The undersigned hereby certify that the within plat of "Northern Estates" Third Section, an addition to the City of Indianapolis, was surveyed, staked out and platted under our supervision, and that the following described tract of land in Marion County, State of Indiana, being a part of the north half quarter section of Section seventeen (17) and a part of the east half quarter of Section sixteen (16), Township seventeen (17) North of Range three (3) East, more particularly described as follows: Beginning at the point on the east line of said section seventeen (17) five hundred fifty-one and fifty-seven hundredths (551.57) feet south of the northeast corner of said section seventeen (17) and running thence south, parallel with the east line of said section seventeen (17), seven hundred eighty-eight and eighty-six hundredths (788.86) feet to a point; thence running south 89° 58' west, parallel with the north line of said section seventeen (17), two thousand six hundred fifty-two and eighty-five hundredths (2652.85) feet to a point; thence running south, parallel with the east line of said section seventeen (17), one thousand three hundred thirty and one tenths (1330.1) feet to a point on the north line of said section seventeen (17); thence continuing south, parallel with the east line of said section seventeen (17), one thousand three hundred thirty and one tenths (1330.1) feet to a point; thence running in a southerly direction along said tangent curve to the right one hundred eighty-six and forty-three hundredths (186.43) feet to a point; thence running south along said center line of tangent to aforesaid curve one thousand two hundred fifty-two and fourteen hundredths (1252.14) feet; thence running west and parallel with the north line of said section seventeen (17) one hundred forty-two and seventy-four hundredths (142.74) feet to the place of beginning, containing an area of 55.33 acres.

The streets and the size of the lots are marked on this plat as figured, and the decimal part thereof. This addition contains one hundred one lots, numbered from Sixty-one (61) to One hundred sixty-one (161), both inclusive.

In witness whereof, we this 7th day of June, 1926.

Miller-Hendricks Co, Engineers.

H. T. Miller

E. E. Hendricks.

We, the undersigned, Fred Long and Norma Long, owners of the tract of land platted and described in the foregoing certificate of the engineers, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This Real Estate subdivision shall be known and designated as Northern Estates Third Section, an addition to the City of Indianapolis.

All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public. The building line is hereby established as shown on this plat, between which line and the property line of the street there shall be erected or placed no building or structure. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Before any permit for the erection of a dwelling house in this addition shall be issued, a sewer connection permit must be secured from the Board of Public Works, and the plumbing must be inspected by the Inspector of Sewer Connections. No privy, cesspool or septic tank shall be constructed or maintained on any lot in this addition. No dwelling house shall be erected or placed on any lot in this addition which will cost less than $ [illegible] to build. No residence shall be erected on any lot nearer to the street than the building line shown on this plat. No part of any residence or garage erected on any lot in this addition shall be erected or placed nearer than [illegible] feet to any side lot line. No residence shall be erected or placed on any lot which has a width of less than [illegible] feet at the building line. No dwelling house erected in this addition shall have a ground floor area of less than [illegible] square feet, in the case of a one story dwelling house, nor less than [illegible] square feet in the case of a dwelling house of more than one story. All residences erected in this addition shall be connected with the sewers of the City of Indianapolis. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this addition shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No boat, boat house or float is permitted in the canal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition. No commercial sign or billboard shall be erected or maintained on any lot except one sign of not more than five square feet advertising the property for sale or rent. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No fence or wall shall be erected, placed or altered on any lot nearer to the street than the minimum building setback line unless similar to and of the same or better quality than the original fence or wall erected by the developer. No lot shall be used except for residential purposes. The right to enforce these restrictions and all other restrictions contained in other instruments is hereby granted to the owner of any lot in this addition, and failure by the owner or owners of any lot or lots to enforce any restriction at the time of its violation shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to any breach occurring prior or subsequent thereto. Invalidation of any one of these restrictions by judgment or court order shall in no way affect any of the other restrictions, which shall remain in full force and effect.

All [illegible] and easements shown on this plat are reserved for the use of public utilities for the installation and maintenance of poles, ducts, drains, sewers, water mains, gas, steam heat, electric and telephone lines, and other purposes as may be set forth in the dedication of this plat. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this addition shall take their titles subject to the rights of the public utilities and to the rights of the owners of other lots in this addition. The owner of each lot in this addition shall be responsible for the proper maintenance of the parkway in front of his lot, including the sidewalk and curb, and for the proper maintenance of the space between the sidewalk and the property line. The foregoing restrictions and limitations shall be binding upon the owner, his heirs, successors and assigns until January 1st, 1946, at which time said restrictions and limitations shall be automatically extended for successive periods of ten years unless by vote of the majority of the then owners of the lots it is agreed to change said restrictions and limitations in whole or in part. If any of the parties hereto, or any of their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real estate situated in this addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

In witness whereof, we have hereunto set our hands and seals this 7th day of June, 1926.

Fred Long

Norma Long

State of Indiana, County of Marion, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of June, 1926, personally appeared Fred Long and Norma Long, husband and wife, and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal.

[illegible]

Notary Public

My commission expires [illegible]

Received for record this 7th day of June, 1926, at 10:30 A.M.

[illegible]

Recorder

Recorded June 8, 1926.