ROEDEL'S SUB.

#87604 All that part of the northeast quarter of the northwest quarter of Section 34, Township 6 South, Range 11 west, lying north of the Middle Mt. Vernon Road.

Excepting, however, one acre lying in the northwest quarter heretofore conveyed to Sophia Mahrenholz, and recorded in Deed Record 191, page 373, of the records of Vanderburgh County, Indiana; also one acre conveyed to Henry F. Barenberg and Mathilda Barenberg, husband and wife, and recorded in Deed Record 190, Page 530, of the records of Vanderburgh County, Indiana. Also three acres and a fraction of one acre heretofore conveyed by the said William Hoewing. The amount of land herein conveyed being 23 acres more or less.

State of Indiana }
Vanderburgh County } S.S.

Before me a notary public in and for said State and County, personally appeared and acknowledged the execution of this plat. John C. Roedel

Witness my hand and notarial seal this 13th day of May, 1937.

My commission expires November 8,1939. (Seal) Marguerite L. Reynolds, Notary Public

Approved by City Plan Commission of Evansville, Ind. May 12, 1937. H. M. Dickman, Pres.

Charles W. Deeg, Professional Engineer, Registered No 1916 State of Indiana. A. W. Schoettlin, Sec'y

RESTRICTIONS AND RESERVATIONS

The undersinged, James ThomPson and May Thompson, his wife; Adam Miller and Catherine Miller, his wife; Virgil C. Syerup and Frances D. Syerup, his wife; Norman Knoop and Helen Knoop, his wife; Carlton Ruminer and Dorothy Ruminer, his wife, and Louise C. Roedel, wife of John C. Roedel, by John C. Roedel their attorney-in-fact, and also John C. Roedel acting for himself, all of Vanderburgh County, in the State of Indiana, as owners and proprietors of the lands hereinafter described, each in consideration of the mutual agreement of one with another and for other valuable considerations, the receipt of which is hereby acknowledged, agree to bind themselves, their heirs, administrators, executors and assigns, and all persons hereinafter who may acquire any right, title or interest in any of said lands as follows:

Lots 8 to 13 inclusive. Lots 20 to 29 inclusive. Lots 47 to 60 inclusive, all in Roedel's Sub of a part of the Northeast quarter of the Northwest Quarter of Section Thirty-four(34), Township Six (6) South, Range Eleven (11) West, in Vanderburgh County, Indiana, shall be subject to the following restrictions and reservations:

(a) All of the above described lots shall be known and described as residential lots and no structure shall be erected on any residential building lot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.

(b) No building shall be erected hereafter on any residential building plot nearer than 30 feet to nor more than 50 feet from the front lot line, nor nearer than 6 feet to any side lot line. The side line restriction shall not apply to a garage located on the rear one-third of a lot, except that on corner lots no structure shall be permitted nearer than 15 feet to the side street line.

(c) No residential lot shall be resubdivided into building plots having less than 5000 square feet of area or a width of less than 51 feet each, nor shall any building be erected on any residential building lot having an area of less than 5000 square feet or a frontage of less than 51 feet.

(d) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

(e) No race or nationality other than the Anglo-Saxon shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race.

(f) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(g) No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.

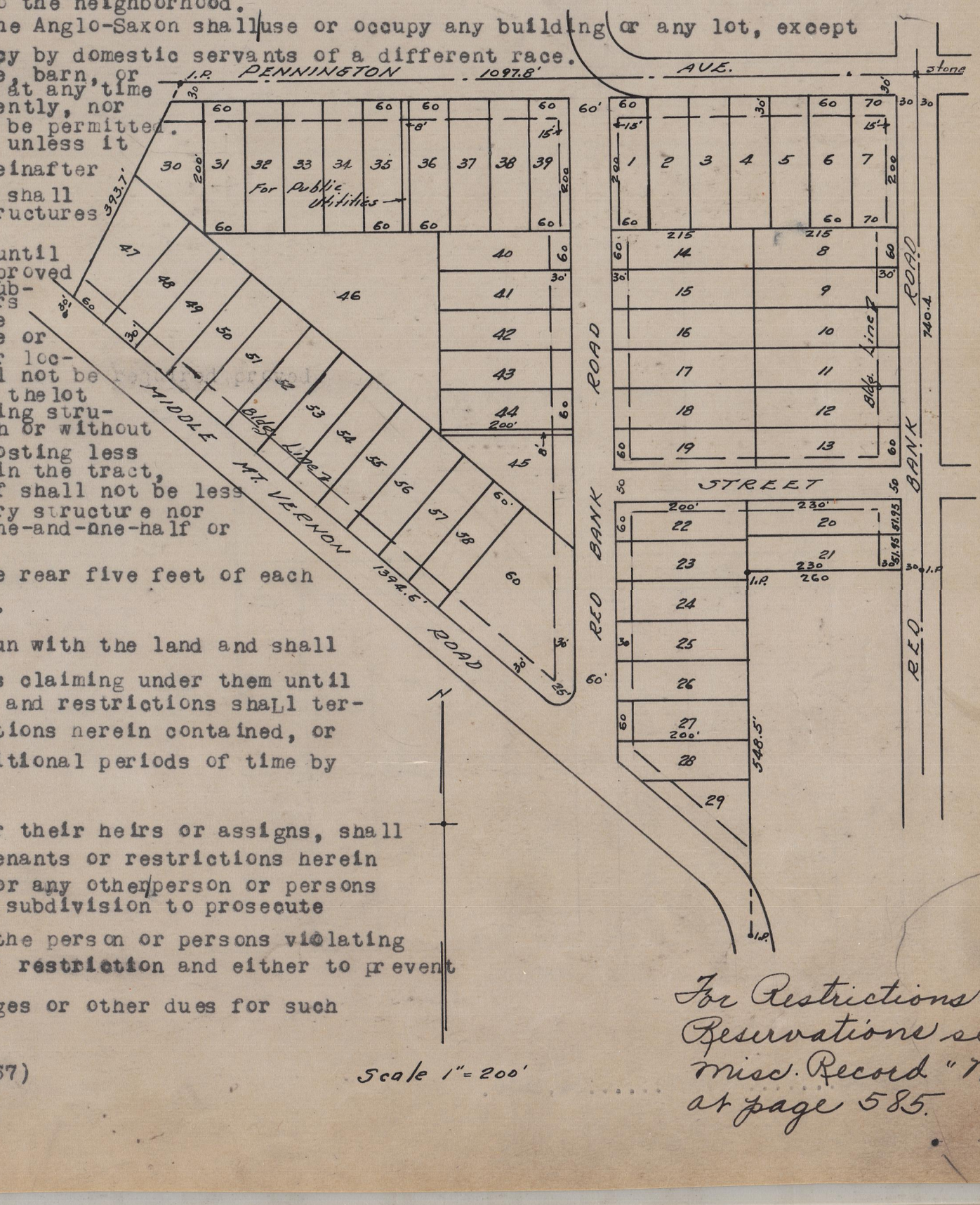
(h) No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days, then such approval will not be required provided the design and location on the lot conform to and are in harmony with the existing structures in the tract. In any case either with or without the approval of the committee, no dwelling costing less than $3500.00 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 750 square feet in the case of a one-story structure nor less than 675 square feet in the case of a one-and-one-half or two-story structure.

(i) A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance.

(j) These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1964, at which time said covenants and restrictions shall terminate. (However, the covenants and restrictions herein contained, or any portion thereof, may be extended for additional periods of time by making appropriate provisions therefor.)

(k) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to 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 restriction and either to prevent him or them from so doing OR to recover damages or other dues for such violation.

(FOR CONTINUATION OF RESTRICTIONS SEE PAGE 167)



For Restrictions and Reservations see Misc. Record "N" at page 585.