ROSSHIRE

#87196 A Sub-division of a part of the S.E.¼ of Section 27, Township 6, south, Range 10 West, described as follows:-

Beginning at a point on the East line of said ¼ section at a distance of 176 ft. north of the S. E. corner of said ¼ section; running thence north along said east line for a distance of 976.16 ft., thence west and parallel with Bayard Park Drive for a distance of 704.95 ft.; thence south for a distance of 1138.93 ft. to the south line of said ¼ section ; thence east along said south line for a distance of 244.5 ft thence North and parallel with the east line of said ¼ section for a distance of 176 ft.; thence East and parallel with the south line of said ¼ section for a distance of 460 ft. to the place of beginning.

RESTRICTIVE COVENANTS FOR THE PROTECTION OF LOTS IN THIS SUB-DIVISION.

1. Lots 10 to 54, inclusive, shall be known and described as residential lots.

2. No residential lot shall be re-subdivided in to building plots, nor shall any dwelling be erected on any residential building lot having an area of less than 1000 square feet or a frontage of less than 26 feet,

3. No noxious or offensive trade shall be carried on upon aNy lot nor shall aything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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

5. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on a residential lot shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

6. No dwelling costing less than $5000.00 shall be permitted on any residential lot.

7. These restrictions shall run with the land and shall be binding upon all future purchasers of these lots.

STATE OF INDIANA }
VANDERBURGH COUNTY } S.S.

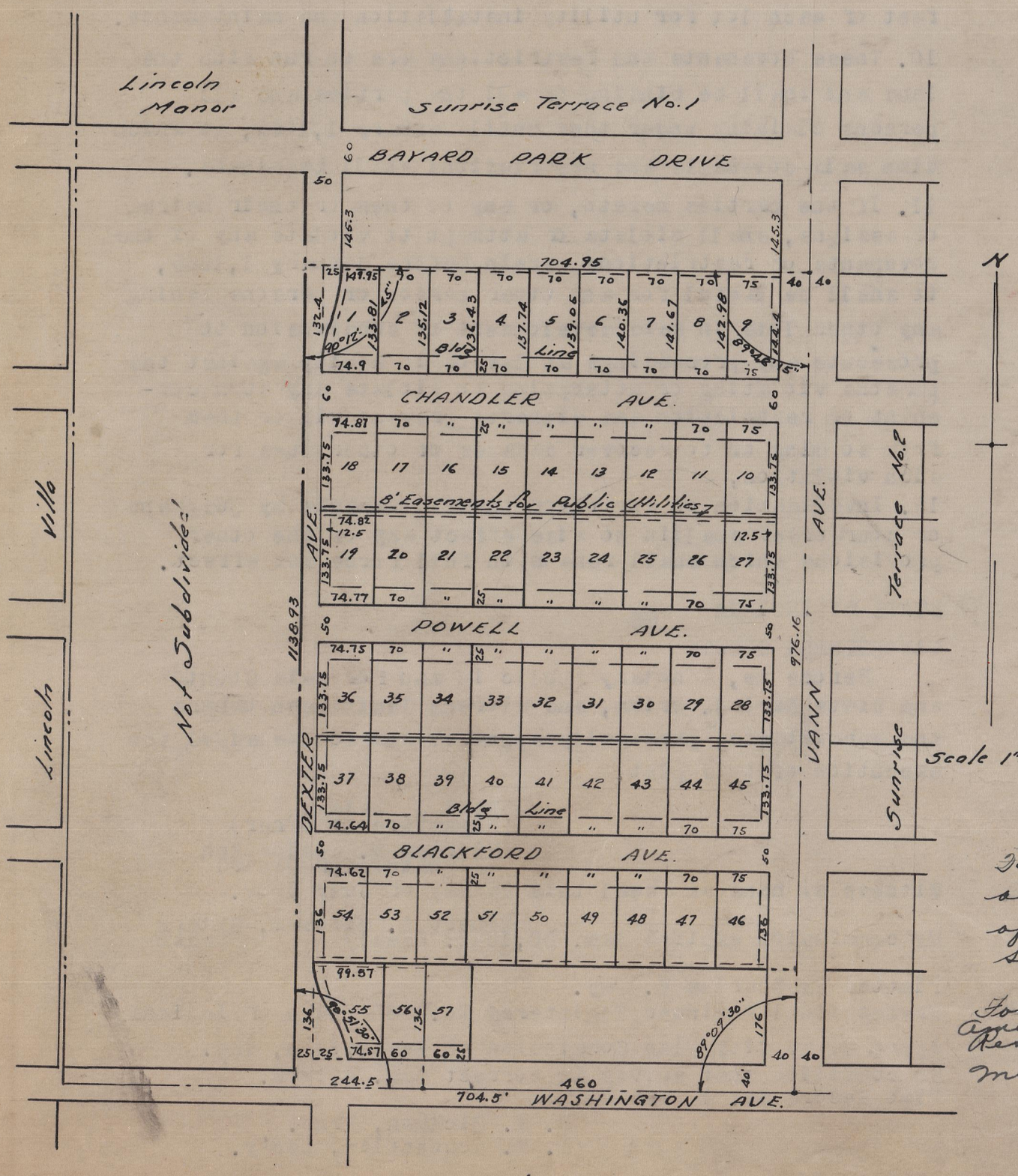
Before me, a notary public in and for said county and state, personally appeared Wm. and Catherine Ross, the owners, and acknowledged the execution of this plat.

William Ross
Catherine B. Ross

Witness my hand and notarial seal this 12th day of December, 1938.

My commission expires Apr. 7,1942. (Seal)

Mary Forster, Notary Public



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

Approved by City Plan Commission of Evansville, Ind, on condition that survey is correct.
Dec. 21,1938.
Plat Record No. 1 Page 13
H. M. Dickman, Pres
A. W. Schoettlin, Sec'y.

RECORDED.....AUGUST.....8,1939.

Joseph A Betz, R.P.C.

For Amendment & Modification of Restrictions of Pt Lots 41 & 40 See misc. "O" page 328.

For Partial Waiver and Release of Restrictions see misc. "N" page 410.

For Modification and Amendment of Restrictions See Misc. "P" page 383

For Amendment of Restrictions see misc. "N" page 411.

For Modification & Amendment of Restrictions see misc. L. Page 113.

For Amendment of Restrictions see misc. "N" page 474.

For Amendment of Restrictions see misc. "O" page 51.