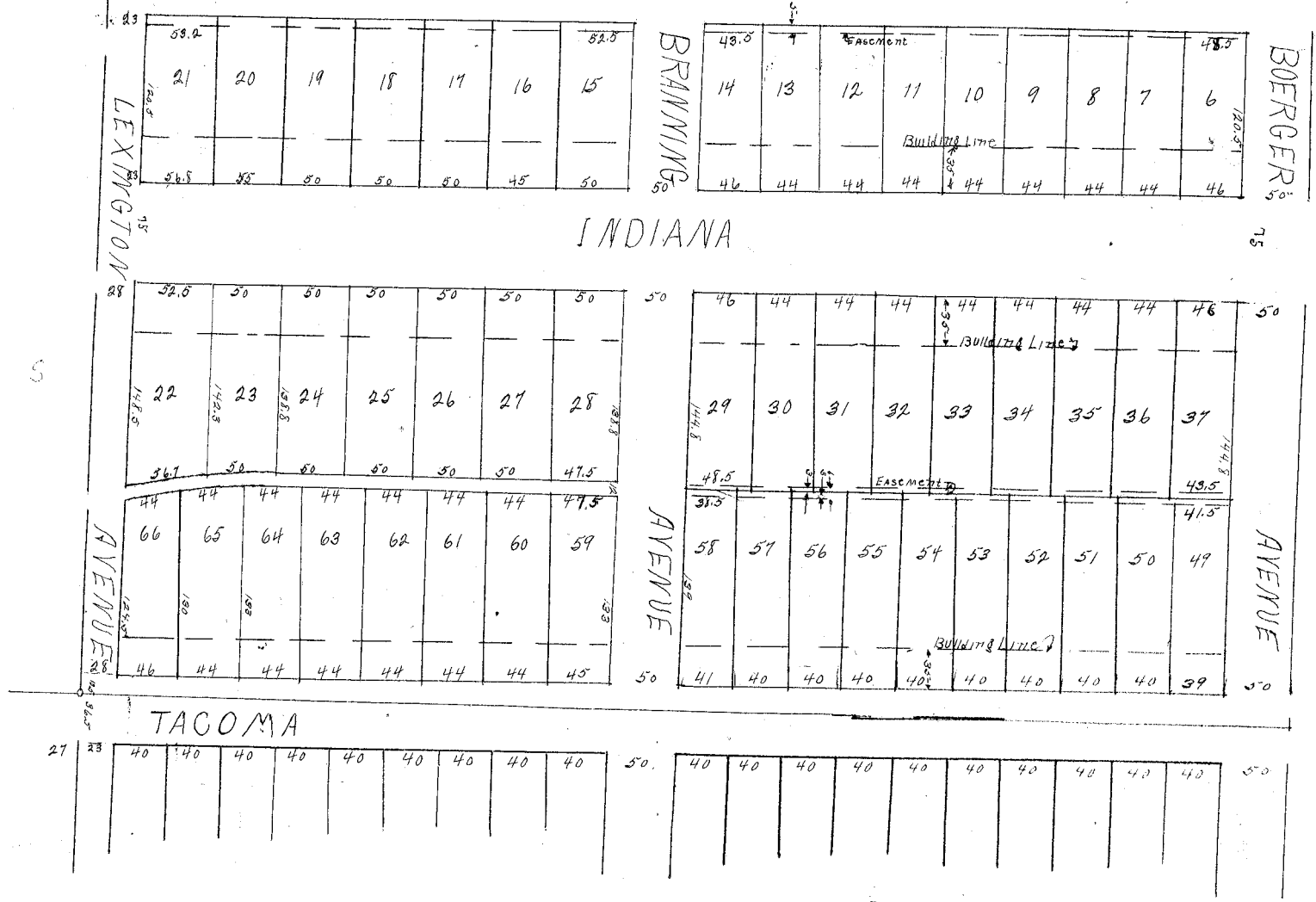


11097



The plat attached hereto represents Section A South Wood Park Addition to the City of Fort Wayne, Indiana being a sub-division of the following described real estate, to-wit:—All that part of Lot 3, in Hanna & Hamilton's Sub-division of Richardville Reserve, East of the St. Marys River, according to the plat of said Sub-division recorded in Book F, Page 481 to 483 of the Deed Records in the Recorder's Office of said Allen County, lying East of a line running parallel with and 125 feet west of the west line of Indiana Avenue produced south to the south line of said Lots. Excepting therefrom the parcel thereof occupied by Tacoma Avenue and excepting therefrom the parcel thereof lying north of an east and west line running parallel with and one hundred and sixty (160) feet south of the south line of Radisill Boulevard as now established. The said parcel being bounded on the south by the south line of said Lot 3, on the west by a line running parallel with and 125 feet west of the west line of Indiana Avenue, extended or produced to the south line of said Lot 3, on the north by a line running parallel with and one hundred and sixty (160) feet south of the south line of Radisill Boulevard, as now located, the said line being identical with the south line of the parcel of real estate conveyed by the said Frederick Niebke and wife to Fred Niebke, et. al., by deed dated September 2, 1915 and recorded in Book 237, page 506 of the deed records in the Recorder's Office of said Allen County, and on the east by the west line of Tacoma Avenue. The lots are numbered from one (1) to sixty six (66) inclusive and all dimensions are marked in feet and tenths of feet on said plat. I hereby certify the above named plat to be correct.

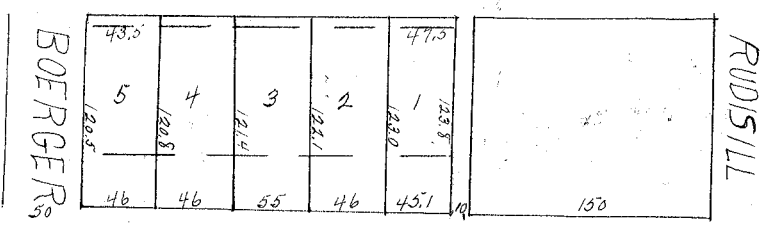
A. K. Hofer C. E. (Surveyor)

The undersigned Helgeman & Schaaf, a corporation organized under the laws of the State of Indiana owner of the above described real estate hereby lays out and plats the same into lots and streets all as shown by the accompanying plat to be known as Section A South Wood Park Addition to the City of Fort Wayne. Said lots are to be sold subject to the following conditions, to-wit:—No intoxicating liquors shall be sold on any lot in the Addition. All lots in Section A South Wood Park shall be used for residential purposes only, except that buildings to be used for educational, religious, recreation or philanthropic purposes or use, may be erected or maintained in location approved by said company. The design for any such buildings must be approved in writing by the said Company before any construction work on same is commenced. Any dwellinghouse that may be erected on Tacoma Avenue lots shall cost in actual cash at least twenty five hundred (\$2500.00) dollars; any dwellinghouse that may be erected on Indiana Avenue lots shall cost in actual cash at least thirty five hundred (\$3500.00) dollars. Any building that may be erected shall have a porch or verandas shall be built back of the building lines that have been established on the recorded plat of said Addition. No dwelling house shall be erected on any inside lot; on corner lots a second house is permitted only on the rear forty feet. The grade of every lot will be determined by the said Company and must be complied to in the erection of all buildings. No stables or other outbuildings shall be erected on any part of said premises for the purpose of a garage, without written consent of said company. No trees which in good condition shall be cut down, destroyed or mutilated except as may be necessary for the construction of a dwelling house and its appurtenances. No fences shall be constructed upon said premises nearer to the front property line than the front building line, nor shall any billboards or any other advertising signs or devices be erected on said premises; any fences erected thereon shall be not more than three and one-half (3 1/2) feet in height. Tree or open space shall be left on every plat, except corner lots or wooded lots.

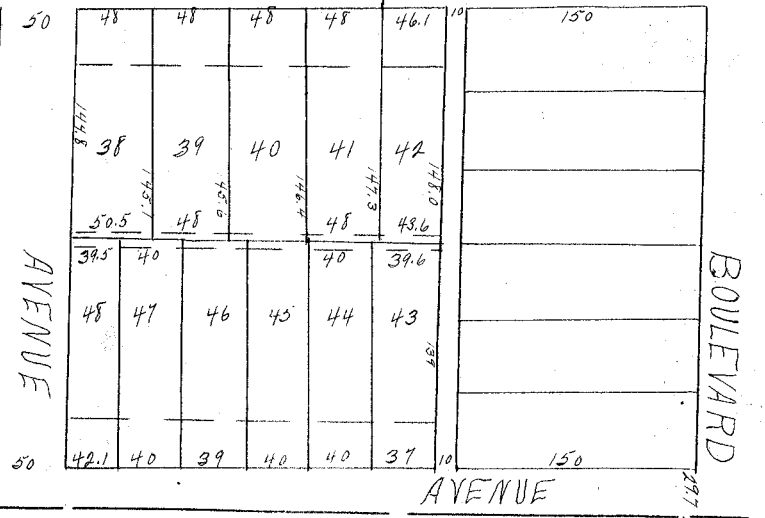
SOUTH WOOD PARK ADDITION-SECTION "A"

TO THE CITY OF FORT WAYNE, INDIANA

A. K. HOFER, CIVIL ENGINEER.



BOERGER AVENUE RUDISILL AVENUE



AVENUE BOULEVARD AVENUE



APPROVED AUGUST 24th 1917

David N. Foster, Abe Ackerman, Jim Brewer, Board of Park Commissioners

APPROVED AUGUST 23rd 1917

Robert C. Kelly, Frank C. Spingrey, Henry Hilgenau, Board of Public Works

Both sides of every residence erected thereon. No part of any residence except stoops or open porandas or bays shall encroach on these free spaces. The average width of such free or open space required on each side of any residence on said lot or plot shall be not less than 20 percent of the width of the residence, exclusive of porches or porandas. This restriction does not apply to wooded lots. All lots on the west side of Indiana Avenue shall be subject to a five (5) foot easement along the rear and the other lots shall be subject to a three (3) foot easement along the rear, which said easements are for any or all of the following purposes: For the erection, construction, and maintenance of poles, wires and conduits, and the necessary or proper attachments in connection therewith for the transmission of electricity and for telephone and other purposes; for the construction and maintenance of surface stormwater drains, land drains, public and private water pipe lines for supplying water, gas and heat. The said Company shall have the right to enter and permit others to enter upon said premises for any of the purposes for which said easements are reserved, using care, however, to restore the said premises to the same condition in which they existed at the time of such entry. The aforesaid restrictions cannot be modified for a period of five years from the date of the recording of this plat affecting South Wood Park Addition, and thereafter only by petition to the Circuit Court of Allen County, signed by at least three-fourths (3/4) of all the property owners in said addition. Violation of these restrictions shall not give the right of entry, but shall give to any property owner in said addition injuriously affected thereby a cause of action for damages and injunctive relief. The building restrictions shall be considered as a part of each deed and contract of sale of any lot in said Section A South Wood Park Addition without being written therein. All lots in Section A, South Wood Park Addition are subject to an annual maintenance charge of not more than five (\$5.00) dollars as stipulated in the contract between the owners of land here in platted and purchasers hereof, which charge is a lien on said real estate superior to all liens except those in and for the purchase or improvement of said real estate or bona fide mortgages.

Executed this 20th day of August, 1917. (Corporate Seal) State of Indiana, Allen County SS

Hilgenau & Schaaf by Albert H. Schaaf Sec.

Personally appeared before me, a notary public in and for said county and state Albert H. Schaaf, Secretary of Hilgenau & Schaaf a corporation organized under the laws of the State of Indiana and acknowledged the execution of the foregoing plat.

Witness my hand and notarial seal this 20th day of August, 1917. (Notary Seal)

Hazel Carly Notary Public.

My commission expires Sept. 12, 1917.

Duly entered for taxation this 4 of Oct. 1917 Will Johnson Auditor Allen Co. Ind. Recorded Oct. 4, 1917 at 5:00 P.M.

Christian G. Vanderan, Recorder Allen Co., Ind.

See Doc. 91-145-30