



OLD MILL ROAD ADDITION

The undersigned, HENRY U. BOWERFIND and CLARA P. BOWERFIND, his wife, being the owners jointly of part of lot numbered eight (8) of Hanna & Hamilton's Subdivision of Richardville Reserve on the east bank of the St. Mary's River in Allen County, Indiana, and described in particular as follows, to-wit: Beginning at the North-east corner of said lot numbered eight (8); thence West on the North line thereof to its intersection by the center line of the highway known and designated as Old Mill Road; thence south easterly on the center line of Old Mill Road 195 feet; thence in a North-easterly direction by a deflection to the right 90 degrees a distance of 350 feet; thence in a Southeasterly direction by a deflection to the right of 90 degrees a distance of 140 feet; thence in a South-easterly direction on the arc of a curve having a radius of 570 feet, the chord of which deflects to the right preceding line 82 degrees and 30 minutes a distance of 57 feet to a point of compound curvature; thence continuing in a Southeasterly direction on the arc of a curve having a radius of 192 feet to a point in the East line of lot 8, said point being at the Northwest corner of lot numbered 229 of Section B of South Wood Park Addition; thence North on the East line of lot numbered 8 aforesaid to the place of beginning; do hereby subdivide and replat the land above described to be known as OLD MILL ROAD ADDITION to the City of Fort Wayne. The lots are numbered consecutively from one (1) to thirty-four (34) inclusive, and all dimensions of lots, streets and easements are noted on the face of the plat in feet.

The lots in this Addition as platted shall be subject to the following restrictions and limitations as to the use thereof, and such restrictions extend to and be binding upon the present and all future owners of any portion of the premises shown on such plat, and any violation of such restrictions, limitations, easements or any of them, shall give to the owner cause of action for damages or injunctive relief. No building or part thereof, excepting open porches or verandas, shall ever be erected or maintained on any lot in this Addition nearer to the front line or any part thereof, shall ever be erected or maintained on any lot in this Addition nearer to the side property line thereof than a distance equal to ten per cent (10%) of the width of said lot. No buildings shall be erected on lots numbered one (1) to six (6) inclusive, that shall cost less than forty-five hundred dollars (\$4500.00) actual construction cost. No buildings shall be constructed on lots numbered seven (7) to twenty-eight (28) inclusive, that shall cost less than fifty-five hundred dollars (\$5500.00) actual construction cost. No buildings shall be constructed on lots numbered twenty-nine (29) to thirty-four (34) which shall cost less than ten thousand dollars (\$10000.00) actual construction cost. No buildings shall ever be constructed or maintained upon any lot in this Addition for other than the purpose of a single private dwelling house and appurtenant garage shall be constructed on any lot, except lots seven (7) and twenty-eight (28), on which two (2) dwelling houses may be built. The grade of any lot shall not be raised or lowered more than twelve inches from its existing grade except upon the written consent of the present owners of the land embraced in this plat. No fences shall be constructed on any lot in this Addition nearer to the front property line than the aforesaid building line shown on such plat. No lot in said Addition may be sold to or occupied by any person of the Mongolian or Ethiopian race or to any person who is a native of the Balkan or Southern European countries.

STATE OF INDIANA COUNTY OF ALLEN SS.
 Before me, the undersigned, a Notary Public in and for Allen County, State of Indiana, appeared in person, this 30th day of May, 1927, the aforesaid HENRY U. BOWERFIND and CLARA P. BOWERFIND, his wife, and acknowledged their voluntary execution of this plat.
 S. L. Schwarz, Notary Public (Notary Seal) My commission expires March 6 - 1930.
 The undersigned, A. K. Hoyer, Civil Engineer, registered as provided in an Act of the 72nd General Assembly of the State of Indiana, does hereby certify that the plat here-with submitted is correct in form, and dimension, and has been Staked by him in conformity with the true and established lines of land herein described and in accordance with the aforesaid plat.
 A. K. Hoyer, Civil Engineer (Official Seal)

Approved June 7th 1927
 Board of Works
 By Wm. Beck
 William S. O'Rourke

Entered for Taxation
 A.W. Beaber
 7-25-27

Duly entered for Taxation
 July 25 1927
 John H. Johnson
 Auditor Allen County Ind.

Recorded
 July 25-1927 11:29 A.M.
 A. C. Beaber
 Recorder Allen County Ind.

PLAT OF
 OLD MILL ROAD
 ADDITION TO
 CITY OF FORT WAYNE
 Approved by A. K. Hoyer, C.E.
 Scale 1" = 60' April 1927

Henry J. Bowerfind
 Clerk of Allen County

The Subdivision of the ...
 for Amendment or Release of ...
 3131 Main, Room 116 - Page 38.