



Curve 1/4  
 A : 200.00'  
 B : 200.00'  
 C : 200.00'  
 D : 200.00'

Curve 1/4  
 A : 200.00'  
 B : 200.00'  
 C : 200.00'  
 D : 200.00'

I, the undersigned, representing a subdivision of Section 8, Township 31, Range 10, State of Indiana, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office, plat book 2, page 10, beginning at the S.W. corner of the 8th Sec., Township 31, Range 10, State of Indiana, and containing 160.00 acres more or less, of said section.

This subdivision map is both inclusive and exclusive.

The size of the lots is in figures denoting acres.

WITNESSED my signature and official seal this 10th day of \_\_\_\_\_, 1915.

Register  
 Date

# WANAMAKER VILLAGE

EIGHTH SECTION

WILLIAM S. STUBBS  
 REGISTER

Ray T. Cook  
 COUNTY ATTORNEY

# WANAMAKER

# VILLAGE

## EIGHTH SECTION

We, the undersigned, Frank Geffe and Hazel S. Geffe, husband and wife, owners of the above described real estate, hereby certify that we do hereby lay off, plat and subdivide the same in accordance with this plat and certificate. This subdivision shall be known and designated as WANAMAKER VILLAGE, 8th Section.

The streets, if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground 5 feet in width as shown on this plat which are hereby reserved for use of public utilities, for installation and maintenance of poles, wires, mains, ducts, drains, and sewers, subject at all times to the authority of the proper civil officers and to the easements herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of owners of other lots in this subdivision, for ingress and egress in, along, across, and through the several strips so reserved.

All lots in this subdivision shall be known and designated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot herein other than one single family dwelling, not to exceed 2 1/2 stories in height, and a private garage for not more than three cars and residential accessory buildings.

No hotel, building, boarding house, rooming house, duplex, mercantile building, factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision. No garages unattached from a dwelling shall be erected or maintained. Two way doubles may be constructed on corner lots in this subdivision. No building structure or appurtenance thereto except fences shall be located within 5 feet of any side lot line. Where buildings are built upon more than one single lot, this restriction shall apply to the side lot lines of the extreme boundaries of the multiple lots. No residence buildings shall be erected or maintained nearer than 1 1/2 feet to any lot or property line upon which they are situated, including porches or attached garages.

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

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plat plan showing the location of such building have been approved in writing as to the conformity and harmony of external design with existing structures in this subdivision, and as to location of the building with respect to the topography and finished ground elevation by a committee composed of Frank Geffe and Hazel S. Geffe, or by a representative or representatives designated by them. If said committee shall fail to act upon any plans submitted for its approval within 15 days, then the owner may proceed with the building according to the plans submitted, providing such plans are not contrary to these covenants. Neither the members of such committee nor the designated representatives shall be entitled to any compensation for services rendered pursuant to this covenant.

WITNESS our signatures this \_\_\_\_\_ day of \_\_\_\_\_

Frank Geffe  
Frank Geffe  
(Husband)

State of Indiana: S S  
County of Marion: S S

Personally appeared before me, a notary public, in and for the County of Marion, State of Indiana, Frank Geffe and Hazel S. Geffe, who separately acknowledged the foregoing instrument as their voluntary act and deed and therein expressed, and affixed their signatures thereto.

Witness my hand and seal this 10 day of Sept. 1935.

My commission expires Oct 7 - 1936



Frank Geffe  
Notary Public

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No farm animals or fowls shall be permitted on any lot in this subdivision and no pets or domestic animals for commercial purposes shall be kept thereon.

Building lines as shown on this plat in feet back from the street property lines are hereby established, between which lines and the street property lines, there shall be erected or maintained no structure of any kind or part thereof other than a one-story porch.

Private water supply and/or sewage system may be located, constructed and maintained to serve any building lot in this addition, provided said systems are approved in writing by the proper public and/or civil authorities.

The ground floor area of the main structure exclusive of one-story open porches, and garages shall be not less than 1200 square feet in the case of a one-story structure, nor less than 900 square feet in the case of a 1 1/2, 2 or 2 1/2 story structure. No dwellings shall be built without an attached garage.

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

The right to enforce the foregoing provisions, covenants and restrictions by injunction together with the right to cause the removal by due process of law of any structure, water or sanitary provisions, erected or maintained in violation hereof is hereby dedicated to the public, and reserved to the several owners of lots in this subdivision, their heirs and assigns, who shall be entitled to such relief with attorneys fees without being required to show any damage of any kind to any such owner of owners by or through any such violation or attempted violation. Invalidation of any of these covenants by judgement or court order shall in no wise invalidate any other such covenant which shall remain in full force and effect. All the above restrictions and/or covenants shall be considered real covenants which shall bind each lot in whomsoever's hands it may come and shall run with the land.

The foregoing restrictions, covenants, and provisions shall remain in full force and effect until January 1, 1975, at which time, said covenants shall be automatically extended for successive ten year periods, unless by vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part.

of \_\_\_\_\_ 1955.

Mazel S. Goffs  
Mazel S. Goffs  
(Wife)

Frank J. Gorman

ry public, in and for said County and State, separately acknowledged the execution of the ry set and deed for the use and purposes signatures thereto.

Sept. 1955.

Francis M. Gorman  
Francis M. Gorman

# WANAMAKER VILLAGE

DEVELOPED BY  
FRANK G. GERRA

## EIGHTH SECTION

the undersigned, Frank Gerra and Hazel S. Gerra, husband and wife, owners of the above described real estate, hereby certify that we do hereby lay off, plat and subdivide the same in accordance with this plan and certificate. This subdivision shall be known and designated as WANAMAKER VILLAGE, 8th Section.

The streets, if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground 5 feet in width as shown on this plat which are hereby reserved for use of public utilities, for installation and maintenance of poles, wires, mains, ducts, drains, and sewers, subject at all times to the authority of the proper civil officers and to the covenants herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such covenants shall be their titles subject to the rights of such public utilities and to the rights of owners of other lots in this subdivision, for ingress and egress in, along, across, and through the several strips so reserved.

Lots in this subdivision shall be known and designated as residential lots. A structure shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, not to exceed 2 1/2 stories in height, and a private garage for not more than three cars and residential necessary buildings.

Hotel, building, boarding house, rooming house, duplex, apartment building, factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision. No garage unattached from a dwelling shall be erected or maintained. The way doubtless may be constructed on corner lots in this subdivision. No building structure of any kind shall be erected or maintained on more than one single lot, this restriction shall apply to the side lot lines of the extreme boundaries of the multiple lots. No residence building shall be erected or maintained nearer than 15 feet to any lot or property line upon which it is situated, including porches or attached garages.

Trailers, shacks, or out houses of a permanent or temporary nature shall be erected or maintained on any lot except during the period of construction of a proper structure for use by the builder for his material and tools.

Building shall be erected, placed or erected on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been filed in writing as to the conformity of such structures in this subdivision, and the location of the building with respect to the topography and finished ground level. A committee composed of Frank Gerra and Hazel S. Gerra, or by a representative or representatives designated by them. If said committee shall fail to approve any plans submitted for its review within 15 days, then the owner may proceed with the building according to the plans submitted, providing such plans are not contrary to these covenants. Neither the members of such committee nor designated representatives shall be liable to any compensation for services rendered to this covenant.

No farm animals or fowls shall be permitted on any lot in this subdivision except for pets or domestic animals for commercial purposes shall be kept thereon. Building lines as shown on this plat in feet back from the street property lines are hereby established, between which lines and the street property lines, there shall be erected or maintained no structure of any kind or part thereof other than a one story porch.

Private water supply and/or sewage system may be located, constructed and maintained to serve any building lot in this subdivision, provided said systems are approved in writing by the proper public and/or civil authorities.

The ground floor area of the main structure exclusive of one-story open porches and garages shall be not less than 1200 square feet in the case of a one-story structure, nor less than 900 square feet in the case of a 1 1/2 or 2 story structure. No dwelling shall be built without an attached garage. No porches, trade or utility shall be carried on upon any lot in this subdivision, nor shall anything be done herein which may become an annoyance or a nuisance to the neighborhood at large.

The right to enforce the foregoing provisions, covenants and restrictions by injunction together with the right to cause the removal by due process of law of any structure, motor or auxiliary provisions, erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of lots in this subdivision, their heirs and assigns, who shall be entitled to such relief with attorneys fees without being required to show any damage of any kind to any other owners by or through any such violation or attempted violation. Any violation of any of these covenants by judgment or court order shall in no wise constitute a breach of such covenant which shall remain in full force and effect. All the other restrictions and/or covenants shall be considered real covenants which shall run with each lot in whatsoever's hands it may come and shall run with the land. The foregoing restrictions, covenants, and provisions shall remain in full force and effect until January 1, 1975, at which time said covenants shall be automatically extended for successive ten year periods, unless by vote of the majority of the lots, it is agreed to change the covenants in whole or in part.

WITNESS our signatures this \_\_\_\_\_ day of \_\_\_\_\_ 1975.

Frank Gerra  
(Husband)

Hazel S. Gerra  
(Wife)

State of Indiana:  
County of Harrison: S S

Personally appeared before me, a notary public, in and for said County and State, Frank Gerra and Hazel S. Gerra, who separately acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purpose therein expressed, and affixed their signatures thereto.

By commission Expires Oct 2, 1976



Frank Gerra