

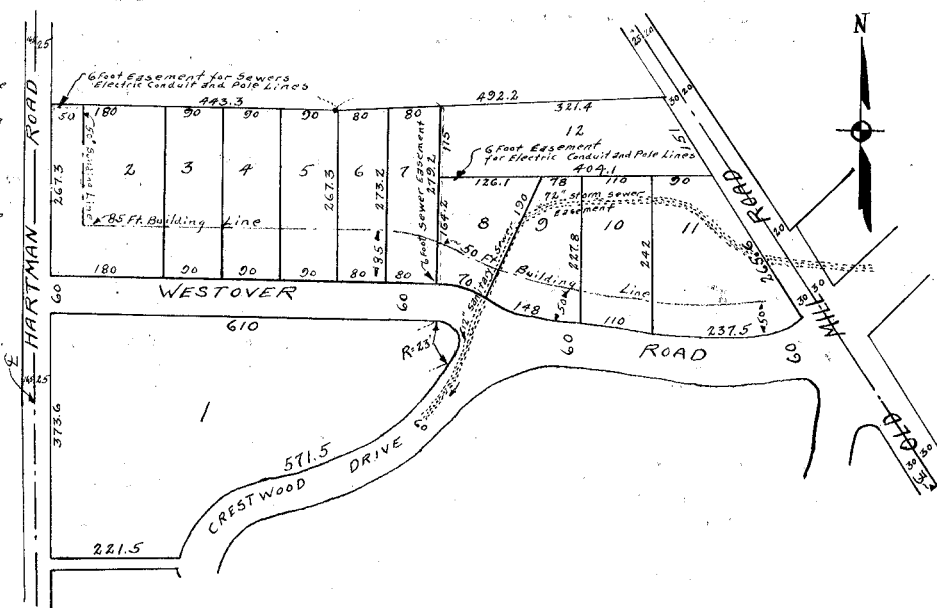
# WESTOVER PLACE ADDITION

Approved May 2 - 1927.  
 City Plan Commission City of Fort Wayne  
 Lee J. Ninde Frank A. Schramm  
 Addie B. Guldin Herman F. Gerdum  
 F.M. Randall Wm. Beck  
 W. C. Dickmeyer.

Approved May 3 - 1927.  
 Board of Public Works City of Fort Wayne  
 Wm. Beck Tom Snook  
 William S. O'Rourke  
 May 2nd 1927

Approved April - 1927  
 Board of Park Commissioners  
 City of Fort Wayne  
 David N. Foster E.F. Yarnelle  
 F.B. Shoaf John C. Trier

Entered for Taxation  
 5 - 18 - 27  
 A.W. Beaber



Duly Entered For Taxation  
 May 18 1927  
 John H. Johnson  
 Auditor Allen County Indiana

Recorded  
 May 18 1927 11:25 A.M.  
 A. C. Kiebert  
 Recorder Allen County Ind.

WESTOVER PLACE ADDITION  
 City of Fort Wayne  
 plat prepared and Survey made by  
 A.K. Hofer, C.E.  
 Scale 1" = 150 April - 1927

The undersigned, Charles M. Niezer, being the owner of certain lots and parcels of land in the City of Fort Wayne, known and described as lots numbered 8, 9, 10 and 11 of Bechtel Place Addition to the City of Fort Wayne Indiana, and lots numbered 1 to 19 consecutively and inclusive, lot numbered 25, and lots numbered 70 to 86 consecutively, and inclusive of South Wood Park Addition, Section "C," in the City of Fort Wayne, Indiana and all the portion of Westover Road and Hartman Road vacated under the provisions of Declaratory Resolution No. 510, adopted by the Board of Public Works of the City of Fort Wayne, March 29, 1927, and that part of Crestwood Drive vacated under the provisions of Declaratory Resolution No. 459, adopted by the Board of Public Works of the City of Fort Wayne, 1923, does hereby subdivide and replat all of the land above described in accordance with the plan herein shown to be known as WESTOVER PLACE ADDITION to the City of Fort Wayne, Indiana.

The lots are numbered consecutively from 1 to 12 inclusive and all dimensions are noted on the face of the plat in feet. The lots of said Addition shall be subject to the following restrictions and limitations as to the use thereof. No intoxicating liquors shall be sold on any lot in said Addition. All lots in said Addition shall be used for residential purposes only. Any dwelling house that may be erected on any lot in said Addition shall cost in actual cash at least ten thousand dollars (\$10,000.00). Any building that may be erected 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 erected on any of the lots, except lots numbered 1 and 2. Not more than two houses shall be built on lot numbered 2. No residences may be built on the north 158.7 feet of lots numbered 3, 4, and 5, nor on that part of lots 6 and 7 lying north of the south 158.7 feet thereof. In the event that the grade of any lot shall be determined and established by the undersigned, such grade must be conformed to in the erection of all buildings. No stables shall be erected on any part of said premises without the written consent of the undersigned. 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 or its appurtenances. No bill boards or any other advertising signs or devices shall be erected on said premises. Free or open spaces shall be left on every lot not less than 10 feet in width on both sides of every residence erected thereon. No part of any residence shall encroach on these free spaces. All lots in the Addition, except lot numbered 1, shall be subject to six (6) feet easements along the north side, and three (3) feet easements along the east and west sides, 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 similar 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 owners of any lot in said addition, shall, when necessary, 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. Said real estate can not be sold to or occupied by any person of the Mongolian or Ethiopian race. 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 side lines of which said parcel differ from the side lines of said lots as platted, any such parcel, herein 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 herein mentioned are concerned, and only one residence shall be erected on any such building site, and free and open spaces shall be left on each side of such residence, the same as hereinbefore stipulated, and for the purpose of applying to such building site the building restrictions contained in this plat, and to locate the easements hereinbefore mentioned along the side lines of lots, the side lines of such building sites shall govern and be considered and treated as taking the place of the side lot lines as platted. The aforesaid restrictions can not be modified for a period of five years from date of recording the plat of said Westover Place Addition to South Wood Park, and thereafter only by petition to the Allen Circuit Court of said Allen County, signed by the owners of at least three-fourths of the real estate area 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. All the lots sold in said addition shall each be subject to an annual maintenance charge of \$10.00 which shall be paid 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 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 mortgages, shall bear interest at the rate of 6% per annum after due, shall be payable with attorney's fees, and without relief from valuation or appraisal laws, and shall be enforceable as mechanics 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, 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 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 land included in said Addition.

Before me a notary public in and for Allen County, State of Indiana, appeared in person on this twenty third day of April 1927, the aforesaid Charles M. Niezer and acknowledged his voluntary execution of this plat.

Charles M. Niezer.  
 Grace A. Rissing Notary Public Notary Seal.  
 My commission expires March 24, 1928.

The undersigned, A.K. Hofer, Civil Engineer, registered as provided in an Act of the 72nd General Assembly, State of Indiana, does hereby certify that the plat herewith submitted is correct in form and dimension, and has been staked by him in conformity with the true and established lines of the land herein described and in accordance with the aforesaid plat.

A.K. Hofer Civil Engineer.