

4225

SOUTH-WOOD PARK ADDITION
SEC. "C"
TO THE CITY OF
FORT WAYNE, INDIANA.

A. N. HOFEER-C.E.



For Restriictive Covenants - See Dec. # 88 - 114380 10/27/28 1917

South Wood Park Addition - Section "C," platted as hereon shown, is a subdivision of land in sections 22 and 23, Township 30 north, Range 12 east, Allen County, Indiana, previously platted as part of Lot 15 of Hanna and Hamiltons Subdivision of Richardville Reserve, being that portion of said Lot 15, more fully described as follows - to wit,
 Beginning at the northwest corner of Lot 15 aforesaid; thence east on the north line thereof, 1138.7 feet to the center line of a highway known as the Old Mill Road; thence southeast on the center line of said highway 345.3 feet to the east line of said Lot 15; thence south on the east line thereof 754.8 feet; thence west by deflection to right 88°52' to the tangent of curve, said curve being to left R=1114.7, L.C.=280.7, I=14°28', D=5°08'30", to P.R.C.; thence by curve right, R=1020, L.C.=564.3, I=32°06'54" to P.R.C.; thence by curve left, R=1128.26, L.C.=494.2, I=14°28', D=5°04'48" to the west line of said Lot 15; thence north on west line of said Lot 15, 1058.3 feet to the place of beginning.
 The lots are numbered 1 to 150, inclusively and consecutively except 119, and all dimensions are noted on plat in feet.
 Surveyed and certified by me this 27th day of December, 1917.

A. N. Hofeer, Civil Engineer.

The undersigned South Side Improvement Company, 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 C, 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 C, South Wood Park shall be used for residential purposes only, except that buildings to be used for educational, religious, recreative or philanthropic purposes or uses, or community garages may be erected or maintained in locations approved by the undersigned company or by H. Ilgeman & Schaaf, a corporation organized under the laws of the State of Indiana. The design for any such buildings must be approved in writing by the undersigned company or by said H. Ilgeman & Schaaf, before any

Construction work on same is commenced.

Any dwelling house that may be erected on lots 31, 32, 33, 34, 35, 36, 37, and 70 shall cost in actual cash at least ^{six thousand} (6000) dollars. Any dwelling house that may be erected to front on Westover Road and on lots 54, 62, 81, 82, 83, 84, 85, 86, and 150 shall cost in actual cash at least four thousand ^(4000.00) dollars. Any dwelling house that may be erected to front on Broadway Boulevard and on Crestwood Drive unless otherwise specified above shall cost in actual cash at least thirty-five hundred ^(3500.00) dollars. Any dwelling house that may be erected on any other street in said Section C. of said Addition shall cost in actual cash at least three thousand ^(3000.00) dollars. Any building that may be erected exclusive of porches or verandas shall be built back of the building-line 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 the undersigned corporation or by said Hilgeman & Schaaf 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 the undersigned company or said Hilgeman & Schaaf. 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. 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 spaces 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 and open space required on each side of any residence on said plot, shall be not less than twenty (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 undersigned company or said Hilgeman & Schaaf 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 restrictions cannot be modified for a period of five years from the date of the recording of the plat of Section C 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 injunctively affected thereby a cause of action for damages and injunctive relief.

The building restriction shall be considered as part of each deed and contract of sale of any lot in said Section C South Wood Park Addition without being written therein.

All lots in Section C 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 27th day of December, 1917.

Wm. H. Mollerling, President
G. Karl Jurgensen, V.P.
Theodore C. Fynewick, Sec. Treas.

(Corporate Seal)

State of Indiana, County of Allen, I.S.
Personally appeared before me, a notary public in and for said county and state, South Side Improvement Company, a corporation organized under the laws of the State of Indiana, by William H. Mollerling, its President, G. Karl Jurgensen its vice president and Theodore C. Fynewick, its secretary and Treasurer, and acknowledged the execution of the foregoing plat.

Witness my hand and notarial seal this 27th day of Dec.
(Notary Seal) My commission expires Nov 28, 1921

A. W. Schaaf Notary Public

APPROVED
DECEMBER 27th 1917

David H. Gostler
Abe Ackerman
Louis Cox
Tom Brewer
BOARD OF PUBLIC WORKS

APPROVED
DECEMBER 27th 1917

Robert C. Kelly
Frank C. Sinsguy
Henry Hilgeman
BOARD OF PUBLIC WORKS

Duly entered for taxation this 11th day of April 1918
W. L. Johnson Auditor Allen Co. Ind.
Recorded April 12, 1918 at 10:55 A.M.
Christian G. Vonderhau Recorder Allen Co. Ind.