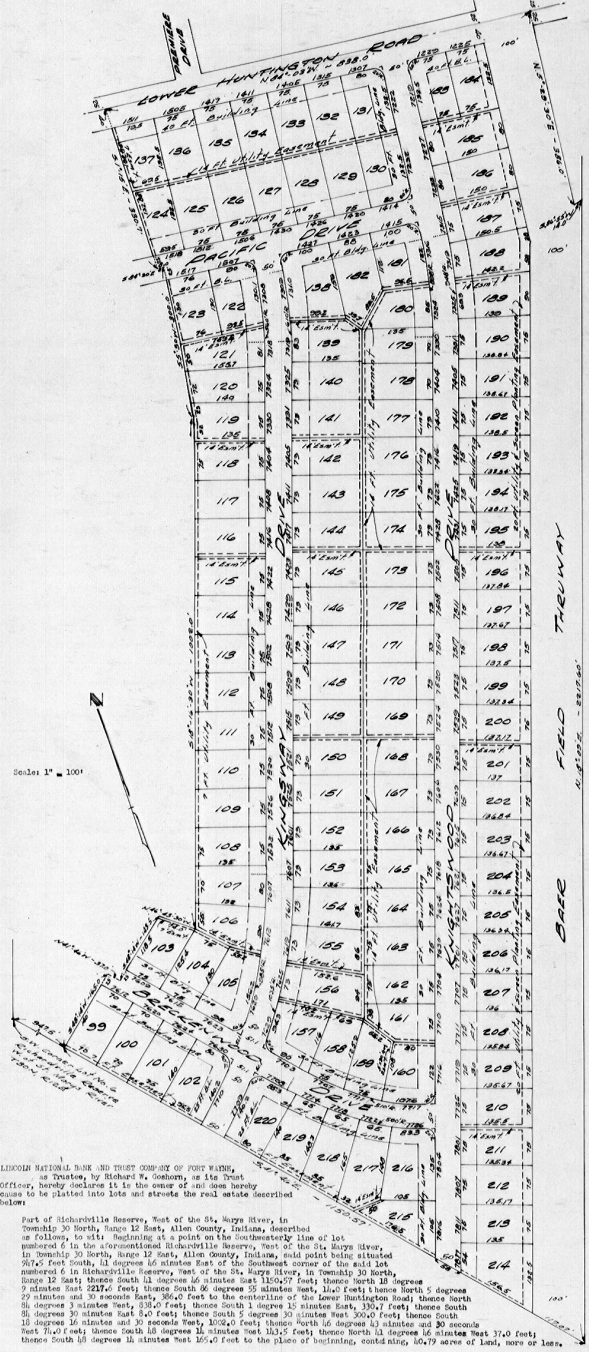


PLAT OF
MAYOR PLATS, SHEET II,
IN ADDITION TO THE CITY OF FORT WAYNE, INDIANA
October 14, 1928
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1928 OCT 23 PM 2:45



Scale: 1" = 100'

LINCOLN NATIONAL BANK AND TRUST COMPANY OF FORT WAYNE,
as Trustee, by Richard W. Goshorn, as its Trust
Officer, hereby declares it is the owner of and does hereby
cause to be platted into lots and streets the real estate described
below:
Part of Richardsville Reserve, West of the St. Marys River, in
Township 20 North, Range 12 East, Allen County, Indiana, described
as follows, to-wit: Beginning at a point on the southerly line of lot
numbered 4 in the aforementioned Richardsville Reserve, West of the St. Marys River,
in Township 20 North, Range 12 East, Allen County, Indiana, said point being situated
34 1/2 feet South, 11 degrees 16 minutes East of the Southeast corner of the said lot
numbered 4 in Richardsville Reserve, West of the St. Marys River, in Township 20 North,
Range 12 East; thence South 11 degrees 16 minutes East 3150.27 feet; thence North 12 degrees
29 minutes East 2217.6 feet; thence South 86 degrees 23 minutes West, 1140 feet; thence North 5 degrees
29 minutes and 30 seconds East, 360.0 feet to the centerline of the Lower Huntington Road; thence North
86 degrees 29 minutes West, 238.0 feet; thence South 12 degrees 15 minutes East, 350.7 feet; thence South
12 degrees 16 minutes and 20 seconds East, 300.0 feet; thence North 10 degrees 43 minutes and 30 seconds
West 71.0 feet; thence South 12 degrees 16 minutes West 314.5 feet; thence North 13 degrees 16 minutes West 37.0 feet;
thence South 12 degrees 16 minutes West 164.7 feet to the place of beginning, containing 10,719 acres of land, more or less.
The lots are numbered from 99 to 216, both inclusive, and all dimensions are shown in feet and decimal parts of a foot on the plat.
All streets and easements specifically shown or described are hereby expressly dedicated to public use for their usual and
intended purposes.

I, WALTER WIERHOW, Lincoln National Bank and Trust Company of Fort Wayne, Indiana, as Trustee, Owner of the real estate, described in
said plat, has hereunto set his hand and seal by his duly authorized officers, this 13th day of October, 1928.
ATTEST: *Richard W. Goshorn*, as its Trust Officer
County of Allen) ss

Before me, the undersigned Notary Public, in and for said County and State, this 14th day of October, 1928, appeared Lincoln
National Bank and Trust Company of Fort Wayne, as Trustee, by Richard W. Goshorn, as its Trust Officer, and also, G. H. Buehler,
as its Cashier, personally known to me to be the Trust Officer and Cashier respectively of the Lincoln National Bank and Trust
Company of Fort Wayne, and acknowledged the execution of the foregoing to be the official act of the said Lincoln National Bank
and Trust Company of Fort Wayne, as Trustee, and their voluntary act and deed for the uses and purposes therein mentioned.

I, *Harvey L. Graham*, Notary Public
Notary Public

An authorized Civil Engineer, registered as provided by Indiana Statutes, hereby certifies that he has laid out the lots of
the Plat of MAYOR PLATS, SHEET II, in addition to the City of Fort Wayne, Indiana, as shown on the Plat herewith and in
conformity with the true and established lines of real estate described. The lots are numbered from 99 to 216, both inclusive,
and the dimensions are shown on the Plat in feet and decimals.

I, WALTER WIERHOW, the said Civil Engineer has hereunto set his hand and seal this 14th day of October, 1928.
ATTEST: *Walter Wierhow*
Walter Wierhow, Civil Engineer

PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS

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APPENDED TO AS A PART OF THE DEDICATION AND PLAT OF AVALON PLACE, SECTION II, IN ADDITION TO THE CITY OF FORT WAYNE, INDIANA

There are strips of ground, as shown on this Plat and marked "Easement", reserved for the use of public utilities for the installation of mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved.

All lots in said Addition shall be subject to and impressed with the covenants, agreements, restrictions, limitations and charges hereinafter set forth and they shall be considered a part of the conveyance of any lot in said Addition without being written therein.

- 1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single-family dwelling, and a private garage for not more than two cars.
2. DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted on any lot at a cost of less than \$8500.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at a minimum cost as stated herein for the minimum permitted dwelling size.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

APPROVED BY CITY PLAN COMMISSION Fort Wayne, Indiana. Signatures: W. F. Bergmann, Herbert E. Dehman, Burkhardt, Joseph W. Hoover, Paul C. Clarke, Harry Lee Haynie, C. J. ...

APPROVED: BOARD OF PUBLIC WORKS Fort Wayne, Indiana. Signatures: ...

