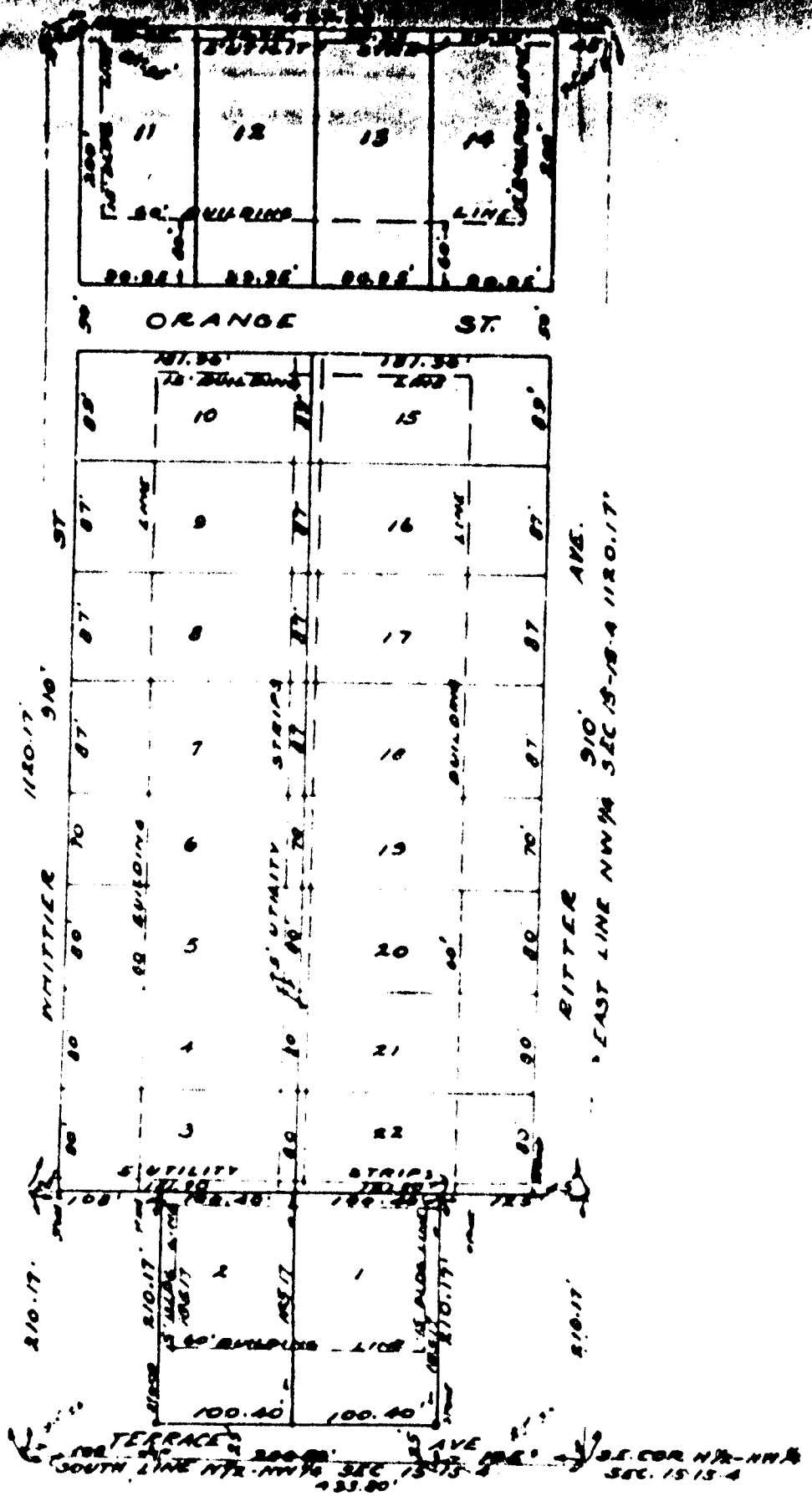
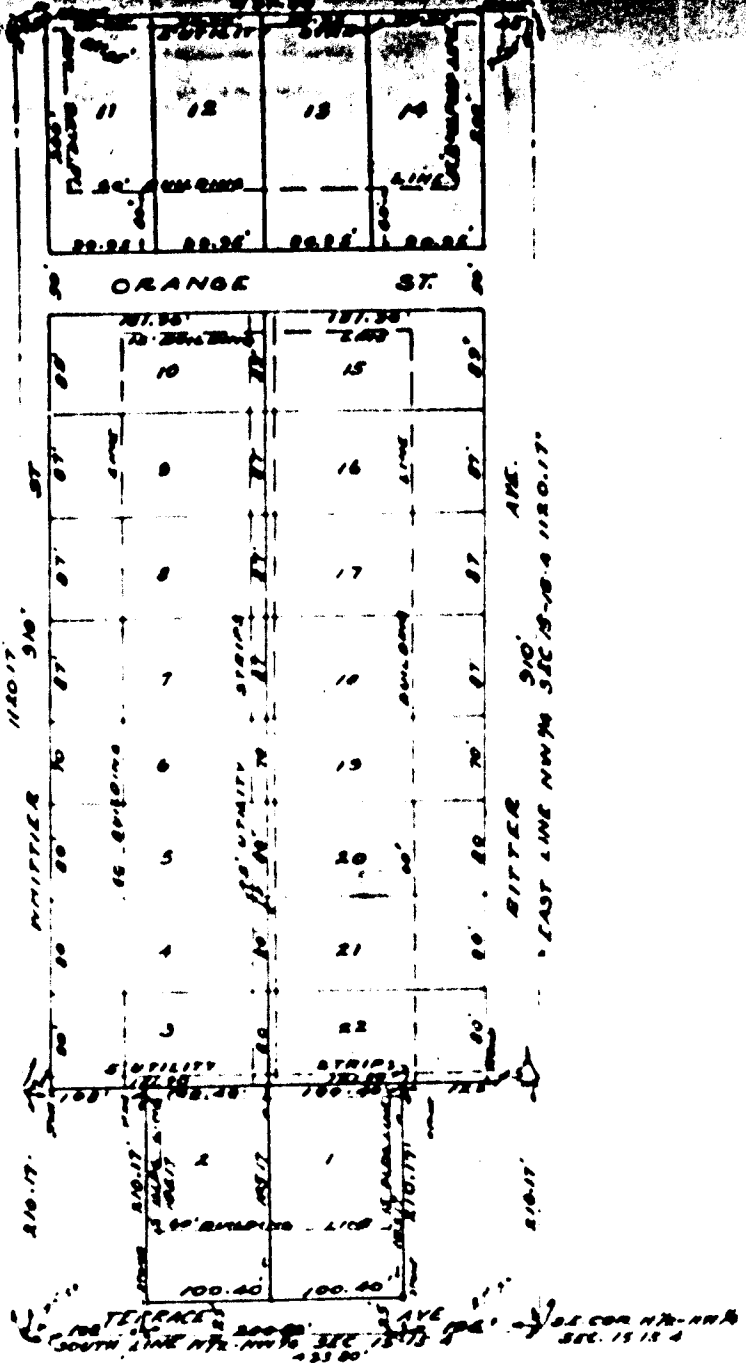
284



HARRY O. BOWSER'S TERRACE AVENUE



HARRY O. BOWSER'S TERRACE AVENUE ADDITION.

HARRY O. BOWSER'S TERRACE AVENUE ADDITION.

We the undersigned GEORGE E. SCHMIDT & COMPANY INC. Registered Professional Engineers of the State of Indiana, hereby certify that the within plat of HARRY O. BOWSER'S TERRACE AVENUE ADDITION an addition to the City of Indianapolis, Indiana, was surveyed and staked by us, is true and correct and being apart of the North Half of the Northwest Quarter of Section 15, Township 15 North, Range 4 East more particularly described as follows to wit:

Beginning at a point in the east line of said Half Quarter Section, said point being 210.17 feet North of the Southeast corner of said Half Quarter Section running thence North upon and along the East line of said Half Quarter Section 910 feet to a point; thence West parallel with the South line of said Half Quarter Section 433.00 feet to a point; thence South parallel with the East line of said Half Quarter Section 910 feet to a point; said point being 210.17 feet North of the South line of said Half Quarter Section; thence East parallel with the South line of said Half Quarter Section 1[illegible] feet to a point; thence South parallel with the East line of said Half Quarter Section 210.17 feet to a point in the South line of said Half Quarter Section; thence East upon and along the South line of said Half Quarter Section 200.00 feet to a point; thence North parallel with the East line of said Half Quarter Section 210.17 feet to a point; thence East parallel with the South line of said Half Quarter Section 12.5 feet to the place of beginning containing 10 acres more or less.

The area of the lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Corner stakes have been placed as shown on the within plat.

This subdivision consists of 22 lots numbered from 1 to 22 both inclusive.

Witness our signature this 21st day of August 1951.

GEORGE E. SCHMIDT & COMPANY INC.

BY [signature]

REGISTERED PROFESSIONAL ENGINEER NO. 35.

STATE OF INDIANA

We the undersigned Harry O. Bowser and Amelia E Bowser, husband and wife hereby certify that they have laid off, platted and subdivided said real estate in accordance with the within plat.

The within plat shall be known and designated as HARRY O. BOWSER'S TERRACE AVENUE ADDITION an addition to the City of Indianapolis, Indiana.

The streets shown and not heretofore dedicated are hereby dedicated to the public.

There are strips of ground 5 feet in width as shown on the above plat and marked Utility strips reserved for the use of public utilities (not including street cars or bus transportation companies for the installation and construction and maintenance of poles, mains, ducts, drains, sewer lines and wires, subject at all times to the City of Indianapolis and to the easements herein reserved. No permanent or otherwise structure shall be erected or maintained upon said strip, but such owners shall take their titles subject to the right of the public utilities and to the right of the owners of the other lots in this addition, to said easements herein granted for the ingress and egress in, along, across and through the strips so reserved. All lots in this addition shall be designated as residential lots. Only a one single family dwelling and not exceeding two stories in height may be erected or maintained on any private lot. No residence shall be erected or maintained in this addition having a ground floor area of less than 720 square feet if a one-story structure or 500 feet if a one and a half or two story structure.

No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes on any lot in this addition.

Until such a time as a sanitary sewer system is available for the use in this addition, no sewerage disposal method shall be installed or maintained except a sanitary septic tank or adequate absorption bed of type and construction approved by the Indiana State Board of Health in writing. Such approval to be maintained for any and all lots either separately or collectively, and no other sanitary provision or device shall be employed or permitted to remain on any lot in this addition except where a sanitary septic tank had been installed prior to the availability of a sanitary sewer system, said septic tank may be maintained and there is no obligation to connect to said sanitary sewer system. Until an approved water supply is available in the tract, individual wells will be acceptable providing the location of same and sufficiency and purity of water supply is approved by the Indiana State Board of Health in writing.

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

Front and side lines as shown on this between which lines and the property lines of the street shall not be erected or maintained no structure other than an open one story porch.

No residence shall be erected nearer than 60 feet from the front line nor nearer than 15 feet to the side lines of any lot in this plat, as required in the Marion County Master Plan nor shall any accessory building other than a one or two car garage be erected or maintained nearer than 60 feet to the front lines of any lot in this plat, except that in any case when the same person owns two adjoining lots such owners may build a residence or dwelling or appertenant garage across the dividing line or to coinside therewith provided that in no case shall any residence be erected nearer to any residence than 30 feet. Any private garage on a corner lot shall be attached to the dwelling either directly or by mean of a porch, breezeway etc.

No lot in this subdivision shall be subdivided into building lots having an area less than 1850 square feet.

No lot shall be sold and no structure shall be erected in this addition until the streets between the two intersecting streets in which lot fronts have been improved in accordance with the drainage, grade and cross section approved by the Marion County Planning Commission.

The streets shown shall be maintained by the platter until 51 per cent of the lots have been sold deeds transferred and structures erected.

construction and maintenance of poles, mains, ducts, drains, sewer lines and wires, subject at all times to the City of Indianapolis and to the easements herein reserved. No permanent or otherwise structure shall be erected or maintained upon said strip, but such owners shall take their titles subject to the right of the public utilities and to the right of the owners of the other lots in this addition, to said easements herein granted for the ingress and egress in, along, across and through the strips so reserved. All lots in this addition shall be designated as residential lots. Only a one single family dwelling and not exceeding two stories in height may be erected or maintained on any private lot. No residence shall be erected or maintained in this addition having a ground floor area of less than 720 square feet if a one-story structure or 500 feet if a one and a half or two story structure.

No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes on any lot in this addition.

Until such a time as a sanitary sewer system is available for the use in this addition, no sewerage disposal, method shall be installed or maintained except a sanitary septic tank or adequate absorption bed of type and construction approved by the Indiana State Board of Health in writing. Such approval to be maintained for any and all lots either separately or collectively, and no other sanitary provision or device shall be employed or permitted to remain on any lot in this addition except where a sanitary septic tank had been installed prior to the availability of a sanitary sewer system, said septic tank may be maintained and there is no obligation to connect to said sanitary sewer system. Until an approved water supply is available in the tract, individual wells will be acceptable providing the location of same and sufficiency and purity of water supply is approved by the Indiana State Board of Health in writing.

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

Front and side lines as shown on this between which lines and the property lines of the street shall not be erected or maintained no structure other than an open one-story porch.

No residence shall be erected nearer than 60 feet from the front line nor nearer than 15 feet to the side lines of any lot in this plat, as required in the Marion County Master Plan nor shall any accessory building other than a one or two car garage be erected or maintained nearer than 60 feet to the front lines of any lot in this plat, except that in any case when the same person owns two adjoining lots, such owners may build a residence or dwelling or appertenant garage across, the dividing line or to coinside therewith provided that in no case shall any residence be erected nearer to any residence than 30 feet. Any private garage on a corner lot shall be attached to the dwelling either directly or by mean of a porch, breezeway etc.

No lot in this subdivision shall be subdivided into building lots having an area less than 11850 square feet.

No lot shall be sold and no structure shall be erected in this addition until the streets between the two intersecting streets in which lot fronts have been improved in accordance with the drainage, grade and cross section approved by the Marion County Planning Commission.

The streets shown shall be maintained by the platter until 51 per cent of the lots have been sold, deeds transfered and structures erected.

The right to enforce the foregoing provisions, restrictions and covenants by injection together with the right to cause the removal by due process of the law (septic tank, absorption bed) or any structure erected or maintained in violation thereof, is hereby dedicated to the public and reserved to the owners of the several lots in this addition their heirs or assigns who will be entitled to such relief without being required to show any damage of any kind to any such owners or through any such violation or attempted violations.

Invalidations of any one of these covenants by judgements or court orders shall in no wise affect any of the other provisions which shall remain in full force and effect.

In Witness whereof this [illegible] day of August 1951 Harry C. Bowser and Amelia E Bowser, husband and wife, have hereunto set their hands and seals.

DULY ENTERED FOR TAXATION

28th

[illegible]

[illegible]

Harry C. Bowser

Amelia E. Bowser

STATE OF INDIANA }
COUNTY OF MARION } SS

Personally appeared before me, a notary public in and for said County and State Harry C. Bowser and Amelia E Bowser, his wife and acknowledge the execution of the foregoing certificate as their voluntary act and deed for the uses and purposes therein expressed.

Witness my hand and notarial seal this 21 day of August 1951

My Commission Expires [illegible]

[illegible]
NOTARY PUBLIC

18th

October 51