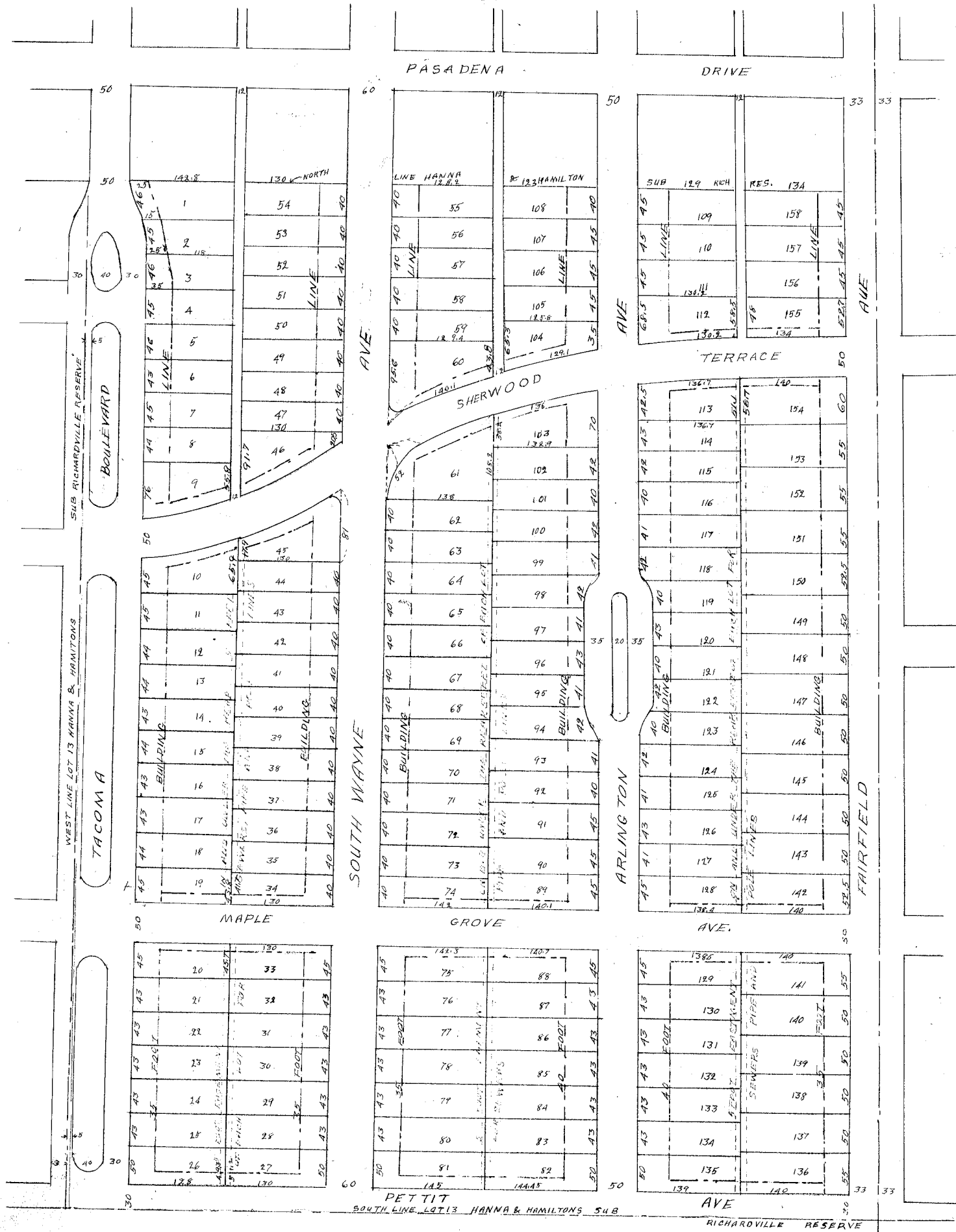


SOUTHWOOD

PARK SECTION "F."

SURVEY AND PLAT A.K. HOFER C.E. FORT WAYNE INDIANA



PETTIT SOUTH LINE LOT 13 HANNA & HAMILTONS 54B

AVE RICHARDVILLE RESERVE

SECTION "F" SOUTH WOOD PARK ADDITION

TO THE CITY OF FORT WAYNE INDIANA

THE UNDERSIGNED, GEORGIE FLEMING MCKINNIE, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN ALLEN COUNTY, STATE OF INDIANA:

THAT PART OF LOT NUMBERED THIRTEEN (13) IN HANMARD HAMILTON'S SUBDIVISION OF RICHARDVILLE RESERVE ON THE EAST BANK OF THE ST. MARY'S RIVER, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN BOOK "F", PAGE 481 OF THE DEED RECORDS OF SAID ALLEN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:-

BEGINNING AT AN ESTABLISHED STONE AT THE NORTHWEST CORNER OF SAID LOT NUMBERED THIRTEEN (13); THENCE EAST ALONG SAID LINE TEN HUNDRED FIFTEEN AND SEVEN-FIVE HUNDREDTHS (1015.75) FEET TO THE CENTER OF FAIRFIELD AVENUE; THENCE SOUTHWARD THIRTEEN HUNDRED SIX AND SEVENTY-FOUR HUNDREDTHS (1306.74) FEET TO THE CENTER OF PETTIT AVENUE; THENCE WEST TEN HUNDRED FORTY-FIVE HUNDREDTHS (1044.45) FEET TO THE WEST LINE OF SAID LOT NUMBERED THIRTEEN (13) THENCE NORTH THIRTEEN HUNDRED SEVENTEEN AND FIFTY-FIVE HUNDREDTHS (1317.55) 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 "F" SOUTH WOOD PARK ADDITION TO THE CITY OF FORT WAYNE. THE LOTS ARE NUMBERED CONSECUTIVELY FROM ONE (1) TO ONE HUNDRED FIFTY-EIGHT (158), 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:-

NO INTOXICATING LIQUORS SHALL BE SOLD ON ANY LOT IN SAID ADDITION, ALL LOTS IN SAID ADDITION SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, 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 HICE MAN & SCHAAF, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF INDIANA, (HEREINAFTER REFERRED TO AS THE COMPANY. THE DESIGN FOR ANY SUCH BUILDINGS MUST BE APPROVED IN WRITING BY SAID COMPANY BEFORE ANY CONSTRUCTION WORK ON SAME IS COMMENCED, ANY DWELLING HOUSE THAT MAY BE ERRECTED ON ANY LOT IN SAID ADDITION SHALL COST IN ACTUAL CASH AT LEAST FIVE THOUSAND DOLLARS (\$5000.00), ANY BUILDING THAT MAY BE ERRECTED, EXCLUSIVE OF PORCHES, VERANDAS, BAYS OR SOLARIUMS, 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 ERRECTED ON ANY INSIDE LOT. IN EVENT THAT THE GRADE OF ANY LOT SHALL BE DETERMINED AND ESTABLISHED BY THE COMPANY SUCH GRADE MUST BE CONFORMED TO IN THE ERRECTION OF ALL BUILDINGS, NO STABLES OR OTHER OUT-BUILDINGS SHALL BE ERRECTED ON ANY PART OF SAID PREMISES, EXCEPT PRIVATE GARAGES, NOT MORE THAN TWO DWELLING HOUSES MAY BE BUILT ON ANY CORNER LOT.

NO FENCES SHALL BE CONSTRUCTED ON 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 ERRECTED ON SAID PREMISES, FREE 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, BAYS OR SOLARIUMS, SHALL ENCRACH ON THESE FREE SPACES, THIS RESTRICTION DOES NOT APPLY TO CORER 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 THE FOLLOWING PURPOSES; FOR THE ERRECTION, MAINTENANCE OF POLES, WIRES AND CONDUITS, AND THE NECESSARY OR PROPER ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRICITY AND FOR TELEPHONE AND SIMILAR PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE STORM WATER DRAINS, LAND DRAINS, PUBLIC AND PRIVATE SEWERS, PIPE LINE FOR SUPPLYING WATER, GAS, AND HEAT TO THE OWNERS OF ANY LOT OR BLOCK IN SAID ADDITION, SHALL WHEN NECESSARY HAVE THE RIGHT TO 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.

SAID REAL ESTATE CANNOT BE SOLD TO OR OCCUPIED BY ANY PERSON OF THE MONGLIAN 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 ANY TWO OF SAID LOTS, ONE OR BOTH SIDES OF WHICH SAID PARCEL DIFFER FROM THE SIDELINES 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 HEREIN 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, THE SIDE LINES OF SUCH BUILDING LINES SHALL GOVERN AND BE CONSIDERED AND TREATED AS TAKING THE PLACE OF THE SIDE LOT LINES AS PLATTED.

THE AFORESAID RESTRICTIONS CANNOT BE MODIFIED FOR A PERIOD OF FIVE (5) YEARS FROM DATE OF RECORDING THE PLAT OF SAID SECTION "F" SOUTH WOOD PARK ADDITION, AND THEREAFTER ONLY BY PETITION TO THE ALLEN CIRCUIT COURT OF ALLEN COUNTY, SIGNED BY AT LEAST THREE-FOURTHS 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 "F" SOUTH WOOD PARK ADDITION WITHOUT BEING WRITTEN THEREIN

ALL THE LOTS SOLD IN SAID ADDITION SHALL EACH BE SUBJECT TO AN ANNUAL MAINTENANCE CHARGE OF FIVE 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 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 BONA FIDE MORTGAGEES, SHALL BEAR INTEREST AT THE RATE OF SIX PER

PER CENT PER ANNUM AFTER DUE, SHALL BE PAYABLE WITH ATTORNEY'S FEES, AND WITHOUT RELIEF FROM VALUATION OR APPRAISMENT 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 CHARGE FOR THE VACANT AND UNIMPROVED LAND IN SAID ADDITION, REMOVING GRASS AND WEEDS THEREFROM, AND MAY BE USED FOR LIGHTING AND MAINTAINING THE 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 OF GENERAL BENEFIT TO THE OWNERS OR OCCUPANTS OF THE 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 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.

SIGN AND SEALED BY THE UNDERSIGNED, THIS 18TH DAY OF DECEMBER, 1925

George Fleming Mc. Kinnie

STATE OF INDIANA COUNTY OF ALLEN 551-

PERSONALLY APPEARED BEFORE THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS 18TH DAY OF DECEMBER, 1925, GEORGIE FLEMING MCKINNIE, AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING PLAT.

NOTARY SEAL

Russell L. Figert

MY COMMISSION EXPIRES NOVEMBER 11th 1928

NOTARY PUBLIC

APPROVED BOARD OF PUBLIC WORKS

John B. Koehn

Otto Bengt

Jesse Bradus 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

SURVEYOR'S CERTIFICATION PLAT OF SOUTHWOOD PARK SECTION "F" THE UNDERSIGNED, A. K. HOFER, CIVIL ENGINEER, REGISTERED AS REQUIRED IN AN ACT OF THE 72ND GENERAL ASSEMBLY OF THE STATE OF INDIANA, HEREBY CERTIFIES THAT THE PLAT OF SECTION "F" 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 STAKED BY HIM IN ACCORDANCE WITH SAID PLAT AND IN CONFORMITY WITH THE TRUE AND ESTABLISHED LINES OF THE

LAND HEREIN BEFORE DESCRIBED.

OFFICIAL SEAL

DECEMBER 30 1925

A. K. Hofer CIVIL ENGINEER