



# **DAVID BRENTON'S TEAM**

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

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

**(317) 882-7210 Office • (317) 888-7201 Fax**

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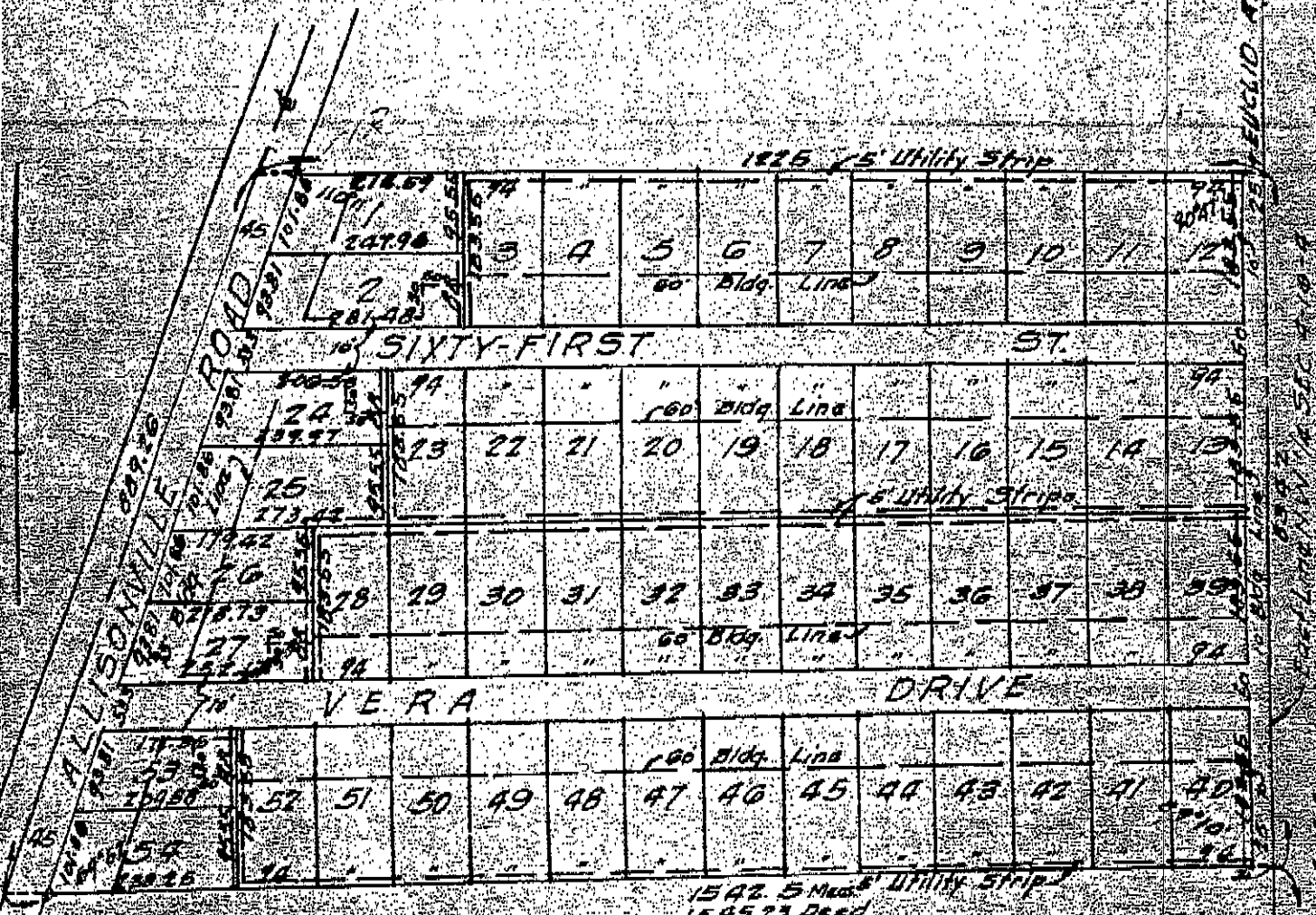
The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

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

Aug 3 1947

# PICKWICK VILLAGE

Addition to the City of Indianapolis, Ind.



The undersigned George F. Rooker, a registered engineer in the State of Indiana, hereby certifies that the within plat of Pickwick Village is true and correct and represents a subdivision of part of the Northwest Quarter of Section 4, Township 16 North, Range 4 East in Marion County, Indiana, more particularly described as follows, to wit: Beginning in the East line of said quarter section 100.3 feet North of the Southeast Corner, thence North along the East line of said Quarter section 834.2 feet, thence West and parallel with the North line of said Quarter section 1225.0 feet to the centerline of the Allisonville Road, thence Southwest wadly with the centerline of the Allisonville Road 889.26 feet, thence East and parallel with North line of said Quarter section 1542.5 to the place of beginning, containing 26.52 Acres, more or less.

This addition contains 54 lots numbered from 1 to 54, both inclusive. The size of lots and widths of streets are shown on the within plat in feet and decimals thereof.

Witness the undersigned this 26 day of Aug. 1947.  
*George F. Rooker*

Plat Book  
27 page 209  
Aug. 25, 1947  
Recorded  
Oct. 20, 1947  
60.

Pickwick Village, an  
Addition to the City  
of Indianapolis

Plat

The undersigned, George F. Rooker, a registered engineer in the State of Indiana, hereby certifies that the within Plat of Pickwick Village, is true and correct and represents a subdivision of part of the Northwest quarter of Section 4, Township 16 North, Range 4 East, in Marion County, Indiana, more particularly described as follows, to wit: Beginning in the East line of said quarter Section 700.3 feet North of the Southeast corner, thence north along the east line of said quarter Section 834.2 feet; thence west and parallel with the north line of said quarter section 1225.0 feet to the center line of the Allisonville Road; thence southwestwardly with the center line of the Allisonville Road 889.26 feet; thence east and parallel with the North line of said quarter section 1542.5 - to the place of beginning, containing 26.52 acres, more or less.

This addition contains 54 lots, numbered from 1 to 54 both inclusive.

(over)

-10-

L. M. BROWN ABSTRACT COMPANY

The size of lots and widths of streets are shown on the within plat in feet and decimals thereof.

Witness the undersigned this 25 day of Aug. 1947.

George F. Rooker,  
Registered Engineer No. 950 Indiana.

The undersigned Gordon Phoebus and June E. Phoebus, his wife, Kenneth L. Overfield and Bertha H. Overfield, his wife, George E. Weidlich and Vera H. Weidlich, his wife, certify that they do hereby lay-off, plat and subdivide into lots in accordance with this plat; the real estate mentioned in the foregoing certificate to be known and designated as "Pickwick Village" an Addition to the City of Indianapolis, Indiana.

There are strips of ground 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 take their titles subject to the rights of the Public Utilities and to those of 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.

All lots in this tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling and a private garage for not more than three cars. 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 thereof other than an open one-story porch. No structure shall be erected and maintained nearer than 5 feet on Vera Drive, and 61st St., and 10 feet on Allisonville Road, to any side lot line except a detached garage or other accessory building located 100 feet or more from the front lot line.

No residential structure shall be placed or erected on any building plot, which plot has an area less than 12,000 square feet or a width less than 80 feet at the front building set back line.

(over)

No noxious or offensive trade or activity shall be carried on upon any lot in this addition nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

The ground floor area of any residential structure in this addition, exclusive of one story open porches and garages shall not be less than 950 square feet in the case of a one story structure and not less than 650 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 said tract except that this covenant shall not prevent occupancy by domestic servants of a different race, when employed by owner or tenant.

No roof lines other than hip or gable type shall be allowed on any lot in this addition.

All lots in this addition fronting on Allisonville Road shall have attached garages.

These covenants shall run with the land and shall be binding on all parties and persons claiming under them until January 1, 1970, at which time the said covenants shall be automatically extended for successive periods of 10 years, unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any 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.

Streets shown on this plat are hereby dedicated to the public for roadway purposes.

(over)

Witness our signatures this 25th day of  
August, 1947.

Gordon Phoebus,  
June E. Phoebus,  
Kenneth L. Overfield,  
Bertha H. Overfield,  
Geo. E. Weidlich,  
Vera H. Weidlich.

State of Indiana)  
County of Marion) SS

Personally appeared before me the undersigned  
a Notary Public in and for said County and State,  
Gordon Phoebus and June E. Phoebus, his wife, and  
Kenneth L. Overfield and Bertha H. Overfield,  
his wife, George E. Weidlich and Vera H. Weidlich,  
his wife, who separately and severally acknowledged  
the execution of the foregoing certificate as its  
and their voluntary act and deed for the uses and  
purposes therein expressed.

Witness my Notarial Seal this 25th day of  
August 1947.

Genevieve Hile, (L.S.)

Notary Public

My commission expires May 28, 1951.

Approved this Sept. 30, 1947,  
County Plan Commission, County of Marion  
H. E. Abbott, President,  
Fred M. Norris, Acting Secretary.

Approved this 15th day of Oct. 1947,  
D. Y. Byrkit, Draftsman,  
per P. M. Trees.

61.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES