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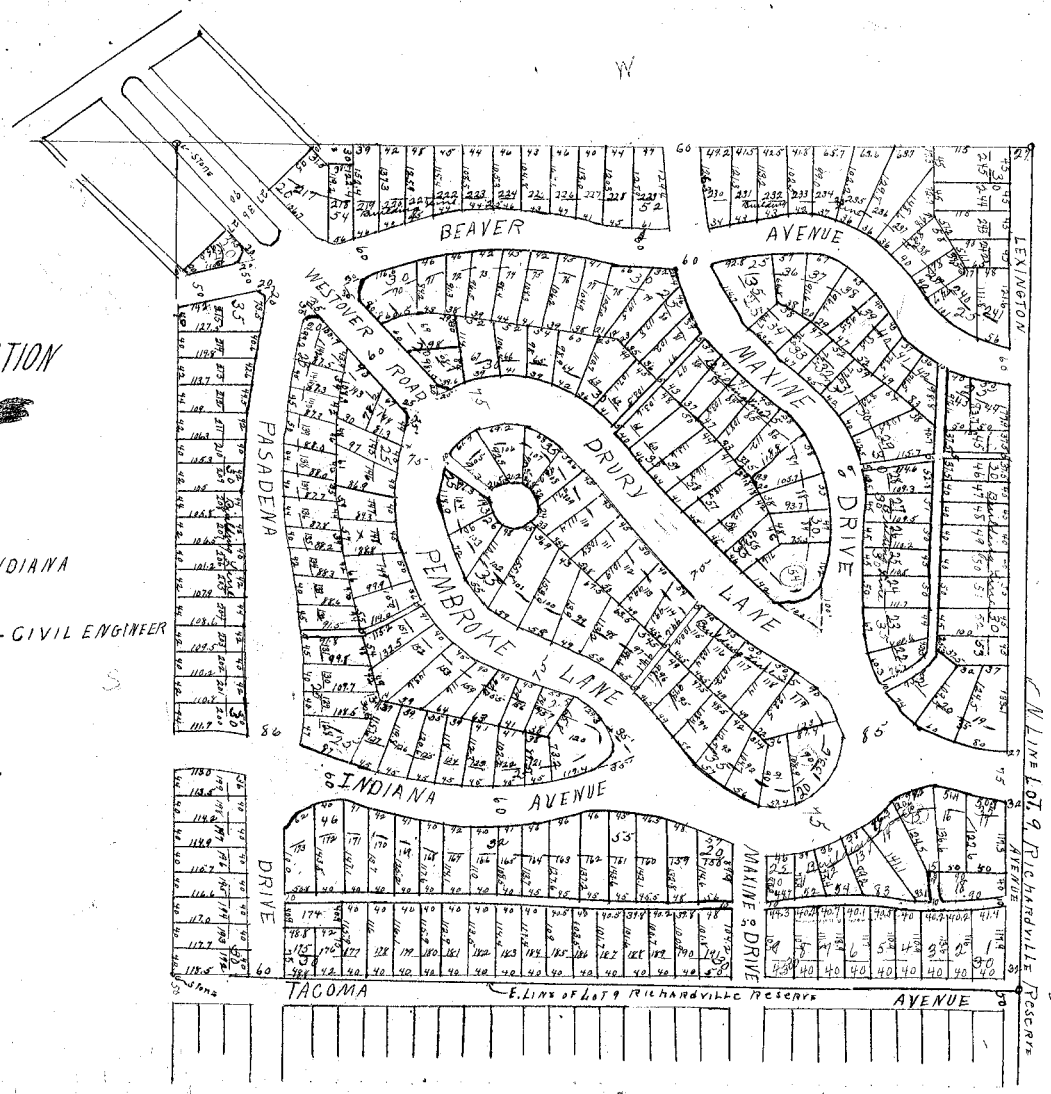
# SOUTH-WOOD-PARK-ADDITION

## SECTION "B"

### TO THE CITY OF

### FORT WAYNE, INDIANA

A. K. HOFER-CIVIL ENGINEER



For Easement for lots 135 & 136 See doc 200052964 8/29/2000

The plat attached hereto represents section B, South Wood Park Addition to the city of Fort Wayne, Indiana, being the subdivision of the following described real estate:-  
 Lot number nine (9) of Hanna & Hamilton's Sub-division of Richardville Reserve East of the St. Marys River except a space thereof situated in the South-west portion of said lot number nine (9) described more particularly as follows; Beginning at the south west corner of said Lot No. 9, thence north on the N. line of said Lot No. 9, 212 feet, thence south easterly in a straight line to a point in the south line of said Lot No. 9, 212 feet east of the south west corner thereof aforesaid, thence west on the south line of said Lot No. 9, 212 feet to the place of beginning containing fifty-one hundredths (.51) acres.

The lots are numbered from one (1) to Two Hundred Forty Five (245) 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 Surveyor

The undersigned Frederick William Prange, Jr. owner of the above described real estate hereby lays out and plots the same into lots and streets all as shown by the accompanying plat to be known as Section B, South Wood Park Addition to the City of Ft. 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 B South Wood Park except lots 216 and 217 shall be used for residential purposes only, except that buildings to be used for educational, religious, or philanthropic purposes, or uses or community garages may be erected or maintained in locations approved by the Board of Zoning & Scaff. a corporation organized under the laws of the State of Indiana hereinafter referred to as the Board. The design for any such buildings and for any buildings that may be erected on lots Nos. 216 and 217

must be approved in writing by me or the said Company before any construction work on same is commenced. Any dwelling house that may be erected on lots 15, 54, 90, and 120, shall cost in actual cash at least Six Thousand (\$6000.00) Dollars. Any dwelling house that may be erected to front on Drury Lane, Pembroke Lane, Indiana Avenue north of lot Number 164 inclusive, Maxine Drive East of lots 27 and 88 inclusive shall cost in actual cash at least Four Thousand (\$4000.00) Dollars any dwelling house that may be erected on lots 121 to 126 inclusive and 165 to 169 inclusive shall cost in actual cash at least Thirty Five Hundred (\$3500.00) Dollars. Any dwelling that may be erected to front on Maine Drive or Indiana Avenue on any lot not hereinbefore specified shall cost in actual cash at least Three Thousand (\$3000.00) Dollars. Any dwelling house that may be erected on any lot on any other street in said Section 13 of said Addition shall cost in actual cash at least Twenty Five Hundred (\$2500.00) Dollars.

Any building that may be erected exclusive of porches or verandas shall be built back of the building lines that have been established on the Recorded plat of said Addition. Only one 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 me or by the said Company and must be conformed to in the erection of all buildings. No stables or other out buildings shall be erected on any part of said premises except private garages, without written consent of myself or said Company. No trees while 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 aforesaid building line nor shall any bill boards or any other advertising signs or devices be erected on said premises; any fences erected thereon shall be wire or hedge fences not more than three and one-half (3 1/2) feet in height.

Free or open space shall be left on every plot, except corner lots or wooded lots on both sides of every residence erected thereon. No part of any residence except stoops or open verandas 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 verandas. This restriction does not apply to wooded lots.

All lots in the addition shall be subject to three foot easements along the rear and two foot easements along one side 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 storm water drains, land drains, public and private sewers, pipe lines for supplying water, gas and heat. The said Company and shall have the right to enter and permit others to enter upon said reserved strips of land 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 restriction cannot be modified for a period of five years from the date of recording of the plat of Section 13 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. A violation of these restrictions shall not give the right of re-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 part of each deed and contract of sale of any lot in said Section 13 South Wood Park Addition without being written therein.

All lots in Section 13 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 herein 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.

Signed this 20 day of August, 1917

Fredrick William Prange, Jr.

State of Indiana: County of Allen, S.S.  
Personally appeared before me, a notary public in and for said County and State, Fredrick William Prange, Jr. and acknowledged the execution of the foregoing plat.

Witness my hand and notarial seal this 20 day of August 1917

(Notary Seal) My commission expires Dec 17, 1919.

C. H. Kuhnle Notary Public

Duly entered for taxation this 17th Dec. 1917.  
W. H. Johnson Auditor Allen Co. Ind.  
Recorded December 17, 1917 at 11:05 P.M.  
Christian G. Wondoraw, Recorder Allen Co. Ind.

APPROVED  
AUGUST 29th 1917

Robert C. Kelly  
Grant C. Singrey  
Henry K. Gorman  
Board of Public Works