Plat Book
20 page 31a

Front and side yard lines as shown on this plat are hereby established to which line each of the streets shall be granted or maintained within 20 feet of the property line of any street in this addition. The coverage of lots in this addition is hereby restricted to numbers of the pure white race. No negro, mulatto, Japanese, nor any other than the pure white race shall occupy or require title to any lot or portion thereof in this addition except that the Negro shall or the tenant thereof may rent his domestic servant or servants to occupy room or rooms on said lot during the time of such domestic service.

Prior to the time this addition is annexed to the City of Indianapolis, and never by said City only single family houses may be erected on any portion lot herein excepting that lots numbered 271 and 272 may be used for business purposes.

The right to enforce the foregoing provisions by injunction together with the right to cause the removal by due process of law of any structure erected or maintained in violation of them is hereby dedicated to the public and reserved to the other owners of lots in this addition or their assigns. These provisions shall terminate September 28, 1961.

Town lot record
1027 page 12a.

This reservation is made upon and shall be subject to the following conditions and restrictions:

1. There are strips of ground designated on said plat as "Utilities Right-of-Ways" which are hereby reserved for use of Public Utilities Companies for the installation and maintenance of poles, lines, wires, ducts and pipes, subject at all times to the authority of the City of Indianapolis, not to the servant herein reserved. No permanent or other structure shall be erected or maintained on said strips, but the same may be occupied by the owner or servient of said lines at the time of the construction of said lines and at the time of the maintenance of said lines. No other structure shall take title thereto subject to the terms herein reserved to the rights of the other owners of lots in this addition for ingress and egress, in, along, across and through the several strips herein reserved.

2. No permanent or other structures shall be erected upon or maintained in said strips or on said front yard line and the property line as shown on the plat. No garage or accessory building shall be erected or maintained within 20 feet of the property line of any street in this addition.

3. The ownership and occupancy of lots in this addition is hereby restricted to members of the pure white race. No negro, mulatto, Japanese or any other race or mixture thereof, other than the pure white race shall occupy or require title to any lot in this addition and the pure white race shall occupy or require title to any lot or portion thereof. Any servant or servants to occupy room or rooms in said structure or accessory structure thereto during the time of such domestic service.

4. Prior to the time this addition is annexed to the City of Indianapolis, only single family houses may be erected on any lot in this addition, excepting lots 191 to 199 and 20, which the servient reserved for both inclusive 203 and 204 lots 69 and 70, which the servient reserved for business purposes and uses. Therefore these provisions shall not be in effect.

-over-
5. No dwelling shall be erected unless the cost thereof shall be at least $3,500.00 except in the case of dwelling on lots facing Keystone Ave. or 56th St. where the cost shall not be less than $3,500.00 and also excepting dwellings on lots numbered 47 to 54, 100 to 104, 150 to 154 where the cost shall be no less than $3,500.00.

6. The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law, of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. All of the foregoing restrictions and conditions shall terminate and cease to be effective on and after July 1, 1961.

It is averred and agreed between the parties hereto that each of the aforesaid conditions and restrictions shall run with the land, and shall be binding upon the grantee or grantee, his, her or their heirs, executors and assigns.
or room in said structure or accessory structure therein during the time of such
domestic servitude.

4. Prior to the time this addition is annexed to the City of Indianapolis and as
en by said city only single family houses may be erected or maintained on any lot in
this Addition, excepting Lots 175 to 179 both inclusive, 203 and 204 and Lots 19 and
20 which are hereby reserved for business purposes and use. Thenceforth these
provisions shall not be in effect.

5. No dwelling shall be erected unless the cost thereof shall be at least
$4,500.00, except in the case of dwellings on lots facing Keystone Ave., or 56th St.,
where the cost shall not be less than $4,500.00, and also excepting dwellings on lots
numbered 47 to 64, 100 to 104, 180 to 184 where the cost shall be no less than $3,000.00.

6. The right to enforce these provisions by injunction, together with the right
to cause the removal by due process of law, of any building or structure erected
or maintained in violation of the above provisions is hereby dedicated to the public
and reserved to the several owners of lots in this addition or their assigns. All
of the foregoing restrictions and conditions shall terminate and cease to be ef-
factive on and after July 1, 1961.
N. KESSLER MANOR

Plat Book
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The above owners hereby establish front and side yard lines as shown on this plat, between which lines and the property lines of streets there shall be erected or maintained no permanent or other structures other than open one story porches. No garage or accessory building shall be erected or maintained within 20' of the property line of any street in this addition.

The ownership of lots in this addition is hereby restricted to owners of the pure white race. No negro, mulatto, Chinese, Japanese or member of any other race or mixture thereof, other than the pure white race, shall occupy or acquire title to any lot in this addition, except that the white owner of tenure of any lot or structure thereon may permit his domestic servant or servants to occupy room or rooms in said structure or accessory structure therein during the time of such domestic servitude.

Prior to the time this addition is annexed by the City of Indianapolis and zoned by said city only single family houses may be erected or maintained on any one platted lot in this addition, excepting lots 175 to 179 both inclusive, lots 205 and 206, lots 19 and 20, which are hereby reserved for business purposes and uses.

The right to enforce these provisions by injunction together with the right to cause the removal by due process of law, of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. This provision shall terminate July 1st., 1961.
This Conveyance is made upon and shall be subject to the following conditions and restrictions:

1. There are strips of ground designated on said plat as "Utilities' Easements", which are hereby reserved for use of Public Utilities Companies for the installation and maintenance of poles, lines, mains, ducts and pipes, subject at all times to the authority of the City of Indianapolis, and to the easement herein reserved. No permanent or other structure shall be erected or maintained on said strips, but the owners of such lots shall take title thereto subject to the easement herein reserved and to the rights of the other owners of lots in this Addition for ingress and egress, in, along, across, and through the several strips herein reserved.

2. No permanent or other structures than open one story porches shall be maintained between the front yard line and property line, or Side Yard line and the Property line as shown on the plat. No garage or accessory building shall be erected or maintained within 20 feet of the Property line of any street in this Addition.

3. The ownership and occupancy of lots in this Addition is hereby restricted to members of the pure white race, of negro, mulatto, Chinese, Japanese or member of any other race of AFRICANS, except any person or tenant of any lot or structure therein may permit his domestic servant or servants to occupy room or rooms in said structure or accessory structure thereon during the term of such domestic servitude.

4. Prior to the time this addition is annexed by the City of Indianapolis, and owned by said City, only single family houses may be erected or maintained on any lot in this addition excepting lots 179 to 179 both inclusive, lots 203 and 204, lots 19 and 20 which are hereby reserved for business purposes and uses. That none of these provisions shall not be in effect.

5. No dwelling shall be erected unless the cost thereof shall be at least $3250.00 except in the case of dwellings on lots facing Keystone Ave. or 56th St., where the cost shall be at least $4,500.00 and also excepting dwellings on lots numbered 97 to 99, 100 to 104, 165 to 169, where the cost shall be no less than $5000.00.

6. The right to enforce these provisions by injunction together with the right to cause the removal by due process of law of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. All of the foregoing restrictions and conditions shall terminate and cease to be effective on and after July 1, 1961.

It is understood and agreed between the parties hereto that each of the aforesaid conditions and restrictions shall run with the land and shall be binding upon the grantee or grantees, his, her, or their heirs, executors and assigns.
NORTH KESSLEY ADDITION

RE­SER­VI­ONS

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No permanent or other structures than open one story porches shall be maintained between the front yard line and property line or side yard
line and the property line as shown on the plat. No garage or accessory
building shall be erected or maintained within 20 feet of the property
line of any street in this addition.

The ownership and occupancy of lots in this addition is hereby restricted
to members of the pure white race. No negro, mulatto, Chinese, Japanese
or member of any other race or mixture thereof, other than the pure white
race, shall occupy or acquire title to any lot in this addition except
that the owner or tenant of any lot or structure thereon may permit
his domestic servants or servants to occupy rooms or rooms in said structure
or accessory structure thereof during the time of such domestic servants.

Prior to the time this addition is opened to the City of Indianapolis and
zoned by said city, only single family houses may be erected or maintained
on any lot in this addition excepting Lots 175 to 179 both inclusive 180
and 204 Lots 19 and 20 which are hereby reserved for business purposes and
use. Thereafter these provisions shall not be in effect.

No dwelling shall be erected unless the cost thereof shall be at least
$2,500.00, except in the case of dwellings on Lots facing Keystone Avenue
or 36th Street where the cost shall not be less than $4,500.00 and also
excepting dwellings on Lots numbered 47 to 58, 100 to 104, 126 to 128,
where the cost shall be no less than $2,500.00.

The right to enforce these provisions by injunction, together with the
right to cause the removal by due process of law, of any building or
structure erected or maintained in violation of the above provisions is
hereby dedicated to the public and reserved to the several owners of lots
in this addition or their assigns. All of the foregoing restrictions and
conditions shall terminate and cease to be effective on and after July 1,
1961.

It is over­con­nected and agreed between the parties hereto that each of the
afore­said conditions and restrictions shall run with the land, and shall
be binding upon the grantors or grantee, i.e., her or their heirs, executors
and assigns.
There are strips of ground designated on said plat as "Utilities Easements" which are hereby reserved for use of public utilities companies for the installation and maintenance of poles, lines, mains, ducts and pipes, subject at all times to the authority of the City of Indianapolis and to the easement herein reserved. No permanent or other structure shall be erected or maintained on said strips, but the owners of such lots shall take title thereto, subject to the easement herein reserved and to the rights of other owners of lots in this addition for ingress and egress, in, along, across and through the several strips herein reserved.

The above owners hereby establish front and side yard lines as shown on this plat, between which lines and the property lines of streets there shall be erected or maintained no permanent or other structure other than open one story porches. No garage or accessory building shall be erected or maintained within 20 feet of the property line of any street in this addition.

The ownership of lots in this addition is hereby restricted to members of the pure white race. No negro, mulatto, Chinese, Japanese or member of any other race or mixture thereof, other than the pure white race, shall occupy or acquire title to any lot in this addition, except that the white owner or tenant of any lot or structure thereon may permit his domestic servant or servants to occupy room or rooms in said structure or accessory structure thereto during the time of such domestic servitude.

Prior to the time this addition is annexed by the City of Indianapolis and zoned by said City only single family houses may be erected or maintained on any one plated lot in this addition, excepting lots 175 to 179 both inclusive; lots 203 and 204, lots 19 and 20, which are hereby reserved for business purposes and use.

The right to enforce these provisions by injunction together with the right to cause the removal by due process of law, of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. This provision shall terminate July 1st, 1961.