LUDINGWOOD"

AN ADDITION TO THE CITY OF MUNCIE, INDIANA.

The undersigned hereby certify that the annexed plat is a true and correct plat of "LUDINGKOOD", an Addition to the City of Muncie. Indiana, and represents correctly the amount, location and diseasions of the real estimated constance in said subdivision and the loca therein designated, together with adjacent surrounding territory.

streets, and other fixed monuments as now located. STREMA, and other fixed monimonics as now incomed:
The reak entry in the control of the control Northeast quarter and running thence North parallel with the Set line of said Northeast quarter of the Northeast quarter and running thence North parallel with the Set line of said Northeast quarter of the Northeast quarter a distance of Six hundred fifteen and three tenths (615.3') feet; thence East at Right angles to last described line a distance of One hundred nine (109.0') feet; thence Borth parallel with said sest line a distance of One hundred elghty-nine (189,0°) feet; thence set at sight angles to last described line a distance of Two hundred thirty-nine (239,0°) feet to a point One hundred ninety-one and five tenths (191,5°) distance of TWO bindres ultry-mine (27,0) feet to a point one number distances (N1.2) feet less of the feet line of and increases quarter of the forthese quarter; these deficiency to the Right Sixty-Min agrees forty-wight mintes (60 db) and running and the tenth (18.1.2) feet less to the Right Sixty-Mintes (20 db) and running and the tenth of the Right Sixty-Mintes (18.1.2) feet less to the Right Sixty-Mintes (18.1.2) feet less of the West line of the Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line of Sixty-Mintes (18.1.2) feet less of the West line thence North on and along said West line a distance of Three hundred ninety-three and two tenths (393.2') feet control of the large state was like a of the Northeast quarter; thence West on and along the South line of said Northeast quarter of the Northeast quarter & distance of Nine hundred ninety-six and fifteen hundredths (996.15') feet to the place of beginning, and setimated to contain 33.46 cares, more or less. Jona acress of or sequence of the six of the pince or degining.

The lots are numbered as designated by numbers on said plus and are of the diseasions indicated on the respective sargine. The streets are of the width indicated on eath plus and casesents ure of the width indicated on eath plus and casesents ure of the width indicated on eath plus and casesents ure of the width indicated on eath plus are descented ure of the width and the plus of the plus

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STATE OF INDIANA, DELAWARE COUNTY, SS

Before me, a Notary Public in and for said County and State personally appeared WALTER H. FISHER and MUBY

E.FISHER, and acknowledged the execution of the foregoing and annexed instrument and plat of "UNDINGHOOD", an addition to the City of Number. Indiana. WITNESS my hand and Notarial Seal, at Muncie, Indiana, this 25 day of Thank . 1946.

My commission expires July 25 1948 Notary Public Concrein Furst

THE CITY PLAN COMMISSION OF THE CITY OF MUNCIM, INDIANA, hereby approves the foregoing Plat of "LUDINGHOOD", an Addition to the City of Muncie, Indiana, Dated this 25 day of March

> Rang W. cearle Stand & Monison sory.

Walter H. Fisher

THE BOARD OF PUBLIC BORES OF THE CITY OF MUNCIS. INDIANA, hereby approves the foregoing Flat of "LUDINGROD". as Addition to the City of Muncie, Indiana. Dated this 27 day of 1944.

Mouron Vico Pres. der O. Radd soo'y.

I. Mard M. Harlan, 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 persanent concrete monumente placed as shown on the plat.

Ward M. Harlan

RESTRICTIONS, CONDITIONS AND LIMITATIONS FOR "LUDISCHOOD", AN ADDITION TO THE CITY OF MUNCIS, 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 yote of a majority of the them owners of the loss 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 lasful for any other person or persons oming any real property situated in said development or subdivision to prosecute any proceedings at las 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 judgment or court order shall in no wise affect any of the 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, 14. 15, and 16, which Lots may be used for business purposes with the approval as to type of business and building erected thereon by the Committee set forth in Covenant '5' following herein. No structures shall be erected, altered, placed, or persitted to remain on any residential building plot other than one detached single-fmily dealling, 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. 5. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the conforming and harvery of external design with desirting streaming. In memorate management of salable is Finner building with repear to tour, purply and finisher memorate design and continue management of salable is Finner. In the event of death or realignation of any sender of sala countities, the remaining member or senders, whall have full authority to approve or disapprove such design or location, or to designate a representant with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plane and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any component for services performed pursuant to this Corenant, The powers and duties of such conditions, and of its designated representative, shall cease on and ster 'annuary 1, 1302. Thereafter the approval described in this Corenant shall not be required unless, prior to said date and effective thereon, a witness instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

C. We building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. No building, except a detached garage or other outbuilding located one hundred feet (100') or more from the front lot line, shall be located nearer than six feet (6') to any side lot line D. No residential structure shall be erected or placed on any building plot, which plot has an area of less

7,000 square feet or a width of less than fifty feet at the front setback line. 5. So 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 time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as residence.

G. No dwelling costing less than \$5,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages shall be not less than 900 square feet in the 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 H. Sasements affecting all lots are reserved as shown on the recorded plat, for utility installation and main-

1. No stables, pig pens or poultry houses shall be permitted on any lot in the tract.

J. Sanitary sewers that are to be installed throughout this tract are to be used as sanitary sewers only, and no connections are to be made or used to this seser other than the one installed for each lot. The drainage of roofs or other stors 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 of real estate in this tract and by the City of Muncie, Indiana.

K. 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.

Duly Entered For Taxation FILED FOR RECORD pho I day of april 1946 1: 300'deals P. 11 APR - 1 1946

Samuel Landton ANDITOR Transfer Form 8 521 Oper Olat