



Lot No 9.
HANNA & HAMILTON'S SUB
OF
RICHARDVILLE RESERVE.

Lot No 15.

Lot No 14.

APPROVED
APRIL 27 1918
J. O. Brown.
J. A. T. Anderson.

BOSTD. OF PUBLIC WORKS.

SOUTH WOOD PARK ADDITION, SECT.
TO THE CITY OF
FORT WAYNE - INDIANA.

A. K. HOFER, C.P.

DULY ENTERED FOR TAXATION:
AUG 6 1921

Angus C. McCoy,
Auditor Allen County Indiana.

This plat represents Section D, South Wood Park Addition to the City of Ft. Wayne, Indiana, being a Subdivision of land in section twenty two (22) Township thirty (30) North of Range Twelve (12) East, Allen County, Indiana, previously platted as parts of lots numbers eight (8) nine (9) fourteen (14) and fifteen (15) of Hanna and Hamilton's Subdivision of Richardville Reserve, East of the St. Marys River, being more fully described as follows to-wit:

All that part of Lot eight (8) of Hanna & Hamilton's Subdivision aforesaid, described as follows to-wit:
Beginning at the South East corner thereof; thence North on the East line thereof 212 feet; thence South West on a straight line to a point in the South line of said lot 212 feet West of the South East corner thereof; thence East on the South line of said lot 212 feet to the place of beginning;

Also that portion of Lot nine (9) Hanna and Hamilton's Subdivision aforesaid described as follows to-wit:
Beginning at the South West corner thereof thence North on the West line thereof 212 feet; thence South East in a straight line to a point on the South line of said lot, 212 feet East of the South West corner thereof; thence West on the South line of said lot 212 feet to the place of beginning; also.

That portion of Lot fourteen (14) of Hanna & Hamilton's Subdivision aforesaid, described as follows to-wit:-
Beginning at the North West corner thereof; thence East on the North line thereof, 212 feet; thence South West on a straight line to a point in the West line of said lot 212 feet South of the North West corner thereof; thence North on the West line of said lot 212 feet to place of beginning; also all that part of Lot fifteen (15) of Hanna and Hamilton's Subdivision aforesaid lying North and East of the center line of the Highway known as the Old Mill Road.

The lots are numbered from 1 to 12 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, 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 plat the same into lots and streets all as shown by the accompanying plat, to be known as Section D 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 fronting on Old Mill Road are to be used for residential purposes only.

The design for any buildings erected in said Section D must be approved in writing by the said Company or by Hilgeman and Schaal, a corporation organized under the laws of the State of Indiana, before any construction work on same is commenced.

Any building that may be erected in Section D, to front on Old Mill Road shall cost in actual cash at least \$4000.00

Any building that may be erected in Section D, to front on Westover Road shall cost in actual cash at least \$3000.00.

Any building that may be erected in section D exclusive of porches or verandas must be built back of the building lines that have been established on the recorded plat of said addition.

The grade of every lot will be determined by said company or by said Hilgeman and Schaal 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 said Company or of said Hilgeman and Schaal.

No fences shall be constructed upon said premises nearer to the front property line than the aforesaid building line.

Any fences erected thereon shall be wire or hedge fences and not more than 3 1/2 feet in height.

No bill boards shall be erected on said premises.

The aforesaid restrictions cannot be modified for a period of 5 years from the date of recording of the plat of Section D South Wood Park Addition and then only by petition to the Circuit Court of Allen County signed by at least 3/4 of all 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 D, South Wood Park Addition, without being written therein.

All lots in Section D South Wood Park Addition are subject to an annual maintenance charge of not more than \$5.00 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.

Executed this 29th day of April, 1918.

South Side Improvement Company.
By, Wm. H. F. Moellering, Pres.
F. K. Jurgenson Vice Pres.
Theodor C. Wynecum Secy.

Corporate Seal.

State of Indiana.
Allen County, S.S.

Personally appeared before me a Notary Public in and for said County the South Side Improvement Company, a corporation organized under the laws of the State of Indiana, by William H. F. Moellering, President, F. Karl Jurgenson, Vice President, and Theodor C. Wynecum, Secretary, and acknowledged the execution of the foregoing plat.

Witness my hand and seal this 29th day of April, 1918.

Notary Seal.

A. H. Schaaf. Notary Public.
My commission expires Nov. 28, 1921

Recorded. August 6th - 1921 - 12-M.

Frank Cunnison.
Recorder, Allen County, Indiana.