ORCHARD HILLS ✓

#11827 A Subdivision of a part of the N.E. ¼ of the N.W.¼ of Sec. 5 T.6S. R.10 W.

Description: Commencing at a point on the East line of the N.E.¼ of the N.W.¼ of Sec. 5-6-10 at a distance of 147.2 North of the S.E.Cor. thereof and running thence North 1172.4 feet to the N.E. Cor.; thence west along the North line of said quarter-quarter Sec. 457.7 feet to the center of the Petersburg Road; thence southwest along the center of said road to the Northeasterly line, extended, of the County Infirmary Road, as deed by Stahl to Vanderburgh County and described in Deed Record 41 at page 616, and running thence Southeast along the Northeasterly line of said Road and the curve thereof 1367.5 feet to the point of be inning.

STATE OF INDIANA)
VANDERBURGH CO.) S.S.

Before me, a notary public, in and for said State and County ersonally appeared the Stahl acking Company, Owner, by Oscar Stahl, President and acknowledged the execution of this Plat and the accompanying restrictions which are made a part thereof.

Oscar Stahl, President

Witness my hand and seal this 27 day of April, 1940.
My commission expires April 30,1943. (Seal)

Helen Schauer, Notary Public

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

Approved by City Plan Commission of Evansville, Ind.
May 1,1940. Plat Record No. 1 Page 42
E. M. Dickman, Pres.
F. F. Schoettlin, Sec'y.

Jos. T. Hill, Civil Engineer
4-10-40 (Seal)
Jos. T. Hill, Jr. Professional Engineer
Registered No. 155 State of Indiana

Restrictions and Reservations for Orchard Hills, a recorded plat to a part of the Northeast Quarter of the Northwest Quarter of Section Five (5), Township Six(6) South, Range Ten (10) West, described as commencing at a point on the east line of the Northeast quarter of the Northwest Quarter of Section Five (5), Township Six (6) South, Range Ten (10) West at a distance of 147.2 feet north of the southeast corner thereof and running thence north 1172.4 feet to the northeast corner; thence west along the north line of said quarter quarter section 457.7 feet to the center of the Petersburg Road; thence southwest along the center of said road to the northeasterly line extended of the County Infirmary Road as described in Deed Record 41, page 616, in the records of Vanderburgh County, Indiana, and running thence southeast along the northeasterly line of said road and the curve thereof 1367.5 feet to the point of beginning.

1. All lots in said platted addition shall be residential lots and no structure shall be erected or permitted to remain on any lot other than a dwelling house not to exceed two and a half stories in height and a private garage for not more than four cars.

2. No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the recorded plat. No building shall be located nearer than 5 feet to any side lot line except that the side line restriction shall not apply to a detached garage located 100 feet or more from the front lot line.

3. No residential structure shall be erected on any lot or part of lot which has an area of less than 14,000 square feet, nor a width of less than 85 feet at the front building set back line.

4. No lot shall be used for commercial purposes, nor shall any swine be kept or raised upon the premises, nor shall the owner or occupant of any lot use the same in such a manner as to create annoyance or a nuisance to other persons owning or residing upon any lot in said addition. No lot shall be owned or occupied by any person other than of the Caucasian race, except that any owner of any part of a lot may employ domestic servants of a different race who may reside with the owner or occupant of such part of the lot.

5. No trailer, tent, shack, garage or other outbuilding erected in said tract shall at any time be used as a permanent or temporary residence, nor shall any structure of a temporary character be used as a residence.

6. No dwelling costing less than $3000.00 shall be permitted on any one(1) to nine(9) inclusive, twenty-eight to thirty-two (32) inclusive, nor any dwelling costing less than $5000.00 shall be erected on any other lot in said addition without the written consent of the proprietors of said plat. The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than 800 square feet in the case of a one-story structure, nor less than 600 square feet in the case of a structure having more than one story.

7. Easement for the installation and maintenance of public utilities, as shown upon the plat record, are reserved.

All lots marked by iron pins.

RECORDED.....NOVEMBER.....27,19.0.

