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Violation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The minimum finished floor elevations of structures on these lots shall be 318.00 feet above mean sea level as established by U.S. Coastal & Geodetic Survey in 1927 North American Datum.

IN WITNESS WHEREOF, the said Charles W. & Ella Marie Robertson, husband and wife, created this instrument and caused the same to be attested this 6th day of May, 1976.

STATE OF INDIANA)
COUNTY OF HAMILTON) ss
I, _____, Notary Public, in and for said county and state, Charles W. & Ella Marie Robertson, husband & wife, and acknowledged the execution of the above and foregoing instrument as their voluntary act and deed for the purposes therein expressed this 6th day of May, 1976.

My Commission Expires November 5, 1977 *Ronald T. Beck*

Charles W. Robertson
Charles W. Robertson

Ella Marie Robertson
Ella Marie Robertson

FINAL APPROVAL
PLAT COMMITTEE
MEMBERS: CHARLES W. ROBERTSON
E. MARIE ROBERTSON
R. LEWIS
SECRETARY: PLAT COMMITTEE

June 2, 1976
PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED
Charles W. Robertson
SECRETARY, PLAT COMMITTEE

VOID UNLESS RECORDED
BEFORE 6-12-76

