ROSEWOOD TERRACE

#13172 A Sub-Division of Part of the S.W.¼ of the N.E.¼ of Sec. 8-6-10.

DESCRIPTION-

Beginning at the S.W. corner of said ¼,¼ section and running thence East along the South line of said ¼,¼ section for a distance of 659.7 feet to the center oF Hermann Road; thence north along the center of said road for a distance of 290 feet; thence west and parallel with the south line of said ¼,¼ section for a distance of 656.65 feet to the west line of said ¼,¼ section; thence south along said west line 290 feet to the place of beginning.

CONDITIONS, RESTRICTIONS AND RESERVATIONS.

The plan of the owners of this property is to make this subdivision a desirable residential area, and the following conditions, restrictions, and reservations are hereby made a part thereof:-

1. No lot in this subdivision shall be used for other than residence purposes, and no dwelling shall be erected thereon that shall cost less than $3500.00 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 subdivision beyond the building lines shown on plat.

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

5. No building of any kind or description shall be moved onto said premises; and no more than one dwelling shall be erected on any lot.

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 restrictions 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 Charles H. Wedeking and Lillian Wedeking, the owners, and acknowledged the execution of this plat.

Charles H. Wedeking
Lillian Wedeking

Witness my hand and notarial seal this 10th day of December, 1940.

My commission expires May 2,1944. (seal) Helen Briel, Notary Public

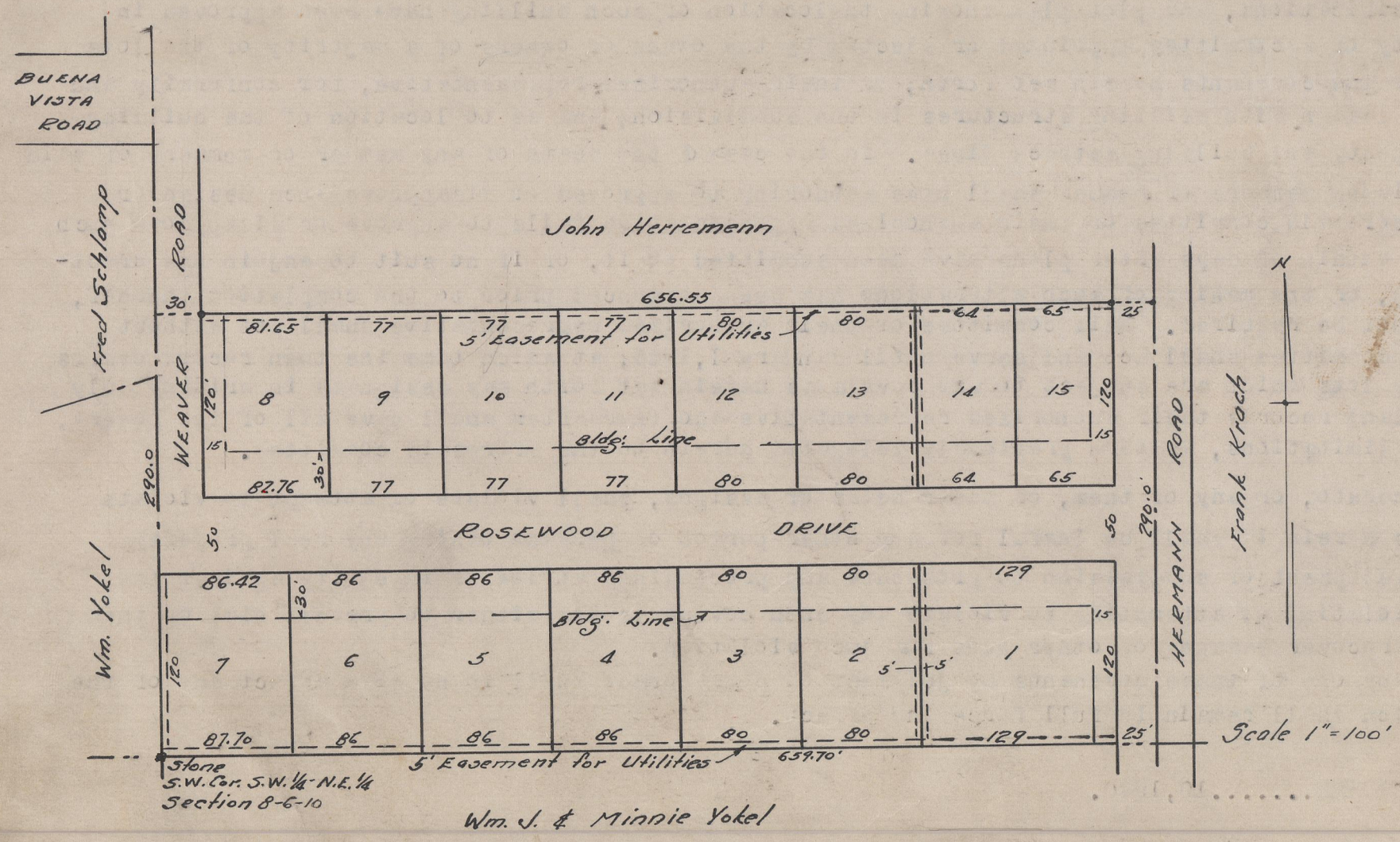
The undersigned Civil Engineer and Surveyor hereby certifies that the above plat is a true and correct drawing of a survey made according to the above description.

(Seal) Wm. L. Hitch,

William L. Hitch
Professionia l Engineer

Registered No. 165
State of Indiana

Approved by City Plan Commission of Evansville, Ind.
Dec. 20,1940.
Plat Record No. 1 Page 56
H. M. Dickman, Pres.
A. W. Schoettlin, Sec'y



RECORDED.....DECEMBER.....24,1940.