BEACON TERRACE

#1317 A Subdivision of part of the Northwest Quarter of the Southwest Quarter of Section Twenty Seven(27) Township Six(6) South, Range Ten (10) West, Vanderburgh County, Indiana. More particularly described as follows: Beginning on the North line of said Southwest Quarter 594.00 ft. east of the Northwest Corner of said Quarter; thence East on the said North line 330.90 ft. thence South 1326.24 ft., thence West 331.97 ft., thence North 1326.02 to the beginning.

BUILDING AND OCCUPATIONAL RESTRICTIONS

1. All of the lots in this Plat, except only Lots One (1), Two(2), Three(3), Four(4), Five (5) and Six(6), shall be sold and used for residence purposes only, and shall never be used for any business or commercial purposes.
2. Lots One(1), Two (2), Three(3), Four(4), Five (5) and Six (6) may be sold and used for commercial or business purposes, and buildings suitable for such purposes may be erected thereon.
3. None of the Lots in this plat shall ever be used for the manufacture or sale, at wholesale or retail, of alcoholic beverages of any kind, except said lots One(1), Two (2), Three(3), Four(4), Five (5) and Six(6).
4. No person of any race other than the white or Caucasian race shall own, use or occupy any of said lots, or any buildings thereon, except that this restriction shall not prevent occupancy by domestic servants of a different race employed by or domiciled with an owner or tenant.
5. An easement is reserved over the rear of each lot in this plat as shown on the plat for utility installation and maintenance.
6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected or placed upon any lot in this plat shall at any time be used as a residence, either temporarily or permanently. No trailer or other structure of a temporary character shall be used as a residence on any of said lots.
7. No structure shall be moved onto any of said lots, but all permitted structures erected on said lots shall be new at the time
8. No building or structure other than one detached single family dwelling not more than two and one-half (2½) stories high and a private garage for not more than three cars and not to exceed one story in height and a basement dwelling unit, may be erected on any lot in this plat, except that on Lots One(1), Two(2), Three(3), Four(4), Five(5) and Six(6),
9. No building or structure, including a covered or open porch, shall be erected or located on any lot in this plat nearer to the side-street line than the building set back line shown on this plat, and no building or structure shall be located nearer than five (5) feet to any side lot line, except that this restriction and covenant shall not apply to a one detached garage or other permitted accessory building located not less than seventy-five (75) feet from the front lot line, nor to a side lot line adjoining a street. This restriction shall not be applicable to Lots Five(5) and Six(6).
10. No building or structure to be used in whole or in part for residence purposes shall be erected or placed on any lot in this plat which has a ground floor area of the main structure, exclusive of one story open porches and garages, of less than the following minimum requirements: One and one-half story structure, 1000 square feet; one story structure, 1000 square feet; two-story structure, 1000 square feet; split level, 1000 square feet; provided that in the case of a one-story structure, the ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1000 square feet; provided further that in the case of a one-and-one-half story structure, the ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1000 square feet; provided further that in the case of a split level structure, the ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1000 square feet; provided further that in the case of a two-story structure, the ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1000 square feet; provided further that in the case of a one-story
11. These
12. [illegible] appropriate proceeding or proceedings at law or in equity against any person or persons so violating or attempting to violate any of said restrictions and covenants both to prevent the violation thereof and to recover damages for any such violation.
13. The invalidation of any one of these restrictions and covenants shall not in any manner affect the validity of any of the other thereof.

STATE OF INDIANA)
VANDERBURGH COUNTY) SS

Before me, a Notary Public, in and for said State and County, Henry F. Coen, owner and subdivider, personally appeared and acknowledged the execution of this plat.

Henry F. Coen, (Signature of owner)

Witness my hand and seal this 15th day of Nov. 1937.

Gladys Wiltshire, Notary Public

My commission expired:
Feb. 13, 1941. (Seal)

Approved by City Plan Commission of Evansville, Ind, On condition that survey is correct Oct. 19, 1937. A. W. Hartig, Vice Pres.
A. W. Schoettlin, Sec'y.

Platted by Charles E, Day (Seal)

RECORDED.....MAY.....20, 1940.

