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WANAMAKER

VILLAGE

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I, the undereigned, representing a subdust of Section 31, Young State of Indiane, but

beginning at the S.; West slong the South feet to a point: this his allowed as the south feet to a point; the plat of which is office, plat book 2 angle of 90 agrees point, this coint is 7th Sec.; thence South feet to been more or less, of way.

This subdivision corboth inclusive, with Die size of the lots in figures denoting BIIMERS by signature

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EIGHTH SECTION

WANAMAKER

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EIGHTH SECTION

se, the undersigned, Frank Geffs and Hexel S. Geffs, husband and wife, owners of the above described real estate, hereby certify that we do hereby lay off, plat and subdivide the same in accordance with this plat and certificate. This subdivision held be known and designated as WANAMAKER VILLAGE, 8th Section.

in attreets, if not heretofore dedicated, are hereby dedicated to public use.

pere are strips of ground 5 feet in width as shown on this plat which are hereby eserved for use of public utilities, for installation and maintenance of poles, wherea, mains, ducts, drains, and sewers, subject at all times to the authority of the proper civil officers and to the essenants herein reserved. He permanent or their structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights owners of other lots in this subdivision, for ingress and agrees in, along, across, and through the several strips so reserved.

I note in this subdivision shell be known and designated as residential lots.
Attracture shell be erected, altered, placed or permitted to remain on any lot
Arein other than one single family dwelling, not to exceed 2½ stories in height,
And a private garage for not more than three cars and residential accessory buildings.

hotel, building, boarding house, rooming house, duplem, mercantile building, extory building or buildings of any kind for commercial use shell be erected or minterined on any lot in this subdivision. No garages unattached from a dwelling exall be erected or maintained. Two way doubles may be constructed on corner lots this subdivision. No building structure or appurtenance thereto except famous this subdivision. No building structure or appurtenance thereto except famous will be located within 5 feet of any side lot line. Where buildings are built you more than one single lot, this restriction shell apply to the side let lines of the extreme boundaries of the multiple lots. No residence buildings shell be reacted or maintained nearer than 15 feet to any lot or property line upon which is situated, including porches or attached garages.

trailers, shacks, or out houses of a permanent or temporary nature shall be erected in situated on any lot except during the period of construction of a proper structure in it for use by the builder for his material and tools.

building shall be erected, placed or ered on any building plot in this . divinion until the building plans. *cifications and plot plan showing the estion of such building have been royed in writing wa to the conformity hermony of external design with existv structures in this subdivision, and to location of the building with respect the topography and finished ground -vetton by a committee composed of ank Geffe and Hezel S. Geffe, or by a - resentative or representatives designated them. If said committee shall fail to must upon any plans submitted for its rowal within 15 days, then the owner may - cood with the huilding according to the and aubmitted, providing such plane are not contrary to these sovenants. valther the members of such committee nor · designated representatives shall be ... ! thed to any compensation for services to this covenent.

State of Indiana: S & County of Merion:

Personnily appeared before me, a motary public, in am Frank Geffs and Marel S. Geffs, who separately seknowl foregoing instrument as their veluptary set and deed i therein expressed, and affixed their signatures therei

Fitness my hand and seel this 10 day of def 7: 1955.

By sountenies expires Oct 7-195-6

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No farm enimels or fowls shall be permitted on any lot in this subdivision and no pets or domestic enimals for commercial purposes shall be kept thereon.

Building lines as shown on this plat in feet back from the street property lines are hereby established, between which lines and the street property lines, there shall be erested or maintained no structure of any kind or part thereof other than a one-story porch.

Private water supply and/or sawage system may be located, constructed and maintained to serve any building lot in this addition, provided said systems are approved in writing by the proper public and/or civil authorities.

The ground floor area of the main structure exclusive of one-story open porches, and garages shall be not less than 1200 square feet in the case of a one-story structure, mor less than 900 square feet in the case of a 1½, 2 or 2½ story structure. No dwellings shall be built without an attached garage.

No noxious trade or sativity shall be carried on upon any lot in this addition, nor shall anything be done herein which may become an annoyance or a nulsance in the neighborhood at large.

The right to enforce the foregoing provisions, covenants and restrictions by injunction together with the right to cause the removel by due process of lew of any structure, weter or semitary provisions, erected or maintained in violation hereof is hereby dedicated to the public, and reserved to the several owners of lots in this subdivision, their heirs and assigns, who shall be entitled to such relief with ettorneys fees without being required to show any damage of any kind to any such owner of owners by or through any such violation or attempted violation. Invalidation of any of these covenants by juggment or court order shall in no wise invalidate any other such covenant which shall remain in full force and effect. All the above restrictions and/or sovenants shall be considered real covenants which shall bind each lot in whomsever's hands it may come and shall run with the land.

The foregoing restrictions, covenants, and provisions shall remain in full force and effect until January 1, 1975, at which time, said covenants shall be automatically extended for successive ten year periods, unless by vote of the majority of the then owners of the lets, it is agreed to change the ecvenants in whole or in part.

y or 1.1 1955.

September 4.

1 45

Mazel S. Oeffs

Frank J Chroman

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ry public, in and for said County and State, separately seknowledged the execution of the said of marked by set and deed for the use and purposes signatures thereto.

algnatures there

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MACHINA CAN

EIGHTH SECTION

re, the undersigned, Frank Oeffe and Merel S. Oeffe, bushead and wife, swears of the tove described real estate, hereby estaifly that we do hareby lay off, plat and underlated in accordance with this plat and certificate. This subdivision and designated as WAMAKAKER VILLAGE, 5th Section.

.. streets, if not heretofore dedicated, are hereby dedicated to public use.

vers are strips of ground 5 feet in width as shown on this plat which are hereby secret for use of public utilities, for installation and maintenance of publs, "Tre, mains, ducts, drains, and sewers, subject at all times to the sutherity of the proper civil officers and to the essents herein reserved. No permanent of the retrecture shall be erected or maintained on said strips, but such owners shall are their titles subject to the rights of such public utilities and to the rights formers of other late in this suddivision, for ingress and agrees in, slong, across, not through the several strips so reserved.

If jots in this subdivision shall be known and designated as residential lots, structure shall be erected, sitered, placed on permitted to remain on any lot error, other than one single fastly desiling, not to exceed 2) stories in height, and e private garage for not more than three cars and residential accessory buildings.

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by trailers, shacks, or out houses of a permanent or temporary nature shall be erected a situated on any lot except during the period of cometruction of a proper structure of for use by the builder for his material and tools.

He farm enimels or foels shell be permitted on any lot in this subdivision and ropets or demostic enimals for commercial purposes shell be sept thereon.

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Private eater supply and/or savage system may be lecated, constructed and maintained to serve any building let in this addition, provided said systems are approved in writing by the proper public and/or civil authorities.

The ground fleer area of the main atrusture exclusive of one-story open confess, and garages shall be not less than 1200 square feet in the case of a one-story atrusture, mor less than 900 square feet in the case of a 18, 2 or 29 story structure. He deallings shall be built without an attached garage. He morieus trade or estivity shall be carried on upon any lot in this admits. For a shall smything be done herein which may become an annoyance or a miseror of maighborhood at large.

The right to enferce the foregoing provisions, covenants and restrictions ty injunction together with the right to cause the removal by due process of the particular targets and reserved to the average of the provisions, erected or maintained in violation hereof is hereby dedicated to the public, and reserved to the average owners folds in the subdivision, their same seatings, who shall be entitled to such relief with attorneys fees without being required to show any demands of any wine to any such relief of owners by or through any such violation or extempted violation. Investigation any of these developments by judgment or court order shall in order investigate are the subdivision belief to the subdivision and/or covenants shall be considered real covenants with the same reaches. All the start covenants with a healt covenants with the same content of the second of the subdivision of the same covenants and it may come and shall run with the same.

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red on any building plot in this division until the building plans. First stone and plot plans howing the stion of such building have been recond in writing was to the comformity hormony of external design with swist-narmony of external design with swist-narmony of external design with respect to except and this subdivision, and to location of the building with respect the topography and flainhed ground watton by a committee composed of the Geffs and Hazel S. Geffs, or by a resentative or representatives designated resulting by a committee shall fell to upon any plans submitted for its upon any plans submitted for its code with the building according to the new submittee the nay contain to these covenants.

There has been a committee about the map of such committee and the submittee for services when to any components.

	et Frenk Geffs (Musband)	FITHESE our aignatures thisday of
	Magel E. Oeffs	day of
€ 300 300	F. L. J.	

State of Indiana: 8 8 County of Marion: 8 8

Personally appeared before me, a motary public, in and for said County and State, Frank Geffs and Marel S. Geffs, who separately seknowledged the execution of the foregoing instrument on their valuatory set and deed for the use and purposes therein expressed, and affixed their signatures therete.

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Titance my band and seel this / day of / 17.175.

My commission_Aptron_

Strain will the most of