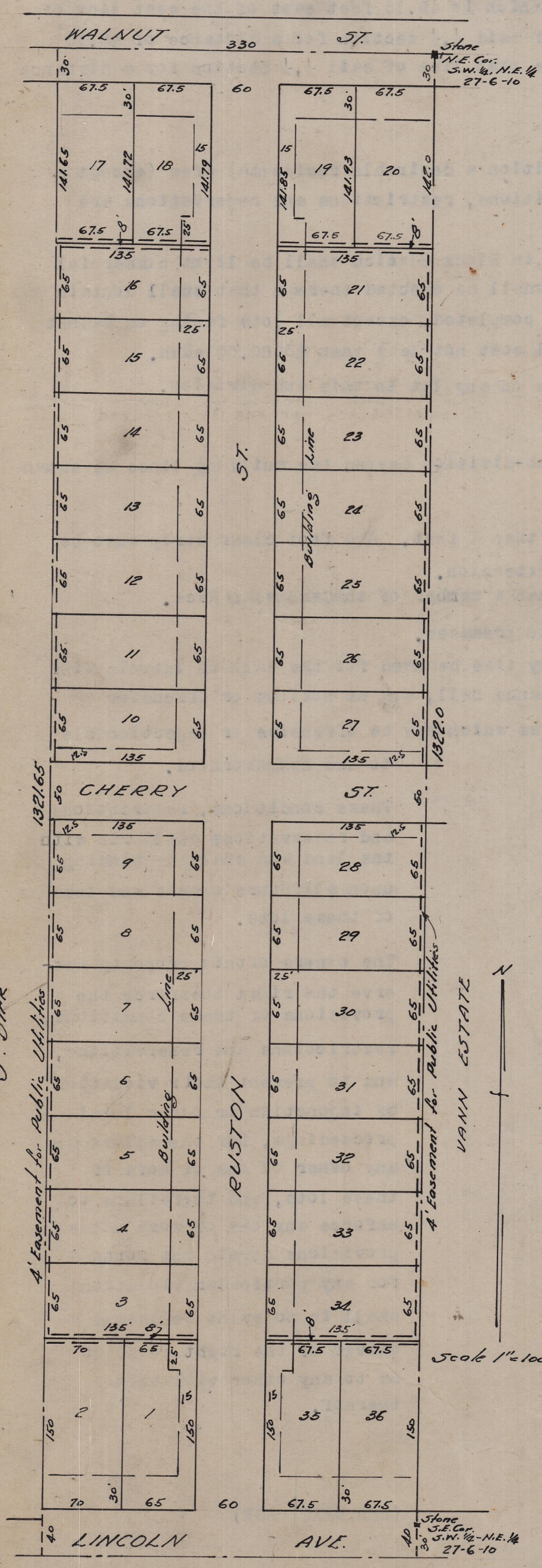
RUSTON PLACE

#82706 A Sub-Division of Part of the S.W.¼, N. E.¼ of Sec. 27-T 6 S, R 10 W.

Description :-

Beginning at the S. E. Corner of the S. W ¼, N.E. ¼ of said section; thence west along the south line of said ¼,¼ section 330 feet; thence North parallel with the East line of said ¼,¼ section 1321.65 ft. to the North line of said ¼,¼ section; thence East along said North line 330 ft. to the N.E. corner of said ¼,¼ section thence South along the East line of said ¼,¼ section 1322 ft. to the place of beginning.



CONDITIONS, RESTRICTIONS AND RESERVATIONS.

1. The plan of the owners of this property is to make this addition a desirable residential area and the following conditions, restrictions and reservations are hereby made a part hereof:

1. No lot in this subdivision shall be used for other than residence purposes and no dwelling shall be erected thereon that shall contain less than five rooms nor that shall cost less than $3500.00 when completed, except Lots 35 and 36, upon which no dwelling shall be erected, that shall cost less than $4500.00 when completed:

2. No garage or temporary dwelling shall be used as living quarters on any lot in this subdivision.

3. No part of any dwelling shall be erected on any lot in this dubdivision beyond the building lines as shown on plat.

4. No structure shall be erected on any lot nearer the rear line than 4 feet. A 4 ft. clear strip must be allowed on the rear of each lot as an easement for public utilities extension.

5. No lot shall ever be owned, occupied or leased by any other than a member of the Caucasian race.

6. No building of any kind or description shall be moved onto said premises.

These conditions, restrictions and reservations shall run with the land and shall be binding upon all future owners of these lots. The owners reserve the right to enforce the provisions of these conditions, restrictions and reservations or to prevent their violation by injunction or other proceedings, for themselves and any owner of any one or more of these lots, and the failure to enforce the provisions herein set forth shall in no event be deemed a waiver of the right to do so as to any other violation thereof.

State of Indiana S.S.
Vanderburgh County

Before me, a notary public in and for said county and state, personally appeared Mary R. Ruston, Luella Ruston, and Oliver P. Ruston the owners and acknowledged the execution of this plat, this 4th day of May, 1939.

Mary R. Ruston
Luella Ruston
Oliver P. Ruston

Witness my hand and notarial seal this 4th day of May.

Wm. L. Craig, Notary Public
My commission expires March 15,1941. (Seal)

William L. Hitch, Professional Engineer
Registered No 165 State of Indiana, (Seal)

Approved by City Plan Commission of Evansville, Ind. on condition that survey is correct May 17,1939

Plat Record No 1 Page 23 H. M. Dickman, Pres.
A. W. Schoettlin, Sec'y.

RECORDED.....MAY.....22,1939.

Joseph A Betz. R. U. C.

For Amended Restrictions see misc. "N" at page 380.