REPLAT OF HOMEWOOD MANOR

#81951 A Sub-division of part of the E½ of the S.W.¼ of Sec. 22, T-6-S., R. 10-W.
Description:-

Commencing on the East line of said ½,¼ section 1650 ft. North of the S.E. corner thereof; thence North 330 ft.; thence West 1323.1 ft. to West line of said ½,¼ section; thence South along said West line 330 ft; thence East 1322.9 ft. to the place of beginning.

State of Indiana }
Vanderburgh Co. }S.S.

Before me, a notary public in and for said county and state personally appeared W.W. Williams, Mike Schmitt, Jr., Lorena Schmitt, Alva Black & Jessie Black, the owners and acknowledged the execution of this plat.

Alva Black
Jessie Black
W. W. Williams
Mike Schmitt, Jr.
Lorena Schmitt

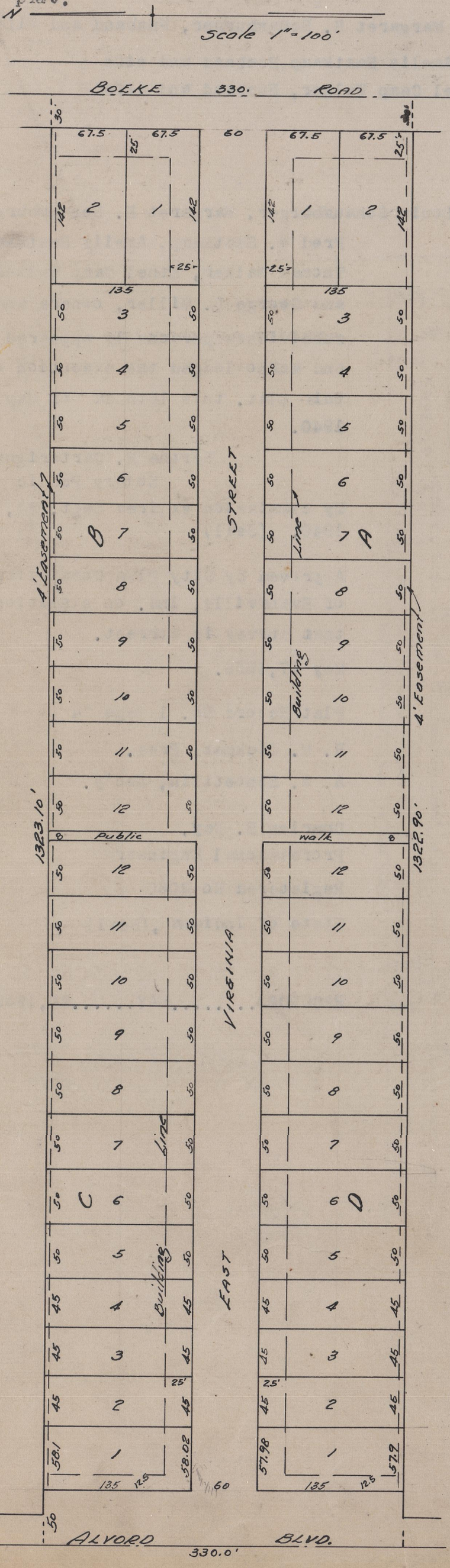
Witness my hand and notarial seal, this 18th day of April, 1939.

James Wm. Reynolds, Notary Public

My commission expires July 20th 1942. (Seal)

Gustav Seegmueller, Professional Engineer Registered No 1495 State of Indiana, (Seal)

Approved by City Plan Commission of Evansville, Ind. on condition that survey is correct. May 3,1939. Plat Record No. 1 Page 22
H. M. Dickman, Pres. A. W. Schoettlin, Sec'y.



RESTRICTIONS

HOMEWOOD MANOR SUBDIVISION

1. No persons not of the white race shall own, rent, or take possession of any lot or buildings thereon.

2. No house may be built on any lot in Blocks A and B costing less than $3500.00 except Lots 1 and 2 in Block B facing Boeke Road which house shall cost not less than $4000.00. No house may be built on any lot in Blocks C and D costing less than $3000.00.

3. No garage nor temporary dwelling shall be used as living quarters in this subdivision.

4. No buildings shall be erected on a lot except one detached single dwelling and a one-car or two-car garage. No building shall be erected on any lot nearer than twenty-five feet nor farther than thirty-five feet from the front building line nor nearer than five feet from any side lot line.

5. No retail nor wholesale shop or store shall be erected nor any business nor industry nor any obnoxious or offensive trade shall be conducted on said premises nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No intoxicating liquors may be manufactured or sold on the premises.

6. Covenants and restrictions herein are to supersede any previous covenants or restrictions and are to run with the land and shall be binding on the parties and all persons claiming under them until January 1, 1964, at which time these covenants and restrictions shall terminate.

7. If the parties hereto or any of them or their heirs or assigns shall violate any of the covenants or restrictions herein before January 1, 1964, it shall be lawful for any other person or persons owning any other lots 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 or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations.

8. Invalidation of any 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

RECORDED.....MAY.....6,1939.

Joseph A Betz, R. V. C.

For Amended Restrictions of this plat see Record "N" page 1.