REPLAT OF

ARTES SUBDIVISION

#22887 Of a part of the South half of Section 10, t.6S. R.11W,

Description: Commencing at the S. E. corner of the S.W.¼ of the S.E.¼ of Section 10-6-11 and running thence N.88°25' W. along the South line of said section, 1141.9 feet to the center of the New Harmony Road; thence N. 21° 30'W. Along the center of road, 815 feet; thence N.88°24' E. 476.2 feet to the center of State Road No. 66; thence S.82°38' E., along center of highway, 1008.2 feet to the east line of the aforesaid S.W.¼; thence south 358.24 feet to the place of beginning.

State of Indiana)
)S.S.
Vanderburgh County)

Before me, the undersigned notary public in and for said county and state, personally appeared William Artes, Trustee for the owners thereof, and acknowledged the execution of this plat.

William Artes, Trustee

Witness my hand and notarial seal this 2 day of June, 1941.

My commission expires October 4,1942. (Seal)

Addie A. Roller, 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.

May 28,1941. (Seal)

Jos T. Hill, Civil Engineer

Jos. T. Hill,Jr. Registered No. 155 State of Indiana
Professional Engineer

APproved by City Plan Commission of Evansville, Ind. Jun 4, 1941. Plat Record No. 1 page 69

E. E. Rauscher, Pres. A. N. Hartig, Sec'y.

RESTRICTIONS

1. No commercial business shall be conducted or operated on any lot in this subdivision excepting on Lot No. 1.

2. No improvements by way of a dwelling house shall be constructed or erected on any lot at a cost less than Forty-five Hundred Dollars ($4500.00), excluding the cost of a garage or accessory buildings.

3. Only one(1) dwelling shall be built on a single lot within this subdivision; provided, however, that a duplex or a two-family dwelling or structure shall be regarded and construed as a one-dwelling structure.

4. No building or any part thereof, shall extend over the building lines as established in and by the plat of said subdivision, nor shall any such structure, or any part thereof, extend nearer than fifteen (15) feet to the side line of any interior lot.

5. No lots shall be sold, leased or rented to an Ethiopian, nor shall a member of such race reside within any of said lots or occupy the same; provided, however, that this restriction shall not bar from the improvements that may be constructed on said lots, negroes employed as domestic servants or employed to do labor of a domestic character, by the person or persons residing on said lots.

6. No livestock or poultry shall be maintained on any lot in this subdivision, nor shall any lot within this subdivision be put to an obnoxious use, or to a use that would constitute a nuisance in respect to a strictly residential area.

7. The conditions and restrictions herein specified may be enforced by injunction or other appropriate legal proceedings which may be instituted by the grantors or their successors or assigns, and any owner or owners of a lot within this plat may so enforce these restrictions as to the use of any other of the lots platted in this subdivision which use may be in violation of these restrictions, or any one hereof.

For Affidavit see Misc. "D" page 153

For Amendments and modification of Restrictions see Misc. Record "O" page 314



RECORDED.....JUNE.....12,1941.

Joseph A Betz R of C

For easement Applying to Lot 8
See Deed Drawer 8 card 2905

For easement Applying to Lot 13
See Deed Drawer 8 card 4219