

STRATFORD ROAD

WESTER ROAD

FOR RELEASE OF EASEMENT  
 Pt LOT #42:

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SOUTH WOOD PARK SECTION "E"  
 PLAT AND SURVEY BY A.K. HOIER  
 FORT WAYNE INDIANA

SOUTH LINE LOT 14  
 HANNA & HAMILTONS SUB  
 RICHARDVILLE RESERVE



EASTLINE OF LOT NO. 14 HANNA AND HAMILTONS SUB

RICHARDVILLE RESERVE

TACOMA

BOULEVARD

AVENUE

50

SECTION "E" SOUTH WOOD PARK ADDITION TO THE CITY OF FORT WAYNE, INDIANA

THE UNDERSIGNED, FREDERICK WILLIAM PRANGE, JR., BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN ALLEN COUNTY, STATE OF INDIANA.

ALL LOT FOURTEEN(14) IN HANNA AND HAMILTON'S SUBDIVISION OF RICHARDVILLE RESERVE, EAST OF THE ST. MARY'S RIVER, LYING EAST OF THE CENTER LINE OF OLD MILL ROAD, EXCEPT THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS, TO-WIT:-

BEGINNING AT THE NORTH WEST CORNER OF SAID LOT NUMBERED FOURTEEN(14) OF HANNA AND HAMILTON'S SUBDIVISION AFORESAID; THENCE EAST ON THE NORTH LINE THEREOF TWO HUNDRED TWELVE FEET; THENCE SOUTHWEST ON A STRAIGHT LINE TO A POINT IN THE WEST LINE OF SAID LOT TWO HUNDRED TWELVE (212) FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH ON THE WEST LINE OF SAID LOT TWO HUNDRED TWELVE (212) FEET TO THE PLACE OF BEGINNING.

DOES HEREBY SUBDIVIDE AND PLAT THE SAME IN ACCORDANCE WITH THE PLAT ABOVE SHOWN TO BE KNOWN AS SECTION "E" SOUTH WOOD ADDITION TO THE CITY OF FORT WAYNE.

THE LOTS ARE NUMBERED CONSECUTIVELY FROM ONE(1) TO ONE HUNDRED FIFTY-SEVEN, (157) BOTH INCLUSIVE, AND ALL DIMENSIONS ARE THEREON NOTED IN FEET AND TENTHS OF FEET.

THE LOTS IN SAID ADDITION SHALL BE SOLD SUBJECT TO THE FOLLOWING CONDITIONS:-

1. NO INTOXICATING LIQUORS SHALL BE SOLD ON ANY LOT IN SAID ADDITION. ALL LOTS IN SAID ADDITION SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, EXCEPT THAT BUILDING TO BE USED FOR EDUCATIONAL, RELIGIOUS, RECREATIVE OR PHILANTHROPIC PURPOSES, OR USES BUSINESS BUILDINGS OR COMMUNITY GARAGES, MAY BE ERRECTED OR MAINTAINED IN LOCATIONS APPROVED BY ME OR HILGEMAN & SCHAAF, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF INDIANA, (HEREIN AFTER REFERRED TO AS THE COMPANY). THE DESIGN FOR ANY SUCH BUILDINGS MUST BE APPROVED IN WRITING BY ME OR SAID COMPANY BEFORE ANY CONSTRUCTION WORK ON SAME IS COMMENCED. ANY DWELLING HOUSE THAT MAY BE ERRECTED ON ANY LOT IN SAID ADDITION TO FRONT ON OLD MILL ROAD SHALL COST IN ACTUAL CASH AT LEAST SEVEN THOUSAND DOLLARS (\$7,000.00). ANY DWELLING HOUSE THAT MAY BE ERRECTED ON ANY LOT IN SAID ADDITION TO FRONT ON INDIANA, BEAVER AND TROCOMA AVENUES SHALL COST IN ACTUAL CASH AT LEAST FIVE THOUSAND DOLLARS (\$5,000.00). ANY DWELLING HOUSE ERRECTED ON ANY LOT IN SAID ADDITION TO FRONT ON PRANGE DRIVE, SHERWOOD AND VETTIT AVENUE SHALL COST IN ACTUAL CASH AT LEAST FORTY-FIVE HUNDRED DOLLARS (\$4500.00). ANY BUILDING THAT MAY BE ERRECTED, EXCLUSIVE OF PORCHES, VERANDAS, BAYS OF SOLARIUMS, SHALL BE BUILT OF THE BUILDING LINES THAT HAVE BEEN ESTABLISHED ON THE RECORDED PLAT OF SAID ADDITION. ONLY ONE (1) DWELLING HOUSE SHALL BE ERRECTED ANY INSIDE LOT ON CORNER LOTS A SECOND HOUSE IS PERMITTED ONLY ON THE REAR FIFTY FEET IS PERMITTED ONLY ON THE REAR FIFTY (50) FEET. IN THE EVENT THAT THE GRADE OF ANY LOT SHALL BE DETERMINED AND ESTABLISHED BY THE COMPANY, SUCH GRADE MUST BE CONFORMED TO IN THE ERRECTON OF ALL BUILDINGS. NO STABLES OR OTHER OUT-BUILDINGS SHALL BE ERRECTED ON ANY PART OF SAID PREMISES, EXCEPT PRIVATE GARAGES.

NO FENCES SHALL BE CONSTRUCTED ON SAID PREMISES NEARER TO THE FRONT PROPERTY LINE THAN THE AFORESAID BUILDING LINE. NOR SHALL ANY BILLBOARDS OR ANY OTHER ABOVE FLYING SIGNS OR DEVICES BE ERRECTED ON SAID PREMISES. FREE OR OPEN SPACES SHALL BE LEFT ON EVERY LOT EXCEPT CORNER LOTS, NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF EVERY RESIDENCE ERRECTED THEREON. NO PART OF ANY RESIDENCE EXCEPT PORCHES, VERANDAS BAYS OR SOLARIUMS, SHALL ENCROACH ON THESE FREE SPACES; THIS RESTRICTION DOES NOT APPLY TO CORNER LOTS.

ALL LOTS IN THE ADDITION SHALL BE SUBJECT TO FIVE (5) FEET EASEMENTS ALONG THE REAR AND THREE (3) FEET EASEMENTS ALONG THE SIDES WHICH SAID EASEMENTS ARE FOR ANY OR ALL OF THE FOLLOWING PURPOSES; FOR ERRECTON, CONSTRUCTION AND MAINTENANCE OF POLES WIRES AND CONDUIT, AND THE NECESSARY OR PROPER ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRICITY AND FOR TELEPHONE AND SIMILAR PURPOSES; FOR CONSTRUCTION AND MAINTENANCE OF SURFACE STORM WATER DRAINS AND PUBLIC AND PRIVATE SEWER PIPE LINES FOR SUPPLYING WATER, GAS, AND HEAT. THE OWNERS OF ANY LOT OR BLOCK IN SAID ADDITION SHALL, WHEN NECESSARY, HAVE THE RIGHT TO ENTER AND PERMIT OTHERS TO ENTER SAID RESERVED STRIPS OF LAND FOR ANY OF THE PURPOSES FOR WHICH SAID EASEMENTS ARE RESERVED, USING CARE, HOWEVER, TO RESTORE THE PREMISES TO THE SAME CONDITION IN WHICH THEY EXISTED AT THE TIME OF SUCH ENTRY.

SAID REAL ESTATE CANNOT BE SOLD OR OCCUPIED BY ANY PERSON OF THE MONGOLIAN OR ETHIOPIAN RACE, OR ANY PERSON WHO IS A NATIVE OF ANY OF THE BALKAN OR SOUTHERN EUROPEAN COUNTRIES. WHERE A PARCEL IS FORMED, INTENDED TO BE USED AS A BUILDING SITE, CONSISTING OF MORE THAN ONE OF THE LOTS IN THIS ADDITION, OR CONSISTING OF PART OF ANY TWO OF SAID LOTS, ONE OR BOTH SIDES LINES OF WHICH SAID PARCEL DIFFER FROM THE SIDE LINES OF SAID LOTS AS PLATTED ANY SUCH PARCEL HEREINAFTER DESIGNATED "BUILDING SITE" SHALL BE CONSIDERED AND BE TREATED THE SAME AS A LOT, AS FAR AS THE BUILDING RESTRICTIONS AND PROVISIONS AS TO EASEMENTS HEREINAFTER MENTIONED ARE CONCERNED, AND ONLY ONE RESIDENCE SHALL BE ERRECTED ON ANY SUCH BUILDING SITE, AND FREE AND OPEN SPACES SHALL BE LEFT ON EACH SIDE OF SUCH RESIDENCE, THE SAME AS HERE BEFORE STIPULATED, AND FOR THE PURPOSE OF APPLYING TO SUCH BUILDING SITE THE BUILDING RESTRICTIONS CONTAINED IN THIS PLAT, AND TO LOCATE THE EASEMENTS HEREIN BEFORE MENTIONED ALONG THE SIDE LINES OF LOTS OF SUCH BUILDING SITES SHALL GOVERN AND BE CONSIDERED AND TREATED TAKING THE PLACE OF THE SIDE LOT LINES AS PLATTED.

THE AFORESAID RESTRICTIONS CANNOT BE MODIFIED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF RECORDING THE PLAT OF SAID SECTION "E" SOUTH WOOD PARK ADDITION AND THEREAFTER ONLY BY PETITION TO THE ALLEN CIRCUIT COURT OF SAID 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.

THESE CONDITIONS AND LIMITATIONS SHALL BE CONSIDERED AS PART OF EACH DEED AND CONTRACT OF SALE OF EACH OF SAID LOTS IN SAID SECTION "E" SOUTH WOOD PARK ADDITION WITHOUT BEING WRITTEN THEREIN.

ALL THE LOTS IN SAID ADDITION SHALL EACH BE SUBJECT TO AN ANNUAL MAINTENANCE CHARGE OF FIVE (5) DOLLARS (\$5.00), WHICH SHALL BE PAID TO SAID COMPANY OR AT THE OPTION OF SAID COMPANY, TO THE SOUTH WOOD PARK COMMUNITY ASSOCIATION, SUCH SUM TO BE PAYABLE COMMENCING WITH JANUARY 1ST SUCCEEDING THE DATE OF SALE, AND SHALL CONTINUE TO BE PAYABLE ON THE FIRST DAY OF JANUARY OF EACH YEAR THEREAFTER BY THE OWNER OR PURCHASER OF EACH LOT IN SAID ADDITION UNTIL SAID COMPANY, OR SAID ASSOCIATION SHALL REDUCE OR ABOLISH IT. SAID MAINTENANCE CHARGE SHALL BE A LIEN ON EACH LOT, SUPERIOR TO ALL OTHER LIENS EXCEPT TAXES, ASSESSMENTS AND THE LIENS OF BONAFIDE MORTGAGES. SHALL BEAR INTEREST AT THE RATE OF SIX (6) PER CENT, PER ANNUM AFTER DUE SHALL BE PAYABLE WITH ATTORNEY FEES AND WITHOUT RELIEF FROM VALUATION OR APPRAISEMENT LAWS, AND SHALL BE ENFORCEABLE AS MECHANIC'S LIENS ARE NOW ENFORCED. THE OWNER OR PURCHASER OF ANY LOT IN SAID ADDITION SHALL BE ENTITLED TO MEMBERSHIP IN SAID ASSOCIATION. SAID MAINTENANCE CHARGE IS TO BE EXPENDED IN CARING FOR THE VACANT AND UNIMPROVED LAND IN SAID ADDITION IN REMOVING GRASS AND WEEDS THEREFROM, AND MAY BE USED FOR LIGHTING AND MAINTAINING THE STREETS, INCLUDING ALL OF THE GRASS AND PLATTED AREAS WITHIN THE BOUNDARIES OF SAID STREETS, AND FOR DOING ANY OTHER THING, WHICH IN THE OPINION OF SAID COMPANY OR SAID ASSOCIATION MAY BE NECESSARY AND DESIRABLE TO KEEP THE PROPERTY IN GOOD ORDER OR WHICH MAY BE A GENERAL BENEFIT TO THE OWNERS OR OCCUPANTS OF THE LAND INCLUDED IN SAID ADDITION.

UPON DEMAND THE SAID COMPANY OR SAID ASSOCIATION SHALL FURNISH TO ANY OWNER OR MORTGAGEE OF ANY LOT IN SAID ADDITION, A CERTIFICATE SHOWING THE AMOUNT OF ANY UNPAID MAINTENANCE CHARGE AGAINST SAID LOT SAID COMPANY OR SAID ASSOCIATION MAY AT ITS DISCRETION WAIVE IN WRITING FOR A LIMITED PERIOD OF TIME THE AFORESAID LIEN AGAINST ANY LOT FOR THE BENEFIT OR BETTER SECURITY OF A MORTGAGEE.

SIGNED AND SEALED BY THE UNDERSIGNED, THIS 30 DAY OF DECEMBER, 1925

Frederick William Prange Jr.

STATE OF INDIANA COUNTY OF ALLEN S.S. PERSONALLY APPEARED BEFORE THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS 30 TH DAY OF DECEMBER, 1925 FREDERICK WILLIAM PRANGE, JR., AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING PLAT. A. H. Schaaf, NOTARY PUBLIC MY COMMISSION EXPIRES DEC. 1 1929

SURVEYOR'S CERTIFICATION PLAT OF SOUTH WOOD PARK, SECTION "E"

THE UNDERSIGNED, A. K. HOFER, CIVIL ENGINEER, REGISTERED AS REQUIRED IN AN ACT OF THE 72ND GENERAL ASSEMBLY OF THE INDIANA, HEREBY CERTIFIES THAT THE PLAT OF SECTION "E" OF SOUTH WOOD PARK ADDITION TO THE CITY OF FORT WAYNE HERE TO ATTACHED IS CORRECT IN FORM AND DIMENSION, AND THAT THE LOTS THEREOF HAVE BEEN STRAKED BY HIM IN ACCORDANCE WITH SAID PLAT AND IN CONFORMITY WITH THE TRUE AND ESTABLISHED LINES OF THE LAND HEREIN BEFORE DESCRIBED.

A. K. Hofer

DECEMBER 30, 1925

CIVIL ENGINEER

APPROVED BOARD OF PUBLIC WORKS John B. Kochs Otto Bengs Jessel Blaais BOARD OF PUBLIC WORKS

DULY ENTERED FOR TAXATION

Jan. 25 1926 John H. Johnson AUDITOR ALLEN COUNTY INDIANA

RECORDED

JAN. 25 1926 10 30 A.M.

Georgia H. Blume RECORDER ALLEN COUNTY INDIANA

