ABSTRACTER’S NOTE:
For Certificate of Increase of the Common Capital Stock of Northern Highlands Incorporated, from $135,000.00 to $175,000.00 dated June 29, 1926 and recorded July 1, 1926, see Miscellaneous Record 172 page 154.

Flat of WOLFINTON-ON- KESSLER BOULEVARD.
We, the undersigned hereby certify, that the within plat of "Wolfinton-on-Kessler Boulevard", an Addition to the City of Indianapolis, was surveyed by us, is true and correct, and represents a subdivision of the following described tract of land in Marion County, State of Indiana, being a part of the West 1/2 of Section 16 and a part of the East 1/2 of Section 17, both in Township 16 North, of Range 3 East, being more particularly described as follows:

Beginning at the intersection of the center line of Kessler Boulevard (as now located and constructed) with the South line of the North 1/2 of the Southwest 1/4 of Section 16; thence running North along the said Center line of Kessler Boulevard, 1324.55 feet to a point in the North line of the South West 1/4 of said Section 16; thence continuing North along the said Center line of Kessler Boulevard 737.65 feet to a point; thence running West and at right angles to said Kessler Boulevard 50 feet to a point; thence running in a westerly direction along the center line of Sylvan Road and on a 5 degree and 18 minute curve to the right 295.73 feet to a point; thence in a Northwesterly direction along the said center line of Sylvan
Road and on tangent to the aforesaid curve 130.8 feet to a point; thence continuing in a Northwesterly direction along the said center line of Sylvan Road and on a 21 degree and 56 minute curve to the right 154 feet to a point; thence running West and parallel with the North line of Section 16, 712 feet to a point in the West line of said Section 16; thence continuing West and parallel with the North line of Section 17, 1330.1 feet to a point; thence running South along the West line of the East 1/2 of the North East 1/4 of said Section 17, 912.7 feet to a point; thence continuing South along the West line of the East 1/2 of the South East 1/4 of said Section 17, 1331.55 feet to a point; thence running East along South line of the North 1/2 of the South East 1/4 of said Section 17, 1335.25 feet to a point in the East line of said Section 17; thence running East along the South line of the North 1/2 of the South West 1/4 of Section 16, 1382.4 feet to the place of beginning, containing an area of 134.9 acres.

The widths of the Streets and the size of the Lots are marked on this Plat in figures denoting feet and decimal parts thereof. This addition contains 258 lots, numbered respectively from 205 to 462 both inclusive.

Witness our signatures this 9th day of September, 1926.

Miller-Hendricks Company,
Engineers
H. T. Miller.

The undersigned, Northern Highlands, Incorporated, by Arthur Wolf, President, and Ralph K. Kane, Secretary, hereby certify that they do hereby lay off, plat and subdivide into Lots in accordance with this Plat. The Real Estate mentioned in the foregoing certificate, to be known and designated as "Wolfington-on-Kessler Boulevard", an Addition to the City of Indianapolis, Indiana.

Front Yard Lines: The undersigned owners hereby establish front yard lines, as shown on the within plat, the location of these lines are shown in feet back from the property lines of the several streets, between which lines and the property lines of the streets, there shall be erected or maintained no buildings nor structures other than open one story porches. The right to enforce these provisions by injunction, together with the right to cause the removal by process of law of any building erected in violation thereof, is hereby dedicated to the public and is also reserved to the several owners of the several lots in this Subdivision and their assigns.

Easements: There are strips of ground 4 feet in width as shown on the within plat, reserved for
the use of public utilities (not including street

car or transportation companies) such as water,
telephone, telegraph, gas or electric light companies,
for installation and maintenance of mains, poles,
ducts and wires, subject at all times to the authority
of the City of Indianapolis; and subject further to the
easement herein reserved. No permanent or other struc-
tures are to be erected or maintained upon such strips
by the owner of such lots, but such owner shall take
his title subject to the rights of the public utilities
companies and to the right of the other owners of the
other lots in this Addition, or to and to the easement here-
in granted for ingress and egress in, along, across and
through the several strips of ground herein described.

Racial Restrictions. The ownership and occupancy
of lots and buildings in this Addition are restricted to
the members of the pure white race for a period of
40 years from September 1, 1926 and no negro, mulatto,
Chinese, Japanese or person of any race or mixture of
race, except the members of the pure white race shall
acquire title to any lot or building, or part of any
lot or building in this Addition, or acquire the right
to occupy any such lot or building or part of lot or
building as owner, tenant or otherwise, except that the
white tenant of any lot or lots and residence building
thereon may permit his domestic servant or servants,
not of the pure white race to occupy a room or rooms
in said residence building or in the second story of
the garage building appurtenant to his said residence
building, during the time of such domestic service.

Buildings. Only one single house for family
residence, costing not less than $20,000.00 ex-
clusive of garage, whether attached or detached may
be erected on any one lot in this Subdivision, ex-
cept where the same person owns two lots and builds
a residence across the line dividing such lots as
hereinbefore provided. No business or manufac-
turing structure, public garage, apartment, terrace,
duplex or double house shall be erected on any of
such lots.

No temporary structure or temporary dwelling
shall be erected or placed upon any of said lots
and no garage shall be used for dwelling purposes
prior to the erection of a permanent dwelling on the
lot. The streets shown on this plat and not here-
tofore dedicated, are hereby dedicated to the public.

Witness our signatures this 9th day of September,
1926.

NORTHERN HIGHLANDS, INCORPORATED
(CORP. SEAL)

By: Arthur Wolf, President

Attest: Earl K. Kane, Secretary
STATE OF INDIANA, COUNTY OF MARION, SS:

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Northern Highlands, Incorporated, by Arthur Wolf, President and Ralph K. Kane, Secretary, and separately and severally acknowledged the execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expressed. Witness my hand and seal this 9th day of September, 1926.

Nellie B. Whelan (LS)
Notary Public

My Commission Expires: September 13, 1927.
Approved September 28, 1926.
City Plan Commission
G. O. Schmidt, President
Macklin Mack, Engineer
Approved November 4th, 1926,
Board of Park Commissioners
John E. Milnor, President
Adolph G. Emerard
Mary E. Hess
Approved November 5, 1926.
Board of Public Works
R. C. Shaneberger, President
L. H. Trotter
E. Hack
Approved November 5, 1926.
City Civil Engineer
Chester C. Oberleas.

We hereby certify that the real estate described in the caption hereof lies entirely within the boundaries of the Northwest and Southwest Quarter of Section 16, Township 16 North, Range 3 East.

STATE OF INDIANA, COUNTY OF MARION, SS:
Sarah C. Swafford, being first duly sworn upon her oath states that she is a resident of Milton, Wayne County, Indiana, and is ninety one years of age and have been a resident of said Wayne County, all my life.
The undersigned, Pate-Diversey Corp., being the owner of the following described real estate located in Winston-Salem, Indiana, do agree:

Lot No. 352, 272, 271, 270, 179, 178, 177, 176, 251, 250, 249, 248, 247, in the Improvement District described, the plan of which is recorded in the Book of plat, page 47, in the office of the Recorder of Mecklenburg County, Indiana.

In order to establish the following restrictions on said above-described real estate as follows:

No buildings shall be erected or placed on any of the said lots in this addition until the building plans, plot plans and specifications showing the location thereof have been approved in writing by a majority of the members of the committee composed of Willard E. Augustus, David Auger and Thomas E. Menzie for the conformity and harmony of external design with existing structures in this area and also as to location of building with respect to property and building setback lines. In the event of the death or resignation of any member or members of this committee, the surviving member or members shall have the authority to approve or disapprove such design and location.

If said committee shall fail to approve or disapprove such design or location within two days after said plans have been submitted or if no suit to enjoin the erection of such building has been commenced prior to the expiration of two months from the date when such approval shall not be required. In the event of the death or resignation of any member or members of this committee, the surviving member or members shall have the authority to appoint a successor, or successors to the committee. Said committee shall act without unnecessary delay and shall set and make an vote by 2/3 or more without consideration and shall act and serve until the 1st July, 1981, or until the death of the record owner of a majority of above lots in this addition, or designation in writing duly received.
under the land records their authorized representatives shall sign after they have all the papers subject to the same conditions as were previously stipulated with the said conditions.

These restrictions contained herein shall be in effect during the term of twenty-five years from the date prescribed and shall not be extended. Any extension shall be authorized by a recorded instrument for a period of twenty-five years each which shall not exceed one year prior to the expiration of the first twenty-five year period. The statute of a majority of votes in this article shall regulate and shape a declaration to be held and issued by the said written declaration shall be executed in the office of the Recorder of Huron County, Indiana. In which event the provisions above are not for reasons shall be nullified.

In Witness Whereof, the said State of Michigan, by James A. Ingraham, Secretary, has signed this Affidavit document to be signed and filed by the county clerk and official notary by the said duly authorized officers this 14th day of April 1911.

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]
DESCRIBING LAND

The undersigned, State-Wellsboro Ltd., being the owner of the following described real estate located in Marion County, Indiana, to wit:

Lots No. 4, No. 5, No. 6, No. 7, No. 8, No. 9, No. 10, No. 11, No. 12, and No. 13 in the Fisherman's Addition to the Town of Marion, Indiana.

Adjoining the plat of which is recorded in Plat Book 69, page 36, in the office of the Recorder of Marion County, Indiana.

does hereby establish the following restrictions on said above described real estate as follows:

No buildings shall be erected or placed on any of the said lots in this addition until the building plans and specifications conforming to the location thereof have been approved in writing by a majority of a committee comprised of Frederick B. Harker, James A. Luck and Thomas M. Henion for the location and spacing of external walls and existing structures in this area and that all of said buildings with respect to property and building setback lines. In the event of the death or resignation of any member of members of this committee, the surviving member or members shall hold the authority to approve or disapprove said location and setback lines. If said plans shall fail to conform to the requirements of location of buildings and setbacks, said plans have been submitted to the commissioner in error, said exception shall not be rectified. In the event of the death or resignation of any member or members of this committee, the surviving member or members shall have the authority to appoint a successor or successors to the committee. Said committee shall act and serve without compensation and shall act and serve until January 1, 1961, at which time the then record owner or a majority of these lots in this addition may designate the committee still required.
where the land records their authorized representatives who thereafter shall have all the powers subject to the above limitations as were previously detailed herein to said committee.

These restrictions constitute covenants running with the land and shall be in effect for a period of twenty-five years from the date on which the restrictions are applied. At the expiration of said term the restrictions shall be automatically renewed thereafter for a period of twenty-five years unless at least one year prior to the expiration of the first twenty-five year period the owner or owners of a majority of lots in said addition shall execute and acknowledge a declaration in writing waiving renewals and said written declaration shall be recorded in the office of the Recorder of Warrick County, Indiana, in which event the provisions hereof set out for renewals shall be nullified.

IN WITNESS WHEREOF, the said State-Melbourne Corp., by Thomas M. Hendrix, its Secretary, has caused this restrictive covenant to be titled and its signature and affixed hereto by its said duly authorized officer this 25th day of February 1927.

[Signature]

Personally appeared to me, the undersigned, a Notary Public in and for said County and State, Thomas M. Hendrix, personally known to me to be Secretary of State-Melbourne Corp., an Indiana corporation, who has verified the execution of the aforesaid restrictive covenant as such officer and on behalf of said corporation at its free and voluntary act and deed of said corporation.

Notary Public in and for Warrick County, Indiana 1927.

[Signature]

Mr. Edward Blum

[Signature]

June 5, 1937