



...the South line of the South half of the said Southwest Quarter Section a distance of 20 feet to a point; thence North and parallel to the West line of the South half of the said Southwest Quarter Section a distance of 200 feet to a point; thence West and parallel to the South line of the South half of the said Southwest Quarter Section a distance of 1600 feet to a point; thence North and parallel to the West line of the South half of the said Southwest Quarter Section a distance of 2000 feet to a point; thence West and parallel to the South line of the South half of the said Southwest Quarter Section a distance of 15 feet to a point; thence North and parallel to the West line of the South half of the said Southwest Quarter Section a distance of 2000 feet to a point; thence deflecting 10 degrees 5 minutes to the right in a North-south direction a distance of 220.2 feet to a point; thence North and parallel to the West line of the South half of the said Southwest Quarter Section a distance of 75 feet to a point; thence West and parallel to the South line of the South half of the said Southwest Quarter Section a distance of 80 feet to a point; thence North and parallel to the West line of the South half of the said Southwest Quarter Section a distance of 1250 feet to a point; thence West and parallel to the South line of the South half of the said Southwest Quarter Section a distance of 135.0 feet to a point; thence North and parallel to the West line of the South half of the said Southwest Quarter Section a distance of 50 feet to a point; thence West and parallel to the South line of the South half of the said Southwest Quarter Section a distance of 50 feet to a point; thence North and parallel to the West line of the South half of the said Southwest Quarter Section a distance of 16.34 feet to the place of beginning containing 12.6 acres more or less.

This addition contains 30 lots, numbered from 54 to 83, both inclusive, and 153 to 165, both inclusive and from 167 to 175 both inclusive.

The size of lots and width of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this 22<sup>nd</sup> day of July 1867

*George P. Rockwell*  
 Surveyor

I, the undersigned, certify that the above is a true and correct copy of the original plat as the same appears on file in the office of the Register of Deeds for the County of ... State of ...

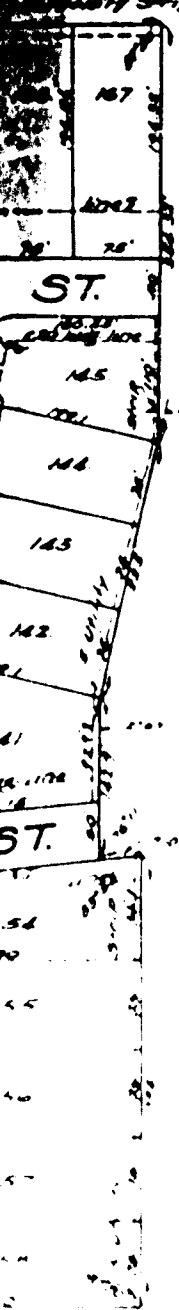
There is a ... of ...

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West half of the South half of the said Southwest Quarter Section a distance of 100.35 feet to the place of beginning containing 2.0 acres more or less.

This addition contains 30 lots, numbered from 50 to 51, both inclusive, and 153 to 162, both inclusive and from 167 to 175 both inclusive.

The size of lots and width of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this 13<sup>th</sup> day of July 1916.

*Lerna L. Rodes*  
 Registered Engineer 170 080  
 State of Indiana

The undersigned *Irving Ray Bell Company, Inc.*, by *L. Rodes*, its duly authorized Sec., and *E. Glenn White* and *Mable D. White*, his wife, and *William White* and *Mable S. White*, his wife, certify that they do hereby lay-off, plat and dedicate into lots in accordance with this plat, the real estate mentioned in the foregoing certificate to be known and designated as "Irving Ridge 4<sup>th</sup> Section" on addition to the City of Indianapolis.

There are strips of ground as shown on the within plat marked "Utility Strips" which are hereby reserved for the use of Public Utility Companies, including Street Car, Transportation Companies, for the installation and maintenance of Poles, Posts, Towers, Sewers, Drains and Wires, subject at all times to the authority of the City of Indianapolis and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strip. The owners of such lots in this addition, however, shall take their title subject to the rights of the public utilities and to those utilities of the City of Indianapolis, in this addition, to said easement herein granted for ingress and egress, for crossing across, and that the strips of ground so reserved.

All lots in this addition shall be known as residential lots. Only one single detached family dwelling with accessory buildings, and not exceeding two and one-half stories in height, may be erected and maintained on any lot after the front and side building lines are established as shown on this plat. Detached buildings and the corner lots of the streets, there shall be erected and maintained no structure or part thereof other than a one and one-half story porch. No structure shall be erected and maintained over or under any lot line or over a detached garage or other accessory building located and bounded by the front or more from the front line.

No residence shall be erected or placed on any building plot which is an area of less than 10,000 square feet and a width of less than 20 feet to the front building set back line.

No structure or other structure shall be erected on any lot which is less than 10,000 square feet and a width of less than 20 feet to the front building set back line.

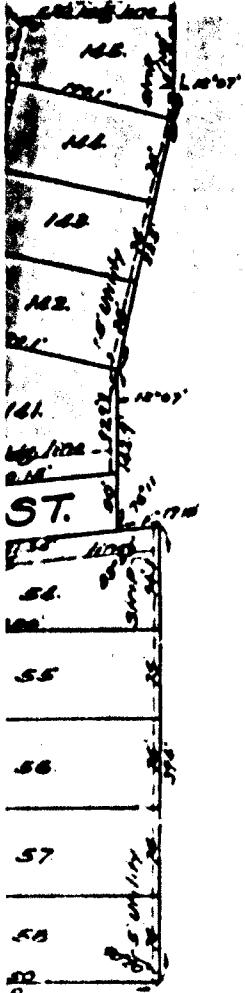
No structure or other structure shall be erected on any lot which is less than 10,000 square feet and a width of less than 20 feet to the front building set back line.

No dwelling costing less than \$400 dollars shall be permitted on any lot in this section. The ground floor area of the main structure exclusive of one-story open porches and garages, shall not be less than 500 square feet in the case of a one-story structure, not less than 600 square feet in the case of a one and one-half, two or two and one-half story structure.

No person who is not a member of the Caucasian race shall use or occupy any building on any lot except that this covenant shall not prevent occupancy by domestic servants of different races, when employed by owner or tenant.

No lots shall be sold, and no structures shall be erected in this addition until the streets upon which the lot fronts has been improved in accordance with the drainage, grade, and cross section approved by the Board of Works and Sanitation of the City of Indianapolis and on file in the office of the City Plan Commission. The streets shown shall be maintained by the plattee until 51% of the lots have been sold, deeds transferred, and structures erected.

Drainage easement strips are hereby established, as shown on this plat, for the construction of an open ditch for drainage purpose. No structure shall be erected on said strips until the said strips shall remain open and clear of any structure until the time a ditch is constructed.



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...the same power, previously exercised by the Board of Health...

...shall be permitted, provided that the... of the... by the Indiana State Board of Health.

Both private or semi-public water supply and sewer disposal systems may be... shall be closer than 30 feet to a dwelling, 60 feet to a well, 60 feet to a stream, or a full... property line, or where the surface or ground water... and an absorption field not less than 200 feet in length... shall be provided, laid to a grade of not more than 4 inches in 100 feet... shall be located in this addition, and no other sanitary provision... shall be employed or permitted on any lot in this addition...

The streets in this addition heretofore and hereafter are hereby dedicated to the public for...

The right to enforce the foregoing provisions, restrictions and covenants, by injunction together with the right to cause the removal by process of law of any... shall be entitled to such relief without being to show any damage of any kind to any such owner or owners... shall be in full force and effect until July 1, 1966... shall be automatically extended for successive periods of 10 years, unless by vote of a majority of the owners of the lots, it is agreed to change the said covenants in whole or in part. Violation of any one of these covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our signatures this 22<sup>nd</sup> day of July 1966

Charles S. White      Charles S. White  
E. Carson White      W. L. White      E. Carson White

State of Iowa }  
County of Warren } 33

Personally appeared before me the undersigned a notary public in and for said county, and state of Iowa...