



# **DAVID BRENTON'S TEAM**

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## **RE/MAX Select, REALTORS**

**48 N Emerson Ave Suite 600 Greenwood, IN 46143-8895**

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The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

**The information is deemed reliable, but not guaranteed.**

① #25430 (SEE A)

PLAT OF HAWTHORN MANOR, 4th SECTION  
An Addition to the City of Indianapolis

Plat Book  
28 page 2 15  
Inst.#  
March 20, 1951  
~~Acknowledged~~  
~~Recorded~~  
Recorded  
April 30, 1951

I, the undersigned, hereby certify that the within plat is true and correct and represents a subdivision into streets and lots of part of Block "A" in Ritter Park Addition an Addition to the city of Indianapolis, Indiana, as recorded in Plat Book 27 page 49, in the office of the Recorder, Marion County, Indiana, being more particularly described as follows: Beginning at a point on the east line of said Block "A"

1239.50 feet north of the southeast corner of said Block "A"; thence North along the said east line 314.90 feet; thence west and parallel to the south line of said Block "A" a distance of 373.25 feet; thence to the left 500.58 feet along a curve whose radius is 660.00 feet, and a central angle of 43 degrees 27 minutes and 25 seconds; thence southwestwardly on a tangent to the last described curve a distance of 15.60 feet; thence to the right 242.70 feet along a curve whose radius is 320.00 feet and a central angle of 43 degrees, 27 minutes and 25 seconds; thence on a tangent to the last described curve 89.12 feet to a point on the west line of said Block "A"; thence south along the said west line 715.20 feet to the north line of Hawthorn Manor Section 2, said point is also 560.00 feet north of the southwest corner of said Block "A"; thence east and parallel to the south line of said Block "A" 381.75 feet; thence north and parallel to the east line of said Block "A" 490.00 feet; thence deflecting right 45° 57' for a distance of 179.50 feet; thence deflecting right 80° 42' for a distance of 93.17 feet; thence deflecting right 17° 42' for a distance of 115.00 feet; thence deflecting right 17° 39' for a distance of 360.00 feet, said line being also parallel to the south line of said Block "A"; thence south and parallel to said east line 24.3 feet; thence east and parallel to said south line 91.50 feet to the place of beginning, containing 11.90 acres, more or less.

Also Lots 38, 39, 40, 17.90 feet by parallel lines off the entire north side of Lot 37, 58.1 feet by parallel lines off the entire south side of Lot

J (over)

*APL*

~~# 3807~~  
Key # 3970

41. and 0.6 feet off the entire north side of 19th St., all in said Ritter Park Addition.

This subdivision consists of 81 lots numbered 194 to 274 both inclusive, the size of lots and width of streets are shown on this plat in figures denoting feet and decimal parts thereof.

In witness thereof, I have hereunto affixed my hand and seal this 17th day of February 1951.

E. F. Apple (L.S.)

Registered Engineer No. 3366, State of Indiana.

We, the undersigned, John E. Bauer and Vera L. Bauer, husband and wife, hereby layoff, plat and subdivide into lots and streets in accordance with the within plat. The within plat shall be known and designated as "Hawthorn Manor-4th Section", an Addition to the city of Indianapolis, Indiana.

1. The streets shown and not heretofore dedicated are hereby dedicated to the public. (U)

2. Lots 194 thru 274 in this addition shall be designated as residential lots. Only one single family dwelling with accessory building, and not exceeding two stories in height may be erected or maintained on said lots.

3. Front and side building lines are established as shown on this plat between which lines and the property lines of the streets there shall be erected and maintained no structure or part other than an open one story porch.

4. No one story house shall be erected on any lot in this addition having a ground floor area of less than 720 square feet and no one and one-half or two story house having a ground floor area of less than 560 square feet exclusive of open porches, garages, basements or utility rooms.

5. No dwelling shall be built on any one lot which shall be of the cost of less than \$6,000.00.

6. No trailer, tent, shack, basement, garage, barn or other out-building or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition.

(See A)

#25430 \*A\*

7. No noxious or offensive trade shall be carried on upon any lot in this addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

8. No residence front shall be erected nearer than 25 feet nor ~~farther~~ farther than 60 feet from the front lot line, nor nearer than 5 feet to the side line of any lot in this plat, nor shall any accessory building other than a one or two-car garage be erected or maintained nearer than 60 feet to the front line of any lot in this plat, except that in any case where the same person or persons owns two adjoining lots, such owner may build a residence or dwelling or appurtenant garage across the dividing line or to coincide therewith provided that in no case shall any residence be erected nearer to any other residence than 10 feet;

9. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 4800 square feet.

10. No lots shall be sold and no structure shall be erected in this addition until the street on which the lot fronts has been improved in accordance with the drainage, grade and cross section has been approved by the City Engineer and the Board of Public Works and on file in the office of the City Engineer.

11. The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of any septic tank absorption bed or structure erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or thru any such violation or attempted violation. Said provisions shall be in full force and effect until February 15th, 1976, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots it is agreed to change the

J (over)

covenants in whole or in part. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

12. The within covenants, ~~limitations~~ limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

13. There are strips of ground 5 and 75 feet in width as shown on the within plat marked "Utility Strips" which are hereby reserved for the use of public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, 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 strips, the owners of such lots in this addition however, shall ~~not~~ take their title subject to the rights of the public utilities and to those of the other owners of lots in this addition, to said easement herein granted for ingress and egress in, along, across and thru the strips of ground so reserved.

In Witness Whereof, John E. Bauer and Vera L. Bauer, husband and wife, have hereunto caused their names to be subscribed this 20th day of March, 1951.

By: John E. Bauer

By: Vera L. Bauer

STATE OF INDIANA, COUNTY OF MARION, SS: *John E. Bauer, Notary Public*

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Bauer and Vera L. Bauer, husband and wife, and acknowledged the execution of the above and foregoing certificate as their voluntary act and deed for the uses and purposes therein expressed.

Frank P. Huse Jr. (L.S.)

Notary Public

My commission expires June 20, 1954.

Approved this 23rd day of April, 1951.

City Plan Commission, City of Indianapolis (L.S.)

Jack B. Kammins, President,

Moble P. Hollister, Secretary

Approved this 30th day of April, 1951

James W. Calbert, Draftsman.

101  
ALLEN ST

102  
ALLEN ST

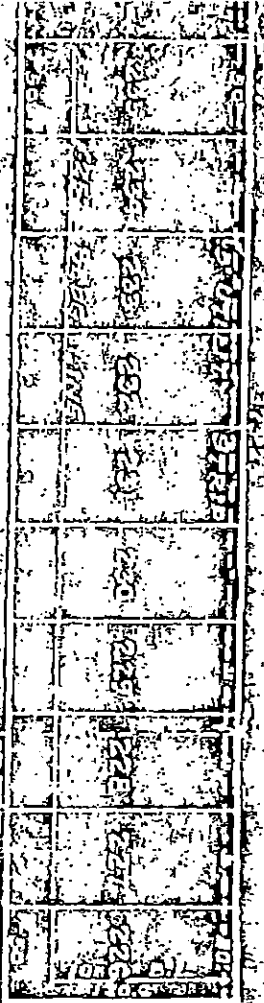
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