

FERGUSON SUBDIVISION

I, William Ferguson, owner of the above described real estate, do hereby certify, lay off, plat, and subdivide the same in accordance with the plat and certificate. This subdivision shall be known as the Ferguson Subdivision.

The easements, rights and interests hereinafter designated, are hereby dedicated to public use.

The easements, rights and interests shown on this plat which are hereby dedicated to public use, are for the installation and maintenance of poles, wires, conduits, pipes and sewers, subject at all times to the authority of the city of St. Louis. No person shall be permitted to erect or maintain any building, but each lot shall be subject to the rights of such public utilities. The owner of any lot in this subdivision, for ingress and egress, shall have the right to use the same as shown on the plat. The city of St. Louis reserves the right to use the same as shown on the plat.

FERGUSON SUBDIVISION

I, the undersigned, Cole S. Ferguson, owner of the above described real estate, hereby certify that I do hereby lay off, divide and subdivide the same in accordance with this plat and certificate of subdivision which shall be known and designated as FERGUSON SUBDIVISION.

The streets, if not here-before dedicated, are dedicated for public use and are

There, strips of ground 5 feet in width are reserved for use of public utilities, for water, gas, electric, telephone or poles, wires, cables, ducts, drains and sewers, and for other public utilities, under the authority of the proper civil officers and to the extent of the easements reserved. No permanent or other structure shall be erected or maintained thereon, but such owners shall take their titles subject to the easements for public utilities and to the rights of owners of other lots in this subdivision, and the ingress and egress, in, along, across, and through the lots, are reserved.

All lots in this subdivision shall be known as residential lots. No structure shall be erected, altered, placed, or maintained on any lot herein other than one single family dwelling, or a garage, or a porch, or a height, and a private garage for not more than one automobile, or a residential accessory buildings.

No hotel, boarding house, dance house, warehouse, factory building, or building of any kind for commercial use shall be erected or maintained on any lot in this subdivision.

No building structure or appurtenance thereon shall be located within 5 feet of any side lot line, except where the building is upon more than one single lot, then this restriction shall apply to the side lot lines of the extreme boundaries of the multiple lot building. No building shall be erected or maintained nearer than 20 feet to any lot line, including over in the lesser, to any lot or property line, including attached, including porches and attached garages.

No trailers, shacks, or out houses of a permanent nature shall be erected or situated on any lot except during the period of construction of a proper structure and for use by the builder or his contractor.

Building lines as shown on this plat in feet, and the street property lines are hereby established, between which lines and the street property lines, there shall be erected or maintained no structure, or any other permanent structure other than a one story open porch.

Private water supply and/or sewage systems shall be installed and maintained to serve any building lot in this subdivision, and such systems shall be approved in writing by the proper public and health officials.

There is a temporary road easement having a 20 foot width as shown on lots 7, 8, 9, 10, 11, 12, 13, 14, 15, on this plat. Said easement is reserved for roadway, turn-around purposes and shall remain in effect until such a much line as the road is continued eastwardly beyond this property. Then this easement shall no longer be in effect, and shall automatically revert to the owner of the lots on which it is shown.

APPROVED THIS 6th DAY OF FEBRUARY 1956
COLE S. FERGUSON

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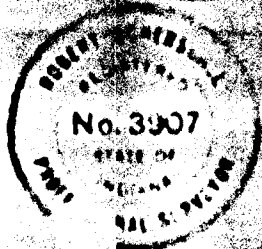
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The ground floor area of the main structure... porches and garages shall be not less than... of a one story structure, nor less than... of a 1 1/2, 2 or 2 1/2 story structure.

No noxious trade or activity shall be carried on... this subdivision, nor shall anything be done hereon... annoyance or a nuisance to the neighborhood at large.

If the parties hereto, or any of them... shall violate or attempt to violate any of the... provisions or conditions herein, it shall be lawful... real estate in this subdivision to... in equity against the person or persons... any such covenant, and either to prevent... recover damage or other dues for such...

The foregoing restrictions, covenants... land and shall remain in full force... which time said covenance shall terminate... periods of 10 years unless by a vote... of the lots in this subdivision, the... whole or in part.

Invalidation of any of the foregoing... or conditions by judgement or court... the other provisions, which shall...

WITNESS my signature this 21 day of...

DULY ENTERRED FOR TAXATION

Roy T. Louche
COUNTY CLERK

State of Indiana: S.E.
County of Marion:

APPROVED HIS...
DAY...
Notary Public

Personally appeared before me, a notary... State, Lois E. Ferguson, who acknowledged... instrument as her voluntary act and deed... expressed, and affixed her signature...

Witness my hand and seal this 21 day of...

My commission expires...

