METZ FOREST

I, THE UNDERSIGNED, BEING A PROPERLY REGISTERED SURVEYOR IN THE STATE OF INDIANA,
HEREBY CERTIFY THE PLAT HEREBY LAYED OFF, REPRESENTING A SUBDIVISION OF PART OF
THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 8 EAST,
MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 1 SECTION, DISTANT 330 FEET
EAST OF THE NORTHWEST CORNER THEREOF; RUNNING THENCE NORTH 88° 22' EAST AND
ALONG SAID SOUTH LINE 363.77 FEET; THENCE SOUTH 0° 14' EAST A DISTANCE OF
1372.6 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SAID 1 SECTION; THENCE SOUTH 88° 30' WEST AND ALONG SAID
SOUTH LINE 363.77 FEET TO A POINT 330 FEET EAST OF THE WEST LINE OF SAID 1
SECTION; THENCE NORTH 1337.6 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL
11.16 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 10 LOTS, NUMBERED FROM 1 TO 10, BOTH INCLUSIVE,
WITH STREETS AS SHOWN HEREBY. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS
ARE SHOWN ON THIS PLAT IN FIGURES DENOMINATING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 30TH DAY OF AUGUST, 1930.

ROBERT SCHERVEL
REGISTERED SURVEYOR NO. 3907
STATE OF INDIANA

I, THE UNDERSIGNED, EDWARD R. METZ AND IDA K. METZ, HUSBAND AND WIFE, OWNERS
OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY CERTIFY THAT WE DO HEREBY LAY OFF,
THAT AND ERECTING THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS
PLAT SHALL BE KNOWN AND DESIGNATED AS METZ FOREST.

THE STREETS, IF NOT HERETOFORE DESIGNATED, ARE HEREBY DESIGNATED TO PUBLIC USE.

HERE BE STRIPS OF GROUND OF WIDTH AS SHOWN ON THIS PLAT WHICH ARE HEREBY RE-
SERVED FOR USE OF PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF Poles,
WIRING, MAINS, Ducts, DRAINAGE, AND SEWER, SUBJECT TO THE AUTHORITY OF THE
PROPER CIVIL OFFICERS AND TO THE RESIDENCES HEREBY RESERVED. NO PERMANENT OR
OTHER STRUCTURE SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS
SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE
RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN,
ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED. FENCES MAY BE ERECTED
ON SAID STRIPS.

THE DRIVE-WAY CULVERT PIPE IN THIS ADDITION SHALL BE A MINIMUM OF 12" IN DIAMETER
AND 12' IN LENGTH.

ALL LOTS IN THIS ADDITION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS.

NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT
HERETOFORE OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT,
AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS, AND RESIDENTIAL ACCESSORY BUILDING.

NO HOTEL, BOARDING HOUSE, DOUBLE STORY, MERCANTILE BUILDING, FACTORY BUILDING,
OR BUILDING OF ANY KIND OTHER THAN A LITTLE ONE STORY BUILDING SHALL BE ERECTED OR MAINTAINED ON ANY
NO BUILDING, STRUCTURE, OR ATTACHED GARAGE SHALL BE LOCATED WITHIN 50 FEET OF THE EXTREME BOUNDARIES OF THE LOT ON WHICH IT IS LOCATED, INCLUDING ATTACHED GARAGES.

No trailer, shack, or out house shall be erected or maintained by any person on a permanent basis on a lot except by the owner of the lot and for the use of the owner of the lot.

Building lines as shown on plat to be kept back from the street property line are hereby established, before which line and the street property line there shall be erected or maintained no structure of any kind or part thereof other than a one-story open porch.

No residence shall be erected or maintained on any lot or lots in this subdivision having a ground floor area exclusive of open porches and garages of less than 1,000 square feet in the case of a one story structure, or 800 square feet in the case of a one and one-half or two story structure. The exterior of all dwelling buildings and accessory buildings shall be of stone, brick, wood or any portion and combination of such materials, and shall be in keeping with the development of the community. All dwellings must be fully completed on the outside before being occupied. Building paper and other similar materials shall not constitute whole or any part of the outside finish of any building.

No residential building shall be erected, placed or altered on any lot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to the conformity and harmony of external design with existing structures in this subdivision and as to the location of the building with respect to the topography and finished ground elevations, by a committee composed of Edgar H. Metz, Helen H. Metz and Henry F. Nordziek, or a representative or representatives designated by them. If the committee or its designated representative shall fail to act upon any plans submitted to it for its approval, within a period of 15 days from the submission date of same, then the owner may proceed with the building according to the plans submitted, which plans, however, shall not be contrary to any provisions named in this instrument, and the failure of such committee to act within 15 days shall be deemed an approval of the plans so submitted. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

Private water supply and/or sewer system may be located, constructed and maintained to serve any building lot in this subdivision, provided such systems are approved in writing by the proper public sanitary official authorities.

No noxious trade or activity shall be carried on upon any lot in this subdivision nor shall anything be done which may become an annoyance or a nuisance to the neighborhood at large.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, restrictions, provisions or conditions herein, it shall be lawful for any person owning real estate in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and to prevent him or them from doing so, or to recover damage or other duty for such violation.

Public notice was given on the 30th day of Aug., 19__.
THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR PERIODS OF 10 YEARS FROM THIS DATE, PROVIDED THAT AT THE EXPIRATION OF SAID TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED THEREAFTER FOR PERIODS OF 10 YEARS EACH, UNLESS, AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF THE FIRST 10 YEAR PERIOD, THE OWNERS OR OWNER OF A MAJORITY OF TRACTS IN THIS ADDITION SHALL EXECUTE AND ACKNOWLEDGE A DECLARATION IN WRITING WITNESSING RENEWALS, AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET OUT FOR RENEWALS SHALL BE NULLIFIED.

WITNESS OUR SIGNATURES THIS 17th DAY OF NOVEMBER 1958.

Edgar H. Metz
HELEN H. METZ

STATE OF INDIANA:
COUNTY OF MARION:


WITNESS MY HAND AND SEAL THIS 17th DAY OF NOVEMBER 1958.

Notary Public

My commission expires March 27, 1960.

APPROVED THIS 24th DAY OF NOVEMBER 1958.
METROPOLITAN PLAN COMMISSION
100 CITY HALL - INDIANAPOLIS, INDIANA

Marion County Auditor

DEC 4 - 1958