

Marion

Key file  
4247

All streets shown on this plat 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. Fences may be erected on said strips.

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 2 cars and residential accessory buildings. Except that two way doubles may be located on corner lots No. 1, 5, 8, 10 and 17. No hotel, boarding house, mercantile building, factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision.

No building, structure, or appurtenance thereto except fences shall be located within 5 feet of any side lot line, except where buildings are built upon more than one single lot, then this restrictions 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 15 feet or 15% of the lot frontage measured at the building set back line, whichever is the lesser, to any lot or property line on which it is situated, including attached garages.

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

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 line, there shall be erected or maintained no structure of any kind or part thereof other than a one story open porch.

No residence shall be erected or maintained on any lot or lots in this subdivision having a ground floor area exclusive of open porches and garages, of less than 900 square feet in the case of a one story structure, or 660 square feet in the case of a 1 1/2, 2 or 2 1/2 story structure.

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 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 Lewis H. Frosch and Eugene A. Frosch, 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 its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

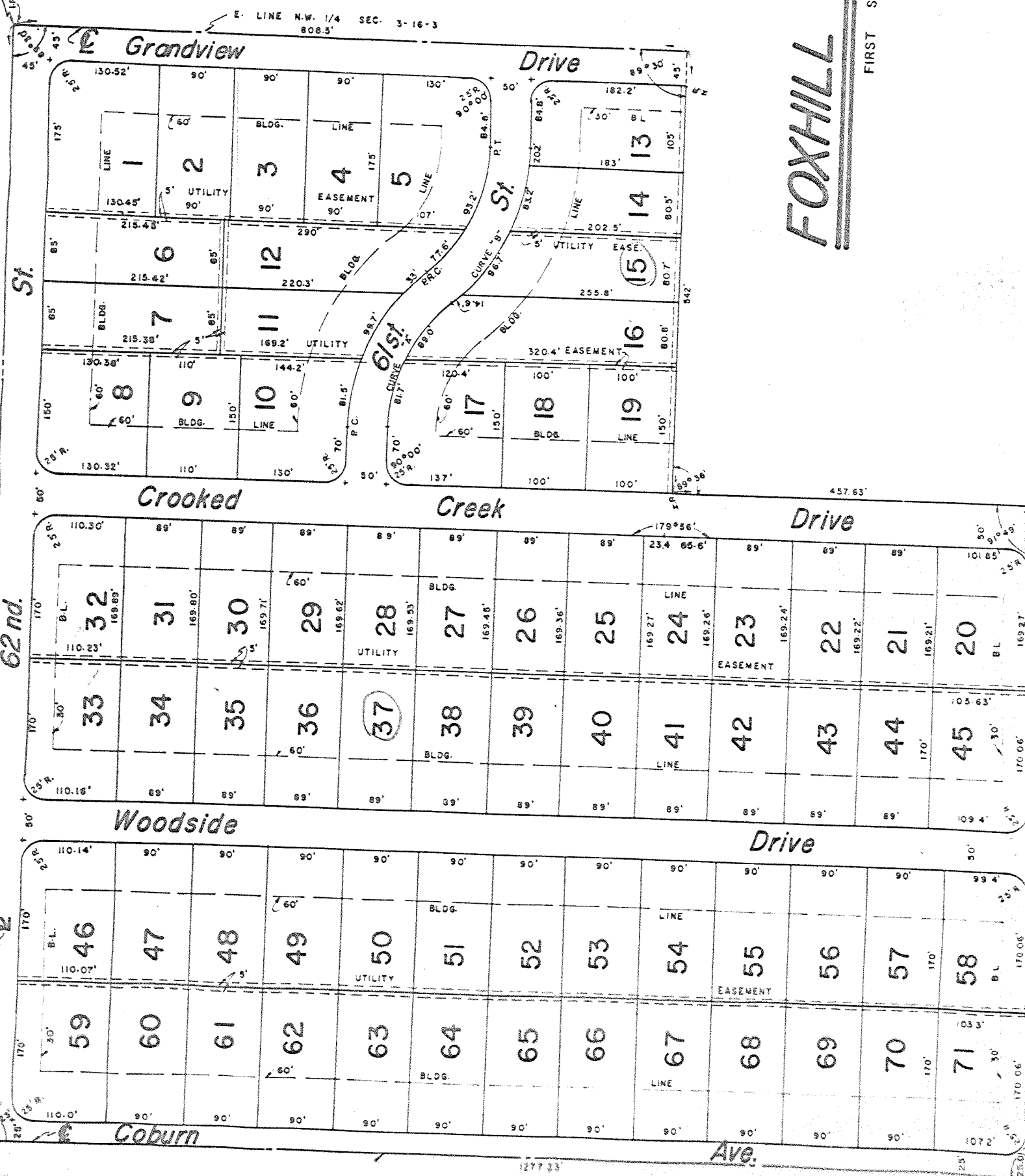
Private water supply and/or sewage systems may be located, constructed and maintained to serve any building lot in this subdivision, provided said systems are approved in writing by the proper public and/or civil authorities.

51865

SEC. 3-16-3

Office Copy  
July 7  
4247

CURVE DATA  
 CURVE "A"  
 Δ: 49° 24'  
 D: 25° 40'  
 R: 225'  
 L: 192.45'  
 CURVE "B"  
 Δ: 49° 26'  
 D: 25° 40'  
 R: 225'  
 L: 192.75'



# FOXHILL MANOR

FIRST SECTION

W. LINE E. 1/4 N.W. 1/4 SEC. 3-16-3

THIS PLAT