# VANN ESTATE

#82707 A Sub-Division of Part of the S.E ¼ NE ¼ of Sec. 27, Township 6 South, Range 10 West.

Description

That part of the SE¼ NE¼ of Sec. 27-6-10, Described as Follows:-

Beginning at the N.W. corner of said ¼,¼ section and running thence east along the north line of said ¼,¼ Section for a distance of 1190 feet; thence south and parallel with the east line of said ¼,¼ Section for a distance of 275 feet; thence east and parallel with the north line of said ¼,¼ Section for a distance of 163 feet to the eastline of said ¼,¼ Section, thence south along the east line of said ¼,¼ Section for a distance of 1052.4 feet to the S.E. corner of said ¼,¼ Section: thence west along the south line of said ¼,¼ section for a distance of 1282.66 feet to a point which is 48.84 feet east of the S.W. corner of said ¼,¼ Section, thence north for a distance of 180 feet to a point which is 49.15 feet east of the west line of said ¼,¼ Section, thence West and parallel with the south line of said ¼,¼ section for a distance of 49.15 feet to the west line of said ¼,¼ Section; thence north along the west line of said ¼,¼ Section for a distance of 1142 feet to the place of beginning.

CONDITIONS, RESTRICTIONS AND RESERVATIONS.

The Plan of the owners of this property is to make this addition a desirable residental area (except a limited number of lots on Lincoln Avenue) and the following conditions, restrictions and reservations are hereby made a part thereof.

1. No lot in this sub-division (Except Lots 3,4,5,6,7,8,9 and 10, in Block 8) which shall be light commercial 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 $4500.00 when completed, except all lots facing on Walnut Street, on which latter lots dwellings may be erected which shall cost not less than $3500.00 each.

2. No garage or tempory dwelling shall be used as living quarters on any lot in this sub-division.

3. No part of any dwelling shall be erected on any lot in this sub-division 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 foot clear strip must be allowed on rear of each lot as an easement for Public Utilities Extension.

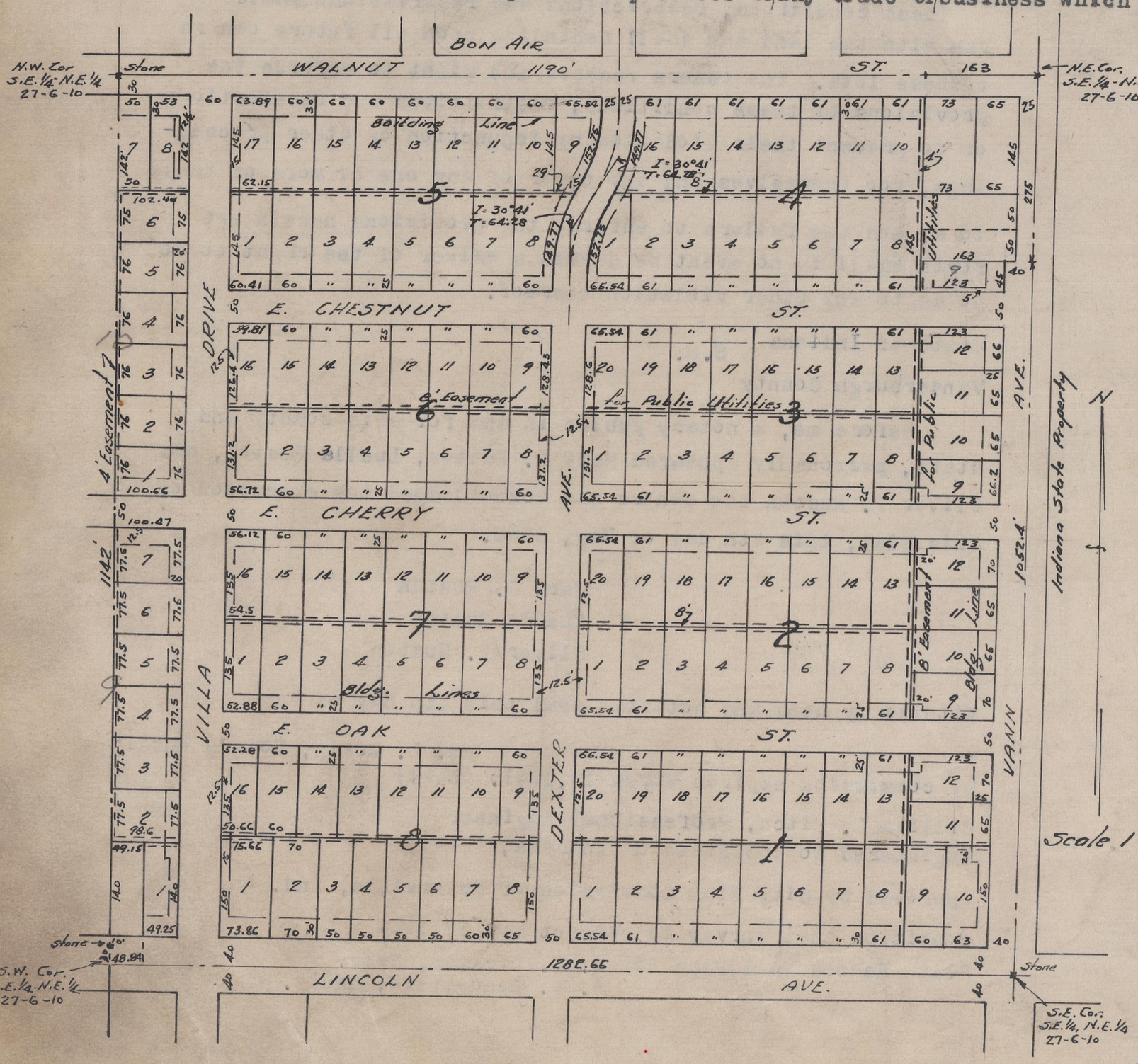
5. No lot shall ever be owned, occupied or leased by any other than a member of the Caucasian Race.

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

7. No building to be erected on any part of this land shall at any time be used for the sale of intoxicating liquors, no building shall at any time be used or occupied as a dance hall, and no noxious or offensive trade shall be carried on upon said premises or any trade or business which may be offensive or objectionable to the neighborhood.

These conditions, restrictions and reservations shall run with the land and shall be binding upon all future owners and lessees of these lots.

The owners of this property reserve the right to enforce the provisions of these conditions, restrictions and reservations, and to prevent their violation by injunction or other legal proceedings, for themselves and any owner of one or more of these lots, and the failure to enforce any one or more of the provisions herein set forth for any particular violations shall in no event be deemed a waiver of the right to do so as to any other violation thereof.

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