

65 68474

Chumley

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 54

This Indenture Witnesseth, That Joseph Calderon & Pauline Calderon (Adult husband & wife)
Charles L. Chumley & Flora Chumley (Adult husband & wife)

of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of Four thousand five hundred

-----(\$4,500.00)----- Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in Marion County in the State of Indiana, to wit:

LOT No. 65 IN McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT #120 IN THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2 PAGE 86 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

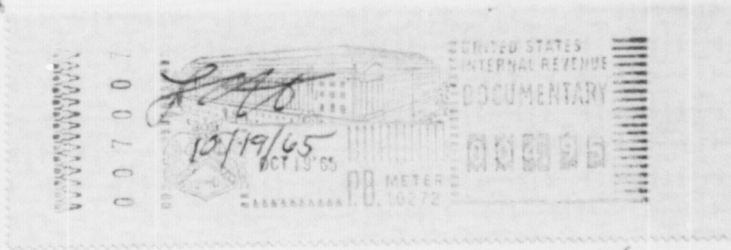
THIS CONVEYANCE IS FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, AND THE GRANTOR ALSO CONVEYS AND EXTINGUISHES ALL RIGHTS OR EASEMENTS OF INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABOVE DESCRIBED REAL ESTATE.

COPIES ENTERED FOR TAXATION

DEC 27 1965

John T. Sutton
COUNTY AUDITOR

RECEIVED FOR RECORD
1965 DEC 27 AM 9:04
MARCIA N. HAWTHORNE
RECORDER OF MARION COUNTY



4.95

Paid by Warrant No. 17-25-264

Dated 12-8-65 1965

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

10-19-65

In Witness Whereof, the said Joseph Calderon & Pauline Calderon (Adult husband & wife) and Charles L. Chumley & Flora Chumley (Adult husband & wife) have hereunto set their hands and seals, this 18 day of October 19 65

<i>Joseph Calderon</i> Joseph Calderon (Adult husband)	(Seal)	<i>Pauline Calderon</i> Pauline Calderon (Adult wife)	(Seal)
<i>Charles L. Chumley</i> Charles L. Chumley (Adult husband)	(Seal)	<i>Flora Chumley</i> Flora Chumley (Adult wife)	(Seal)
	(Seal)		(Seal)

11-17-65

SDK

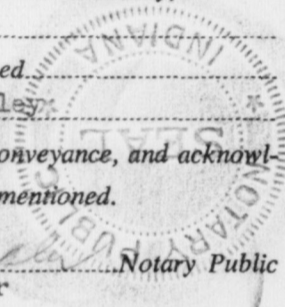
65 68474 This Instrument Prepared by C. E. LANGE 5-28-65

Miss
OCT 28 1965

STATE OF INDIANA, _____ County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this _____
 day of _____, A. D. 19____; personally appeared the within named _____
 _____ Grantor _____ in the above conveyance, and acknowl-
 edged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires _____ Notary Public

STATE OF INDIANA, _____ County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this _____
 day of _____, A. D. 19____; personally appeared the within named _____
 _____ Grantor _____ in the above conveyance, and acknowl-
 edged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires _____ Notary Public

STATE OF INDIANA, Marion County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 18
 day of October, A. D. 1965; personally appeared the within named _____
Joseph Chalderon & Pauline Chalderon Charles L. Chumley & Flora Chumley
 _____ Grantor s in the above conveyance, and acknowl-
 edged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires Jan 19, 1966 _____ Notary Public
Luther C. Hepler



65 68474

Received for record this _____
 day of _____, 19____
 at _____ o'clock _____ m, and
 Recorded in Book No. _____ page _____

DULY ENTERED
 FOR TAXATION
 County _____
 Duly entered for taxation this _____
 day of _____, 19____
 Auditor's fee \$ _____
 _____ COUNTY AUDITOR
 Auditor _____ County _____

TO
 STATE OF INDIANA
 FROM

WARRANTY DEED

Division of Land Acquisition
 Indiana State Highway Commission

(9)

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

December 16, 1965 19

To Joseph Calderon
Pauline Calderon
Charles L. Chumley
Flora Chumley
4525 Indianola Apt 10
GENTLEMEN: Indianapolis, Indiana

We enclose State Warrant No. A-75764 12-08-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated October 18, 1965 Parcel 54	4500.00

PLEASE RECEIPT AND RETURN

Received Payment: *Charles L. Chumley*Date: *Dec 31 - 1965*

Central

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I 70 -3 (52) 77
Parcel No. 54
Road I 70
County Marion
Owner J. Calderon
Address 4525 Indiana Ave, Indpls
Address of Appraised Property:
1042 So. Illinois St, Indpls

I have reviewed this parcel and appraisal report for the following items:

- 1. I have personally checked all comparables and concur in the determinations made. yes
- 2. Planning and Detail Maps were supplied appraisers. yes
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. yes
- 4. Necessary photos are enclosed. yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
- 6. Plats drawn by the appraisers are attached. yes
- 7. I have personally inspected the Plans. yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 9-24-65
- 9. The computations of this parcel have been checked and reviewed. yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers, including any comments by the property owner, along with any recent awards by condemnation juries that have been brought to my attention, that is relevant to this matter.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

It is my opinion as of 9-24-65 (Date):

Estimate of Appraisers:

- (a) The fair market value of the entire property before the taking is:
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is:
- The Total Value of Taking Is: (a minus b) TOTAL
- (1) Land and/or improvements
- (2) Damages
- (3) Less non-compensable items
- (4) Estimated Total Compensation

By:	By:	Approved By Reviewer
\$ 4500	\$	\$ 4500
\$ 0	\$	\$ 0
\$ 4500	\$	\$ 4500
\$ 4500	\$	\$ 4500
\$	\$	\$
\$	\$	\$
\$ 4500	\$	\$ 4500

Approved	Date	Signed
Rev. Appr.	9-27-65	Conni V. Heathcock
Asst. or Chief Appr.	10/5/65	J. E. Gallagher

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 4

PROJECT # I-70-3(52) PARCEL # 54 COUNTY Marion

NAME & ADDRESS OF OWNER Joseph Calleron
4525 Indiana Apt 10 PHONE # CL5-2742

NAME & ADDRESS OF PERSON CONTACTED Mr & Mrs Calleron
PHONE # _____

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED Oct 7 DATE OF CONTACT October 18, 1965

OFFER \$ 4500 TIME OF CONTACT 10:30

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA ____, FHA ____, FNMA ____, Fed.Ld. Bk. ____, Conv'l. __?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: _____

Mr & Mrs Calleron signed the deed and conveyer.

Received the 1965 B tax receipt. Made a copy and send the original to Mr & Mrs Calleron.

Received \$4.95 for deed stamps.

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? _____

Distribution Made
(1) Parcel (1) Weekly Summary
() Owner () Other, Specify: _____

Frank Callison
Lulu C Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 3

PROJECT # I-70-3(72) PARCEL # 54 COUNTY Martin

NAME & ADDRESS OF OWNER Joseph Callahan PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Joseph Callahan PHONE # _____

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED October 7 DATE OF CONTACT October 12, 1965

OFFER \$ 14500⁰⁰ TIME OF CONTACT _____

YES NO (N/A) (Circle N/A if all questions are not applicable)

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA ____, FHA ____, FNMA ____, Fed.Ld. Bk. ____, Conv'l. __?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS:
Made an appointment Monday morning October 18 left
9:30

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? _____

Distribution Made
(1) Parcel (1) Weekly Summary
() Owner () Other, Specify:

Frank Callahan
Lester Hooper
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3(52) PARCEL # 54 COUNTY Marion

NAME & ADDRESS OF OWNER Joseph Calderon
4525 Indiana Apt 10 PHONE # CL5-2742

NAME & ADDRESS OF PERSON CONTACTED Charles L. Chunley Sr / Flora Chunley
1142 Eugene St. Indianapolis. PHONE # 923-8637

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED October 17, 1965 DATE OF CONTACT Oct 11, 1965

OFFER \$ 4500 TIME OF CONTACT 3 PM

YES NO N/A (Circle N/A if all questions are not applicable)

1. () () (✓) Checked abstract with owner? Affidavit taken? () Yes () No
2. () () (✓) Showed plans, explained take, made offer, etc.?
3. () (✓) () Any mortgage? (Is it VA____, FHA____, FNMA____, Fed.Ld. Bk.____, Conv'l.____?)
4. (✓) () () Explained about retention of Buildings? (any being retained? () Yes, () No)
5. () () (✓) Filled out RAAP Form?
6. () () (✓) Walked over property with owner (or who? _____)
7. (✓) () () Arranged for payment of taxes? (Explain how in remarks)
8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
9. () () () Explained Eminent Domain Procedures?

REMARKS: Explained the offer to the contract buyers
Mr & Mrs Chunley.
I am to call on Mrs Joseph Calderon October
11 and explain the offer.
See the Chunleys at 2 PM to sign the deed
Property is vacant

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? _____

Distribution Made
(1) Parcel (1) Weekly Summary
() Owner () Other, Specify:

Frank Cullivan
Lester C Hepler
(Signature)
ME 3-6630

R E S O L U T I O N

(54)

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant dated 10-18-65 executed by THE STATE OF INDIANA and Charles Calderon

including trees, shrubs and fence, if any, on Road # I-70 located within the limits of the proposed improvements to be made on said highway. The parcel of real estate is situated in Marion County, Indiana, and more particularly described as follows:

Lot 65 in McCarty's subdivision of E part out lot 120 in City of Indianapolis

WHEREAS, the parcel of real estate heretofore described was so procured by the Indiana State Highway Commission for construction of Road I-70 through the County, and

WHEREAS, the above mentioned buildings and improvements located on right of way of said proposed construction project designated as I-70-3 (32) and

WHEREAS, it is necessary, in order to properly construct and improve said highway, to sell buildings and other improvements and to cause their removal from the strip of right of way as above described and by law provided.

BE IT RESOLVED, therefore, by the INDIANA STATE HIGHWAY COMMISSION of INDIANA, that said building so described be advertised, sold and caused to be removed from right of way of said highway project within a definite time to be fixed in the notice and terms of sale thereof, all as by law provided and


BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 19th day of November, 19 65 /

Offices of the INDIANA STATE HIGHWAY COMMISSION OF INDIANA.

This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, N. F. Schafer, Acting Secretary of the INDIANA STATE HIGHWAY COMMISSION of INDIANA, hereto place my hand and seal of said Commission on this 19th day of November, 19 65 .



Acting Secretary

SEAL:

ABSTRACT OF TITLE.

To Lot 65 in McCarthy's Subdivision
of the East part of Lot 120.

in

The City of Indianapolis,

Marion County, Indiana

Prepared for

Mrs. Margaret Folin

—BY—

THEODORE STEIN,

Successor to Wm. C. Anderson,

Hartford Block, 86 East Market St.

Indianapolis, Indiana.

HISTORICAL NOTES.

After the first permanent settlement of the North American Continent by the Spaniards in Florida about 1568; by the French in Nova Scotia in 1605 and again at Quebec in 1608 and by the English in Virginia in 1607, the French with the aid of the catholic church through it's Jesuit missionaries succeeded in gaining control by way of the great lakes, of the country south thereof and north of the Ohio River.

In 1672 several of these missionaries traversed that portion of Indiana lying north of the Kankakee River.

About the year 1712, Post Vincennes on the Wabash River was located by the French.

The lands northwest of the Ohio River, while under the protection of the French, were first a part of the province of Louisiana and as such governed by the officers of the French crown, afterward by the representatives of the Western Company and subsequently by the Indies Company; but government was again resumed by the crown in 1732 and administered for a short time by the officers of the province of Quebec.

In 1763 the French possessions north of the Ohio River were ceded to the British, who retained control until by the treaty of Paris in 1783, they surrendered their supremacy over the country south of the great lakes to the United States of America.

As a province of Great Britain, Virginia laid claim to the greater part of the land northwest of the Ohio River, but on March 1. 1784 the state of Virginia transferred all right title and claim in said lands to the United States; among the Conditions of cession was the following, "that the French and the Canadian inhabitants and others of Post Vincennes and the neighboring villages who have professed themselves citizens of Virginia, have their possessions and titles confirmed to them etc."

Prior to this transfer of its claims, Virginia's general assembly had passed an act for laying off the town of Clarksville, Indiana, at the falls of the Ohio River.

Subsequent to the transfer referred to, the territory "Northwest of the River Ohio" was formed.

By an act of Congress approved March 7. 1800, the country northwest of the Ohio River was divided into two territories; the line dividing them being the present eastern boundary line of Indiana. By subsequent acts the tracts now known as Illinois and Michigan were detached giving to Indiana its present shape and size.

Indiana was admitted into the Union of States in 1816. After the assumption by the United States of the government of the territory northwest of the Ohio River, war with the Indian tribes ensued, which resulted in various treaties of cession and peace. By virtue of the treaty at Greenville, Ohio, in 1795 all lands lying East of a line drawn from Fort Recovery on the Wabash River in Ohio, to a point on the Ohio River, opposite the mouth of the Kentucky River, were forever ceded to the United States. The line referred to forms the present western boundary line Dearborn and Ohio Counties in this State.

By virtue of the treaty at St. Marys, Ohio, in 1818, all lands in Central Indiana with certain exceptions were ceded to the United States; the territory thus acquired including the present boundaries of Marion County.

By act of Congress, the United States granted to the State of Indiana, four sections of land for a State Capital, the donation consisting of section 1, 2 and 12 and part of sections 3 and 11 in Township 15 North of Range 3 East, containing in all 2560 Acres; the surveys being made in 1819.

The town of Indianapolis was laid off in 1821; the original survey of 101 Squares, of which some were subdivided into lots, embracing an area of 1 square mile, near the center of the 4 sections comprising the donation. The remaining portion of the donation was surveyed and platted in 1831, when a plat including the original survey was filed in the Records Office July 5, 1831.

While the titles to the lands outside of the donation were patented by the United States to those entering the same or their assignees, the lots and out lots within the boundaries of the donation were sold by an Agent of State for the town of Indianapolis duly appointed by an act of the State Legislature.

D. p, 535
May 2, 1834.
Recorded
June 21, 1834.

Ebenezer Sharpe Agent of State
for the Town of Indianapolis,
to
Nicholas McCarty.
Out Lot 120. and others in the Town of Indianapolis

Agent's Deed.

1.

2.

Nicholas McCarty died intestate May 17, 1834, leaving surviving him, his widow, Margaret McCarty, and four children; Nicholas McCarty, Margaret R. McCarty, Susanna McCarty and Frances J. McCarty.

3.

The Estate of Nicholas McCarty, deceased, was fully settled and closed June 7, 1860.
See Complete Record 11. page 66 etc. of the Marion Common Pleas Court.

4.

In the Court of Common Pleas of Marion County.
October Term 1854.

Partition proceedings wherein there are set off to the widow, Margaret McCarty, certain parts of the Real Estate of Nicholas McCarty, deceased, not including however Out Lot 120 or any part thereof, as her full share of the Estate, leaving the above named children and heirs, tenants in common of Out Lot 120, free of all claims of the said widow.

Marriage Record

6. p, 659
Dec. 9, 1857.
5.

Susanna McCarty
to
Henry Day.

Marriage.

Plat Book

2. p, 86
Jan. 27, 1863.
Recorded
Jan. 27, 1863.

Henry Day, Susanna McCarty Day, Margaret R. McCarty, Nicholas McCarty and Frances J. McCarty filed a Plat of McCarty's Subdivision of the East part of Out Lot 120. into 161 lots, numbered 1 to 161 inclusive.

6.

7.

Susanna McCarty Day died testate, August 30, 1873.

8.

The Estate of Susanna McCarty Day was fully settled and closed, October 19, 1874; see Order Book 35. page 80, of the Marion Civil Circuit Court.

Will Record

E. p, 123.

9.

Last Will and Testament of Susanna McCarty Day, deceased, dated August 21, 1873, and probated September 19, 1873.
Devises her Real Estate in three equal parts; to her husband Henry Day, and to her two children, Henry McCarty Day and Margaret McCarty Day.

10. Henry Day was appointed, and qualified as Guardian of Margaret McCarty Day minor heir of Susanna McCarty Day, October 15, 1873; see Guardian's Docket 3 page 30. Guardianship finally settled and closed September 11, 1885; see Order Book 72. page 284.

151. p, 331 Henry Day, Guardian of Margaret McCarty Guardian's Deed.
Apr. 10, 1882. Day, minor heir of Susanna McCarty Day,
Recorded deceased, by order Circuit Court of
Apr. 25, 1882. Marion County; see O.B. 60. page 186,

11. to Margaret Bolin.
The undivided 1/12 of lot 65. in McCarty's Sub-
division of the East part of Out Lot 120. in the City
of Indianapolis.

151. p, 332 Nicholas McCarty (unmarried), Warrantly Deed.
Mch. 21, 1882. John C. S. Harrison and Margaret R.
Recorded McCarty Harrison his wife, Frances J.
Apr. 25, 1882. McCarty, (unmarried) (signs Frances)
Henry Day (unmarried) Henry McCarty
Day (unmarried)

12. to Margaret Bolin.
The undivided 11/12 of same lot 65. as above.

There are no further conveyances.

13. Mortgages, none unsatisfied.

14. Taxes for 1891, paid as to 1st installment.

SINCE PAID IN FULL
Attest: W. M. COYNE & SONS
By: *[Signature]*

Indianapolis, Ind., June 22, 1892.

I find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

Search made in the Recorder's Office, the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Superior and Marion Circuit Courts; also Records of Street, Alley and Sewer Improvement Assessments in the City Comptroller's Office, as said Records and Dockets are now entered up.

Theodore Stein

#86 East Market Street.

Continuation of Abstract of Title to lot 65. in McCarty's Subdivision of the East part of Out Lot 120. in the City of Indianapolis.

Prepared for Mrs. Margaret Bolin since date of former abstract, June 22, 1892.

There are no further conveyances.

For satisfied Mortgage see Mortgage Record 234. page 108.

For satisfied Sewer Assessment see Record 24. page 79.

Taxes for 1894, paid as first installment.

Attention is called to Street Sprinkling Assessments and Street Sweeping Assessments which may now be liens.

Indianapolis, Ind., April 11, 1895.

I find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

Search made in the Recorder's Office, the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Superior and Marion Circuit Courts; also Records of Street, Alley and Sewer Improvement Assessments in the City Comptroller's Office as certified to the Treasurer of Marion County, as said Records and Dockets are now entered up.

Thornton

#86 East Market Street.

*order of sale entered June 6-99 in
Bolin v. Bolin et al*

1. A Continuation of an Abstract of title to Lot 65 in McCartys Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 86 in the Office of the Recorder of Marion County, Indiana, Since April 11, 1895.

2. State of Indiana, Marion County, S.S.

Nicholas McCarty being duly sworn on his oath says that he is the son of Nicholas McCarty deceased who formerly owned in his life time out lot 120 in the City of Indianapolis. That this affiant is now 76 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty and Susannah McCarty Day that this affiant has never been married and his sister Frances J. McCarty has never been married and that Margaret R. McCarty was married on the 3rd day of October 1867 to John C. S. Harrison.

(signed) Nicholas McCarty.

Subscribed and sworn to before me the undersigned Notary Public this 22nd day of November 1912.

Frank C. Groninger Notary Public.

My Commission expires June 4, 1913.

Recorded November 23, 1912 in Misc. Record 74 page 241.

3. Margaret Bolin died intestate May 16, 1898.

4. James L. Bolin appointed and qualified as Administrator of the Estate of Margaret Bolin deceased May 23, 1898.

Order Book 130 page 481, Marion Circuit Court.

Final report filed June 30, 1899. Approved and estate closed Sept. 16, 1899.

of -- dollars more out of said personal assets, and he has no knowledge of any assets or personal estate available for payment of debts except as shown in the schedule heretofore filed in this estate. Said Margaret Bolin died a widow, and three children survived her, namely Mary E. Bolin, who is now 20 years of age, John G. Bolin, who is now 15 years of age, James L. Bolin who is now 23 years of age, and who is the plaintiff and administrator of his mother's estate. No other child nor a descendant of any deceased child, of said Margaret Bolin survived her, said Margaret, and the defendants are the only heirs of said Margaret Bolin, deceased.

Frank Dersch and - Dersch his wife claim an interest in said Real Estate as tenants and made defendants to answer to such statement.

Wherefore the plaintiff petitions the court to make an order to sell the real estate above described to make assets to pay the debts of said Margaret Bolin And petitioner says a private sale of said Real Estate would be advantageous to the Estate and he prays that the sale be so ordered
Petition verified.

Served by reading and copy as to defendants Mary E. Bolin and Frances Dersch; Served by reading as to defendant John G. Bolin; Served by copy as to defendant Frank Dersch; Answer and waiver of service filed as to defendant James L. Bolin.

Howard Cale appointed guardian ad litem for minor defendants, Mary E. Bolin and John G. Bolin and files answer in denial.

Horace B. Holloway and Thomas C. Allen appointed appraisers to appraise real estate. Oath of appraisers filed said real estate appraised for \$1500.00.

Order of sale filed June 6, 1899.

And the court being fully advised in the premises finds that all and singular the allegations of the petition are true, that the real estate described in the petition ought to be sold by the plaintiff, free of encumbrance, except current taxes not delinquent, to make assets to pay the debts and liabilities of the estate of Margaret Bolin, deceased, that it will be advantageous to said estate that said real estate be sold at private sale.

It is therefore ordered by the Court that the petitioner herein file his bond herein, as provided by law, in the penalty of Three Thousand (3,000) dollars, and he does now tender his bond conditioned as provided by law, with sufficient surety, and said bond is now approved by the Court.

It is therefore ordered, adjudged and decreed by the court that James L. Bolin, administrator of the estate of Margaret Bolin, deceased, sell the real estate described in the petition to wit: - lot numbered Sixty-five (65) in McCarty's Subdivision of the East part of out lot one hundred and twenty in the City of Indianapolis, Marion County, Indiana, at private sale for not less than its appraised value, free of encumbrance except current taxes not delinquent, upon terms as follows: - not less than One Third cash and the balance in two equal installments at Nine and Eighteen months, evidenced by notes bearing Six per cent interest and secured by a mortgage on said real estate.

Notice of the time, place and terms of sale to be given by posting notices in five public places in the City of Indianapolis, at least Ten (10) days before date of sale and by publication in The Daily Reporter a newspaper of general circulation at least Ten (10) days before day of sale.

Affidavit and proof of publication and posting of notices of said sale filed.

Report of sale filed June 24, 1899.

James L. Bolin, administrator of the estate of Margaret Bolin, deceased, reports to the Court that in pursuance of the order of the Court entered in this cause June, 6th, 1899, he fixed June, 21st, 1899 at 10 o'clock A. M. as the time, and the law office of H. J. Milligan, 120 East Market Street Indianapolis, Indiana, as the place when and where he would offer for sale the property described in said order to wit: lot 65, in McCarty's Subdivision of the east part of Out Lot 120 in the City of Indianapolis, Marion County, Indiana. That he gave notice of such sale of the time, place and terms thereof as directed in said order, by posting on June, 8th, notices

thereof in five public places in the City of Indianapolis, Indiana, proof of which posting is filed herewith, and by publication in the Daily Reporter on the 10th, day of June, 1899, proof of which publication is filed herewith. That in pursuance of said order of Court and agreeably with the said notices, he did offer said real estate at the time and place above mentioned, at private sale, free of encumbrance except current taxes not delinquent, upon terms as follows:— Not less than one-third cash and the balance in two equal installments at nine and eighteen months, evidenced by notes bearing six per cent interest and secured by a mortgage on said real estate, and Bridget Doherty did then and there bid the sum of One Thousand Five Hundred Eighty eight dollars and Sixty-seven cents (\$1588.67) in cash, and she being the highest bidder said property was struck off to her at said sum. Said real estate was appraised at One Thousand Five Hundred Dollars (\$1500.00).

Said Bridget Doherty has paid said sum of \$1588, 67/100 and demands a deed from the administrator for said real estate.

The administrator prays the Court to approve and confirm said sale. Report of sale verified.

And the Court having examined said report and being fully advised in the premises finds that the same ought to be approved and the sale therein reported confirmed.

It is therefore ordered, adjudged and decreed by the Court that the above report be, and the same is hereby approved and the sale therein reported be and the same is hereby confirmed and said administrator is ordered to execute a deed to Bridget Doherty, conveying to her said real estate.

Now comes said administrator and presents to the Court said conveyance signed by him and the court having examined the same approves and confirms it and orders the administrator to deliver the same to Bridget Doherty in completion of said sale and transfer of title. And said administrator is ordered forthwith, out of said purchase money to pay the mortgage on said

real estate described in the original petition in the above entitled cause, executed by Margaret Bolin to the State of Indiana, May 8th, 1895 for the principal sum of Three Hundred and Twenty-five dollars (\$325.00) and accumulated interest thereon and to have said mortgage released of record. He is also ordered to pay the cost and expenses of the sale of said real estate, all of which is ordered, adjudged and decreed by the Court. (Mortgage referred to above recorded in Mortgage record 290 page 88, Entered satisfied of record June 24, 1899.)

James L. Bolin Administrator of the Estate of Margaret Bolin, deceased, under and by virtue of the orders and decrees of the Circuit Court of Marion County, in the case of John L. Bolin Administrator of the estate of Margaret Bolin, deceased vs. Mary E. Bolin et al cause No. 2150 see order Book No. 138 page --
 6. To Deed
 Bridget Doherty.

#

June 24, 1899.
 Record 315 page 498.
 Recorded July 1, 1899.
 Lot 65 in McCarty's
 Subdivision of the East
 part of Out Lot 120 in the
 City of Indianapolis.

Examined and approved in open Court - 24 day of June 1899.

Henry Clay Allen, Judge.

128-457 #57

7. Attention is hereby called to Resolution #10088 sewer Ray Street and 1st Alley E. of West Street from 1st Alley E. of Missouri Street to 16, 1/2' South of S.P.L. 1st Alley South of McCarty Street Contract Let 12/5/21. *Can not find assessed. Not assessed*

8. No examination made as to assessment records 118 and 122 said records being in bindery.

9. Judgments examined vs. Bridget Doherty and against none other.

10. Taxes for 1920 fully paid.

11. Taxes for 1921 unpaid.

Paid
SINCE PAID IN FULL
Union Title Company
Incorporated
By *W. M. Coval* Secy.

Indianapolis, Indiana, January 12, 1922.

12. Examination of April 11, 1895 continued to date and we find no change in title or incumbrances upon the real estate described in the Caption of this continuation except as within shown as appears from the Records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens Records of Complaints and Attachments, the Tax Duplicates and Municipal Assessment Records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office, all in Marion County, Indiana, as said records are now entered up.

W. M. COVAL & SONS
BY *W. M. Coval*
204-205-206 City Trust Bldg.
156 EAST MARKET STREET

1. Continuation of Abstract of Title to Lot 65 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 86 in the Office of the Recorder of Marion County, Indiana, since date January 12, 1922

Prepared for W. T. Cannon.

-2- Bridget Doherty died intestate August 25, 1902, as appears in a subsequent entry herein.

-3- No letters of Administration were issued upon the estate of Bridget Doherty, deceased, in Marion County, Indiana.

-4- Charles Doherty died intestate April 28, 1911, as appears in a subsequent entry herein.

-5- No Letters of Administration were issued upon the estate of Charles Doherty, deceased, in Marion County, Indiana.

Misc. Record
124, p. 41
Jan. 20, 1922
Recorded
Jan. 23, 1922

-6-

STATE OF INDIANA, COUNTY OF MARION, SS:

Margaret Doherty and Catherine Doherty, each being first duly sworn on oath state they are of lawful age and reside in the City of Indianapolis, Indiana; that they are the daughters of Bridget Doherty, who died intestate August 25, 1902, and who at the time of her death was the owner of the fee simple title of the following described real estate situated in Marion County, State of Indiana, to-wit:

Lot 65 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis.

That said decedent received the fee simple title in and to the above described real estate by deed executed June 24, 1899, by James L. Bolin Administrator of the Estate of Margaret Bolin, deceased, which deed is recorded in Town Lot Record 315, page 498 of the records in the Recorder's Office of Marion County, Indiana; that said decedent left surviving her as her sole and only heirs at law Charles Doherty, her husband and these affiants, her children: that said decedent left surviving her no other children nor any descendants of any deceased child or children and that all of said decedent's funeral expenses, debts and doctor bills have been fully paid and satisfied and that there are no claims of any kind or character against said decedent's estate which might become a lien against said described real estate; that said decedent's estate was never administered upon: that afterwards to-wit: Charles Doherty died intestate April 28, 1911, leaving surviving him as his sole heirs at law these affiants, his children: that said decedent, Charles Doherty, left surviving him no widow nor any children other than these affiants nor any descendants of any deceased child or children: that all debts, funeral expenses and doctor bills of said Charles Doherty have been fully paid and satisfied and that there are no claims of any kind or character against the estate of Charles Doherty which might become a lien against the above described real estate: that the estate of Charles Doherty has never been Administered upon.

This affidavit is made for the purpose of inducing Jacob Samuel Cambe and Esther Cambe, husband and wife, to purchase the above described real estate.

Margaret Doherty.

Catherine Doherty.

Sworn to before me and subscribed in my presence this 30 day of January, 1922.

Wm. Thom. (L.S.)

Notary Public.

My commission expires September 5, 1923.

Town Lot Record
661, p. 439
Jan. 20, 1922
Recorded
Jan. 23, 1922

Margaret Doherty, and
Catherine Doherty, both unmarried,
to
Jacob Samuel Cambe, and
Esther Cambe, husband and wife.

Warranty Deed.

Lot 65 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, Marion County, Indiana, also known as 1042 South Illinois Street.

The grantors herein and Charles Doherty were the sole and only heirs at law of Bridget Doherty, who died intestate August 25, 1902, and grantors also are the sole and only heirs at law of Charles Doherty, husband of Bridget Doherty, the said Charles Doherty having died intestate April 28, 1911.

Mortgage Record
813, p. 106
Jan. 20, 1922
Recorded
Jan. 23, 1922

Jacob Samuel Camhe, and
Esther Camhe, his wife,
to
The Railroadmen's Building and
Savings Association. On ~~the~~ ^{the} origin of record appears the entry
FULLY PAID AND SATISFIED.
L. M. BROWN ABSTRACT CO. Mortgage.

-8-

*Attorney Margaret
Wray*

Lot 65 in McCarty's Subdivision of the East part
of Out Lot 120 in the City of Indianapolis.
To secure the payment of a certain promissory
note of even date herewith, payable on or before
ten years from date, in the principal sum of \$1000.00,
with interest at the rate of 6-1/2% per annum until
paid, together with certain dues, fines, etc., and
10% attorney's fees.

-9-

Examination for judgments made against
Margaret Doherty and Catherine Doherty up
to and including January 23, 1922, and Jacob
Samuel Camhe and Esther Camhe, for the ten
years last past and against none other.

-10-

Taxes for the year 1923, paid in full.

-11-

Taxes for the year 1924, 1st installment paid
2nd installment unpaid.

As shown of record these taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO.
Ra Jun

-12-

Taxes for the year 1925, now a lien, due in 1926.

As shown of record these taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO.
Ra Jun

-13-

Indianapolis, Indiana, April 3, 1925.

From a search of the records in the Recorder's Office, tax sale records in the Auditor's Office, current tax duplicates and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments, and the General Judgment Dockets of the Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, on the tract described in the Caption.

No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.

No search made for pending resolutions for municipal improvements where the lien has not attached.

Union Title Company

Incorporated

Russell C. Coval

Secy.

1

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered Sixty Five (65), in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, the plat of which appears of record in the office of the Recorder of Marion County, Indiana, in Plat Book 2 at page 86 thereof.

Prepared for Wm. B. Miller, since date of April 3, 1925.

TITLE

Deed Record
Town Lots
739 page 416
Apr. 14, 1925
Recorded
Apr. 16, 1925

OF

Jacob Samuel Camhe and
Esther Camhe, husband and wife,
to
Samuel J. Camhe and
Clara Camhe, husband and wife.

Warranty Deed

ABSTRACTS

2

Lot No. 65 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as shown by the plat thereof recorded in Plat Book 2 page 86 in the office of the Recorder of Marion County, Indiana. Subject to all unpaid taxes and assessments.

3

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

4

MORTGAGES.

None found unsatisfied of record within the period of this search.

5

MECHANIC'S LIENS.

None found unsatisfied of record within the period of this search.

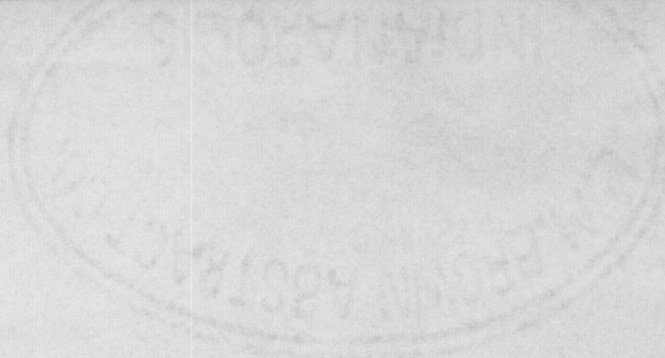
6

JUDGMENTS.

Search is made as to judgments which may have been entered against Jacob Samuel Camhe and Esther Camhe, jointly, from April 3, 1925 to April 16, 1925 and Samuel J. Camhe and Clara Camhe, jointly, for the ten years last past.

None found unsatisfied.

L. M. Brown Abstract Co.,



INDIANAPOLIS

Resolution
No. 13808

7

ASSESSMENTS.

This real estate may be assessed for grading and paving the alley of Illinois Street from south property line of Ray street to north property line of Wilkins Street.

Contract awarded June 29, 1928.

TITLE

OF

TAXES.

ABSTRACTS

8

Taxes for the year 1927 assessed in name of Samuel J. and Clara Camhe, General Tax Duplicate No. 54650, Center Township, Indianapolis, are due and payable the 1st Monday in May and the 1st Monday in November, 1928.

May installment \$26.13
Nov. installment \$26.13

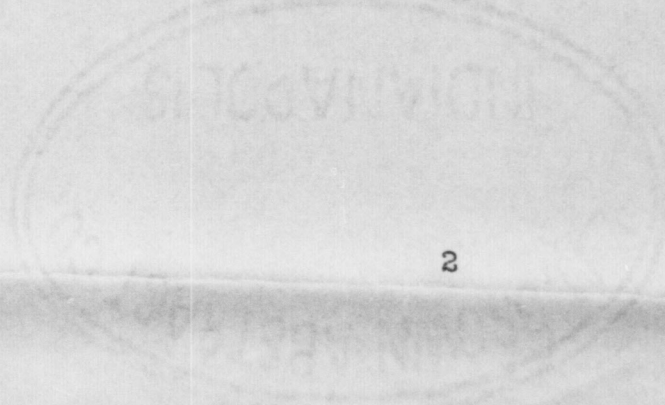
paid.
not paid,
SEE EXTENSION OF ABSTRACT

L. M. Brown Abstract Co.,

9

Taxes for the year 1928 became a lien March 1st, 1929, are due and payable in May and November 1929.

SEE EXTENSION OF ABSTRACT



July 20, 1928

CERTIFICATE

INDIANAPOLIS

The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies that the foregoing, within the limits of the period of search herein specified, is an abstract of the title to and unsatisfied encumbrances upon, the real estate described in the caption hereof.

And it is further certified that SPECIAL SEARCHES were made as follows:

TITLE

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics liens, and Federal tax liens, all as now entered up and indexed.

OF

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales,

ABSTRACTS

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY search made in the current tax duplicate for unpaid taxes and in the assessment duplicates for unpaid municipal improvement assessments as the same now appear in the hands of the treasurer for collection, which are a lien upon the real estate for which this examination is prepared.

Brown Abstract Co.,

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaints and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County of the Probate Court of Marion County, and of the Civil Municipal Courts of Marion County, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances, nor unsatisfied encumbrances as indexed or entered up, within the period embraced in the examination here certified, against the real estate described in the caption hereto except those which may be herein shown.

The period of search covered by this Certificate is
 from April 3, 1925 to
 July 20, 1928 and covers
 Paragraphs No. 1 to 10
 both inclusive and sheets No. 1
 to 3, both inclusive.

L. M. BROWN ABSTRACT COMPANY.

By

R. G. Furr

Mqr



1.

INDIANAPOLIS, INDIANA

Continuation of Abstract of Title to Lot Numbered Sixty-five (65) in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 86 in the office of the Recorder of Marion County, Indiana.

Prepared for Superior Roofing and Siding
Since date of July 20, 1928

CONVEYANCES

Deed Record
Town Lots
823 page 551
Inst #33649
July 24, 1928
Recorded
Aug. 8, 1928

L. M. BROWN DIVISION

Samuel J. Camhe and
Clara Camhe, husband
and wife, both sign
by mark, witnessed by
Leo Lefkovitz
to
Joseph Calderon and
Pauline Calderon,
husband and wife

Warranty Deed
No Revenue Stamps
Attached

2.

Lot No. 65 in McCarty's Subdivision of the East part of Out Lot #120 in the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 86 in the office of the Recorder of Marion County, Indiana.

3.

Lauyers Title Insurance Corporation

WE FIND NO FURTHER CONVEYANCES

INDIANAPOLIS, INDIANA
ENCUMBRANCES

L. M. BROWN DIVISION
MORTGAGES

- 4. None found unsatisfied of record filed within the period of this search.

Lauyers Title Insurance Corporation
FINANCING STATEMENTS

- 5. None found unsatisfied of record filed within the period of this search.

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

MECHANICS' LIENS

6.

None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS

7.

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by Notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

We find None.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

8.

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find None.

JUDGMENTS

9.

Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Joseph Calderon and Pauline Calderon, jointly and not individually for the 10 years last past.

None found unsatisfied.

ASSESSMENTS

10.

None found unsatisfied of record which became a lien within the period of this search.

INDIANA TAXES

11. Taxes for the year 1962 and prior years paid in full.

12. Taxes for the year 1963 assessed in the name of
Joseph and Pauline Calderon

ASSESSED VALUATION:

Land	\$280
Improvements	\$810
Exemption	\$ -
Net Valuation	\$1090

Parcel No. 101-11088
General Tax Duplicate No. 339238
Indianapolis-Center Township

were due and payable the first Monday in May and November 1964.

May installment	\$48.79	paid
Nov. installment	\$48.79	paid

13. Taxes for the year 1964 are due and payable in May and November 1965.

14. Taxes for the year 1965 became a lien March 1st, and will be due and payable in May and November 1966.

SYNOPSIS OF THE ZONING AND PLANNING REGULATIONS
OF THE CITY OF INDIANAPOLIS.

15.

The original comprehensive Zoning Ordinance adopted for the City of Indianapolis, being General Ordinance No. 114, 1922, as amended, was repealed and reordained, as changed by General Ordinance No. 104, 1950, except Section 22, as amended, being the establishment of the City Plan Commission, and except the District Zone Map, as amended, which were adopted, continued and are now in full force and effect.

The purpose of the "Municipal Code of Indianapolis, 1951" is to restate and codify, General Ordinance No. 104, 1950, as amended, and now in effect, so as to conform such zoning ordinances to become a part of said code. Said code contains the zoning and planning regulations of the City of Indianapolis, in order to regulate and restrict the height, area, bulk and use of all buildings to regulate and determine the area of yards, courts, and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines, and for all such purposes to divide the City of Indianapolis, into the following districts:

Five Classes of Use Districts termed respectively,

Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-4, or First Industrial Districts, and Class U-5 or Second Industrial Districts.

Four Classes of Height District, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit; and H-4, 180 foot Height limit.

Modifications of said height restrictions are provided, depending upon position of building on lot, generally allowing 2 feet additional height in Classes H1 and H2 and 3 feet in H3 and H4 for each 1 foot the higher portion is set back from required yard lines.

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2; 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner Lot) 2000 square feet per family; Class A-4, 1,200 square feet per family; Class A-4 (corner Lot) 1000 square feet per family; Class A-5 600 square feet per family; Class A-5 (corner Lot) 500 square feet per family; Class A-6, 300 square feet per family.

Provided, that in Class AA, A1, and A2 districts one single family dwelling, and in Class A3 district one dwelling for two families may be erected on any lot that was separately owned as of December 20, 1922, or on any numbered lot in a recorded plat or replat that is on record in the Office of the County Recorder.

Regulations are construed to determine number of families permitted to occupy residential building in area district. No building shall be erected or used for dwelling on lot having area of less than 4800 square feet, unless such lot was separately owned or was a numbered lot of full original size on recorded plat prior to effective date of General Ordinance No. 4-1954.

Computation of Lot Area.

In computing such area of the lot for the purpose of this section any part of the area of any corner lot in excess of 15,000 square feet, shall be considered an interior lot. In computing the area of a lot for the purpose of this section, if the depth of the lot is more than three times the width of such lot a depth of only three times such width shall be used.

In computing the area of the lot for the purpose of this section the lot shall be deemed to extend to the center line of any alley adjoining the rear line of such lot, but such center line shall not be deemed to be a lot line.

Restrictions on Reduction of Lot Areas.

The lot or yard area required by this chapter for a particular building shall not be diminished and shall not be included as part of the required lot or yard area of any other building.

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

No dwelling house may be erected, altered or used in which the ground floor area, exclusive of attached garage and open porches, for each family living in such dwelling house, is less than as specified.

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

In Class A3, A4, A5, or A6 district 720 square feet.

Building line and Yard Restrictions in U1 and U2 districts.

Where front yard lines are established by recorded plat, such lines shall apply as minimum requirements, or lines may be established by average distance of existing houses.

Where no such lines are established, front set-back lines shall be equal to $\frac{1}{3}$ of the average depth of the lot up to 50 feet, width minimum of 20 feet.

At least 20 per cent of average width of lot shall be devoted to side yards, up to total of 16 feet, minimum side yard 4 feet.

In case of apartment house, or in case of any building more than $2\frac{1}{2}$ stories high, such least dimensions shall be not less than $\frac{1}{6}$ of height of building.

At least 15 per cent of average depth of lot shall be devoted to rear yard, up to 30 feet, (computed to center of alley.) For building other than dwelling house, least dimensions of rear yard shall be not less than $\frac{1}{2}$ of height of building. Accessory building not more than 15 feet high may occupy up to 40 per cent of rear yard area. In case of two or more family dwelling, accessory building shall be at least 25 feet from main building on interior lot or 15 feet on corner lot.

Every building used for dwelling purposes shall have front yard directly abutting on public street, with building lines, yards and areas conforming to requirements.

Garages. Private garage shall not provide storage space for more than one motor vehicle for each 2000 square feet of lot area in U1 district, or 500 square feet in U2 district.

Non-Conforming uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance but not conforming thereto, shall be deemed to be a non-conforming use, which shall be permitted to continue, but which shall not be extended. In case of abandonment or destruction such non-conforming use shall not be renewed.

The City Plan Commission is hereby constituted and continued, without any lapse, (as so provided by Section 22 of General Ordinance No. 114, 1922, which section was reordained by the same section of General Ordinance No. 104, 1950, herein restated and reordained as amended), as the board of zoning appeals of this city, with all powers conferred thereon pursuant to law and by this chapter. Such commission and board, in addition to the continuance of any existing rules and regulations, adopted by either thereof, may from time to time amend, change and supplement the same, as needed to administer all statutes and this chapter, or any later ordinances, relating to their respective powers and duties.

The common council may from time to time, on petition, after public notice and hearing amend, supplement, or change the districts and regulations herein established.

The certificate is a synopsis only of the general provisions. For specific details, reference should be had to the complete text of the ordinance.

The real estate herein abstracted appears in Use District, Class U-2 ; Height District, Class H-1 ; and Area District, Class A-4 ; all as shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

March 26, 1965

16.

We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 60-A0-4

O R D I N A N C E

17. BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

The Sub-Sections (e), (f), and (g) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly of 1955, as amended) be amended to read respectively:

"(e) Class A4 District. In a class A4 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1700 square feet of the area of the lot.

(f) Class A5 District. In a class A5 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1100 square feet of the area of the lot.

(g) Class A6 District. In a class A6 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 800 square feet of the area of the lot."

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John D. Hardin
Fred W. Nordsiek
Frank J. Billeter
Louie Moller
John A. Kitley
THE MARION COUNTY COUNCIL

DATED: May 31, 1960

ATTEST: Clem Smith,
AUDITOR OF MARION COUNTY, INDIANA.

O R D I N A N C E

18. BE IT ORDAINED by the Marion County Council of Marion County, Indiana that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

That Sub-Section (j) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read as follows:

(j) Restrictions of Floor Areas in Dwelling Houses.

In a class AA district no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 1,500 square feet for each family, or 1,000 square feet for each family if additional floor area of at least 500 square feet per family is provided on any floor or floors.

In a Class A1 or A2 district no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 900 square feet for each family, or 660 square feet for each family if additional floor area of at least 240 square feet per family is provided on any floor or floors.

In a class A3, A4, A5, or A6 district no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 720 square feet for each family, or 600 square feet for each family if additional floor area of at least 120 square feet per family is provided on any floor or floors.

For purposes of this section, "minimum main floor area" shall be the area of that floor or floors (excluding basement or underground floor area) nearest to the level of the finished lot grade measured within the outer face of exterior walls and under the roof of a dwelling house.

For purposes of this section, "additional floor area" shall include basement or other floor area (exclusive of garage area, carports and open porches, and excepting "minimum main floor area") measured within the outer face of exterior walls and under the roof of a dwelling house; provided however that:

(1) At least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and

(2) Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area".

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John A. Kitley
Albert L. Steinmeier
Josephine K. Bicket
Frank J. Billeter
John D. Hardin
THE MARION COUNTY COUNCIL

Dated July 7, 1961

Clem Smith By Mary N. Darko, Deputy
Attest: AUDITOR OF MARION COUNTY, INDIANA.

CERTIFICATE

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is

from July 20, 1928 to and including
April 20, 1965, 8:00 A.M.

and covers Paragraphs No. 1 to 20
both inclusive, and Sheets No. 1

to 11 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M. L. Sullivan*



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Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

470560

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Superior Roofing and Siding

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including April 20, 1965 8a.m. and all other Divisions of the State of Indiana down to and including April 16, 1965 8a.m.

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Joseph Calderon
Pauline Calderon

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated April 20, 1965, 8:00 A.M.

By

M. L. Sullivan

RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING
RECOMMENDATIONS OF THE MARION COUNTY COUNCIL.

19. Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing master plans and zoning and subdivision control ordinance now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing master plans now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana.

And to the end that adequate light, air, convenience of access, and safety from fire, flood, and other danger may be secured, that congestion in the public streets may be lessened or avoided, that property values may be preserved and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted, be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that it recommends to The Marion County Council the adoption by it without amendment of all existing zoning and subdivision control ordinances now in force in Marion County, Indiana, and the Classified cities and towns of Marion County, Indiana.

And be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in case any lands within Marion County, Indiana, are not zoned by existing zoning ordinances, The Metropolitan Plan Commission of Marion County, Indiana, recommends that the resolution to be adopted by the Marion County Council pursuant to Section 5 of Chapter 184 of the Acts of 1957, set forth the following residential or agricultural zoning Classifications for such unzoned lands:

If such lands lie inside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned R-3 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance. and,

If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as the classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, said existing Marion County Master Plan Permanent Zoning Ordinance, being one of the aforesaid, existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

NOTE: Above Resolution passed by the Metropolitan Plan Commission of Marion County at its regular meeting, held March 27, 1957, and certified to the Marion County Council by the Secretary of the Metropolitan Plan Commission and adopted by said Marion County Council as Ordinance #8, 1957. Effective March 28, 1957.

Copy of above Resolution recorded April 1, 1957, in Deed Record 1657 page 486.