SON-A-ROSE
ADDITION

The undersigned, willed and acknowledged in the State of Indiana, do hereby certify that the aforesaid plat is true and correct, representing a survey of a subdivision into streets and lots of a part of the best one-half of the southwest quarter of Section 9, Township 14 North, Range 4 East in Warren County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the east line of said half-quarter section, distant North, 210.20 feet from the northwest corner thereof, thence north, in line along said east line 196.99 feet to the beginning point of said half-quarter section 185 feet; thence east, parallel to said east line 167.60 feet to a point in the east line of said half-quarter section, thence north, in line along said east line 455.56 feet; thence east, parallel to said south line 121.49 feet, to a point in said north line; thence south, in line along said north line 263 feet to the place of beginning.

Containing in all, 14 acres, more or less.

This subdivision consists of twenty-seven (27) lots numbering from one (1) to twenty-seven (27), both inclusive.

The size of lots and width of streets are shown on the within plat in figures denoting feet and decimal parts thereof.

This is true and correct this 10th day of December, 1946.

[Signature]

The undersigned, James D. Scott, and Ed T. Scott, husband and wife, owners of the real estate herein described, do hereby certify that they do lay off, plot and subdivide the same in accordance with the within plat. This subdivision shall be known and designated as "SON-A-ROSE ADDITION.

A. Streets not hereinafter dedicated are hereby dedicated to the public.

B. There are strips of ground, the width of which are shown on the within plat, forming "Utilities Strips" and "Drainage Basements" reserved for the use of the public utility companies, not including transportation companies, for the installation of poles, ditches, mains, lines and wires subject at times to the proper authorities and to the proper building 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 right of owners of other lots and to the rights of the public utility companies.

C. No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwellings not to exceed two stories in height and a private space for more than two cars. Each garage may not be erected as part of the dwelling or as a separate structure at least ten feet to the rear of the dwelling.

D. Type of residential dwellings in this Addition shall be limited to brick or frame construction except that a combination brick and frame or frame and frame is permitted provided that the frame portion of said dwelling is not to exceed fifty (50) percent. All dwellings in this addition shall have a minimum ground floor area of 800 square feet in the case of a one and one-half story dwelling and a minimum floor area of 600 square feet in the case of a one story dwelling, as not out, are not to include breezeways and garages.

E. No trailer, mobile, shack, tent, or other permanent structure is allowed on any lot in this Addition.
D. Type of residential dwellings in this addition shall be restricted to brick or frame construction except that a combination brick and frame or stone and frame is permitted provided that the frame portion of said dwelling is not to exceed fifty (50) percent. All dwellings in this addition shall have a minimum ground floor area of 1,000 square feet for a one-story dwelling and a minimum floor area of 600 square feet for a one and one-half story dwelling. Ground floor area, as set out, are not to include breezeways and garages.

E. No trailer, basement, shop, 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 in this addition.

F. No lot shall be reduced in size or area below the dimensions shown on this plat.

G. No industry, commercial enterprise, raising or harboring of live-stock, for 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 addition.

H. No noisy or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereof which may become an annoyance or nuisance to the neighborhood.

I. All lawns shall be finish graded and seeded within sixty days after completion of the principal building. All weeds shall be kept eradicated or mowed. All gardens shall be restricted to the rear one-half of each lot and shall be limited to the truck garden type of produce.

J. The covenants shall run with the land and shall be binding on all owners, heirs and assigns until January 1, 1982, at which time said covenants shall be automatically extended for successive periods of ten years each, unless by vote of a majority of the then owners of lots in this addition it is agreed to change such covenants in whole or in part.

K. 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 addition or in equity against any person or persons violating or attempting to violate any such covenant and either to restrain him or them from so doing or to recover damages or other dures for such violation.

L. 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.

WITNESSES OUR SIGNATURES THIS 16TH DAY OF 1957

[Signatures]

STAFF OF INDIANA
C.S.
COUNTY OF MARION

Personally appeared before me, a Notary Public, in and for said County and State, James B. Stoll and Ida I. Stoll, husband and wife, and acknowledged the execution of the above and foregoing certificate as their voluntary act and deed for the use and purpose herein expressed.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16TH DAY OF 1957

[Signatures]

We commend this 16TH DAY OF JANUARY, 1967.

[Signatures]

APPROVED THIS 16TH DAY OF MARCH, 1957.

[Signatures]