



"LUDINGWOOD"

AN ADDITION TO THE CITY OF MUNCIE, INDIANA.

The undersigned hereby certify that the annexed plat is a true and correct plat of "LUDLOWOOD", an Addition to the City of Muncie, Indiana, and represents correctly the amount, location and dimensions of the real estate contained in said subdivision and the lots therein designated, together with adjacent surrounding territory, streets, and other fixed monuments as now located.

The real estate included in said Addition is situated in Center Township, Delaware County, Indiana, and is described as follows: All that part of the Southwest quarter of the Southwest quarter of the Section Seven (7), Township Twenty (20) North, Range Ten (10) East, that is South of the center line of the West Jackson Street Pike, and estimated to contain 3.31 acres or less. And also, part of the Northwest quarter of the Northwest quarter of Section Eighteen (18), Township Twenty (20) North, Range Ten (10) East, described as follows: Beginning at a point on the South line of said Northwest quarter of the Southeast quarter Three hundred twenty-one and five tenths (321.5) feet East of the Southwest corner of said Northwest quarter of the hundred twenty-one and five tenths (321.5) feet East of the Southwest corner of said Northwest quarter of the hundred twenty-one and five tenths (321.5) feet East of the Southwest corner of said Northwest quarter of the Northwest quarter and thence thence North parallel with the West line of said Northwest quarter of the North-

[illegible]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands, this 25 day of March, 1946.

STATE OF INDIANA, DELAWARE COUNTY, SS

Before me, a Notary Public in and for said County and State personally appeared WALTER H. FISHER and RUBY E. FISHER, and acknowledged the execution of the foregoing and annexed instrument and plat of "LAUDINGWOOD", as Addition to the City of Muncie, Indiana.

WITNESS my hand and Notarial Seal, at Muncie, Indiana, this 25 day of March, 1946.

My commission expires July 25, 1948

Notary Public Emeline Kuest

THE CITY PLAN COMMISSION OF THE CITY OF MUNCIE, INDIANA, hereby approves the foregoing Plat of "LA" as an Addition to the City of Muncie, Indiana. Dated this 25 day of March, 1946.

THE BOARD OF PUBLIC WORKS OF THE CITY OF MUNCIE, INDIANA, hereby approves the foregoing Plat of "LUDINGWOOD", an Addition to the City of Muncie, Indiana. Dated this 27 day of March, 1946.

Don A. Luzzi

1. Ward K. Marion, Licensed Professional Civil Engineer, hereby certify that for the annexed Plat, the necessary surveys and plat were made by me, and iron pipe were placed at each lot corner and permanent concrete monuments placed as shown on the plat.

Wm. M. Harlan

RESTRICTIONS, CONDITIONS AND LIMITATIONS FOR "LUDINGWOOD", AN ADDITION TO THE CITY OF MUNCIE, INDIANA.
(PROTECTIVE COVENANTS)

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1972, at which time said Covenants shall automatically be 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 Covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these Covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

other provisions which shall remain in full force and effect.

A. All lots in the tract shall be known and described as residential lots, except lots numbered 1, 7, 13, 19, and 16, which lots may be used for other purposes with the approval as to type of business and building erected thereon by the Board of Health and Planning Commission of the City of Los Angeles, and shall be subject to the following herein. No structures shall be erected, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling, not to exceed two stories in height and a private garage for not more than three cars and other outbuildings incidental to residential use of the plot.

[illegible]

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet or a width of less than fifty feet at the front setback line.

2. 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.

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

9. No dwelling costing less than \$5,000.00 shall be permitted on any lot in the tract. The ground floor area shall be at least 1,000 square feet.

the main structure, exclusive of one-story open porches and garages shall be not less than 900 square feet in case of a one story structure nor less than 720 square feet in the case of a one and one-half or two story structure.

11. Easements affecting all lots are reserved as shown on the recorded plat, for utility installation and maintenance.

J. Sanitary sewers that are to be installed throughout this tract are to be used as sanitary sewers only.

no connections are to be made or used to this sewer other than the one installed for each lot. The drainage of roofs or other storm drainage shall not be discharged into or connected to this sanitary sewer in any manner.

Violation of this Covenant shall be cause for legal action and collection of damages by both owners or real estate owners of the property and the City of Muncie, Indiana.

A. No persons of any race other than the Caucasian race shall use, occupy, or own any building or any lot, except this covenant shall not prevent occupancy by domestic servants of a different race, domiciled with an owner or tenant.

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Duty Entered For Taxation
FILED FOR RECORD

10th Day of April 1970
General L. L. Smith, AUDITOR

Transfer Fee 0.37 APR - 1 1946

Spec. Dist. $\frac{54}{231}$ *Bentley Lumber*

Sealed Envelope County

3.10 02.