

SPRINGDALE SUB-DIVISION.



For partial annexation of this Addition to Town of Greenwood see Misc. Rec. 21. page 583  
 For vacation of lots see Misc. Rec 36, Page 2.  
 For Correction of vacation of lots see Misc. Rec 36. Page 14.  
 For Survey of lots 12-14, 23-25, 27, 30-33, 43-44, 48-50  
 And Definition into Tracts SEE PLAT BOOK C 349 & 350  
 2-1-94 For vacation of public right-of-way see Misc. 66 pg 792

Dp. 7704

## Springdale Addition

Know all men by these presents that Mattie Bowen, a widow and  
 executrix; Claude E. Bowen and Lucy Marie Bowen, husband and wife;  
 Golda Atuck and Howard Atuck, husband and wife; Russ A. Bowen  
 and Fay Le Jane Bowen, husband and wife; Russell Donald Bowen  
 and Mary Ellen Bowen, husband and wife; Virginia L. Bowen  
 and Paul G. Bowen, husband and wife; and Edwin A. Bowen and  
 Virginia Kathleen Bowen, husband and wife of Jackson County,  
 State of Indiana, being the owners in fee simple of the  
 following described lots in Jackson County, State of Indiana, to-wit:

Part of the west half of the northwest quarter of Section 33,  
 Township 14, Range 4: Beginning at the northeast corner,  
 thence south on the east line 890 feet; thence west, 120  
 feet to the right of way of State Road #51; thence north  
 100 degrees west, with said right of way line, 707 feet, to  
 the north line of said half quarter section; thence east on  
 said north line, 218 feet, to beginning containing 3.5 acres,  
 more or less.

Also part of the west half of the northwest quarter  
 of Section 32, Township 14, Range 4: Beginning at a point  
 on the north line, 607 feet east of the northeast corner;  
 thence south 917 feet; thence north 60 degrees east, 790 feet  
 to right of way of State Road; thence north 100 degrees  
 east, right of way, 910 feet, to north line of said half  
 quarter section; thence west and east north 100 degrees  
 to beginning containing 3.5 acres, more or less.

Section 32, Township 14, Range 4, containing 350 acres,  
more or less.

Also, part of the west half of the northwest quarter  
of Section 32, Township 14, Range 4. Beginning at a point  
on the north line, 65 feet east of the northwest corner,  
thence south 917 feet; thence with R. degree east 490 feet  
to right of survey on State land; thence northwest 100 feet,  
said right of way, 100 feet, to north line on said land.  
From that corner, thence west on said north line 100  
feet, thence containing 350 acres, more or less.

That the said title known as "Section and Survey of the  
Township 14, Range 4" of the following described lands in  
Cotton County, State of Indiana, to-wit:

Part of the west half of the northwest quarter of Section 32,  
Township 14, Range 4. Beginning at the northwest corner  
thence with north line, 65 feet; thence with north line, 100  
feet to right of way on State land; thence with north line, 100  
feet to right of way 100 feet; thence with R. 85 degree west 490 feet,  
thence north 917 feet to north line; thence west on north  
line, 65 feet to beginning line containing 350 acres, more or less.  
Excepting the following described corner to the State:

Part of the west half of the northwest quarter of Section  
32, Township 14, Range 4 east of the Secord principal  
"Meridian". Beginning at a point on the north line on  
the Secord principal, thence with the Secord principal, 100 feet,  
thence with north line, 100 feet, to the north line of said section,  
thence west 65 feet to the right of way of the said

State Road #31, thence on a curve to the right having a radius of 100 feet, a distance of 50 feet; thence on a straight line with said right of way 70 feet to a point due east of the north side of a road 40 feet wide, right of way 70 feet; thence on a straight line 57 feet west of the east line of said half quarter section; thence south 50 feet to the place of beginning containing 100 square feet; being the same land conveyed by John Patton Chas. to Virginia H. Brown on March 22, 1911 and recorded in Middle Record 92, page 30. The record of said conveyance is as follows:

do thereby make, plat, sub-divide, lay off and dedicate, said above described real estate into 63 lots, numbered from 1 to 62 inclusive, and streets in accordance with the plat hereto attached, which plat shows the streets properly marked and named and the length and width of the same, and the lots regularly numbered with the dimensions of each, noted in feet on said plat, which sub-division shall be known as "Springdale Addition", near Greenwood, Indiana.

That the use of said lots or any portion thereof shall be subject to the restrictions hereinafter set forth, which restrictions shall be considered and are to be covenants running with the land, which said restrictive covenants are as follows, to-wit:

Restrictions as to lots located on the west side of State Highway #31.  
 (1) All lots on the west side of State Highway #31 shall be known and described as residential lots, and no structure shall be erected, altered, placed or permitted to remain on any residential

- (1) All lots on the west side of State Highway No. 1 shall be and described as residential lots, and no structure shall be erected, altered, placed or permitted to remain on any residential building-plot other than that one single-family dwelling not to exceed 2 and one-half stories in height and a private garage for not more than 3 automobiles.
- (2) No buildings shall be located on any residential building-plot nearer than one-fourth of the depth of the lot and no buildings shall be erected nearer than 50 to the front or street lot line, excepting lots 12, 26, 27, 31, and 32, where the depth of the lot is more than 300 feet. No buildings, except a garage, or other out-building, located 50 feet or more from the front lot line shall be located nearer than 10 feet to any side lot line.
- (3) No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (4) No persons of any race other than the white or Caucasian race shall sell or occupy any building on any lot, and no this covenant shall not prevent occupancy by domestic servants of, a different race domiciled with an owner's agents.

- (5) No trailer, basement separate from a house, tent, shack, garage, shed or other building erected in the tract shall at any time be used as a residence temporarily or permanently, and shall have any structural or temporary character removed or repaired.
- (6) No dwelling cooking less than \$5000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, kitchen of one-story open porches, and garage shall not be less than two square feet per square foot of main structure. Two and one-half inch, ten and ten and one-half inch steel structures.
- (6.5) The residence shall be equipped with septic tanks to the approval of the County and State Board of Health.

(7) No prefabricated houses to be erected on any of the above numbered lots. No house to be erected except brick or stone veneer or wooden structure, and covered with asphalt or Fire-Proof shingle.

Restrictions as to Lots located on the east side of State Highway #31.

- (1) Lots may be sold for the purpose of erecting business rooms, but business placed thereon, the sides of which, and the roof shall be up fire-resisting material, subject to the restrictions of the code.
- (2) The restrictions for use of lots made as incidental lots, shall be the set forth above and numbered 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

By order of the Board of Health, the undersigned:

General or wooden structure, and covered with as

Petroleum Fire-Roof Shingle

Restrictions as to Lots located on the east side of State Highway #31.

- (1) Lots may be used for the purpose of setting business rooms which business picked the corner the sides of which, and the roof shall be asphaltum covering not less, subject to age limitation 40 years.
- (2) Restrictions for the size of lots need not be identical with those of the same block set forth above and must also be a order of the restriction for the state created as to the street across the State High. #31.

For information of the Board of Health, the following names of unmarried Claude E. Kovan and Mrs. Marie Kovan, husband and wife; Harold Studl and Howard Studl, husband and wife; Donald K. Studl, Roy Karpman, Korman, husband and wife; Russell, David E. Korman and Mary E. Korman, husband and wife; Benjamin L. Korman and Frank F. Korman, husband and wife; and Charles K. Korman, and Benjamin Korman, husband and wife, should be included in the list of names and surnames, this 31st day of March, 1943.

Howard Studl  
 Mrs. Ellen Korman  
 Frank F. Korman  
 Benjamin Korman  
 Charles K. Korman  
 Donald K. Korman  
 Roy Karpman

Walter B. Korman  
 Harold K. Studl  
 Russell Harold Korman  
 Benjamin L. Korman  
 Charles F. Korman  
 Donald K. Korman  
 Roy Karpman

numbered lots. No houses to be erected except brick or stone  
masonry or covered with as:  
A. Shingles  
B. Slate  
C. Concrete  
D. Wood  
E. Other

Restrictions as to Lots located on the east side of State Highway #31.  
(1) Lots may be sold for the purpose of erecting business rooms  
which may be used for the storage of goods, and the roof  
shall be of fire-resisting material, and subject to the following  
restrictions:  
(a) The lot shall be at least 100 feet wide and 100 feet deep,  
and shall be at least 10 feet from the street, and shall be  
at least 10 feet from the street, and shall be at least 10 feet  
from the street, and shall be at least 10 feet from the street.

The following are the names of the persons who are unmarried,  
E. K. Brown and Mrs. Mary Brown, husband and wife; Charles  
Stuck and Mrs. Stuck, husband and wife; David L. Brown and  
Mrs. Brown, husband and wife; George Brown and Mrs. Brown,  
husband and wife; William Brown and Mrs. Brown, husband and  
wife; Frank F. Brown, husband and wife; and Charles L. Brown,  
husband and wife. Brown, the above named persons, do not  
set the above named lands under this act of March, 1900.

Charles Stuck  
Mrs. Ellen Brown  
Frank F. Brown  
George Brown  
William Brown  
Charles L. Brown  
Frank F. Brown

Walter R. Brown  
Charles L. Brown  
George Brown  
William Brown  
Charles L. Brown  
Frank F. Brown